

DRAFT

Wallace Township Environmental Advisory Council
Minutes of June 21, 2005 Meeting
7:00 PM to 9:00 PM

In attendance: Mary Ann Zeiders, Andrew Leitzinger, Greg Hufnagle, Anna Marie Guglielmo and Beth Carpenter.

Guest Speaker: Kim Milane-Sauro, Wallace Township Office Manager

Absent: Charter Members: Mark Eschbacher, Tish Eschbacher and Susan Schneider. Associate Members, Jeff Colley, Laurie Leitzinger, and Heather Hufnagel

- I. Call to Order: Mary Ann Zeiders called the meeting to order at 7:00 pm.
- II. Approval of Minutes: Minutes of the May 24, 2005 meeting were read and approved
- III. Old Business:
 - A. Subcommittees/Task Force: Because of Guest Speaker, discussion of subcommittees/task forces was tabled for the July 19, 2005 EAC.
 - B. Meeting.Maps: Discussion of storing maps was tabled for July 19, 2005 EAC Meeting as well.
- IV. New Business:
 - A. Guest Speaker: Kim Milane-Sauro, Wallace Township Office Manager, spoke to EAC on subdivisions' documentation process. Only one copy of subdivision plans and documents can be given to each township board or committee. (Technically, these documents are property of the submitter, not the township, and therefore multiple copies can only be made after Kim has called the preparer of the report and received permission to do so.) Kim can make multiple copies of documents that are part of the public domain such as deeds, title reports, and homeowners' association minutes. If the supporting documents for a Conditional Use Hearing are incorporated into the Supervisors' Minutes, then those documents become part of public domain and, as such, are available for review but not necessarily reproduction. However, if the EAC wants letters of correspondence between a developer and, say, the DEP, then the EAC would need to contact the DEP for copies of those letters. (Kim suggested that the EAC set up a fire-proof file cabinet to store these kinds of EAC materials but, because budget requests for such committee items do not get distributed until August, Kim suggested the EAC set up a large

box at the township building for temporary storage in the interim.) Kim advised the EAC to direct all letters or questions to attorneys or consultants through her (e.g. Greg Joss, one of the township's paid consultants, has a copy of the Hankin hydrogeologic report. As far as Kim knows, the township is still waiting to receive a copy of the report from him.)

Miscellaneous Items: 1) Kim informed the EAC that Hankin will probably request an open-ended extension of its Preliminary Plan at its August 20 deadline. 2) Kim also mentioned that once the Board of Supervisors approves the EAC ordinance, members of the EAC will need to sign an ethics form and be administered an oath promising to recuse themselves from subdivisions in which they have a personal interest. 3) If other members of the township wish to serve on the EAC, they will need to submit a Volunteer Application, be interviewed by the EAC which will then make a recommendation to the Board of Supervisors who, in turn, may want to interview the applicant as well.

B. Hankin follow-up: 1) The township has requested a copy of the hydrogeologic report from Greg Joss. 2) Greg Hufnagel reviewed the items on the EAC Initial Review of the Hankin Preliminary Plan that Hankin's attorney was waiting for clarification on from him on. Upon review, Greg decided that the items required no further action. 3) Beth Carpenter has sent a letter to the Municipal Authority requesting follow-up on items the Hankin Group said had been addressed with the M.A. 4) After some discussion of each EAC member "adopting" a PC member for Hankin follow-up, it was decided that, given time constraints, EAC members attend PC meetings as often as possible.

C. Woodland Ordinance: The EAC decided to draft a woodland ordinance to submit to the Board of Supervisors for review and approval. Anna Marie Guglielmo agreed to contact a member of the Williston EAC and discover their process for enforcing their woodland ordinance. Beth Carpenter agreed to draft up some sample language that would be distributed to EAC members before the July 19 meeting.

D. Report on Gaydos Property Hike: Because Mark Eschbacher and Tish Eschbacher were absent, it was decided to ask them to prepare the EAC's Subdivision Ordinance Checksheet for presentation at the July 19 meeting. One of the primary issues re: Gaydos is that the lot is a flag lot with no road frontage. If access to the road is obtained by building a private lane, eight homes would be permitted within the subdivision; if access is obtained through a driveway, only three homes would be permitted.

- V. Preparations for next EAC Meeting on July 19, 2005 at 7 PM:
 - A. Members are to give further thought to the development of EAC subcommittees and associate members and be prepared to discuss.
 - B. Members are also asked to give thought to the storage of the maps donated to the EAC by the East Brandywine River Conservancy.
 - C. Draft of a Woodlands Ordinance will be distributed for review. EAC members will be asked to comment.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Beth Carpenter