

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 19, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, October 19, 2005, at 8:10 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. SC Engineers to WTMA, dated 9/22/05, re: preliminary review of water system plans for the Hamilton subdivision
2. Denise Yarnoff, Esq. to Twp. Historical Commission, dated 10/3/05, re: PA historic resource forms
3. Denise Yarnoff, Esq. to Twp Secretary, dated 10/4/05, re: submission of revised preliminary plans for the Hamilton subdivision
4. Castle Valley Consultants to Twp. Planning Commission, dated 10/4/05, re: review of preliminary plan for Coltsfoot subdivision
5. DEP to WTMA, dated 10/5/05, re: Part II permit for Glenmoore system
6. NLT to Twp. Secretary, dated 10/6/05, re: review of Greenway Ownership plan for Brandywine Hill
7. DelVal Soils to Craig Joss, dated 10/7/05, re: water quality and drip irrigation area no. 1 on the Hankin tract
8. Ebert Engineering to Doug McGill, dated 10/8/05, re: transmittal of pump station designs for the Hamilton subdivision
9. Castle Valley Consultants to Twp. Office, dated 10/10/05, re: E&S control observations on the Rorke property
10. Castle Valley Consultants to Twp. Office, dated 10/10/05, re: E&S control observations for the Edgemoor Run subdivision
11. The Hankin Group to WTPA, dated 10/10/05, re: follow up to trail route discussions for the Hamilton subdivision
12. Warmkessel Environmental to SC Engineers, dated 10/10/05, re: review of the drip irrigation design for the Hamilton subdivision
13. SC Engineers to WTMA, dated 10/11/05, re: review of proposed overall water system for the Hamilton subdivision
14. SC Engineers to The Hankin Group, dated 10/11/05, re: water distribution system for the Hamilton subdivision
15. Castle Valley Consultants to Twp. Planning Commission, dated 10/12/05, re: review of final plan for Brandywine Hill
16. Theresa Lemley, Esq. to Twp. Secretary, dated 10/12/05, re: submission of revised Greenway Ownership plan for Brandywine Hill
17. Theo Claypoole, Esq. to Twp. Secretary, dated 10/12/05, re: review of conservation easement for the Louderback subdivision

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18. Theo Claypoole, Esq. to Twp. Secretary, dated 10/12/05, re: review of shared private driveway easement for the Louderback subdivision
19. Castle Valley Consultants to Twp. Planning Commission, dated 10/12/05, re: review of land development plan for the Wallace Elementary School
20. Castle Valley Consultants to Twp. Planning Commission, dated 10/12/05, re: review of subdivision plan for Louderback subdivision
21. Rettew Assoc. to Twp. Office, dated 10/12/05, re: 30-day extension of review of Harlan subdivision
22. Medvesky Assoc. to Twp. Office, dated 10/12/05, re: 30-day extension of review of Louderback subdivision
23. Downingtown Library to BOS, dated 10/13/05, re: request for contribution for 2006
24. Planning Commission to BOS, dated 10/17/05, re: recommendation of approval for the Brandywine Hill subdivision
25. Historical Commission to BOS, dated 10/17/05, re: recommendation for historic impact study on the Coltsfoot subdivision
26. Historical Commission to BOS, dated 10/17/05, re: recommendation for landscape study on the Harlan subdivision
27. Denise Yarnoff, Esq. to Twp. Secretary, dated 10/17/05, re: request for placement on PC agenda in November for the Hamilton subdivision
28. Village Task Force to BOS, dated 10/6/05, re: update on task force activities
29. Castle Valley Consultants to Twp. Office, dated 10/17/05, re: E&S control observations for the Steepleview subdivision

FIRE COMPANY

None.

ROAD REPORT

Road report for the month of September: 1145.1 miles driven, 64.7 hours on the equipment meters, and 315.5 man-hours logged.

Monday morning road inspections. Finished all boom mowing at intersections. Trimmed trees along Chalfant Road for the upcoming road project. Cut grass at the Lamb Tavern Preserve for the final time this year. Cleaned all trash from the parks and dropped two loads of dimatex for the softball league. Installed 160 feet of pipe along the back of the tennis courts to the spray fields to help with water runoff. Cut spray ponds for the municipal authority. Performed routine maintenance on all equipment.

PLANNING COMMISSION

Skip McGrew reported that at the last Planning Commission meeting a number of subdivisions were discussed.

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Mr. Dave Delaporta appeared representing the developer for the Cornerstone/Watkins sketch plan. He presented a revised sketch reflecting comments received from the Planning Commission and Natural Lands Trust. Changes included redesign of the greenway to eliminate the greenway strip on the northern edge and to designate a portion containing stormwater management facilities for ownership by the homeowners association. The cul-de-sac has been moved further from the historic house to allow for additional buffering. Trails are no longer planned for the tract, but the developer is considering a contribution to the Trails Association in addition to a fee in lieu of public land dedication.

Mr. John Diament appeared to present a sketch plan for the Furlong property located on Indiantown Road across from the Municipal Authority spray fields. This is a 4.1 acres parcel and Mr. Diament is proposing a Tier IV, three lot subdivision. He was advised that Tier IV requires connection with the municipal sewer system, and that he does not have sufficient property to create three lots. He indicated that his plan is designed to extend the village look and to maintain the rhythm of the home spacing in this area. The Planning Commission agreed to provide more input after further consideration of the plan.

Greg Newell of Nave Newell Engineering, Gil Lappano of DASD, and Doug Olsen, Architect appeared representing the DASD Land Development Plan. Mr. Newell reviewed their conversations with PennDOT noting that the proposed site entrance has been moved west closer to the tract boundary. As a result, the vertical curve on Fairview will need only minimum reduction. Additional right-of-way must be acquired to create the turning lane and access road. A gravity feed system is planned for the connection with the WTMA simplifying the DEP approval process. The Township Engineer's letter was reviewed and Mr. Newell indicated that most of the items will be corrected in a revised plan. However, the presence of several class 1 historic resources within 500 feet of the tract was not previously noted. The applicant was advised that landscaping plans and the potential need for a historic impact study should be reviewed with the WTHC.

Theresa Lemley of Riley Riper, Jim Haigney of Commonwealth Engineering and Nina Cidel of Heritage appeared representing the applicant for the Brandywine Hill subdivision. Mr. Kologie's letter of August 12th noted that all of the technical issues in this application have been resolved. Revised documents such as the Home Owners Agreement, Deeds of Dedication, Escrow Agreement, Conservation Easement and Subdivision and Land Development Agreement were reviewed and approved by John Good, acting Township Solicitor. Also, corrections to the Greenway Management Plan have been made as recommended by NLT, and the trail notes have been revised as recommended by Trails Association. The Planning Commission therefore agreed to recommend a conditional approval of the final plan and as such have supplied the Board of Supervisors with a letter of recommendation. Ms. Shields moved to approve the final subdivision plan for Brandywine Hill with the conditions set forth in the October 17, 2005 Planning Commission letter. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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Dave Beideman appeared representing the applicant for the Coltsfoot/Kolb subdivision. He discussed the Township Engineer's review letter dated October 4, 2005. Most of the issues will be corrected in a revised plan, however the following were discussed further:

Elaine McGrew agreed that the WTHC would probably recommend the Board waive a historic impact study for this site, but asked that a landscape plan be provided. Mr. Beideman will meet with the WTHC to discuss.

Ted Koven from Castle Valley Consultants noted that the existing drainpipe under Fairview Road is silted-in and should be replaced with a larger diameter. Mr. Beideman will discuss this with PennDOT.

Dorothy Kirk of the Trails Board agreed that no trails need be provided on this tract. The adjacent power line easement provides an existing trail route.

It was agreed that the shared driveway width could be reduce to 12' after the first unit is passed as long as the shoulder is reinforced.

The requirement for a 50-foot tract buffer area was considered. The Planning Commission agreed to reexamine the site to determine if supplemental plantings are needed along the eastern boundary.

Lisa D'Andrea appeared representing the applicant for the Louderback subdivision. All of the issues in the Township Engineer's letter of October 12, 2005 have been addressed. However, the Township Solicitor had extensive comments on the draft conservation easement and shared driveway maintenance agreement. Because the greenway will be divided among three owners, he recommends three separate conservation easements each with a prohibition on further subdivision. The Planning Commission agreed to seek additional legal advice on this issue. Noting that resolution of this issue could change the plan, the applicant agreed to a 30-day extension of the review period.

VILLAGE TASK FORCE

Bryan McDonough stated that they will wait to give their report at the next meeting because they are waiting for Jane Davidson to attend.

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
7. #05-6 – Kolb/Coltsfoot
8. #05-7 – DASD – Wallace Elementary

OLD BUSINESS

None.

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NEW BUSINESS

Anna Guglielmo stated that the EAC is looking to create a Woodlands Preservation Ordinance and they have been actively seeking grants. They have located a Vision Partnership Grant through the County and they would like to engage Robert Lonsdorf of the Brandywine Conservancy to write a grant application. Mr. Lonsdorf's fee for the performance of this work would be \$600.00 and the EAC is requesting that the Board approve payment in this amount to the Brandywine Conservancy. Mr. Schneider moved to approve the payment of \$600.00 to the Brandywine Conservancy for services performed by Robert Lonsdorf in preparing a grant application. Ms. Shields seconded the motion. Mr. Bock stated that Wallace Township will not be committed to any other funds until the grant is received and when the EAC proceeds with the preparation of a Woodlands Preservation Ordinance. There being no further discussion or public comment, the motion was unanimously approved. Mr. Schneider thanked the EAC for all of the hard work they have been doing and the work they have accomplished so far.

PUBLIC COMMENT

Beverly Bock gave a brief report for the Historical Commission. She stated that the Commission has received a certificate of thanks from the Sons of Utah Pioneers for the donation of the Wallace Township Historical Book. They have also received a letter from John Thomas advising the Commission that he would be moving and they he has a website featuring his house. The Commission has downloaded all of the information and photos for their files. The Commission is still working with the Hankin Group regarding their forms for the State and are still reviewing Article X of the Zoning Ordinance. At their last meeting they reviewed a permit that was submitted to the township for the placement of a shed at the Seminary School. They were advised by the tenant and Tim Wloczewski, the Codes Enforcement Officer for the township that the shed is not a permanent structure and would be removed when the tenant leaves, therefore, the Historical Commission approved the placement of the shed and advised Mr. Wloczewski of same.

ADJOURNMENT

Meeting adjourned at 8:40 AM. Next meeting is Wednesday, November 2, 2005 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary