

**WALLACE TOWNSHIP BOARD OF SUPERVISORS**  
**MARCH 21, 2007**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, March 21, 2007, at 8:00 AM in the Municipal Building.

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

**PUBLIC COMMENT**

Mr. McDonough inquired as to the status of the zoning officer request regarding waiver of fees for the fire restoration at 51 Howson Lane. Township secretary advised him that the contractor was not ready to move forward and that the zoning officer would readdress the issue once the contractor is ready to proceed.

**CORRESPONDENCE**

1. NLT to BOS and PC, dated 3/15/07, re: suggested approach for the Greenfield project
2. CCCD to Heritage Building Group, dated 3/15/07, re: review of revisions to E&S plan for Brandywine Hill
3. Michael Malloy, Esq. to Kim Venzie, Esq., dated 3/16/07, re: extension to allow for written approval from BOS on the Hamilton subdivision
4. DASD to Twp. Office, dated 3/19/07, re: temporary fire hydrant at Springton Manor Elementary School
5. 90 day extension for review of the Popjoy subdivision

**FIRE COMPANY**

Scott Welker stated that their report had not been completed and that one would be issued by the end of the week.

**ROAD REPORT**

Road report for the month of February: 2728.4 miles driven, 21.8 hours on the equipment meters, and 387 man-hours logged.

Monday morning road inspections. Called out numerous times during the month to salt and/or plow. Installed new weather stripping on the garage doors. Had inspection completed on two of the trucks. Performed routine maintenance on all equipment. Worked with the township engineer at the spray fields for the upgrades to the system. WTMA will be billed for township time.

**PLANNING COMMISSION**

Barbara D'Angelo reported that due to the lateness of the Board's last meeting, a full planning commission report was supplied at that meeting.

Ms. D'Angelo requested that the Planning Commission be able to utilize the township solicitor for their day-to-day business, much in the same way the township engineer is utilized. The

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Planning Commission currently retains John Spangler as their solicitor and would like to keep him on board but only for specific purposes where the same attorney could not represent both the Board and the PC, such in the cases of conditional use hearings. Attorney fees are passed through to the applicant so there would be no additional legal expenses incurred. Mr. Bock stated that it has always been a concern with having to bring an attorney up to speed at the last minute and sees no issue with this request.

Mr. Bock reported that a letter has been sent to Upper Uwchlan regarding the Popjoy project, stating that Wallace Township will not support any sewage treatment facilities that exceeds what is needed for the proposed lots in Wallace Township.

### **WTMA REPORT**

Barbara D'Angelo reported that the WTMA is currently working on the upgrades to the sprayfields. The school district continues to work on tying in to the sewage system. A pre-construction meeting was held yesterday with the builder for Brandywine Hill regarding the proposed pump station. Highspire Estates continues to operate under a pump and haul agreement until the capacity is there for them to start using that treatment plant. The Act 94 report due to DEP is being finalized. Once completed copies will be supplied to the Board and the PC. Similar reports will be issued for Hankin and Highspire once those plants are operational.

Dorothy Kirk representing the Trails Board was present to discuss a proposed trail along the Municipal Authority property. Ms. Kirk stated that this issue had been discussed last year and since that time discussion were also undertaken with the WTMA. Ultimately, the WTMA solicitor has stated that there may be some liability issues associated with a trail in the area of the sprayheads and recommends that the WTMA not allow such a trail unless the township is willing to assume the liability. Ms. Kirk provided photos of other developments in the area that have a similar situation and properties are simply posted with language regarding the treated wastewater. Mr. Bock requested that Ms. Kirk get all the information to the township secretary and it will be forwarded to our solicitor for review and discussion with the WTMA solicitor.

### **SUBDIVISIONS**

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

### **OLD BUSINESS**

Ms. Grashof moved to approve the minutes of the February meetings with the following changes: 2/7/07 – removal of Bob Bock from attendance list; 2/21/07 – minor typos. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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Denise Yarnoff, Esq. and Mark Pellachatta were present representing the Greenfield project and to discuss the proposed overlay district that was presented at the last meeting. Mr. Bock stated that he would like to see a site analysis plan showing what can be done on the property under the current zoning. Ms. Yarnoff stated that they are currently working on this in anticipation of the Planning Commission's work session in April. Mr. Bock further stated that the township needs to have a full impact study done and would like to hire a consultant agreeable to the Greenfield's to complete this study. Study could be done in conjunction with the application. Applicant can proceed with the zoning issues and the Board would recommend that the township engineer be involved. Mr. Bock further stated that once the by-right plan and a proposed plan have been put together, he would like to have a public meeting to allow the residents to view them and discuss. Such a meeting would proceed before any hearing regarding the proposed zoning change. Township and the Greenfield's have agreed to submit consultant names for preparation of a fiscal impact study for each to review. The applicant (Mr. Greenfield) has agreed to reimburse the township for any costs incurred.

Woodlands Ordinance – Mr. Bock stated that the woodlands ordinance has been broken into two portions. One for zoning, which is before the Board and another for incorporation into the Subdivision and Land Development Ordinance. Ms. D'Angelo addressed the proposed changes to the zoning section.

- Additional definitions were added as well as some being deleted;
- Increased protection for buffer areas from 50' to 100';
- 2,000 sq. feet – work within buffer area – being included to comply with state regulations;
- Amending section 1209C (Timbering) – will make more flexible in some areas but some areas will require additional maintenance;
- Currently have prohibition on removal of trees – new language will remove that but must have plans in place.

Mr. McDonough asked if Jay Heim was still on the committee. Ms. D'Angelo stated that he was and that his forester approved the language as presented. Mr. McGrew stated that Mr. Heim did agree with the proposed ordinance language. Ms. D'Angelo further stated that all of the recommendations from the Northern Federation will be incorporated into the SALDO portion and will deal mainly with new construction. Mr. Bock moved to send the zoning portion of the Woodlands Ordinance to the township solicitor and the County for review. Ms. Grashof seconded the motion. Mr. McDonough stated that he was not prepared to send for review since he has not had time for review the document. This matter will be tabled to the next meeting.

### **NEW BUSINESS**

Mr. McDonough stated that he is concerned that the 2006 audit has not even been started and we are almost 4 months into the new year. Township Treasurer stated that the length of time is due to the township going GASB 34. This is a requirement by the state. Mr. Bock stated that if the township does not comply with the state regulations, they will eventually stop accepting our form of audit filing and our documents will no longer be public. Township Treasurer would recommend that the Board continue moving forward with GASB now to account for assets prior to the township's future growth. Mr. McDonough asked when the long-term liability will be adjusted on the balance sheet. Township Treasurer stated that the number will be adjusted during the audit process.

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**PUBLIC COMMENT**

Mr. McGrew asked about the status of a tax anticipation loan. Ms. Grashof stated that the Board decided not to go in that direction, instead they closed the operating reserve and the capital reserve accounts and had the money transferred into the General Fund. Township Treasurer stated that she is still concerned with the anticipated numbers coming in this year. A work session will be scheduled for March 30<sup>th</sup> to discuss this matter further.

Bob Klinger, township EMC was present to discuss the new draft of the Emergency Operations Plan. He will have a copy ready for the Board to review shortly. Another item he will be working on is a Mutual Aid Agreement to help with coverage outside of township.

Jim Lauckner of the Park Board stated that the GGS has approached the Board and asked if they could place banners along the fence around the ball fields. They would sell these banners to companies as advertisements and the money collected would go to the GGS. Board agreed to allow this for one year and see how it works.

DLN reporter, John Rossomando inquired as to the status of the discussions with East Brandywine regarding the police agreement. Mr. Bock stated that no discussions have taken place to date.

**ADJOURNMENT**

Meeting adjourned at 9:50 AM. Next meeting is Wednesday, April 4, 2007 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary