

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
AUGUST 17, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, August 17, 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. Upper Uwchlan Twp. to BOS, dated 8/2/05, re: request for contribution for EMT services
2. Castle Valley Consultants to Twp. Planning Commission, dated 8/3/05, re: review of Louderback subdivision
3. Theresa Lemley, Esq. to Twp. Secretary, dated 8/4/05, re: request for release of Rorke/Wadsworth subdivision plans
4. CCCD to Glen Gerber, dated 8/4/05, re: review of E&S plan for the Louderback subdivision
5. DEP to Environmental Design Service, dated 8/10/05, re: review of application for planning module for DelGatto subdivision
6. CCPC to Twp. Secretary, dated 8/10/05, re: review of subdivision plan for Old Orchard Estates

FIRE COMPANY

None.

ROAD REPORT

Road report for the month of July: 1267.9 miles driven, 41 hours on the equipment meters, and 456 man-hours logged.

Monday morning road inspections. Drain cleaning after storms. Mowed at bridges and intersections. Installed "Entering Wallace" signs on Little Conestoga Road near Mapleflower. All other entrance points to the township have this sign. All signs were installed in the Edgemoor Run subdivision. Cold patched portions of Chalfant Road and sent notices to all residents that the road work project was put out for bid. Placed stone in the dog kennel at the township building, rearranged shelves in the storage closet and repaired a downspout in the front of the building. Removed a large dead tree near the snack shack at Wagenseller. Replaced 12

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boards in the benches and tables at Burgess Park. Mr. Schneider thanked the maintenance department for all the landscaping work done at the township building.

Bid opening for Chalfant Road:

1. 8,350sy reclamation – grade, compact with calcium
 - a. ReCon Construction Services – 19,205.00
 - b. E.J. Breneman – 34,819.50

Ms. Shields moved to accept lowest bidder upon Ed Smith's further review. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Proposals received for milling and paving of Marshall Road and base coat installation at Chalfant Road:

1. J.L. Hanna
 - a. Marshall Road – 8,225.00
 - b. Chalfant Road – 9,725.00
2. Macadam
 - a. Marshall Road – 8,950.00
 - b. Chalfant Road – 9,375.00
3. Charlestown Paving
 - a. Marshall Road – 6,390.00 + \$70.00 per hour for tri-axles
 - b. Chalfant Road – 8,900.00
4. Chester County Milling and Paving

No totals received for either project. Mr. Smith was asked to calculate totals based on figures provided and days allotted for project.

Ms. Shields moved to have Ed Smith designate the most responsible bidder for the jobs based on the proposals received. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PLANNING COMMISSION

Skip McGrew reported that the Planning Commission will be holding their next work session with the Hankin Group this evening.

Mike Murray of Riley Riper and Nina Cidel of Heritage appeared representing the applicant for the Brandywine Hill subdivision. Mr. Kologie's letter of August 10th noted that all of the technical issues in this application have been resolved. It was also noted that the Municipal Authority has voted to approve the application, resolving issues with the design of the sewer system. Documents such as the Home Owners Agreement, Deeds of Dedication, Escrow Agreement, Conservation Easement and Subdivision and Land Development Agreement were reviewed and comments from John Good, acting Township Solicitor, were reviewed along with

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those of the Planning Commission, Trails Association and the Wallace Trust were provided to the applicant. Revised documents are expected to address the outstanding issues. In view of the amount of work remaining to revise these documents, an extension was requested. In the absence of an extension, the Planning Commission will act on this application at its August 17th meeting.

Jim Baker and Lisa D'Andrea appeared representing the applicant for the Louderback subdivision. They presented a revised plan in response to Mr. Kologie's letter of August 3rd. Further engineering review of the plan will be required to confirm compliance with the ordinances. Requested waivers include reducing the tract perimeter setback from 100' to 50'. The Board may grant this waiver upon a showing that adequate buffering will be provided. It was noted that all of the screening materials planned are deciduous. The applicant agreed to modify the planting list to provide some evergreen materials. The common driveway maintenance agreement is documented on the plan and the language will also be attached to the owners' deeds. A copy of this language will be provided for review by the Township Solicitor. A conservation easement is being prepared with assistance from the Wallace Trust.

A group of residents from Indian Run Road asked about status of the Gaydos and the Girl Scout Camp sketch plans. The sketch plans previously reviewed by the Planning Commission were described, but it was noted that no applications have been submitted for either tract.

No one appeared representing the applicant for the Watkins sketch plan, however a site walk has been scheduled for August 27th at 9:00am.

No one appeared representing the applicant for the Popjoy subdivision. It is the understanding of the Planning Commission that the applicant wishes to leave the land in Wallace as open space and have all of the lots placed in Upper Uwchlan. Mr. McGrew will contact upper Uwchlan Planning Commission to discuss this plan.

It was agreed that Mr. Kologie would prepare a revised draft of the complete SALDO ordinance along with a separate Stormwater Ordinance. These drafts will be reviewed at the August 24th work session.

Mr. McGrew attended EAC meeting and they will be asking the board to consider the hiring of a consultant to help the EAC with a Woodland Preservation Ordinance.

VILLAGE TASK FORCE

Bryan McDonough reported that they are still awaiting receipt of a second proposal for the work needed to create a Village Historic District. No further report. No minutes were received or presented.

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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
6. #05-5 - Popjoy

OLD BUSINESS

None.

NEW BUSINESS

Theresa Lemley, representing Heritage Building Group and Josh Rorke attended to request release of the Rorke/Wadsworth subdivision plans. Mr. Schneider recused himself from discussion of this matter. Ms. Lemley stated that they are close to reaching final agreement with the sewer authority and are looking for them to sign at their August 23rd work session. Heritage would be willing to have all permits withheld until these agreements are finalized. Ms. Shields stated that since in was only one week away, she would prefer to wait. She further stated, and the Board agreed, that they would have no problem releasing the plans outside of a meeting since they had already been approved at a public meeting.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 8:50 AM. Next meeting is Wednesday, September 7, 2005 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary