

**WALLACE TOWNSHIP BOARD OF SUPERVISORS**  
**JUNE 20, 2007**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, June 20, 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. Tim Wloczewski to Tom Cooke, dated 5/31/07, re: response to concerns on Lot #18 at Brandywine Hill
2. WDMA to Twp. Office, dated 6/5/07, re: update on deer management program
3. ZHB to BOS, dated 6/6/07, re: recommendation for appointment of new member
4. CCPC to Twp. Secretary, dated 6/6/07, re: review of the Thornton lot line change
5. Conestoga Rovers to BOS, dated 6/6/07, re: stream monitoring data for the Hamilton subdivision
6. Foxcroft to BOS, dated 6/7/07, re: thank you letter
7. Christopher DellaPenna to PC, dated 6/8/07, re: revised GIS map for the Diamant subdivision
8. CVC to PC, dated 6/8/07, re: review of the Thornton lot line change
9. CVC to PC, dated 6/11/07, re: review of the Hamilton final plans
10. CCPC to Twp. Secretary, dated 6/13/07, re: review of proposed stormwater management ordinance
11. CCCD to Rotelle Development, dated 6/15/07, re: review of E&S control plan for Camp Indian Run
12. Downingtown Area Senior Center to BOS, dated 6/15/07, re: thank you for annual donation

**FIRE COMPANY**

None.

**ROAD REPORT**

Road report for the month of May: 1152.1 miles driven, 49.2 hours on the equipment meters, and 328 man-hours logged.

Monday morning road inspections. Replaced stop sign and pole at Lamb Tavern Lane. Replaced bridge sign at Devereux Road. Weeded all intersections for site distance. Cut and removed some trees at Park Road that were dead and ready to fall. Installed new 35mph signs along Creek Road that were taken down by the state during boom mowing. Cut and removed a tree along Mapleflower Road that was leaning on the wires. Installed the new basketball poles and backstops at Wagenseller Park. Removed and replaced a shattered interior window panel at the

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file room door in the township office. Cleaned all gutters at the township building. Installed new spot lights at the sign at the maintenance garage. Performed routine maintenance on all equipment. Cut all fields at sewer plant and helped dig up and repair a broken spray head.

### **PLANNING COMMISSION**

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

Hankin – review letter has been received from the township engineer. No major issue appear to be outstanding. Applicant is working with the County Conservation District on all E&S issues. Mr. Bock stated that the stream monitoring data has been received. Mr. McDonough asked who would be reviewing this information. Ms. D'Angelo stated that it would be the township engineer and Mark Eschbacher from the EAC.

Popjoy – Conditional use decision has been received from Upper Uwchlan. Applicant would like a joint meeting between both townships to discuss any issues, however, it remains unclear as to what the issues are other than sewer. Applicant has been asked to supply the township with a letter outlining any issues they would like the two townships to address.

Woodlands Ordinance – Zoning section: The PC reviewed the letter from the county and recommends that this portion of the woodlands be sent to the attorney for legal review as well as to the County for the 247 review. SALDO section: The PC recommends that this portion of the woodlands be sent to the attorney for review as well as to the County for the VPP review.

Old Orchard – currently working through final plan. A conservation easement has been submitted to the Wallace Trust but it is in the wrong format. Bitten Krentel will be contacting the applicant to discuss.

### **WTMA REPORT**

Barbara D'Angelo reported that the WTMA discussed placing bleachers at the upper fields at Wagenseller. The authority is okay with this as long as they are built to current codes. The issue of liability came up and the WTMA secretary will be asking the GGS for a copy of their liability insurance as well as a sketch of the proposed placement of the bleachers. Two of the authority members will be attending a seminar with DEP to discuss issues that arise between municipalities and DEP.

### **SUBDIVISIONS**

1. #04-1 – Old Orchard Estates – Final Plan
2. #05-5 – Hankin – Final Plan
3. #05-5 - Popjoy
4. #06-4 – Devereux Land Development
5. #06-7 – Diament
6. #07-1 – Gulick
7. #07-2 – Thornton
8. #07-3 - Siebert

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### **OLD BUSINESS**

Mr. Greenfield was present to provide the Board with an update on the proposed Valhalla Brandywine project. Plans have been provided to the fire chief and the police chief and the applicant would like to schedule a meeting with both to discuss safety issues. However, both have advised the applicant that they cannot meet to discuss the plan until the Board says it is okay. Applicant will be attending the PC work session next Wednesday and will be bring a sketch plan and overlay proposal. Have been working with the township consultants on the overlay ordinance language. After the work session, the applicant would like the township consultants to mark up the sketch plan and provide them to the applicant before a formal submission is made to the township. Will also be bring to the work session a preliminary water plan, traffic study, wildlife report, historical report, fiscal impact and overlay plan. Bog turtle study has been completed and no turtles were found on the property. Clearance letter should be received shortly. Contact has been made with DEP and the PA Historical Museum and Commission to begin the review process with those agencies.

Mr. Bock reported that he has spoken with Hughes satellite regarding internet service for the township building. The company offers 3 service plans. Plan 3 being the cheapest at approximately \$100 per month. Although this is the slowest service offered, it is much faster than the current dial up system the township currently uses. If this plan does not work for the township, an upgrade could be made to Plan 2 at no additional cost other than the monthly fee. Mr. Bock asked that the Franchise Agreement with Comcast be reviewed further to make sure there is no language that says that Comcast is obligated to provide the township with internet connection.

### **NEW BUSINESS**

Heritage Building Group submitted a request for an escrow release for the Highspire Estates project. It has been reviewed by the township engineer and no amount has been certified for release.

Appointment of a new member to the Zoning Hearing Board – Mr. McDonough stated that in the past interviews have been conducted with potential volunteers and he would like to conduct the interview prior to appointment. The other Board members are fine with this.

Executive session/interview was held on June 15<sup>th</sup>.

### **PUBLIC COMMENT**

Resident, Skip McGrew inquired as to the status of hiring a new treasurer. Mr. Bock stated that they are currently working on a second round of applicants and that right now with the previous treasurer doing the work, it would be much cheaper than hiring a temp. Mr. McDonough stated he would prefer to hire a temp. Ms. Grashof stated that after this round of applicants is complete and there does not seem to be anyone suitable for the position, she feels it would probably be a good idea to hire a temp.

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**ADJOURNMENT**

Meeting adjourned at 9:15 AM. Next meeting is Thursday, July 5, 2007 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary