

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 5, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, October 5, 2005, at 7:35 PM in the Municipal Building.

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

POLICE COMMENDATIONS

Chief Mark Kosci of the Brandywine Regional Police presented merit commendations to Sergeant Larry Pence, Officer Michael McBride and Officer Steve Tyree. These commendations are given to officers whose acts prevent serious bodily injury or death. Commendations arose from a response by the officers to a disturbance which occurred on Saturday, September 10, 2005 in the 1900 block of Creek Road. The officers found a deranged 50-year old male who said he wanted to kill himself. A struggle ensued and eventually the subject was disarmed and placed into custody. Sergeant Larry Pence, Officer Steve Tyree and Officer Michael McBride are to be commended for their courage, quick thinking and teamwork. While in the performance of their duties, these Officers, while subjecting themselves to possible injury, remained calm and acted in a professional manner which prevented the subject from inflicting serious bodily injury or death to himself.

PUBLIC COMMENT

None.

MINUTES

Ms. Shields moved to approve the minutes from the September meetings. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

TREASURER'S REPORT

Bob Bock presented the Treasurer's Report as follows:

1. General Fund Receipts deposited during the month of September totaled \$135,406.81.
2. Forty-seven (47) bills, payable from the General Fund, for the month totaling \$85,260.88

Ms. Shields moved to approve payment of 47 items totaling \$85,260.88 from the general fund. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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CORRESPONDENCE

1. Denise Yarnoff to Twp. Secretary, dated 9/20/05, re: extension for plan review until Dec. 31, 2005 for the Hamilton subdivision
2. Denise Yarnoff to BOS, dated 9/20/05, re: work plan and stream monitoring for the Hamilton subdivision
3. Natural Lands Trust to Twp. Secretary, dated 9/26/05, re: review of the Greenway Ownership & Management Plan for the Brandywine Hill subdivision
4. CCPC to Twp. Office, dated 9/26/05, re: receipt of complete subdivision application for the Kolb property/Coltsfoot plan
5. National Penn Investors Trust Co.- Financial Markets & Economic Update-Thursday, October 20, 2005@ Merion Tribute House.
6. KVS Information Systems, Inc.- PA Tax Collection Seminar
7. Senator Rafferty Reports- September 2005
8. The County of Chester Planning Commission Memorandum/ Federation of Northern Chester County Communities.
9. Streamlines from Green Valleys Association
10. Programming on a Small Budget-11/22/05 @West Goshen Twp, Bldg. 9-12
11. 2005 APMM Fall Meetings/PELRAS Regional Workshops
12. DUDA Actuarial Consulting, Tanker Consulting Group & Benecon Consulting Group- Seminar on "DROP" Retirement Plans, GASB 45 and Medicare Part D Plans
13. Transportation, Historic Preservation and You – A Citizen's Introduction
14. Chester County Department of Community Development- Public Announcement

ZONING REPORT

Tim Wloczewski reported that eight (8) new building permits were approved last month as follows:

- #05-50 – 60 Lovell Lane (Carport)
- #05-57 – 991 Little Conestoga Road (Shed)
- #05-59 – 1831 Creek Road (Deck)
- #05-60 – 1831 Creek Road (Shed)
- #05-61 – 111 Mapleflower Road (Shed & Fence)
- #05-62 – 850 Little Conestoga Road (Electrical Upgrade)
- #05-63 – 120 Indian Run Road (Cold Water Line)
- #05-64 – 411 Fairview Road (Deck)

Mr. Wloczewski further reported that at the September 20, 2005 Zoning Hearing Board hearing on the application of Omnipoint, to construct a 193-foot monopole cell tower at the Camiel Service Plaza located on the Pennsylvania Turnpike, was approved.

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POLICE REPORT

Chief Kocsi reported that for the month of September the activity report is as follows: 94 investigations; 49 traffic citations; 13 traffic warnings; 7 traffic accidents; 3 criminal arrests and 5 summary arrests.

The Chief stated that BRP officers will be out on Halloween and will also participate in the parade and the judging. The next meeting of the Brandywine Regional Police Commission has been changed to Monday, October 10, 2005 at 8:00 a.m.

HISTORICAL COMMISSION

No report.

PARK BOARD

Mary Jacobson of the Park Board presented its report. The Hankin Group made a presentation at the last Park Board meeting, which lasted approximately one hour. It was reportedly a very positive meeting. The Halloween Parade on the 31st and celebration will be held from 7:00 to 8:30 PM at Wagenseller Park. Park Road will be blocked off. The Park Board is searching for someone to play the role of Santa for the Christmas celebration.

PLANNING COMMISSION

No report.

SUBDIVISIONS

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

Michael DiSantis of the Wallace Township Municipal Authority presented a map of proposed routing of water lines in the Hankin development. The drawing had been prepared by an engineer for the Hankin Group. The Municipal Authority will be charged with reviewing the adequacy of the plan of provision of potable water to meet the conditional use requirements, as well as state guidelines for such a system. The Municipal Authority is seeking looping (provision of continuous service in the event of a break in the line) throughout the development. The Municipal Authority wants to give the Hankin Group guidance on how the looping will be done. If what the Authority has in mind is accepted, it will require an amendment to the conditional use approval. It had been proposed in the conditional use proceeding that one of the lines follow an existing trail. The trail, however, goes across very steep slopes and there are

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some other alternatives which would require crossing of sensitive lands. A particular problem area with the looping plan is the 27-lot area in the northeast part of the development fronting on Little Conestoga. The alternative of putting in a deep well to provide service to these 27 lots has been considered, but it would be preferable to have this as part of the system for the entire development. Including the 27 lots in the water system will require that Hankin secure easements over some private parcels. There is also a need for a connecting loop in the area along Creek Road. The Municipal Authority will seek to propose easements over some private lands on Creek Road to secure true looping of the system.

It will be some time before the Planning Commission reviews the Hankin plan at a Planning Commission meeting. The revised preliminary plans have just been received and they need to be reviewed by all consultants before the Planning Commission considers them at a public meeting.

6. #05-5 - Popjoy

7. #05-6 – Kolb/Coltsfoot

OLD BUSINESS

Two proposals for the creation of an historic district were received. There has been no meeting of the village task force since the last Supervisors meeting. Lou Schneider observed that neither of the proposals reflect the request of the Supervisors that the work of the consultants be phased. The Supervisors have repeatedly stressed that it is important that the people to be affected by the proposed historic district are supportive of it before the township moves forward. Brian McDonough of the Village Task Force said that he had heard that the Historic Commission is changing the boundaries of potential historic district. At present, it is expected that 70 to 80 properties may fall within this potential district. Mr. Schneider noted that the Supervisors have not received minutes of most of the meetings of the Village Task Force and had expected to receive some information from the task force regarding these proposals at tonight's meeting. The village task force was scheduled to meet the night following the Supervisors meeting.

Madison Bank is in the process of foreclosing on four lots in the Chalfant-St. Giles subdivision. The bank may purchase the lots to recover its loan. There is a meeting scheduled among the bank, a proposed developer, the township solicitor and Bob Bock regarding the bank's intentions. The solicitor has put the bank on notice that the township will seek an injunction to force completion of improvements in the subdivision if there is no prompt resolution regarding completion of required improvements. There were questions from unidentified members of the audience about what was occurring in the Chalfant-St. Giles subdivision. It appears that Madison Bank has both the first mortgage and the escrow funds for the required improvements for the development. There was discussion about the need for reliable plowing of the subdivision roads during the winter. Last season, the bank arranged for plowing, but it was unsatisfactory to residents.

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It was announced that the revised set of preliminary plans for the Hankin subdivision has been received and will be circulated to the township's consultants and the Planning Commission.

NEW BUSINESS

The land development application of the Downtowntown Area School District for the proposed elementary school fronting on Fairview Road has also been received. It is available for public review.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 8:45 PM. Next meeting is Wednesday, October 19, 2005, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary

Note: Minutes written as per notes taken by Jane M. Shields, Member, Board of Supervisors due to Township Secretary's absence.