

**WALLACE TOWNSHIP BOARD OF SUPERVISORS**  
**FEBRUARY 7, 2007**

**APPROVED**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, February 7, 2007, at 7:35 PM in the Municipal Building.

Supervisors present: Janet A. Grashof, Vice Chairman  
Bryan W. McDonough, Member

**PUBLIC COMMENT**

None.

**MINUTES**

Mr. McDonough stated on the January 2<sup>nd</sup> minutes, under Old Business, it should state "Ms. Grashof stated that all certifications are on file and current...". Also add under Treasurer's Report that "Mr. McDonough requested a copy of the check detail for 12-1-06 to 12-31-06." Ms. Grashof moved to approve the minutes from the January meetings with the revisions as 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 January totaled \$33,230.53.

Expenditures from the General Fund for the month of January totaled \$163,378.45.

Ms. Grashof moved to approve thirty-seven (37) bills, payable from the General Fund, for the month totaling \$110,025.10. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

A memo has been received from the Treasurer advising the Board that the general fund is almost depleted. Ms. Grashof suggested that the Board meet with her to discuss. Mr. McDonough requested that the Treasurer attend the evening meetings to give her report as well as answer any questions the Board may have.

**CORRESPONDENCE**

1. Tim Wloczewski to Mr. and Mrs. D'Alessandro, dated 1/12/07, re: Notice of Violation for dumping within the FHWS D
2. Tim Wloczewski to The Devereux Foundation, dated 1/12/07, re: Enforcement Notice for timber harvesting
3. PEMA to Twp. Secretary, dated 1/12/07, re: acknowledgement of EMC recommendation
4. DEP to Twp. Secretary, dated 1/22/07, re: approval of planning module exemption for the Moore subdivision
5. CVC to Twp. PC, dated 1/24/07, re: review of the Diament subdivision plan
6. DEP to Cornerstone Communities, dated 1/25/07, re: approval of NPDES permit for Lakeview subdivision

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7. CCPC to Twp. Secretary, dated 1/25/07, re: review of the Diament subdivision plan
8. DEP to WTMA, dated 1/26/07, re: receipt of application for construction of water supply system for the Hamilton subdivision
9. CVC to BOS, dated 1/29/07, re: NPDES and E&S review for application to DEP for the Silvester pond
10. Kaplin Stewart to Rotelle Developers, dated 1/29/07, re: review of access issue to Camp Indian Run
11. DEP to WTMA, dated 1/30/07, re: notice of permit coordination for the construction of water supply system permit for the Hamilton subdivision
12. CCHD to Twp. Office, dated 1/31/07, re: review of Component 4C of planning module for Marshal Lea (Popjoy) subdivision
13. Commonwealth Engineers to Twp. Secretary, dated 1/31/07, re: revised plan submission and response letter for Camp Indian Run
14. Tim Wloczewski to Mr. and Mrs. Lundberg, dated 2/1/07, re: Notice of Violation for construction of buildings without a permit
15. Denise Yarnoff, Esq. to BOS, dated 2/1/07, re; extension of time to March 8, 2007 for review and decision on the Hamilton subdivision
16. CVC to Twp. PC, dated 2/2/07, re: review of Devereux land development plan
17. Tim Wloczewski to Woodstone Homes, dated 2/2/07, re: approval to utilize septic tanks as temporary holding tanks for Lot #4, Edgemoor Lane

### **ZONING REPORT**

Tim Wloczewski reported that four (4) new building permits were approved for the month of January as follows:

- #06-107 – 220 Barneston Road (Pole Garage)
- #07-01 – 31 Steepleview Drive (Finished Basement)
- #07-02 – 400 Fairview Road (Job Trailer)
- #07-04 – 77 Brittany Lane (House)

A Notice of Violation was sent to the property owners of 420 Barneston Road after several complaints were received regarding an abundance of vehicles and an accumulation of junk piled on their property. A 30-day notice was given for compliance with Section 1312 of the Zoning Ordinance.

An Enforcement Notice was sent to the Devereux Foundation for unauthorized timber harvesting being performed on the property. A 30-day notice was given for compliance with Section 1209 of the Zoning Ordinance.

A Notice of Violation was sent to the property owners of 210 Barneston Road for an unauthorized in-ground pool and an enclosed type structure surrounding the pool. A 30-day notice was given for compliance with Section 1801 of the Zoning Ordinance.

Mr. Wloczewski, Building/Zoning Officer stated that he has been contacted by the owners of 51 Howson Lane and they would like to begin the fire restoration work on their home. Mr. Wloczewski is requesting that fees for this project be set at an hourly rate instead of a square footage rate. The cost at the hourly rate is considerably less expensive. Mr. McDonough stated

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that there is a defray of costs already set on the permit fee resolution. Mr. Wloczewski stated that is only applied when a structure has to be torn down and completely rebuilt. This matter will be tabled until the March meeting when Mr. Bock returns.

Mr. McDonough asked how the school project was progressing. Mr. Wloczewski stated that they were moving along fairly well until the cold weather hit. Once the temperatures warm up, concrete work will continue.

Chief Kocsi inquired as to the status of the Blue Heron. Mr. Wloczewski stated that to date, he has heard nothing from the new owners.

### **POLICE REPORT**

Chief Kocsi reported that for the month of January the activity report is as follows: 72 investigations; 62 traffic citations; 8 traffic warnings; 8 traffic accidents; 10 criminal arrests and 2 summary arrests.

A juvenile suspect from West Bradford Township was arrested in connection with criminal mischief/graffiti damages to the Park Lane bridge, the adjacent barn and graffiti at Wagenseller Park in November. The defendant has been adjudicated in Juvenile Court and restitution to the property owner and Wallace Township will be forthcoming.

Notification has been received from the FBI that Sergeant Gene Babetski has been selected to attend the 230<sup>th</sup> session of the FBI National Academy which will run from July 8, 2007 through September 14, 2007. Candidates are typically on a waiting list for years and only a small percentage of those that apply are actually selected to attend. Gene will be only the second officer in the East Brandywine/Brandywine Regional Police history to represent the department at the academy.

Mr. McDonough stated that at the Police Commission meeting he had requested a copy of their check detail. This request was denied. Mr. McDonough would like to make a formal request in writing to the Commission for this information. The secretary was directed to send this request.

### **HISTORICAL COMMISSION**

Stephanie Grunwell reported that several meetings with Jane Davidson and Devereux regarding the adaptive reuse of the Croft House have been canceled. By way of background, Ms. Davidson was appointed to a committee, suggested by Devereux, being established for the reuse of this building. Lori McGlocklin, in-house council for Devereux, stated that Devereux is considering an internal use for the building so the committee would not be needed. Mr. McDonough stated that since the board was approached about the formation of this committee, then any discussions to dissolve this committee should be discussed with the Board. Resident, Skip McGrew asked if Devereux has committed to an internal reuse. Ms. McGlocklin stated that at this time they have not.

Springton Road Bridge update – A letter has been received from PA Historical & Museum Commission regarding the historic significance of the bridge. Since the boundary of the bridge is not located within Springton Manor, PennDOT has stated that they will not work with the

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County regarding this issue, but they will work with the Township. The Historical Commission would request the Board permit them to send a letter to the PA Historical & Museum Commission appealing their decision regarding the bridge. Mr. McDonough stated that the Board has not received any correspondence from anyone regarding the bridge. He requested that the Historical Commission forward any correspondence to them for review. Resident, Bill Moore, suggested that the Board be aware of any weight limits on the bridge as it relates to emergency service vehicles.

### **PARK BOARD**

Greg Newell reported that at the last meeting the Board elected Jim Lauckner as chairman for the 2007 calendar year. Dates for the Easter Egg Hunt, Halloween and Christmas Bonfire have been set. The Board is currently working on getting sponsors for Community Day.

The GGS will be losing their indoor batting facilities shortly when Dennis Shores moves. They are requesting permission to install batting cages at Wagenseller Park. The Board will need to know the style, size and location of the proposed cages and the township will have to look into any insurance issues. Ms. Grashof asked how soon the facilities would be needed. Mr. Newell did not know an exact time frame.

Ray Park update – working on getting topography. Design engineer is still pending.

### **EAC/WOODLANDS TASK FORCE**

Mark Eschbacher reported that the EAC continues to use their meeting time to work on the proposed woodlands ordinance. At their next meeting they will have a presentation by the botanist who completed the survey work in the township.

### **FINANCIAL PLANNING COMMITTEE**

Bill Moore reported that a work session was held on February 1<sup>st</sup> to review the Zoning Officer's proposal and fee scheduled. The Committee recommendations from December remain unchanged and that the issue be placed back with the Supervisors for a decision. The rest of the meeting the Committee worked on their charter. This discussion will continue at their regular meeting on February 15<sup>th</sup>.

### **PLANNING COMMISSION**

Barbara D'Angelo reported that at the last Planning Commission meeting a number of subdivisions were reviewed.

Old Orchard – awaiting revised plan submission.

Popjoy – applicant feels that absent language to the contrary in our zoning ordinance regarding rounding down for density calculations, the MPC allows density to be rounded up. This was discussed with the township solicitor and she is confident that there is no issue with the language as written in our ordinance. It appears to be very specific as to the amount of units. A

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conditional use hearing was held with Upper Uwchlan on January 23<sup>rd</sup>. Have not received any feedback from that hearing.

Camp Indian Run – revised plans have been submitted. Currently under review by the township engineer.

Hankin – a site walk was held for the water and sewer line placement. At the next PC meeting placement of these lines will be discussed. Applicant is expected to submit a revised plan by mid February and a work session will be held at the end of the month to discuss. A meeting was held with PennDOT to discuss the traffic study. PennDOT required some additional information on four intersections and it was determined that four-way stops will be placed at Little Conestoga and Marshall Roads, Little Conestoga and Fairview Roads, Fairview and Creek Roads and Marshall and Creek Roads. Hankin is to pay for all of the stop signs. As development progresses, Little Conestoga and Fairview Roads could get a traffic light and Little Conestoga and Marshall Roads could have round-about. Hankin will be required to complete additional traffic studies at the end of each phase of development. Chief Kocsi stated he is concerned with a roundabout in regards to having a controlled intersection removed as roundabout has no stopping requirements. He is also concerned with a four-way stop at the intersection of Fairview and Creek Roads, due to crest in Creek Road as you approach that intersection. He would urge the township to push for, at a minimum, flashing red lights.

Devereux – revised plans have been submitted. Currently under review by the township engineer.

### **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

### **OLD BUSINESS**

Ms. Grashof moved to approve Resolution #07-6, amending the building permit fees to include an application fee for new residential and commercial projects and to include a section for zoning permits. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

A meeting will be scheduled for next week to meet with the Zoning Officer to discuss his proposal for services.

### **NEW BUSINESS**

Lori McGlocklin and Rob Shane were present to discuss the Devereux tree-cutting plan. Devereux has received an enforcement notice from the zoning officer regarding illegal timbering activity and the need for a submission of a tree-cutting plan and approval from the

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Board before proceeding. The plan has been submitted which does include a letter of adequacy from Chester County Conservation District. Original scope of project was to remove trees from both sides of Devereux Road, but that has since been amended. Will only be working on one side of the road, near the pond area. Approximately 100 trees are to be removed. Jack Stewart from the Fire Company stated that the access road to the pond would need remain open to allow for fire truck access. Mr. Shane stated that the access will not be closed at anytime during the timbering. Resident, Skip McGrew, asked what the purpose of the timbering was. Devereux stated it was for wood management. The tree canopy is taking out the undergrowth. Zoning Officer, Tim Wloczewski has reviewed this plan and recommends the Board allow Devereux to continue. Ms. Grashof moved to accept the tree-cutting plan from Devereux and allow them to proceed with the timbering. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**PUBLIC COMMENT**

Mr. McDonough inquired as to the status of Devereux's payment for fee in lieu of taxes. Township secretary stated that the invoice has been sent out and she will check on the status of payment with the Treasurer.

**ADJOURNMENT**

Meeting adjourned at 9:30 PM. Next meeting is Wednesday, February 21, 2007, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary