

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
JUNE 15, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, June 15, 2005, at 8:05 AM in the Municipal Building.

Supervisors present: Louis T. Schneider, Chairman
Robert V. Bock, Vice Chairman
Jane M. Shields, Member

PUBLIC COMMENT

None.

CORRESPONDENCE

1. Castle Valley Consultants to Twp. PC, dated 6/1/05, re: review of Camp Indian Run Sketch Plan
2. EAC to BOS, dated 6/2/05, re: revisions to proposed EAC ordinance
3. GenTerra Corp. to BOS, dated 6/2/05, re: 90-day extension on the Old Orchard preliminary plan review
4. CCPC to Twp. Secretary, dated 6/2/05, re: review of proposed amendment to the SALDO regarding professional consultants and reimbursement fees
5. Castle Valley Consultants to Twp. PC, dated 6/3/05, re: review of Brandywine Hill Final Plan
6. GenTerra Corp. to BOS, dated 6/6/05, re: list of waivers being requested for the Old Orchard preliminary plan
7. GenTerra Corp. to BOS, dated 6/6/05, re: revised preliminary plan submission and request for attendance at 7/6/05 meeting
8. Rettew Assoc. to Twp. PC, dated 6/1/05, re: response to Twp. Engineer review letter for the Old Orchard preliminary plan
9. Theresa Lemley, Esq. to Twp. Secretary, dated 6/8/05, re: 30-day extension on the Brandywine Hill final plan
10. CCPC to Twp. Secretary, dated 6/13/05, re: review of the proposed Hankin subdivision
11. NLT to BOS and Twp. PC, dated 6/9/05, re: review of the proposed Hankin subdivision
12. Castle Valley Consultants to Twp. PC, dated 6/13/05, re: review of the proposed Hankin subdivision

FIRE COMPANY

None.

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ROAD REPORT

Road report for the month of May: 973 miles driven, 66.8 hours on the equipment meters, and 326 man-hours logged.

Performed Monday morning road inspections. Clearing of all drains. Contacted a company to give us a quote for work needed on Chalfant Road, milling and reprofiling. Jacqueline Circle sign was stolen and has been replaced. Fleming Drive sign is also missing and a replacement has been ordered. Installed new ballasts in the lights at the township building. Layout of flower beds along stone wall at township building. Cut the fields at the Lamb Tavern Preserve per maintenance requirements. Performed routine maintenance on all equipment.

PLANNING COMMISSION

Skip McGrew reported that at their last meeting, at the request of the Township Solicitor acting for the Board of Supervisors, the Planning Commission invited DASD to present their application once again and answer questions from the Commission and from the public. Gil Lappano, and Mack Waters from DASD, Jay Clough, architect, Greg Newell, engineer and Guy Donatelli, Esquire appeared representing the applicant. Mr. Lappano reviewed material presented at the May 3rd hearing demonstrating the need for a new elementary school in the area. Mr. Clough summarized the plan also as presented at the hearing. He noted that a traffic study was being prepared and that the traffic counts were completed before the end of the school year. The traffic engineer will present testimony at the June 13th hearing. Numerous questions regarding access to the site, sight distance, warning signals, and turn lane construction were deferred to the traffic engineer. In response to questions on environmentally sensitive design, Mr. Clough stated that a "green roof" would not be practical in this application, but that many energy efficient design aspects were included, e.g., air conditioning, natural lighting, and high efficiency insulation. Regarding stormwater management, Mr. Clough and Mr. Newell agreed that retention and infiltration near the building was preferred and will evaluate infiltration pits under paved areas. Curbless parking lot dividers will also be used if acceptable to the Township. Concerns about tract perimeter fencing were raised, but there was general agreement that a vegetative buffer possibly combined with fencing could be used to protect adjacent property swimming pools and live stock. In response to questions about building security, Mr. Lappano outlined a plan for cameras, internally monitored door locks, and exterior lightings as recommended by Township consultant Stan Stubbe. The use of turf pavers for an emergency access road from Indiantown will be evaluated by the Fire Company. Access controls and snow removal for the emergency access will also be determined. At this time easements for the secondary access and for connection to the Municipal Authority are being negotiated. Mr. Lappano agreed to post a copy of their sketch plan on the DASD web site. Interested residents, including those who wish to express support for this project, were invited to attend the next hearing on Monday, June 13th.

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Theresa Lemley, Esquire appeared representing the applicant for the Brandywine Hill subdivision. She indicated that minor changes were being made to the plan in response to the Township Engineer's review letter. She also agreed to extend the date for Board action until the August meeting. The Planning Commission expects to act on this application at the July 13th meeting.

No one appeared on behalf of the applicant for the Old Orchard Estates subdivision, but a revised plan and a 90 day extension has been submitted. The applicant's cover letter indicates they will claim a 40' right of way to achieve the necessary sight distance across the Hall property. The Planning Commission will refer this claim to its solicitor, John Spangler. There are a number of issues that the applicant has addressed that they feel will need feedback from the Board of Supervisors and the applicant has requested that they be placed on the July 6th Supervisors' meeting agenda.

The Planning Commission walked the Gaydos tract, located on Indian Run Road on Saturday, June 11th at 9:00am. There is some issue with access to the site and the applicant will be looking at revising the sketch plan.

It was agreed that the new stormwater ordinance from the county would be evaluated as a stand-alone ordinance rather than as part of SALDO.

VILLAGE TASK FORCE

John Miller reported that at their last meeting the Task Force reviewed the proposal submitted by Wise Preservation. It was agreed that the Task Force would look into getting a 2nd proposal from a different company. They felt that without something to compare, they would not be able to determine if this proposal was priced appropriately. Ms. Shields stated that she is concerned with the whole process of creating a historic district and wants to make sure that the public is fully supportive. Mr. Miller stated that the Task Force has already held one public meeting and part of the whole process will continue to hold these meetings so the residents in the village will remain informed. Ms. Shields further stated that some sort of flyer could be sent requesting the residents to sign if they are in favor of the creation of the historic district. Also, it may be a good idea to see if the project could be bid in two phases. Mr. Miller stated that he has no objection with either of those suggestions. He further stated that he would like to get a second bid and then work on some preliminary paperwork first and then maybe hold another public meeting. Mr. Bock suggested that a public meeting with a consultant present may be a good idea. Ms. Shields stated that the Board would be willing to pay for a consultant to attend such a meeting since many questions could get answered that may otherwise be unresolved. It was agreed that a second bid would be received, preliminary paperwork could be completed and then a second public meeting would be held to try and determine if the residents support the creation of the historic district.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates
2. #03-4 – Brandywine Hill – Final Plans
3. #05-1 - Louderback
4. #05-3 – Harlan
5. #05-4 - Hankin

OLD BUSINESS

Ms. Shields moved to renew the contract with Brewer Heating & Air Conditioning for the period covering June, 2005 to June, 2006. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Bock moved to approve Escrow release #2 for the Edgemoor Run subdivision per the engineer's letter of May 25, 2005. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Motion to advertise an ordinance establishing procedures for the installation, use and maintenance of sewage grinder pumps was discussed. A memo from the Municipal Authority was read by the Township Secretary addressing the concerns of homeowner responsibility for the grinder pumps. A copy of this memo is attached hereto and made a part hereof. It was determined that additional language should be added to the ordinance to address the issue of homeowners currently serviced by the Glenmoore station. This matter will be discussed with the township solicitor as well as the Municipal Authority solicitor and will be discussed further at the next meeting. Any resident with concerns was also encourage to attend the next Municipal Authority meeting on July 11th at 7:00 PM.

The regular meeting was closed at 8:50 AM. A public hearing was convened at 8:51 AM to consider and adopt a codification of existing provisions and terms of the Wallace Township Zoning Ordinance into a single document and to further take action to adopt amendments to the Zoning Ordinance. The township secretary provided the Board with an overview of the proposed codification as well as the following amendments: Article II. Section 201 – amending the definition of Family; Article VII. Section 701.C – amending the Commercial uses; Article XII – amending the general performance standards, creating Section 1205. Fences and Walls, amending Section 1208 – adding a reference to Building Height Exceptions; Article XVII – amending zoning hearing board procedures; Article XVIII – amending the requirements for building permits; and Article XIX. Section 1901 – creating a subsection D. No further discussion took place.

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The public hearing was closed at 8:55 AM. The regular meeting was reopened at 8:56 AM. Ms. Shields moved to adopt Ordinance No. 126 a codification of existing provisions and terms of the Wallace Township Zoning Ordinance into a single document and any amendments thereto. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

The regular meeting was closed at 9:00 AM. A public hearing was convened at 9:01 AM to consider and adopt amendments to the Wallace Township Subdivision and Land Development Ordinance. Ms. Shields stated that the proposed amendment would amend definition Section 201 to add a definition for "professional consultants;" and amend Section 902 to provide for applicant payment of certain review fees. She further stated that recent legislation has allowed for certain fees to be passed through the township and sent to the applicants for subdivision for reimbursement. No further discussion took place.

The public hearing was closed at 9:05 AM. The regular meeting was reopened at 9:06 AM. Ms. Shields moved to adopt Ordinance No. 125 as proposed. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

NEW BUSINESS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 9:10 AM. Next meeting is Wednesday, July 6, 2005 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary