

**APPROVED**

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
DECEMBER 7, 2005**

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

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

**PUBLIC COMMENT**

Mr. Morley inquired as to the status of the Chalfant development. He was advised that a meeting had been held with the bank and their council. The bank is in possession of the four remaining lots in the development and are looking to sell them so they can be completed. There were discussions regarding the escrow and the bank is inclined to release the full amount of the escrow to the township. This issue is still being discussed.

Bob Ray thanked the road crew for all of their hard work in removing the snow from the roads.

**MINUTES**

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

**TREASURER'S REPORT**

General Fund Receipts deposited during the month of November totaled \$111,304.98.

Mr. Bock moved to approve fifty-three (53) bills, payable from the General Fund, for the month totaling \$111,754.82. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Bock moved to approve six (06) bills, payable from the State Fund, for the month totaling \$71,279.81. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**CORRESPONDENCE**

1. CCCD to DASD, dated 11/10/05, re: receipt of NPDES permit for the Wallace Elementary School
2. Commonwealth Engineers to Twp. Secretary, dated 11/11/05, re: Act 15 notification for NPDES application filing for the Wallace Elementary School
3. Guy Donatelli, Esq. to Andy Rau, Esq., dated 11/14/05, re: waiver request for the Wallace Elementary School

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4. CCPC to Upper Uwchlan Twp., dated 11/15/05, re: review of revised preliminary subdivision plan for the Popjoy tract
5. Theresa Lemley, Esq. to Twp. Secretary, dated 11/16/05, re: legal documentation for the Cornerstone Communities subdivision plan
6. Denise Yarnoff, Esq. to Twp. Secretary, dated 11/16/05, re: extension of review period for the Hankin subdivision
7. Castle Valley Consultants to Twp. Planning Commission, dated 11/16/05, re: review of preliminary/final plan for the Wallace Elementary School
8. Andy Rau, Esq. to George Asimos, Esq., dated 11/17/05, re: Conditional Use order for the Omnipoint Communications hearings
9. Jill Givler to Park Board, dated 11/21/05, re: resignation from the Park Board
10. Stan Stubbe to BOS, dated 11/21/05, re: review of lighting plan for the Wallace Elementary School
11. E.B. Walsh & Assoc. to Jeff Seese, dated 11/22/05, re: revised plan for the fire hydrant locations on the Hankin tract
12. WTMA to BOS, dated 11/22/05, re: resignation of Mike Jorgenson and expiration of membership term
13. Nave Newell to Twp. Secretary, dated 11/28/05, re: revised plan submission for the Wallace Elementary School
14. Denise Yarnoff, Esq. to Twp. Secretary, dated 11/28/05, re: request for status of review letters for the Hankin subdivision from township consultants
15. Democratic Committee to BOS, dated 11/29/05, re: questions regarding tax issues from 2003
16. Denise Yarnoff, Esq. to PA Historical & Museum Commission, dated 11/30/05, re: additional information, as requested, for review of the plan
17. Twp. Historical Commission to Twp. Secretary, dated 11/2/05, re: response to 10/3/05 letter regarding the PA Historic Resource Survey forms
18. Twp. Planning Commission to BOS, dated 12/4/05, re: recommendation for zoning ordinance change to Article X, Section 1010 Certified Historic Districts
19. Stan Stubbe to BOS, dated 12/5/05, re: review of additional lighting plan documentation for the Wallace Elementary School
20. Castle Valley Consultants to BOS, dated 12/5/05, re: review of as-builts for detention basins on the Rorke tract
21. GenTerra Corp. to BOS, dated 12/6/05, re: letter of extension of the review period for the Old Orchard Estates subdivision

## **ZONING REPORT**

Tim Wloczewski reported that six (06) new building permits were approved last month as follows:

#05-66 – 101 Arrow Point Drive (Deck)

#05-76 – 71 Lovell Lane (Fence)

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- #05-80 – 371 Barneston Road (Deck)
- #05-81 – 16 Edgemoor Lane (Deck)
- #05-82 – 30 Lovell Lane (Deck & Hot Tub)
- #05-84 – 30 Lippitt Road (House)

A meeting was held with a representative from Southdown Homes to discuss the degree of construction traffic and travel routes through Wallace Township for the Hide-Away-Farms subdivision. It was determined that Southdown Homes had applied for an additional temporary access way to the site during construction of a bridge at the main entrance, therefore no construction traffic will be occurring in Wallace. The road entrance permit has been approved with Southdown Homes providing Wallace with an escrow incase of any damage to Highspire Road.

### **POLICE REPORT**

Chief Kocsi reported that for the month of November the activity report is as follows: 77 investigations; 70 traffic citations; 7 traffic warnings; 4 traffic accidents; 1 criminal arrests and 1 summary arrest. No further report.

### **HISTORICAL COMMISSION**

Elaine McGrew reported that the Commission has received a copy of the historical impact study for the Hamilton subdivision and will be discussing at their next meeting and will invite Hankin to attend their January meeting. The Commission will be holding a work session on January 5<sup>th</sup> at the schoolhouse to discuss GIS mapping in conjunction with the County.

### **PARK BOARD**

Mark Bainbridge reported that the Christmas tree lighting was a great success and thanked Kim for all of her hard work in getting everything organized and the building decorated. The Board is discussing an Eagle Scout project for Wagenseller Park.

### **PLANNING COMMISSION**

Skip McGrew reported that the Planning Commission held a work session to discuss the SALDO revisions. They will look to meet with the Supervisors in early January to discuss. Main focus is to work on stormwater portion of the ordinance.

The Village Task Force had asked the Planning Commission to look at Article X of the zoning ordinance for revisions. Have discussed with the Task Force and Jane Davidson and have provided the board with a proposed revision to section 1010. Ms. Shields stated that one change should be made to make sure that the proper state statute is used. She will provide the language to Skip.

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**SUBDIVISIONS**

1. #04-1 – Old Orchard Estates
2. #05-3 - Harlan
3. #05-4 - Hankin
4. #05-5 - Popjoy
5. #05-6 – Kolb/Coltsfoot
6. #05-7 – DASD – Wallace Elementary
7. #05-8 – Cornerstone Communities

**OLD BUSINESS**

Ms. Shields moved to sign Resolutions No. 05-12 and 05-13 authorizing the filing of applications for flashing warning signals on Fairview and Indiantown Roads in conjunction with the conditional use order for the Downingtown Area School District. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Rick Guarini of the Hankin Group was present to request that the Board forward the Hamilton Subdivision planning modules to DEP. Items outstanding, from Township Engineer, include, incomplete Bog Turtle Management Plan, per conditional use order, Municipal Authority sign off on sewer agreement, per conditional use order, and clearance letters from US Fish and Wildlife and PA Boat Commission. Mr. Guarini stated that the Hankin Group has almost finalized the agreement with the Municipal Authority and will be meeting with them next week. The Bog Turtle Management Plan does not have to be complete to be sent to DEP. DEP does not review this document. The Township Engineer has stated that he has placed calls to US Fish and Wildlife and the PA Boat Commission and is awaiting return calls. Mr. Schneider stated that he would prefer the Board defer this to the next meeting after the meeting with Municipal Authority and return calls are made to the state agencies. This matter will be placed on the next meeting agenda. Ms. Shields recused herself from consideration of the request, as her law firm represents the Hankin Group in other matters.

John Diament was present to propose a zoning change. He is requesting a small change to the “FRR” district located on Indiantown Road. He is requesting that the current “FRR” district be changed to the “R” district, effecting approximately 6 properties along Indiantown Road. This change would allow for Mr. Diament to extend the look of the Village District by allowing the construction of 3 smaller new homes as opposed to two larger homes that would be allowed under the current “FRR” zoning. Mr. McGrew stated that Planning Commission has looked at this and feels that the extension of the “R” district is not an unreasonable request. Bill Moore from the Planning Commission does not agree with this and is not in favor of the request. Mr. Diament was asked to provide a sketch of the proposed housing types showing both size houses to the Planning Commission.

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Old Orchard request for extension of time. Issue tabled to next meeting.

**NEW BUSINESS**

Mr. Bock read the proposed 2006 budget. Copies of the proposed budget are available in the township building. Bryan McDonough provided the Board with a written statement concerning the proposed budget. A copy of this statement will be attached to the minutes. Any suggests regarding the changing of the budget should be provided to the Board in writing.

**PUBLIC COMMENT**

Bob Ray inquired as to the status of Ray Park. He is under a lease to allow him to bale the hay on the site and would like to know if he will be able to continue to do so for another year. The Board stated that he could proceed for another year and they would make sure he is given ample notice when work is to begin.

Beth Carpenter acknowledged Chairman Lou Schneider for all of this work and dedication to the Township. A copy of the acknowledgement will be attached to the minutes.

**ADJOURNMENT**

Meeting adjourned at 9:05 PM. Next meeting is Wednesday, December 21, 2005, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary