

WALLACE TOWNSHIP BOARD OF SUPERVISORS
APRIL 18, 2007

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, April 18, 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

None.

CORRESPONDENCE

1. DEP to Rotelle Development, dated 4/2/07, re: receipt of stormwater applications for Camp Indian Run
2. Northern Federation to Twp. Office, dated 4/2/07, re: request for additional funds
3. Nave Newell to Twp. Secretary, dated 4/4/07, re: Gulick subdivision waiver requests
4. Rettew Assoc. to Twp. PC, dated 4/5/07, re: submission of revised plan and fiscal impact study for Old Orchard Estates
5. DEP to DASD, dated 4/5/07, re: earth disturbance inspection report for the elementary school
6. Twp. HC to BOS, dated 4/7/07, re: historic resources within the Hamilton subdivision
7. Debbie Shulski, Esq. to Twp. Secretary, dated 4/10/07, re: 90-day extension for land development plan and request for 90-day extension from conditional use
8. Denise Yarnoff, Esq. to BOS, dated 4/11/07, re: acceptance of decision granting preliminary approval of the Hamilton subdivision- central phase
9. WTMA to DEP, dated 4/12/07, re: planning module application for 161 Indiantown Road
10. CVC to Twp. Office, dated 4/16/07, re: E&S report for the new elementary school
11. CVC to Twp. Office, dated 4/17/07, re: E&S report for the Rorke subdivision

Mr. McDonough questioned page 3 of the Fiscal Impact Study provided for Old Orchard. He stated he believed that the assessed value ration is incorrect. Ms. D'Angelo of the Planning Commission stated that she will advise the township engineers to look into this during their review.

FIRE COMPANY

None.

Mr. Bock asked if the Fire Company could be contacted and asked if they are audited. If so he would request a copy be supplied to the Township Office.

ROAD REPORT

Road report for the month of March: 2397.4 miles driven, 19.4 hours on the equipment meters, and 397 man-hours logged.

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Monday morning road inspections. Completed park safety checks. Cleaned drains after rains. Cleaned and stone along Barneston Road where it had been washed out by the heavy rains. Installed more of the new high intensity street signs. Installed new drain markers at Highspire Road. Repaired two areas in the township where the grass had been dug up during the plowing. Took photos of surrounding township park rules and regulation signs for review by the Park Board. Regrading township parking lot, mulched flowerbeds and township building, schoolhouse and Wagenseller. Routine maintenance on all equipment. Backfilled all of the holes dug for the sewer plant for their sprayheads.

PLANNING COMMISSION

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

Old Orchard – Revised plans have been submitted and engineer review letter received. Applicant will be attending the PC meeting May to discuss preliminary plan approval. Buffering along the Hall property was discussed and the applicant will be providing photos of the current buffering for the township to review.

Devereux – New access into site was discussed. Letter for capacity will be forthcoming from the WTMA. Devereux has committed to using the Croft building for in-house operations and the demolition permit has been withdrawn.

Diament – PC moved to recommend denial of this plan if no extension is received.

Continued review of SALDO with inclusion of the woodlands ordinance. Will continue this review at the next work session.

WTMA REPORT

Barbara D'Angelo reported that the reconfiguring of the sprayheads has been put on hold until June. This work will take approximately 2-3 weeks to complete. She thanked the township for all of the work they had done to help with this project. The school district has finished their connection to the treatment plant. Highspire Estates subdivision currently has a Pump & Haul Agreement with the WTMA and the Township. This agreement is set to expire and a new one is currently being worked on. This agreement will have to be signed by the Supervisors.

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

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OLD BUSINESS

Update on zoning issue – Mr. McDonough stated that he has contacted the property owners at 420 Barneston Road. They were collecting the scrap metal for recycling. They are currently in the process of removing the junk from the yard and have provided receipts to the township. The homeowner did ask if junkyards were a permitted and use and Mr. McDonough advised them to call the zoning officer with any questions. The Board agreed that as long as they are proceeding with the cleanup and specifically the wetland areas they will hold off on the next enforcement steps. The zoning officer is to monitor the activity.

Mr. McGrew asked if the township or the zoning officer had been contacted regarding the tree removal at Fairview Church. Mr. Wloczewski stated he was not contacted but is aware the some of the trees were safety hazards. Mr. Bock stated that if a violation occurred, they should be cited. He asked Mr. Wloczewski to contact the church and see who removed the trees and have them provide a report to the township. This report should be able to show us how many, if any, were diseased.

Trail on WTMA property – issue is currently with the township solicitor for review.

Ms. Grashof moved to forward the proposed stormwater management ordinance to the township solicitor and the County for review. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

NEW 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. She stated that Devereux is still working with the Planning Commission regarding the land development plan. They met at the last PC meeting to discuss the proposed access and are currently working on a redesign. Devereux has committed to using the Croft Building for internal purposes and the demolition permit has been withdrawn. Ms. Grashof moved to approve the extension of time from the Conditional Use Order regarding approval of the Land Development Plan for Devereux until August 11, 2007. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

A new subdivision application has been received for the Gulick property located on Fairview Road. The application proposes the creation of 3 residential lots. It will be forwarded to the Planning Commission for review.

Executive sessions were held on April 11 and 16, 2007 and one will be held on April 18, 2007 to discuss the resignation of the Township Treasurer.

PUBLIC COMMENT

Skip McGrew reported that the Financial Planning Committee will begin to focus on the budget for next year. A document request has been sent to the township and a response is pending. Meeting currently scheduled for Thursday, April 19th has been cancelled.

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Skip McGrew asked if the Board had reviewed the study provided by the Brandywine Regional Police Chief. How will they Board proceed? Mr. Bock stated that he is hoping to schedule a meeting with the Wallace and East Brandywine supervisors in the next two weeks to discuss. Resident, Jeff Camp asked if the meeting would be public. Mr. Bock stated most likely not.

Resident, Rob Jones asked about the status of the escrow funds for the Chalfant development. The Zoning Officer stated that the roads have been completed and he is in the process of having contracts provide pricing for the basin work. Street trees are also needed but homeowners will be approached before this is done to see if they want the trees planted since most of them have already done their own plantings. This work is not required to go out for bid since it was escrow funds from the bank transferred to the Township. Mr. Jones asked how the maintenance of the basins would be enforced. Mr. Bock stated that they would be the responsibility of the lot owner however the township has right to inspect and maintain if necessary. If the township has to perform the work, an invoice will be sent to the homeowner for reimbursement.

Resident, Ken Nicely, asked about the status of the cable to the township building. The road master stated that he has looked at but not sure of the cost associated with clearing. Work could not be done with a ditchwitch. Some of the area is too thick and there are some trees that may have to be removed. Mr. Nicely asked if it could be trenched in the area that does not require clearing and the just laid on the ground surface. Mr. McDonough stated that he had discussed this with Comcast and they were reluctant to have wires on the surface.

Mr. McDonough stated that the Park Board is currently working on Community Day as well as replacement of the basketball backboards. They are getting some pricing together to present to the Board.

ADJOURNMENT

Meeting adjourned at 9:00 AM. Next meeting is Wednesday, May 2, 2007 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary