

APPROVED

**Wallace Township Environmental Advisory Council
Meeting Minutes for Tuesday, February 21, 2006**

**7: 05 PM to 9:40 PM
Old Indiantown Schoolhouse**

Charter Members In Attendance: Mary Ann Zeiders, Anna Marie Guglielmo, Greg Hufnagel, Andy Leitzinger, and Beth Carpenter and Mark Eschbacher

Associate Member in Attendance: Jeff Colley

Guests In Attendance: Anthony Holowsko (Rotelle Development Co), Lou Schneider (Northern Federation)

Mary Ann Zeiders called the meeting to order at 7:05 PM.

I. Approval of Minutes: Revisions to the January EAC Minutes were suggested. Final Minutes with revisions (see attached) were approved.

II. New Business:

A. New Proposal for Girl Scout Camp: Anthony Holowsko of Rotelle Development Co. reported that they have submitted a contract to the Girl Scouts to buy the Girl Scout Camp on Indian Run Road. Rotelle met with Jack Stafford of the Natural Lands Trust who has filed for a conservation easement of the Girl Scout Camp with PA State. If the easement is granted (ie. acquisition of the land is fully funded), Rotelle's proposal is to build 15 single family units on 25-28 acres of the 155 acre plot thereby conserving approximately 130 acres including the Weedstone Manor, a historic home located on the land. Rotelle proposes to build an equestrian oriented, hamlet-type subdivision (with on-lot sewer system) in the northern portion of the land. This plan would coordinate with NLT's proposal to develop a trail network throughout the property. To access the portion of land Rotelle wants to develop, the old road onto the property would have to be widened into a 25 ft wide private road that would egress onto Rt 322 through a 20 ft easement. However, a question that remains: even if PA grants a conservation easement to NLT, most state grants are ~\$1.0 million; the total cost for the land is \$2.5 million. Will Rotelle provide the remaining \$1.5 million needed to buy the land?

B. Regional Planning: Lou Schneider provided background information to the EAC on efforts conducted by the Northern Federation to develop a regional approach to land use laws: In PA, land use is supposed to be controlled by the municipalities but, in practice, is implemented by the Courts which means that any innovations in a municipality's proposed land use practices has to be in accordance with legal precedence. Because PA is a property-rights state, municipalities, thereby, have little say over the actual use of the land within their borders. The Cornog lawsuit brought this inconsistency to light which lead to the adoption of PL 6768. According to 6768, regional and county land use plans can be taken into consideration when trying to defend an innovative land use initiative locally (ie. if a local land use plan coheres with the county and regional plans, adoption of the local plan is more probable. Wallace's recent Vision Grant is in alliance with

the regional plan.) Thus, municipalities interested in preserving the quality of their watersheds need to reference county or regional plans addressing the same.

III. Old Business:

A. Election of EAC Officers: With this meeting marking the completion of the EAC's first year, new officers were nominated and elected. Mark Eschbacher was elected EAC Chair; Greg Hufnagel was elected as EAC Vice-Chair and Treasurer; Andy Leitzinger and Tish Molloy were elected Co-Secretaries.

B. Update on Draft Letter to Mr. Densmore (US Fish & Wildlife Service) & Mr. Urban (PA Fish & Boat Commission) re: Hankin's Proposed PW-6 and its Effect on Wetlands: Before sending the above-referenced draft letter to the Board of Supervisors for approval and signature, Mark Eschbacher and Andy Leitzinger suggested the EAC obtain a copy of a preliminary well-test report referenced on p.2 of the Introduction to DeVal's "Water Supply Pumping Test Report for the Proposed Hankin Tract: Creek & Little Conestoga Road Subdivision" (DeVal #01-138 dated 8/12/05). Beth Carpenter emailed this request to the Township Manager.

C. Woodlands Preservation Task Force: Anna Marie Guglielmo presented the Task Force's Educational Outreach Program:

Guided Walks with a Biologist/Botanist: Bitten Krentel from the Wallace Trust has identified woodlands and meadows in which to conduct Guided Walks. Elaine McGrew has volunteered to act as Guide.

Photography Contest: Mark Eschbacher has volunteered to spearhead this project. Suggestions were made for other committee members: Mrs Harvey Painter, John Hoekstra, and Susan Schneider. An organizational meeting of the committee was recommended. Entries for the contest will be made into a calendar to sell at Community Day.

D. Gift to EAC: A copy of Donald J. Leopold's (Greg Hufnagel's professor) (2005) Native Plants of the Northeast was given to the EAC to honor its first anniversary. The book was given to the new Chair to add to the EAC's growing library. Thanks to Jeff Colley for this lovely gift.

The meeting adjourned at 9:40 PM.

Prepared and respectfully submitted by,

Beth Carpenter
March 20, 2006