

**WALLACE TOWNSHIP BOARD OF SUPERVISORS**  
**AUGUST 15, 2007**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, August 15, 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**

None.

**CORRESPONDENCE**

1. Neighborhood Health Agencies to Twp. Secretary, dated 7/30/07, re: request for 2008 donation
2. NLT to BOS and PC, dated 8/1/07, re: review of Hamilton Phase I final plan
3. Commonwealth Engineers to CVC, dated 8/1/07, re: resubmission of final plans for Camp Indian Run
4. Commonwealth Engineers to NLT, dated 8/1/07, re: resubmission of final plans for Camp Indian Run
5. Commonwealth Engineers to Twp. Secretary, dated 8/1/07, re: waiver request letter for the Seibert subdivision
6. NLT to Twp. Secretary, dated 8/2/07, re: review of final plans for Camp Indian Run
7. DEP to DRBC, dated 8/2/07, re: water supply permit approval for the Hamilton subdivision
8. CVC to PC, dated 8/3/07, re: review of the Hamilton Phase I final plans
9. CVC to PC, dated 8/3/07, re: review of the Thornton lot line change
10. NLT to BOS and PC, dated 8/3/07, re: review of proposed ordinance for the Greenfield project
11. CCPC to Twp. Secretary, dated 8/3/07, re: review of proposed woodlands ordinance language
12. CCCD to Rotelle Development, dated 8/6/07, re: adequacy letter for Camp Indian Run E&S plan
13. CCCD to Heritage Building Group, dated 8/6/07, re: earth disturbance inspection report for Brandywine Hill
14. Michael Malloy, Esq. to Kim Venzie, Esq., dated 8/6/07, re: follow up to discussion regarding legal documents for the Hamilton subdivision
15. HC to PC, dated 8/7/07, re: recommendation on the Thornton lot line change
16. NLT to Twp. Secretary, dated 8/7/07, re: revised memo for review of final plans for Camp Indian Run
17. Nave Newell to PennDOT, dated 8/7/07, re: submission of HOP application for the Gulick subdivision
18. PC to BOS, dated 8/13/07, re: recommendation for conditional approval on the Thornton lot line change

**FIRE COMPANY**

None.

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## **ROAD REPORT**

None.

## **FINANCIAL PLANNING COMMITTEE**

Bill Moore reported that the Committee held a work session to discuss possible scenarios for the 2008 finances. Income and expenses are pretty close to the budgeted numbers and should leave the township with approximately \$116,000 at the end of the year with restricted funds totaling approximately \$31,000. In order to avoid a tax anticipation loan the township would have to have approximately \$300,000 to start the year. Based on the research performed by the WTFPC, the Committee has three possible alternatives for the Board to consider.

1. To achieve the \$300,000 cash balance by the end of 2008 and avoid a tax anticipation loan in 2009, the Committee calculates that the real estate tax rate would have to be increased by about two mils to a total of 3.2 to 3.3 mils for year 2008.
2. The Board could plan on taking another tax anticipation loan in 2009, which would require a smaller tax increase in 2008.
3. The Board could commit the “restricted funds” to the maximum extent possible to the General Fund bills, delay payment of bills until later in the year when cash flow is positive, and plan on a smaller tax anticipation loan in 2009. This would also require a smaller tax increase in 2008.

Whichever direction the Board proceeds, the Committee recommends that a communication campaign be started so that the residents are advised of what is happening early on. The Committee will be holding their regular meeting tomorrow evening and would like to invite any residents as well as the Supervisors to attend. Meeting begins at 7:30 PM. A full summary of the Committee’s recommendations can be found in the township office.

## **PLANNING COMMISSION**

Bill Moore reported that at the last PC meeting a number of subdivisions were discussed.

Hankin – revised plan was submitted the day of the meeting. Township engineer did not have a chance to review. There was an issue regarding the historic structures on the site. Three of the HC members, the township engineer, Bill Moore and members from Hankin met the following day to resolve any concerns. A letter is forthcoming from the Historical Commission. Hankin is scheduled to attend the PC work session next week.

Old Orchard – a letter has been received from GenTerra to the Halls regarding grading along their bank for PennDOT improvements. The PC is looking for further clarification before a recommendation is made on this issue. There appears to be some understanding that if the Halls simply deny GenTerra’s request then PennDOT will not require the additional land for improvements. Mr. McDonough asked if a condition could be placed on the plan regarding grading of the Hall’s property. Mr. Moore personally feels that some sort of condition should be placed unless an approved HOP application is received from PennDOT without this grading.

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Camp Indian Run – applicant will be attending work session next week to seek approval.

Thornton – the PC recommends conditional approval of this lot line change. The township secretary advised that Board that the three conditions in the PC letter have been met. The township engineer agreed that all of the conditions are now shown on the plan. Ms. Grashof moved to approve the Thornton lot-line change with the waivers recommended by the township engineer in their letter of August 3<sup>rd</sup>. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Greenfield – applicant has suggested complete ordinance revisions. PC feels that it could be very extensive and that that Board should proceed with conditional use hearings. PC feels no incursion on Class “A” lands would create a problem for the applicant. The PC is requesting guidance from the Board on how they should proceed. Again, the PC would lean more towards conditional use hearings as this would create more control for the Board. Denise Yarnoff, Esq., attorney for the applicant stated that a conditional use is only a process and that this particular application would require some combination of both conditional use and ordinance revisions. Mr. Bock stated that personally he feels that the ordinance revisions proposed are very extensive and he is not in favor of proceeding in this direction. Permitted use revisions are fine but not the full revision proposed. Ms. Grashof and Mr. McDonough indicated their agreement with this. Mr. McGrew stated that some of the studies are still pending and depending on the outcome the direction of the PC may change. Mr. Greenfield stated that for clarification purposes, at the PC meeting there was discussion that no ordinance negotiations would take place and this is a concern for him, as the applicant, as he feels some ordinance revisions will be required. Mr. Greenfield stated that some time ago, the PC had recommended that the applicant either considering reducing the size of the project or acquire more land. Mr. Greenfield announced that he has reached an agreement with Jay Heim to purchase his land. The Heim property, approximately 285 acres, will be incorporated into the proposal. This should solve any density and greenway issues. No structures will be placed on the Class “A” lands with the exception of a small sliver that will encroach on a man-made slope. No development is proposed on natural slopes. The applicant is currently working on surveys and by-right plans to present to the PC at their next meeting.

### **WTMA REPORT**

None.

### **HISTORICAL COMMISSION**

Beverly Bock reported for the Commission. At their last meeting they discussed the Seibert subdivision as well as the mill property on Park Lane. They also had a presentation from Wise Preservation on the Greenfield property. A couple of the members met with Hankin after the last PC meeting and a letter regarding the historic resources on their property will be forthcoming. Due to a lack of a quorum, no decisions could be made. Isabelle Blank presented the commission with some documents for their historic files.

**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. #06-6 – Camp Indian Run – Final Plan
6. #07-1 – Gulick
7. #07-2 – Thornton
8. #07-3 - Siebert

Both Camp Indian Run and Hankin will require extensions. Mr. McGrew stated that both are scheduled to attend the next PC meeting but that their plans could be denied based on a lack of a 90-day extension accompanying a revised plan submission as required by our ordinance. Mr. Bock said that he would prefer to wait and see what progress is made at the PC work session before denying the plans.

No additional information has been received regarding Popjoy. The applicant attorney was to provide the township with comparison charts of the ordinances in Wallace and Upper Uwchlan as well as the conditions of the conditional use decision received.

**OLD BUSINESS**

Update on D'Alessandro property – The property owner was not present at the meeting. No receipts for removal of junk have been received. Mr. Wloczewski stated that he did drive by the property last evening as well as this morning and reported that the piles have been shuffled around in the yard but it does not appear that anything has been removed. The pile around the barn area is growing. Mr. McDonough asked if DEP had been out there. Mr. Wloczewski stated that the homeowner stated that someone from the state had been there but they were not sure who. The township would only be notified if there were any violations with state regulations. Mr. Bock and Mrs. Grashof feel that enough time has been given and the homeowner has been provided every opportunity to comply and that we should proceed with further enforcement.

**NEW BUSINESS**

None.

**PUBLIC COMMENT**

Status of ordinance reviews. Woodlands is currently at the county and with the township solicitor for review. Are currently on schedule with grant requirements.

Township engineer is currently working on inputting the county revisions into the stormwater ordinance. Once this is complete, it will have to go back to the county for review.

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**ADJOURNMENT**

Meeting adjourned at 9:00 AM for an executive session with the township solicitor to discuss legal issues associated with the proposed Greenfield project. Next meeting is Wednesday, September 5, 2007 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary