

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 16, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, November 16, 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. Castle Valley Consultants to Twp. Office, dated 10/18/05, re: site inspection report for Highspire Estates
2. Castle Valley Consultants to Twp. Office, dated 10/19/05, re: site inspection report for Highspire Estates
3. Castle Valley Consultants to Twp. Office, dated 10/20/05, re: site inspection report for Highspire Estates
4. Castle Valley Consultants to Twp. Office, dated 10/20/05, re: site inspection report for Edgemoor Run
5. Castle Valley Consultants to Twp. Office, dated 10/24/05, re: site inspection report for Highspire Estates
6. Castle Valley Consultants to Twp. Office, dated 10/26/05, re: site inspection report for Highspire Estates
7. Castle Valley Consultants to Twp. Office, dated 10/27/05, re: site inspection report for Highspire Estates
8. Castle Valley Consultants to Twp. Office, dated 10/28/05, re: site inspection report for Highspire Estates
9. Rettew Assoc. to Michael Baker Corp., dated 10/27/05, re: AT&T Easement crossing for the Coltsfoot subdivision
10. CCPC to Twp. Secretary, dated 11/2/05, re: review of land development plan for the Wallace Elementary school
11. DelVal Soils to Applied GeoSciences, dated 11/3/05, re: Hankin water quality and water balance issues
12. WTMA to John Diamant, dated 11/4/05, re: response to inquiry of sewage capacity availability
13. Nave Newell to Twp. Secretary, dated 11/4/05, re: Wallace Elementary school proposed emergency access
14. The Hankin Group to WTMA, dated 11/4/05, re: update on issues regarding water and sewer issues for the Hamilton subdivision
15. Castle Valley Consultants to Twp. Planning Commission, dated 11/9/05, re: review of Diamant sketch plan

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16. DelVal Soils to Applied GeoSciences, dated 11/9/05, re: addendum to Nov. 3 letter on water issues
17. Twp. Planning Commission to BOS, dated 11/14/05, re: recommendation for approval of the Louderback final plan
18. 90-day extension for the Harlan subdivision
19. 90-day extension for the Kolb subdivision

FIRE COMPANY

None.

ROAD REPORT

Road report for the month of October: 1111.3 miles driven, 37.1 hours on the equipment meters, and 347 man-hours logged.

Monday morning road inspections. All work on Chalfant Road has been completed for this year. Borrowed and repaired tire on the wagon for the Halloween Party. All clean up from bulk trash has been finished. Cleaned the gutters at the township building. Cut all grass, including the sewer plant area, for the last time this year. Performed routine maintenance on all equipment. Mr. Schneider thanked the road crew for all of their work on Chalfant Road.

PLANNING COMMISSION

Skip McGrew reported that at the last Planning Commission meeting, no further discussion of the Hankin preliminary plan application took place since a complete revised plan was not received from the applicant. The applicant has since supplied the Township with some additional documentation and the township consultants have begun their review. Review letters are expected to be received before the December 14th Planning Commission meeting.

Jim Baker 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. Mr. Baker stated that the Township Solicitor's comments on the conservation easements and the shared driveway maintenance agreement will be reflected in redrafted documents. Mr. Kologie recommended approval conditioned on final approval of the easement documents and maintenance agreement by all parties, and DEP approval of the Planning Module. Accordingly the Commission moved to recommend that the Board of Supervisors approve the Louderback Subdivision Plan with the conditions listed above and have provided a letter to the Board in that regard. Mr. Schneider moved to approve the Louderback Preliminary/Final Subdivision Plan based on the recommendations and conditions set forth in the Planning Commission's letter of November 14, 2005. Ms. Shields 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 Harlan subdivision. He informed the Planning Commission that the Harlan's have withdrawn their offer of a public trail easement. He stated that the plan would be revised to reflect this change and was informed that a 90-day extension would be required with a plan revision. He agreed to provide the extension.

Downingtown Area School District has submitted a revised plan. They are expecting all issues will be resolved and all conditions set forth in the Conditional Use Order will be satisfied. The Planning Commission will be considering this plan at their December meeting.

Dave Beideman granted an extension on behalf of the applicant for the Coltsfoot/Kolb subdivision application.

Discussions regarding the Subdivision and Land Development Ordinance revisions will resume this evening in a Planning Commission work session. Two proposed changes to the Zoning Ordinance will also be discussed at this work session.

VILLAGE TASK FORCE

John Miller reported that the Task Force met with Jane Davidson and Skip McGrew and have set the date for their next public meeting for January 10, 2006. They will have a sign in sheet along with an individual write up on each of the houses in the district. They are also considering have a commitment letter available for the residents to take along with them and sign if they support the creation of the district. The Task Force will prepare the notices for the meeting and have asked the township secretary to prepare the labels for mailing and the advertisement for the newspaper.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates
2. #05-1 - Louderback
3. #05-3 – Harlan
4. #05-4 - Hankin
5. #05-5 - Popjoy
6. #05-6 – Kolb/Coltsfoot
7. #05-7 – DASD – Wallace Elementary

OLD BUSINESS

None.

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NEW BUSINESS

The Township Engineer presented a proposed field change on the Rorke tract. At time of approval, the front portion of the tract near Highspire Road, was classified as meadow, however, since that time, the area has grown into mature trees. Heritage Building Group is proposing to clear the trees leaving only the perimeter wooded and use the area as a temporary stockpile area. Once the project has been completed they would grade the area for athletic fields with a paved area for parking. They will install an infiltration trench along the roadside to collect any water runoff. Mr. Bock stated that he would prefer a stone parking area unless the material used is porous, and should allow for approximately 10-15 vehicles. Mr. Schneider recused himself from any decision in this matter, due to his proximity to the site. Mr. Bock moved to approve the field change as proposed by the Heritage Building Group and based on the Township Engineer's recommendations. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Subdivision application has been received for the Watkins property located on Chalfant Road.

PUBLIC COMMENT

Bryan McDonough asked if there has been any further word regard paving of Route 282. He was advised that several more calls have been made, but that no response has been received.

ADJOURNMENT

Meeting adjourned at 8:35 AM. Next meeting is Wednesday, December 7, 2005 at 7:30 PM.

At the close of this meeting, the second conditional use hearing for Omnipoint Communications was convened. This proceeding was recorded by a court reporter.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary