

WALLACE TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 5, 2007

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

None.

MINUTES

Mr. McDonough recommended one change to the August 1st minutes, under the WTMA report, Fairview Road should be changed to Creek Road. Ms. Grashof moved to approve the minutes from the August meetings as amended. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

CORRESPONDENCE

1. Uwchlan Ambulance Corps. to Twp. office, dated 8/6/07, re: notice of a municipal relationship meeting to be held
2. DEP to WTMA, dated 8/10/07, re: review of the Hamilton Wastewater Treatment Plant
3. Jim Gerlach's office to BOS, dated 8/14/07, re: meeting regarding trauma center
4. Twp. HC to Tim Wloczewski, dated 8/14/07, re: school sign for Springton Manor Elementary
5. CVC to Twp. Secretary, dated 8/16/07, re: review of the Seibert planning module
6. Twp. HC to Twp. PC, dated 8/16/07, re: review of the landscaping and buffering for the Hamilton subdivision
7. DEP to Twp. Secretary, dated 8/17/07, re: review of planning module for Old Orchard Estates
8. DelVal Soils to DEP, dated 8/20/07, re: pre-drilling plan for Valhalla Brandywine
9. CVC to PC, dated 8/20/07, re: final plan review for the Hamilton subdivision
10. Columbia Gas to EB Walsh & Assoc. dated 8/3/07, re: review of Hamilton subdivision plans for any potential conflicts with gas lines
11. NLT to BOS and PC, dated 8/21/07, re: memo for environmental issues with Valhalla Brandywine
12. Mr. and Mrs. John Hall to GenTerra Corp., dated 8/21/07, re: response to request for temporary construction easement and/or grading along their property for the Old Orchard Estates subdivision
13. CCPC to Twp. Secretary, dated 8/21/07, re: review of the final plans for Old Orchard Estates
14. NLT to BOS and PC, dated 8/21/07, re: review of final plan for the Hamilton subdivision
15. Nave Newell to Twp. Secretary, dated 8/22/07, re: submission of revised plans for the Devereux Foundation

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16. PA Fish & Boat Commission to Conestoga Rovers, dated 8/6/07, re: review of secondary species impact for the Devereux Foundation (recv'd with plan resubmission)
17. US Fish and Wildlife Service to Denise Yarnoff, Esq., dated 5/18/07, re: review of bog turtles on the Devereux site (recv'd with plan resubmission)
18. Nave Newell to CCCD, dated 8/22/07, re: submission for review of E&S Control Plan for Devereux
19. Nave Newell to BOS, dated 8/22/07, re: waiver requests for the Devereux Foundation
20. DEP to Twp. Secretary, dated 8/22/07, re: review and approval of planning module for Camp Indian Run
21. Twp. HC to Tim Wloczewski, dated 8/28/07, re: review of proposed garage at 71 Park Lane
22. Twp. HC to Tim Wloczewski, dated 8/28/07, re: repairs to Lamb Tavern Springhouse
23. NLT to BOS and PC, dated 8/28/07, re: review of the proposed William Penn Village at Valhalla Brandywine
24. Twp. PC to BOS, dated 9/4/07, re: recommendation for conditional plan approval for Camp Indian Run
25. Twp. PC to BOS, dated 9/4/07, re: recommendation for conditional plan approval for the Central Phase of the Hamilton Subdivision

TREASURER'S REPORT

General Fund Receipts deposited during the month of August totaled \$93,623.43.

Mr. Bock moved to approve thirty-six (36) bills, payable from the General Fund, for the month totaling \$121,570.10. Ms. Grashof 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 \$468.75. 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.

ZONING REPORT

Tim Wloczewski reported that eight (8) new building permits were approved for the month of August as follows:

- #06-48 – 71 Park Lane (New Home - Electrical)
- #07-36 – 71 Park Lane (Garage)
- #07-60 – 1241 N. Manor Road (Sunroom)
- #07-61 – 50 Waterview Drive (Porch Roof)
- #07-62 – 520 Fairview Road (Fence)
- #07-63 – 100 Mapleflower Road (Deck)
- #07-64 – 640 Marshall Road (Pool Deck)
- #07-66 – 65 Brittany Lane (New Home)

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An enforcement notice was sent to the property owner at 1531 Creek Road in regards to disturbance in the FHWSO and the 50-foot buffer of the Brandywine Creek bank to include land clearing of natural wetland vegetation and fill dirt in the flood plain creating an unauthorized flat level lawn area and a stone pathway of said property's rear yard. Property owner has been advised to cease land disturbance and all activity immediately in the FHWSO and submit professional documentation for remediation methods.

An additional letter was sent to the property owner at 10 Elm Lane advising him that Wallace Township will make corrections to the roadside swale along Barneston Road and any costs incurred will be billed to the property owner. An enforcement notice was sent on May 31, 2007 requiring the property owner to remove an unauthorized driveway under construction. To date, said work has not been completed.

Steve Hoffman was present to request permission to timber on the Galuska property located on Marshall Road. Applicant has supplied deeds for neighboring properties indicating that an abandoned road does still exist for the residents along Forrest Hill Lane, however no deed has been supplied for the Galuska property. Mr. Bock moved to approve the timber harvest plans contingent upon receipt and review of the Galuska deed as well as a review of the Marshall View HOA documents by the township zoning officer. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

POLICE REPORT

Chief Kocsi reported that for the month of August the activity report is as follows: 70 investigations; 65 traffic citations; 5 traffic warnings; 3 traffic accidents; 3 criminal arrests and 0 summary arrests.

East Brandywine Township has scheduled an open house on Thursday, September 29th from 4:00-8:00PM. Anyone interested in touring the building can do so at this time.

HISTORICAL COMMISSION

Jen Harkins reported for the commission. The commission has received two additional items for their archive files. They have reviewed and approved a request for the construction of a garage at 71 Park Lane. They have also reviewed and approved a proposal by the township building inspector to cap the top of the Lamb Tavern Springhouse walls. The costs will be taken from the Historical Commission budget.

PARK BOARD

None. The Bluegrass Concert is scheduled for September 15th and the second Movie Night is scheduled for September 22nd.

EAC/WOODLANDS TASK FORCE

Mark Eschbacher reported that the EAC meeting on August 21st was dedicated to a presentation by Albert Greenfield on his proposed project.

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FINANCIAL PLANNING COMMITTEE

None.

PLANNING COMMISSION

Barbara D'Angelo reported for the Commission. A work session was held on August 22nd. Two subdivision plans were scheduled for approval.

Camp Indian Run - The Planning Commission unanimously recommends conditional approval of this final plan. Dave Shafkowitz was present representing the applicant. Mr. Shafkowitz offered a \$500 per lot fee in lieu of a fiscal impact study. The Board agreed to accept this offer. Ms. Grashof moved to approve the final subdivision plan for Camp Indian Run based upon the conditions outlined in the September 4, 2007 letter from the Planning Commission along with the acceptance of the fee in lieu of offer of \$500 per lot. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Hankin - By majority vote, the Planning Commission recommends approval of the central phase of the Hamilton subdivision. Rick Guarini, Denise Yarnoff, Esq., and Mike Malloy, Esq. were present representing the applicant. Mr. McDonough had a question pertaining to the location of the proposed pole building/salt shed. Mr. Guarini stated he does not care where the shed is placed so long as the size is about the same and the township will assume responsibility for any permits that are needed. Mr. Bock moved to approve the central phase of the Hamilton final subdivision based upon the conditions outlined in the September 4, 2007 letter from the Planning Commission with one amendment, that the location of the pole building/salt shed is to be determined. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved. Mr. Guarini thanked everyone involved for their efforts and time with this project.

Mr. Greenfield will be attending our September work session to discuss his project. The PC did walk the quarry site but will schedule another site walk once the leaves have fallen.

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. #06-6 – Camp Indian Run – Final Plan
6. #07-1 – Gulick/Fairview
7. #07-3 - Siebert

OLD BUSINESS

Mr. Greenfield was present to discuss a new version of his plan. The golf course campus has been moved to the "I" district. Golf Clubhouse will go on the newly acquired Heim land which the applicant believes is a permitted use in the "FRR" zoning district. All residential housing has been removed from the "I" district. Residential housing is now proposed at the rear of Lexington

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Manor on the Heim property. Current plan removes no trees. There will be some encroachment of the wetland setbacks for some of the golf homes. All holes have been removed for area near Marsh Creek State Park. Area will remain wood with the exception of the existing trail. Currently working on survey work for the Heim property. The wellness campus may encroach on steep slopes around the quarry edge. Will be some harvesting of trees in the "FRR" district for housing. Majority of these trees will be spruce. Many of them may be relocated to other areas on the site. Almost no tree removal will be required on the Heim property. No new entrances from Marshall Road or Little Conestoga Road will be needed. Will require additional access from Chalfant Road and Fairview Road. Denise Yarnoff, attorney for the applicant was present to discuss required zoning interpretation issues that would be needed for this project. It is possible that the entire Heim tract, as well as the country club use in the "I" district, may not require any variances. Project is proposed to be Tier IV development which is a permitted use. Golf area within the greenway may need a conditional use. May need to apply to the Zoning Hearing Board for the number of parking spaces or could just add into a conditional use. The applicant requested some direction from the Board on how they would like to proceed. The Board agreed that both a conditional use and some zoning amendments may be needed and to proceed in the same manner and continue to work with the Planning Commission.

NEW BUSINESS

Mr. Bock stated that prior to the meeting the Board meet with Mr. Charlie Wellock who has applied to be the alternate member on the Zoning Hearing Board. Ms. Grashof moved to appoint Mr. Wellock to the position as alternate member on the Zoning Hearing Board. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

Mark Eschbacher of the EAC stated that he is concerned with the Board only considering for adoption the zoning portion of woodlands. Why is SALDO not being considered and will this effect the townships grant funding. The Township Secretary advised that due to the review periods for the county, a review of SALDO would not be completed before the September 19th meeting. The township secretary has spoken with the Mark Gallant the project monitor for the grant and he has advised that the township's funding will not be effect should we wait until our October 3rd meeting to consider the SALDO for adoption.

ADJOURNMENT

Meeting adjourned at 9:15 PM. Next meeting is Wednesday, September 19, 2007, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary