

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
JULY 20, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, July 20, 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. Tim Wloczewski to Gary Schueneman, dated 7/8/05, re: stop work order
2. Medveczky Assoc. to Twp. Secretary, dated 7/11/05, re: 90-day extension for Louderback subdivision
3. Castle Valley Consultants to Twp. Planning Commission, dated 7/12/05, re: review of Old Orchard Estates preliminary plan
4. Theresa Lemley to Twp. Secretary, dated 7/13/05, re: 30-day extension for Brandywine Hill subdivision
5. Dave Beideman to Twp. Secretary, dated 7/13/05, re: 90-day extension for Harlan subdivision
6. PennDOT to BOS, dated 7/13/05, re: Hankin's proposed development
7. Denise Yarnoff to Twp. Secretary, dated 7/14/05, re: 60-day extension for the Hankin subdivision
8. Jean Bellis to BOS, dated 7/18/05, re: condition of Chalfant Road

FIRE COMPANY

None.

ROAD REPORT

Road report for the month of June: 1229.9 miles driven, 79.1 hours on the equipment meters, and 456.5 man-hours logged.

Performed Monday morning road inspections. Installed pipe at one driveway and along Messner Lane. Are currently awaiting cost estimates for paving work. Replaced street sign at Fleming Drive and one at Little Conestoga and Styer Roads. All boom mowing along roads has been completed. Ditched along Highspire to elevate water runoff. Installed flowerbed along stonewall at rear of township building. Planted daylilies in the flowerbed that were donated to

JULY 20, 2005

PAGE 2

the township by John Thomas of Thomas Daylily Farm. Performed routine maintenance on equipment. Installed a roll bar on the laser mower. Cut all grass at sewer plant. Mr. Schneider thanked Mr. Smith for the job done at Messner Lane.

PLANNING COMMISSION

Skip McGrew reported that a special worksession will be held this evening to discuss the Hankin plan. Meeting will focus on stormwater, traffic issues at entrance roads and inter-circulation traffic.

No one appeared representing the applicant for the Brandywine Hill subdivision, however a 30 day extension to August 9th has been granted. Correspondence from the Municipal Authority suggests that some further modifications to the plan are required.

No one appeared representing the applicant for the Louderback subdivision, however a 90 day extension to November 11th has been granted.

Jim Haigney of Commonwealth Engineering presented a preliminary sketch for a tract located on Indian Run Road at the western end near the intersection with Rt. 82, known as the Seibert property. The owner is considering a Tier II subdivision of eight lots generally exceeding five acres each. Because the owner wants to create small horse farms, the Planning Commission suggested that a Tier I subdivision may be more appropriate. A site walk has been scheduled for Saturday, July 16 at 9:00am pending written approval from the owner.

Dave Beideman presented a revised sketch plan based on site distance review and soil testing as well as comments from the Planning Commission during the site walk on the DelGatto sketch plan. The three new lots have been resized and now range from one to two acres. The Kolb house, a class I historic resource, will remain on 1.8 acres and will be screened from the three new units. These units on a private road have been repositioned to eliminate the linear arrangement. The applicant expects to make application in August.

Mr. Beideman responded to the Township Engineers review letter, regarding the Harlan subdivision, stating that all of the items listed would be corrected in a revised plan. He also granted a 90 day extension of the review process.

David Dellaporta proposed to purchase and develop the Watkins tract on Chalfant Road. This 30 acre tract contains a cluster of class I historic resources as well as some steep slope and wetlands. Having completed site testing, he proposes a tier III development with nine new lots and the existing building complex on the tenth. Much of the required open space would be owned by the purchaser of the existing house. The remaining open space would be owned by the new homeowners and would contain public access trails through the site. The Planning Commission will walk this site in August.

JULY 20, 2005
PAGE 3

Richard Orlow for Genterra and Dave Beideman appeared representing the applicant for the Old Orchard subdivision. Mr. Beideman outlined the applicant's case for a 40' PennDOT right of way along Little Conestoga from Marshall Road to Styer Road. The claim is based on 18th century documents which contradict the neighbors' deeds and PennDOT records. The Planning Commission position is that the existing deeds should prevail, but has forwarded the matter to solicitor John Spangler for an opinion. In the meantime, the applicant intends to file for a variance because the access road penetrates the minimum 50 foot tract perimeter setback. The Planning Commission pointed out that a hardship could not be established until the possibility of moving the access road further west had been dismissed. It was also noted that the conflict could be resolved by building fewer units on the site. Mr. Orlow reviewed the plan for a trail easement along the northern boundary of the tract. The easement would include permission to connect with a trail route through the Harlan tract to reach Seminary Road. He was also asked to consider a connection of the easement with the access road to provide a public trail connection between Seminary and Little Conestoga Roads.

The Planning Commission has decided to table the subdivision ordinance revisions until August due to vacation schedules.

VILLAGE TASK FORCE

Bryan McDonaugh reported that they had a very short meeting this month. They are still awaiting receipt of the second bid. Will have copies of the minutes available for the next meeting.

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

None.

NEW BUSINESS

None.

JULY 20, 2005
PAGE 4

PUBLIC COMMENT

Ken Nicely provided the Board with a spreadsheet of projected costs for the open space referendum, pursuant to Mr. Schneider's request at the last meeting. He stated that he will be donating \$500 and has received another potential donation of \$600. The Wallace Trust has agreed to pay for any mapping and Natural Lands Trust has agreed to donate any services they can. The total cost to the township should be approximately \$1,000 but he does hope to get more donations. Mr. Bock moved to form an Open Space Referendum Task Force and appoint Ken Nicely as Chairman and Jaci Nicely as Co-Chair. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

ADJOURNMENT

Meeting adjourned at 8:30 AM. Next meeting is Wednesday, August 3, 2005 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary