

WALLACE TOWNSHIP BOARD OF SUPERVISORS
JULY 5, 2007

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Thursday, July 5, 2007, at 7:30 PM in the Municipal Building.

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

PUBLIC COMMENT

Ron Test, owner of the Blue Heron was present to provide the Board with an update on the progress of the renovations at the Blue Heron as well as what his plans are for the use of the building. Building will contain a small pizza and ice cream parlor; have prepackaged meals, pastries, as well as a hall for rent to hold parties, etc. Has had first inspection from the County Health Department and everything went well. Anticipated opening is mid to late December. Will be called Cornog Corner.

MINUTES

Ms. Grashof moved to approve the minutes from the June meetings, as reviewed and amended. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

TREASURER'S REPORT

None. Payables will be done at the mid-month meeting.

CORRESPONDENCE

1. Joseph Ryan, Esq. to Twp. Secretary, dated 6/19/07, re: pending issues for the Popjoy subdivision
2. Vastardis Engineering to PC, dated 6/20/07, re: submission of revised plans for Thornton
3. Paula Baumgart to BOS, dated 6/25/07, re: thank you to Tim Wloczewski
4. Downingtown Library to BOS, dated 6/26/07, re: request for Wallace representative on the board of directors
5. Heritage Construction to Twp. Secretary, dated 6/27/07, re: request for help in purchasing trail signs for the Highspire Estates subdivision
6. Entech Engineering to WTMA, dated 6/28/07, re: review of fire flow requirements for the Hamilton subdivision
7. CVC to PC, dated 6/29/07, re: review of the Diament subdivision plans
8. NLT to BOS and PC, dated 7/2/07, re: review of Hankin final plans
9. CCCD to Heritage Building Group, dated 6/28/07, re: E&S violation notice for Brandywine Hill
10. Commonwealth Engineers to CCCD, dated 7/2/07, re: response to CCCD E&S violation notice for Brandywine Hill

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ZONING REPORT

Tim Wloczewski reported that six (6) new building permits were approved for the month of June as follows:

- #07-03 – 540 Fairview Road (5kw Fuel Cell)
- #07-22 – 8 Peters Lane (Fence)
- #07-30 – 370 Indian Run Road (Horse Barn)
- #07-46 – 41 Bright Summers Way (Finished Basement)
- #07-49 – 83 Brittany Lane (House)
- #07-50 – 95 Brittany Lane (House)

Several issues arose this month at the Brandywine Hill subdivision to include contamination of the Brandywine Creek, clogging of township storm drains, unloading of cement piping onto Creek Road, grass and weeds in excess of three feet, continued multiple construction entrances, and failure to use BMP and proper construction sequences. CVC and myself spent a considerable amount of time on site to resolve these issues and bring the development into compliance. Land development has ceased, redesign of a storm basin, all disturbed areas have been stabilized, and grass and weeds have been cut. Several meetings were held to discuss resolution for the repair of the township storm drain.

Update on the D'Alessandro property – several months have passed with no receipts being provided to the township for the removal of junk on the property. Property owners have already received a violation and enforcement notice, as well as been provided with additional time to clean up the property but it appears that all activity has ceased. Mr. McDonough stated that another letter should be sent giving them until the end of the month or the township will have to get the property cleaned. Mr. McDonough stated that he would contact the homeowner and advise them that the letter is coming.

POLICE REPORT

Chief Kocsi was absent. Mr. Bock read the report for the month of June. Activity report is as follows: 78 investigations; 73 traffic citations; 10 traffic warnings; 6 traffic accidents; 7 criminal arrests and 0 summary arrests.

The Brandywine Regional Police Commission has appointed Mark Twaddell to the rank of Corporal effective July 1, 2007. Mark placed first out of a field of four candidates and will be filling the patrol supervisor position left vacant by Sgt. Pence.

HISTORICAL COMMISSION

Beverly Bock reported for the Commission.

On June 27, we received a Certificate of Accomplishment from the Chester County Preservation Network at Easttown Township. It is for the completion of the Wallace Township Historic Resource Atlas, along with 9 other townships. All of us are close to completion and will be by the end of the year. Only 2 townships have completed it. We received a framed certificate and will receive a handmade map of some picture of Wallace.

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Since May, I have been in email correspondence with Robin Dee in Connecticut. In the 60's her family lived in the former Olive Cadbury house– one of our historians – on Walnut Bank Rd. When they moved they had an old Bible that was in the house, but nobody in Wallace wanted it. So they took it with them. Robin and her daughter made a “memory lane’ trip in June and brought the Bible with them and presented it to us. It is Burkitt’s Commentary on the New Testament, 1749 Edition. In the 50’s Olive Cadbury attempted to find this Bible. When we received the Bible there were several letters and postcards included in her extensive search. She had found it in a brochure of old books from a bookseller in England, and paid \$3.00 for it plus postage! The Bible is 14 inches high and 3 inches thick.

PARK BOARD

None.

EAC/WOODLANDS TASK FORCE

None.

FINANCIAL PLANNING COMMITTEE

Bill Moore reported that the Committee held their meeting on June 21. Another document request has been made to the township, which includes the state liquid fuels account. The Committee will focus on the budget for 2008 and will prepare a scenario of income v. expenses (i.e. what could happen to taxes, etc.). The July 19th meeting will be canceled due to vacation schedules but a work session will be held on August 2nd. Ms. Grashof stated that she attended the last FPC meeting and would like to know how the Board would like to approach the budget process this year. Mr. Bock stated that he is fine with the FPC putting together a scenario as it may give the Board more insight as to what to expect.

PLANNING COMMISSION

Barbara D’Angelo reported for the Commission. A work session was held on June 27th to discuss the Greenfield project. A brief presentation was given by the consultant on the fiscal impact study. Mr. Greenfield provided a presentation on the site plan, and included in that presentation was the proposed overlay ordinance. Another work session was held today, July 5th, to further discuss the fiscal impact study. Some changes will be made a revised copies will be supplied to the township. Currently the plan proposed violates several major portions of the zoning ordinance, particularly areas within the Flood Hazard and Wet Soils District, steep slopes, stormwater, sewage, open space, etc. The township consultants are going to do an analysis of the plan and the impact study. At the PC regular meeting on August 8th, they will discuss the proposed ordinance and would like to have the Board attend. Mr. McGrew stated that the big question is whether or not under some circumstances would the Board allow encroachment on the wetlands? Mr. Moore stated that when the Board reviews the proposed ordinance, they would have a better understanding of what relief the applicant is seeking. Ms. D’Angelo stated that by not saying anything, the applicant may get the impression that everything is okay. It was suggested that the township ask their attorney for a legal analysis.

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SUBDIVISIONS

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

OLD BUSINESS

Ted Moser and Joe Ryan, Esq. were present to discuss the Popjoy plan. Zoning relief as well as conditional use approval have been received from Upper Uwchlan. Applicant feels that there are some issues that should be discussed between the townships. The applicant would like both Boards to meet and discuss these issues in the beginning, but if the Board does not want a joint meeting then the applicant will design the plans per township ordinance. Upper Uwchlan is okay with holding a joint meeting. The applicant has supplied the Board with a letter outlining some of the issues for discussion, roadway, trails, sidewalks, open space and sewage. The main issue seems to be sewage. A community system is proposed in Upper Uwchlan and Upper Uwchlan has stated that they will treat the sewage the discharge on the Wallace portion back into Wallace with the remaining to be discharged in Upper Uwchlan. Upper Uwchlan does have the capacity for discharge Wallace portion into their township, but they would prefer to keep it open for future use. Upper Uwchlan would own and maintain the treatment facility. Mr. McDonough asked if the system would be designed for the development only. Mr. Moser stated that it would, however, as part of the conditional use, Upper Uwchlan is asking that the system have capacity for an additional 7-8 homes outside of the development. Mr. Bock questioned whether the field in Wallace would be designed just for the 7 lots or would it allow for some overage. Mr. Moser stated that it would be designed with some overage. Mr. McGrew stated that the issue with roads, sidewalks, etc. could be resolved through the Planning Commission the sewer issue is more of a policy issued for the Board. Mr. Moore suggested that the Wallace and Upper Uwchlan ordinances should be compared in regards to roads, etc. Applicant's attorney agreed to prepare a comparison chart of the two ordinances as well as the conditions in the conditional use decision from Upper Uwchlan.

Ms. Grashof moved for forward both portions of the proposed woodlands ordinance for their respective reviews. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was approved by a majority vote with Mr. McDonough voting nay.

NEW BUSINESS

Proposals for roadwork on Marshall Road were reviewed. The Board will table this matter until the next meeting to discuss the project with the Road Master.

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PUBLIC COMMENT

Ms. Grashof acknowledged a letter from Foxcroft commending and thanking the township staff for their courtesies and help during their recent training class held at the township building.

Ms. Grashof thanked the maintenance department for all of their work before, during and after Community Day.

ADJOURNMENT

Meeting adjourned at 9:50 PM. Next meeting is Wednesday, July 18, 2007, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary