

**WALLACE TOWNSHIP BOARD OF SUPERVISORS**  
**JULY 18, 2007**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, July 18, 2007, at 8:05 AM in the Municipal Building.

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

**PUBLIC COMMENT**

Randy Caspersen of WDMA was present to update the Board on the deer management program. This program was formed approximately two years ago. First year approximately 10-12 properties were signed on. The second year there are approximately 25 properties with 8-10 members. This year, they are trying to increase the members to 12 and maybe add a few properties. The group carries their own liability insurance which is provided to the township each year. Mr. Caspersen would like to request the use of Ray Park, Burgess Park and Howson Park to allow for archery hunting. Mr. Bock stated that he would like to speak with Bob Ray before allowing hunting on that property. Burgess Park may not have enough land. There appears to be no issue with Howson Park, but he would like to look into it further. This matter will be placed on the August 1<sup>st</sup> agenda.

**CORRESPONDENCE**

1. Michael Malloy, Esq. to Twp. Secretary, dated 7/3/07, re: resubmission of final plans and legal documents for the Hamilton subdivision
2. EB Walsh & Assoc. to BOS, dated 7/3/07, re: response to CVC review letter for the Hamilton subdivision
3. CVC to PC, dated 7/6/07, re: review of the Seibert subdivision plan
4. CVC to Heritage Construction, dated 7/9/07, re: issues with ongoing construction at Brandywine Hill
5. CVC to PC, dated 7/10/07, re: review of the Old Orchard Estates final plan
6. Commonwealth Engineers to CVC, dated 7/11/07, re: sediment basin redesign at Brandywine Hill
7. 90-day extension for the Gulick/Fairview subdivision
8. Conestoga Rovers to BOS, dated 7/11/07, re: stream monitoring results from June tests at the Hamilton subdivision
9. Entech Engineering to WTMA, dated 7/12/07, re: review of the sanitary sewer collection system at Devereux
10. CVC to Twp. Office, dated 7/12/07, re: inspection of E&S control measures at Lakeview subdivision
11. Tim Wloczewski to Mr. and Mrs. D'Alessandro, dated 7/16/07, re: enforcement notice for violations
12. Debra Shulski, Esq. to Twp. Secretary, dated 7/17/07, re: request for extension for land development and conditional use for Devereux

**TREASURER'S REPORT**

General Fund Receipts deposited during the month of June totaled \$61,720.53.

**JULY 18, 2007**

**PAGE 2**

Mr. Bock moved to approve forty-one (41) bills, payable from the General Fund, for the month totaling \$108,185.28. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Bock moved to approve one (1) bill, payable from the General Fund, for the month totaling \$48.75. This was an invoice payable to the Brandywine Conservancy for the proposed woodlands ordinance. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was approved by a majority vote with Mr. McDonough voting nay.

### **FIRE COMPANY**

None.

### **ROAD REPORT**

Road report for the month of June: 1322.6 miles driven, 45.4 hours on the equipment meters, and 427 man-hours logged.

Monday morning road inspections. Cut tree at Marshall and Highspire that had been hit and was falling. Put some blacktop along the edges of Highspire Road. Completed boom mowing along roads. Completed the mowing at Lamb Tavern Preserve. Installed new safety fence and signs around springhouse. Installed new basketball poles and backstops. Cleaned gutters at pavilion at Wagenseller Park. Had trucks inspected and performed routine maintenance on equipment.

Mr. Smith suggested to the Park Board that they should look into more kid-oriented things to do. Especially for the younger kids. He is currently discussing with the fire company a small slip and slide for next year. Also, he thanked resident, Dave Lewis for hanging the banner across 282 each year for Community Day.

Road proposals for work on Marshall Road were discussed. The three companies supplying proposals all recommend that the road be milled on the down slope of the hill. Of the three only Charlestown Paving has the equipment to do the milling, the other two copies would have to sub this work out. Mr. Bock asked if this additional work would increase the life of the road. Mr. Smith stated that it would not extend the life of the road, it will only keep the road from rippling as it goes down hill. Mr. McDonough moved to accept the two proposals submitted by Charlestown Paving for the roadwork to be completed on Marshall Road. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

### **PLANNING COMMISSION**

Devereux – Planning Commission recommended, that absent an extension, the Board deny this plan based on the last review letter from the Township Engineer.

Thornton - Planning Commission recommended, that absent an extension, the Board deny this plan based on the last review letter from the Township Engineer. Extension pending, Board has one more meeting before time expires.

**JULY 18, 2007**

**PAGE 3**

Hankin - Planning Commission recommended, that absent an extension and failure to meet the conditions of preliminary plan approval, the Board deny the final plan based on the last review letter from the Township Engineer. Extension received.

### **WTMA REPORT**

None.

### **PARK BOARD**

Greg Newell reported for the Park Board. He thanked Mr. Smith for his comments regarding Community Day and will pass them along to the Board. Generally, Community Day went very well.

The first Family Movie Night will be held on Saturday, July 21 at Wagenseller Park. Movie start time is 8:30 PM and moving showing is Shrek. Thanks to Mark Bainbridge for putting this together.

The Park Board will be considering permanent signs to display upcoming community events similar to what West Brandywine uses.

Robb Beebe attended the last meeting and he will be working on scheduling the Bluegrass concert for early fall.

Thanks to Ed Smith and the maintenance department for installing the new basketball poles and backboards.

The additional bleachers at Wagenseller are still pending. Mary Jacobsen is currently looking at some bleachers that Twin Valley School District is getting rid of.

Mr. McDonough thanked Stu Frederick for working out the donation of the tents for Community Day as well as the free music his band provided.

### **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

### **OLD BUSINESS**

None.

**JULY 18, 2007**

**PAGE 4**

**NEW BUSINESS**

Mr. Bock moved to approve escrow release #12 for the Highspire Estates subdivision as reviewed and approved by the township engineer. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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 are currently working on revisions to the plan as well as meeting with Chester County Conservation District regarding the E&S control plans. Ms. Grashof moved to approve the extension of time from the Conditional Use Order regarding approval of the Land Development Plan for Devereux until November 11, 2007. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

An executive session/interview was held on July 13<sup>th</sup>. An additional executive session/interview will be held today after the meeting.

**PUBLIC COMMENT**

Albert Greenfield, III was present to provide the Board with an update on his project. They continue to work with the Planning Commission on the zoning amendment and the project plans. A meeting has been scheduled with the township solicitor to discuss the proposed zoning amendment. Requested to be placed on the Board's agenda for both August meetings as well as the Planning Commission's August meeting. Applicant has currently supplied the township with two fiscal impact studies, a revised one is pending, a preliminary traffic report, a historical impact report, preliminary sketch and site analysis plan. Currently waiting for an environmental impact report to be completed. This study will show comparison between the by-right plan and the proposed plan. Mr. Greenfield requested some financial documents from the township and the Board advised him to please put his request in writing to the township secretary.

Tim Wloczewski, Building/Zoning Inspector, requested release of funds for basin repair within the Chalfant St. Giles development. The township engineer has certified work as being completed per the plans. Ms. Grashof moved to approve the release of funds to E&S Associates for basin repair work within the Chalfant St. Giles development. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**ADJOURNMENT**

Meeting adjourned at 9:05 AM. Next meeting is Wednesday, August 1, 2007 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary