

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
JANUARY 17, 2007**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, January 17, 2007, at 8:05 AM in the Municipal Building.

Supervisors present: Robert V. Bock, Chairman  
Janet A. Grashof, Vice Chairman  
Bryan M. McDonough, Member

**PUBLIC COMMENT**

None.

**CORRESPONDENCE**

1. Nave Newell to Twp. Secretary, dated 12/22/06, re: revised plan submission and waiver request for Devereux
2. DACPG to member municipalities, dated 12/27/06, re: meeting schedule announcement
3. SC Engineers to WTMA, dated 12/31/06, re: review of the water and sewer facilities and attached letter from EB Walsh for the Hamilton subdivision
4. CCPC to Twp. Office, dated 1/2/07, re: review of Planning Module Component 4B for Camp Indian Run
5. Evans Mill Environmental to BOS, dated 1/2/07, re: response to CVC review of Planning Module for Camp Indian Run
6. NLT to Twp. Secretary, dated 1/4/07, re: review of subdivision plan for Camp Indian Run
7. NLT to BOS and PC, dated 1/4/07, re: follow-up to site walk held at Camp Indian Run
8. 90-day extension of review period for Marshal Lea a/k/a Popjoy
9. CVC to PC, dated 1/6/07, re: review of Marshal Lea a/k/a. Popjoy subdivision plan
10. 60-day extension of review period for Old Orchard Estates
11. Tim Wloczewski to DASD, dated 1/8/07, re: final approval of permit for the new elementary school
12. CVC to Wallace Twp., dated 1/8/07, re: follow up to basin 3 complaint at Highspire Estates
13. The Hankin Group to CVC, dated 1/9/07, re; submission of wastewater treatment plant designs for the Hamilton subdivision
14. Debra Schulski, Esq. to Twp. Secretary, dated 1/9/07, re: 90-day extension for review of subdivision plan and request for 90-day extension of conditional use approval
15. Denise Yarnoff, Esq. to BOS, dated 1/9/07, 30-day extension of time for review of Hamilton subdivision plans
16. Tim Wloczewski to BOS, dated 1/10/07, re: request for release of escrow funds
17. The Hankin Group to Twp. Secretary, dated 1/10/07, re; submission of wastewater treatment plant designs for the Hamilton subdivision
18. Northern Federation to BOS, dated 1/10/07, re: request for annual dues
19. WTMA to BOS, dated 1/11/07, re: capacity letter for Diament property
20. Nave Newell to PennDOT, dated 1/12/07, re: renewal of HOP applications for new elementary school

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### **FIRE COMPANY**

None. Mr. Bock asked when the Township could expect to receive a copy of the Fire Company budget. Jack Stewart stated it should be to the township within one month.

### **ROAD REPORT**

Road report for the month of December: 1196.8 miles driven, 9.1 hours on the equipment meters, and 287 man-hours logged.

Monday morning road inspections. Cleaned all drains from heavy rains. Replaced "No Outlet" sign on Chalfant Road. Installed a new street sign on Andrews Lane. Mixed and put away loads of anti-skid and salt. Cold patched spots and removed a fallen tree on Highspire Road. Set up and cleaned up for Christmas Bonfire. Replaced multiple lights in the police section of the township building as well as one exterior light. Washed garage floor in heated bays and moved plow trucks over. Changed the water filters at the township building and the maintenance building. Township was given a liquid calcium tank and it has been mounted to one of the plow trucks and will be mixed with the salt as it is spread. Mr. McDonough asked why Highspire Road had lines painted on a portion of the road. Mr. Smith stated that that was the portion of the road that is located in West Brandywine. Line painting had been discussed for Wallace roads but it was determined that once painted it would be perpetual maintenance.

### **HISTORICAL COMMISSION**

Elaine McGrew reported that the historical Commission held their reorganization meeting on January 8<sup>th</sup> and the officers remain the same for the 2007 year. Correspondence has been received from the PHMC and PennDOT regarding the replacement of the Springton Road Bridge. PennDOT has stated that there will be no historic properties affected by the bridge replacement. PHMC continues to work to resolve this issue as the bridge is a historic structure.

### **PLANNING COMMISSION**

None.

### **SUBDIVISIONS**

1. #04-1 – Old Orchard Estates
2. #05-4 - Hankin
3. #05-5 - Popjoy
4. #06-4 – Devereux Land Development
5. #06-6 – Camp Indian Run
6. #06-7 - Diament

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**OLD BUSINESS**

Debbie Schulski, Esq., representing the Devereux Foundation, was present to request an extension of time from the Conditional Use Order as it relates to approval of the Devereux Land Development Plan. Ms. Grashof moved to approve the extension of time from the Conditional Use Order regarding approval of the Land Development Plan for Devereux until May 11, 2007. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Croft House – The Board and counsel for The Devereux Foundation have agreed to wait until the March 7<sup>th</sup> meeting to discuss the reclassification of the Croft House, an issue that was tabled from last year. The Board has stated that prior to scheduling a formal hearing on this matter, they would like the Historical Commission and Devereux to informally present why they feel the building should or should not be reclassified. Devereux agreed to this and will have their consultant attend the March 7<sup>th</sup> meeting.

Mr. McDonough requested that the Board keep a close watch on the budget. He is concerned that the EAC has already depleted their budget in their preparation of the Woodlands Ordinance. It was noted that the Planning Commission is currently working with the EAC on the Woodlands Ordinance and the PC has offered to meet without the consultants present to keep costs down. Mr. McDonough stated the he will not authorize any further payments of bills as they relate to this ordinance. Mr. McDonough further requested that the Board consider a newsletter article to advise residents of any potential tax increases.

Mr. McDonough requested that Board allow the Financial Planning Committee to review the proposed building permit fees as well as the proposal submitted by the Building Inspector/Zoning Officer. The Board agreed. These issues will be placed on the February 7<sup>th</sup> meeting agenda.

**NEW BUSINESS**

Mr. Bock moved to approve escrow release #2 for the Coltsfoot subdivision in the amount of \$18,663.36 as approved by the Township Engineer. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Keath Fetter, Esq., WTMA solicitor was present to address any concerns the Board may have regarding the Construction and Operation Agreement for the Hankin project. Hankin will build the treatment plant and will operate it until such time as the WTMA takes dedication. Until such time as the plant can operate on its own, it will be regulated under a pump and haul agreement. WTMA will assume responsibility for billing the users of the facility on a quarterly basis. User fees will be established yearly during budget process. A continuing offer of dedication shall be made to the WTMA upon completion of construction and commencement of operations of the facility. The WTMA shall have the authority to accept dedication at any time following the completion of construction and first connection of a unit for a period ending six months following the last day of the quarter in which the developer sells the last lot. If the WTMA does not accept dedication within the prescribed time, the developer shall have the option of selling the facilities to a third party. WTMA not expecting to take dedication until facility is stable and

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problem free. Hankin will be responsible for any deficiencies with the system. Mr. Bock asked if the current system and agreement include the future lots located in West Nantmeal. Michael Malloy, Esq., counsel for Hankin, agreed to check on this and advise the Board. Mr. Bock asked if the capital reserve fund established under this agreement covers inflation. Mr. Fetter stated that all costs associated with the maintenance of the facility will be addressed annual during budget process. Mr. McDonough questioned who was the decision maker in regards to accepting dedication. Mr. Fetter stated that it would be the WTMA's decision when to accept dedication. Barbara D'Angelo, Chairman for the WTMA, stated that the WTMA and the Township could establish an agreement as it relates to dedication of the facility to ensure that everybody is on board with acceptance of facility by the WTMA. Mr. McDonough asked if any indebtedness would be incurred by the WTMA or the Township. Mr. Fetter stated that no debt will be assumed. Resident, Skip McGrew questioned why the WTMA would assume the responsibility for billing, as this may make the residents assume that the township is responsible for any problems associated with the facility operations. Mr. McDonough asked if there was any advantage to this. Ms. D'Angelo stated that as the WTMA is the permit holder they are ultimately responsible but that Hankin will handle any problems that occur. If the issues are not corrected, they will be in violation of the Agreement. The Township Solicitor will discuss this agreement with Mr. Fetter and advise the Board of any issues she may have. The Board will table the signing of this agreement until the March 7<sup>th</sup> meeting.

Anthony Holowsko and Kevin Lenover from Rotelle Developers were present to provide an update to the Board on Camp Indian Run. Continue to have consultant meetings and work on review letter from CVC. Applicant will be submitting revised plans next week. A site walk was held on January 3<sup>rd</sup> to discuss the trail and the woodlands. Trail will run along portions of existing trail and the easement area will range from 20' to 50' due to the terrain in some areas. Applicant is proposing to extend the trail stub out to Route 322. Applicant will be presenting their trail plan to the Trails Board at their next meeting. Per NLT's recommendations after the site walk, applicant will be incorporating into plan a limit of clearing line for each lot. Historic impact study has been submitted and are currently working on a landscape plan to present to the Historical Commission for buffering along the driveway. Applicant will be requesting waivers from Section 401.D.2- Woodlands; Section 502M – Fiscal Impact Study, applicant will offer a fee-in-lieu; Section 502.O – Traffic Impact Study; Section 606A – Gradients; Section 610.D – Street Construction; and Section 620.D.2 – Stormwater Methodology. Mr. McGrew asked about the comments in the county review letter regarding the viability of the private lane for use as public access to the trail. Mr. Holowsko stated that they would address those issues in their HOA documents. They will also have their attorney review the comments by the county and provide the township with a response. Mr. Bock stated that he agreed in principal with the additional waivers as presented.

Albert Greenfield, III and Tom Drauschak, as well as other represents for the Greenfield's, were present to discuss a proposed project on the Greenfield property/Valhalla Farms. This project would consist of a golf course, country club, health spa, wellness and fitness center and approximately 150 homes. The golf course and amenities would all be located on lands currently owned by the Greenfield's, along Little Conestoga and Marshall Roads. The proposed houses would be located on the old Cornog Quarry site, currently owned by Aqua PA. Mr. Greenfield will be working with Aqua PA regarding the purchase of this land. If houses are to be located on this site, the Township would have to amend its zoning districts as this area is the only portion

designated as the Industrial District. There are currently 5 historic structures on lands owned by the Greenfield's and all are proposed to be restored and utilized as part of this project. No formal applications have been submitted to the township for this project and Mr. Greenfield will present this proposal to the Planning Commission at their meeting in February. Mr. Bock requested that the Planning Commission begin by looking into all zoning issues related to this project.

Mr. Bock moved to approve the release of escrow funds in the amount of \$907.91 payable to Luxor Homes, Inc., as per an escrow established for incomplete work relating to weather conditions at the time of Use & Occupancy Permit. Final inspection of the outstanding items have been completed and approved by the Building Inspector/Zoning Officer. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Ms. Grashof moved to approve the payment of the annual membership dues to the Northern Federation in the amount of \$200. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Meeting adjourned at 11:25 AM. Next meeting is Wednesday, February 7, 2007 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary