

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
APRIL 5, 2006**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, April 5, 2006, at 7:30 PM in the Municipal Building.

Supervisors present: Robert V. Bock, Chairman
Jane M. Shields, Vice Chairman
Bryan W. McDonough, Member

PUBLIC COMMENT

Beth Carpenter, resident, requested that links to fiscal impact and fiscal management books be placed on the website for residents.

Mark Riley, resident of Stone Barn Crossing, was present to discuss issues surrounding the connection of the Highspire Estates project to the existing Brittany Lane. Mr. Bock stated that this was not scheduled to be discuss this evening and that the Board was unaware of any concerns. The Board will have the township engineer contact Mr. Riley to discuss.

Jason McDowell was present to discuss an Eagle Scout Project at Wagenseller Park. Mr. McDowell is proposing to build roofs over the dugout at the park. He has met with the building inspector and all construction materials and procedures have been addressed. He is proposing to have the project completed by the beginning of June. Ms. Shields moved to allow Mr. McDowell to complete his Eagle Scout Project at Wagenseller Park. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

MINUTES

Mr. McDonough proposed one revision to the March 1, 2006 minutes. Under the Zoning Officer's Report, the second "January" should be "February". Mr. McDonough moved to approve the minutes from the March 1, 2006 meeting as revised. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. McDonough proposed one revision to the March 15, 2006 minutes. Under Old Business, the sentence "The balance sheet is not done incorrectly." should be removed. Mr. McDonough stated that a letter provided from the auditor does state that the form was done incorrectly. Mr. Shields stated that the balance sheet is not an official document and that the auditor's letter correctly addresses this issue. As suggested at the last meeting, this is an issue that will be discussed with the auditor. Ms. Shields moved to approve the minutes of the March 15, 2006 meeting as originally presented. Mr. McDonough 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 March totaled \$125,720.10.

Mr. Bock moved to approve forty-six (46) bills, payable from the General Fund, for the month totaling \$111,222.61. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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Mr. McDonough asked for payroll to be put on check run sheet each month. Township Treasurer stated that an income and expense sheet is provided mid-month and that information is on that report. Any checks not appearing on the check run at the beginning of the month are usually for taxes, payroll, etc., but again this information is provided with the mid-month reports.

Mr. McDonough stated that the PECO bill is still high for the old schoolhouse. Township Treasurer stated that a credit has been received and that she has a call into PECO regarding the current charges.

CORRESPONDENCE

1. SC Engineers to DEP, dated 3/14/06, re: lagoon expansion for the Glenmoore wastewater system
2. SC Engineers to Nave Newell, dated 3/14/06, re: review of DASD plans for connection to wastewater treatment plant
3. SC Engineers to DEP, dated 3/15/06, re: copy of Chapter 94 report for the Glenmoore Wastewater system
4. DelVal Soils to Twp. Planning Commission, dated 3/20/06, re: request to re-complete Component 4A of the planning module for the Hamilton subdivision
5. Rettew Assoc. to Twp. Planning Commission, dated 3/20/06, re: submission of revised plans for the Coltsfoot subdivision
6. Rettew Assoc. to BOS, dated 3/20/06, re: waiver request for the Coltsfoot subdivision
7. Rettew Assoc. to Twp. Planning Commission, dated 3/20/06, re: submission of revised plans for the Old Orchard subdivision
8. Evans Mill Environmental to WTMA, dated 3/20/06, re: proposed water supply facility for the Hamilton subdivision
9. EB Walsh & Assoc. to BOS, dated 3/21/06, re: Act 14, 67, 68 & 127 notification for the Hamilton subdivision
10. Denise Yarnoff, Esq. to Twp. Secretary, dated 3/21/06, re: 30-day extension for review of the Hamilton subdivision
11. The Hankin Group to Trails Board, dated 3/23/06, re: submission of revised Non-Vehicular Circulation Plan for the Hamilton subdivision
12. Denise Yarnoff, Esq. to DEP, dated 3/24/06, re: minutes for meeting held on 3/1/06 regarding the Hamilton subdivision
13. Theodore Claypoole, Esq. to Twp. Secretary, dated 3/28/06, re: review of shared driveway easement for the Coltfoot subdivision
14. Theodore Claypoole, Esq. to Twp. Secretary, dated 3/30/06, re: review of HOA documents for the Cornerstone subdivision
15. Castle Valley Consultants to Twp. Planning Commission, dated 3/31/06, re: review of Coltsfoot subdivision
16. Castle Valley Consultants to Twp. Planning Commission, dated 3/31/06, re: review of Old Orchard subdivision
17. Theodore Claypoole, Esq. to Twp. Secretary, dated 3/31/06, re: review of conservation easement for the Harlan subdivision
18. Commonwealth Engineers to Twp. Secretary, dated 4/3/06, re: submission of revised plans for the Cornerstone subdivision

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ZONING REPORT

Tim Wloczewski reported that nineteen (19) new building permits were approved for the month of March as follows:

- #06-11 - 420 Fairview Road (Fence)
- #05-92 – 71 Park Lane (Demolition)
- #06-02 – 2230 Creek Road (Historical Restoration)
- #06-09 – 23 Steepleview Drive (In-ground Pool & Fence)
- #06-12 – 901 Fairview Road (Basement Renovation)
- #06-13 – 20 Deerpath Lane (Garage)
- #06-14 – 281 Barneston Road (Pole Building)
- #06-15 – 951 Springton Road (Addition)
- #06-16 – 90 Indiantown Road (Deck)
- #06-17 – 130 Messner Lane (Addition)
- #06-18 – 6 Brittany Lane (Basement Renovation)
- #06-20 – 41 Turtle Nest Lane (Addition)
- #06-21 – 578 Fairview Road (Interior Renovations)
- #06-23 – 2251 Creek Road (Deck)
- #06-24 – Highspire Estates Subdivision (Job Trailer)
- #06-26 – 31 Steepleview Drive (Deck)
- #06-27 – 144 Chalfant Road (Addition)
- #06-28 – 1250 Little Conestoga Road (Pergola & Deck)
- #06-32 – 801 Springton Road (Deck)

Report of graffiti under the bridge at Park Lane. A police report was issued and graffiti was removed.

Mr. McDonough asked about the property located at 761 Marshall Road. There is a garage on site that is non-conforming. Mr. Wloczewski stated that a “Notice of Violation” was issued to the previous owner and subsequently removed. The property was then listed for sale and a number of realtors contacted Mr. Wloczewski and all of the issues were discussed with those individuals. Mr. Wloczewski has spoken to the new owner and advised him of the issues, which apparently he was not made aware of by his realtor.

POLICE REPORT

Chief Kocsi reported that for the month of March the activity report is as follows: 76 investigations; 87 traffic citations; 3 traffic warnings; 5 traffic accidents; 4 criminal arrests and 0 summary arrest.

Congratulations again go out to the Youth Aid Panel for receiving the 2005 Youth Aid Panel of Year Award. A dinner was held by the Center for Resolutions and a plaque was received and will be hung in the township building. The Youth Aid Panel has become a model for the Center for Resolutions.

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HISTORICAL COMMISSION

Beverly Bock reported that members of the Historical Commission walked the Cornerstone site to review the buffering around the historic structures. There was also a walk at the Kolb property to review buffering and some additional planting will be completed by the applicant.

Members, Jen Harkins and Bonnie Radford are spearheading the springhouse project and will be looking into emergency grants and getting bids for the restoration and/or stabilization.

A demolition permit was received for review by the Historical Commission, from the building inspector for the Kurtz Mill. This permit was approved after meeting with the applicant and discussing the issues with the building inspector.

PARK BOARD

Mark Bainbridge reported that the Park Board is still working on getting a design and cost estimate for the installation of bathrooms at Wagenseller Park to be submitted to the Board. They will keep the board posted with monthly updates.

The Bluegrass Concert has been moved up to July 15, 2006.

PLANNING COMMISSION

Skip McGrew reported the Planning Commission has not met since the Board's last meeting. Mr. McGrew did provide an update on some of pending subdivisions.

The township is still waiting for a revised plan submission from the Hankin Group for the Hamilton subdivision. However, they will be attending the next PC meeting to discuss their planning module.

A revised plan has been received for the Old Orchard subdivision, and a review has been completed by the township engineer, however no contact has been received from the applicant.

Coltsfoot subdivision is nearing completion and action will most likely be taken at the next meeting.

Revised plans have been submitted for the Cornerstone subdivision and are currently being reviewed by the township engineer.

Review of the Popjoy plans have been suspended pending notification from the applicant as to which plan Upper Uwchlan has accepted. Mr. Bock stated that he has received a call from Upper Uwchlan requesting that Wallace Township place in writing, that we would no object to sewage disposal fields on the open space land. Ms. Shields stated that before such a letter is issued, she would like some clarification on the matter and further stated that any such use would be regulated by Wallace Township's Act 537 Plan as well as a conservation easement.

Review of the Omnipoint plans have been suspended pending clarification of the conditional use issues.

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A proposed set of conditions will be reviewed at the next meeting regarding the Devereux Conditional Use Hearing. If the conditions are accepted by the PC members, they will be presented to the Board at the next hearing.

Applicant for the Girl Scout Camp has meet with all of the Board and Commissions as well as the Fire Marshall. A sketch plan is pending.

Planning Commission is still actively working of the updates to the SALDO and are hopeful to have a draft to the Board by the end of the month.

Mr. McGrew stated that he reviewed the invoices for the month of March and about 7-8% was not reimbursable. All of the other invoices were matters before the Planning Commission.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates
2. #05-4 - Hankin
3. #05-5 – Popjoy –
4. #05-6 – Kolb/Coltsfoot
5. #05-8 – Cornerstone Communities
6. #06-1 – Omnipoint Land Development

OLD BUSINESS

Building Permit Fees – Information was supplied to the Supervisors as well as resident John Miller by the township secretary. To allow time for review, this matter will be tabled to the next meeting. Resident, Beth Carpenter asked why so much time is being spent on zoning fees. Mr. Miller stated that Wallace is about to face the largest development it has ever seen and some residents want to make sure the township is being reimbursed for expenses from the building/zoning department. ZHB member, Joan Tlush stated that as a member of the Zoning Hearing Board, and working closely with the zoning officer, she doesn't see how the fees could be kept down. Issues are handled and there is never a need for a hearing to be held, which is a major loss to the township. Ms. Shields stated that in its current position, the zoning officer only gets paid if work is done. If the township were to employ a full-time inspector, the inspector would be paid regardless of what work needed to be done. It appears the township is doing what it can to control costs related to inspections. Mr. Miller stated that the current building inspector/zoning officer has never been an issue and that he just wants to make sure that the township is recouping its expenses. Ms. Shields stated that whatever the reason, there have been a number of rumors that the intent is to have our current building inspector/zoning officer removed. There are some that feel that building inspectors can be bought and we need someone who is above reproach, has the skills needed for the job. Mr. Wloczewski does an excellent job for this township. Mr. Bock stated that all expenses associated with building permits are being covered and that the only amount not covered is zoning issues not associated with permits which are being paid and cannot be reimbursed. This is a burden any township has when enforcing zoning regulations.

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In conjunction with issues that have arisen regarding correspondence, Ms. Shields drafted a proposed policy which gives the Supervisors the opportunity to review correspondence prior to it being sent. Ms. Shields read and moved to approve policy. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved. A copy of this policy will be circulated to all Commission and Board members.

NEW BUSINESS

Ms. Shields moved to approve escrow release nos. 3 and 4 for the Highspire Estates project based on the recommendations of the township engineer. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Bid opening for Alice Park. Only one bid has been received from Lechmanik, Inc. Mr. Lechmanik was present and requested that if the Board was not going to consider his bid that it not be opened. Mr. McDonough suggested that the Board open the bid. Lechmanik base bid \$1,123,784, total bid including all alternates \$1,265,404. Ms. Shields moved to submit the bid to the township park designer and township engineer for review. Mr. Bock seconded the motion. Mr. McDonough inquired as to how much money has currently been spent on the park to date and what are the current funds left in the grant. Until that amount has been determined, Mr. McDonough stated he will not be voting to spend any more money on this issue. There being no further discussion or public comment, the motion was approved by a majority vote, with Mr. McDonough voting nay.

PUBLIC COMMENT

Mr. McDonough stated that a recycling dumpster has been placed at the Glenmoore United Methodist Church. John Miller stated that this is a trial thing for the church and they will see how it works out. The dumpster is for paper materials only. No cardboard.

Mr. McGrew stated that the Long Range Financial Planning Committee will begin holding regular meetings. The first meeting will be held two weeks from tonight at 7:30 PM. All are invited to attend.

Beth Carpenter, resident, inquired as to whether or not supervisors are required to take continuing education classes such as updates on the Ethic Act, etc. Ms. Shields stated that there are no requirements on training for supervisors, however classes are offered and when notification of classes are received by the township office, copies are placed in the supervisor's mail bins. Ms. Carpenter recommended that all supervisors attend some sort of continuing education classes.

Cathy Poole, resident, requested that the township establish an open burning ordinance. Chief Kocsi stated that this issue was addressed a few years ago and was not well received by many residents in the township. The township currently follows the guidelines of the County and DEP.

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ADJOURNMENT

Meeting adjourned at 9:45 PM. Next meeting is Wednesday, April 19, 2006, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary