

WALLACE TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 19, 2007

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, September 19, 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

Jeff Camp asked each supervisor their intention on police coverage. With the upcoming contract negotiations, residents are concerned with loss of police coverage. It appears from talking with people that most would prefer 24 hour/7days a week coverage with no state police backup. Ms. Grashof stated that she is for police coverage 24hour/7 days a week with no state police backup. Mr. Bock agreed with this. Mr. McDonough stated that he is for local police coverage, not state police coverage.

CORRESPONDENCE

1. DEP to Twp. Secretary, dated 8/31/07, re: Pump and Haul Agreement for Highspire Estates
2. Tim Wloczewski to Scott Owen, dated 8/31/07, re: enforcement notice
3. Tish Malloy and Mark Eschbacher to WTMA, dated 9/4/07, re: complaint about smell from the treatment plant
4. Kim Venzie, Esq. to Twp. Secretary, dated 9/4/07, re: review of the woodlands language for the zoning ordinance
5. CCCD to GenTerra Corp., dated 9/4/07, re: receipt of NPDES permit for Old Orchard Estates
6. CVC to BOS, dated 9/4/07, re: final review of the Diament subdivision
7. 36-day extension for review of the Old Orchard Estates subdivision plans
8. Albert Greenfield to Chief Mark Kocsi, dated 9/7/07, re: Valhalla Brandywine County Club
9. CCCD to Heritage Building Group, dated 9/10/07, re: case referral to DEP for enforcement action
10. Kim Venzie, Esq. to Twp. Secretary, dated 9/10/07, re: review of woodlands language for both zoning and SALDO and full review of SALDO rewrite
11. DEP to DelVal Soils, dated 9/11/07, re: receipt of application for planning modules for Valhalla Brandywine
12. CCPC to Twp. Secretary, dated 9/13/07, re: review of woodlands language for zoning portion
13. CCPC to Twp. Secretary, dated 9/13/07, re: review of full SALDO rewrite and proposed woodlands language
14. Kim Venzie, Esq. to Daily Local News, dated 9/13/07, re: advertisement for public hearing
15. Kim Venzie, Esq. to Chester County Law Library, dated 9/13/07, re: advertisement for public hearing

SEPTEMBER 19, 2007

PAGE 2

16. Tim Wloczewski to Mr. and Mrs. Robert Schieman, dated 9/14/07, re: response to complaints regarding 10 Andrews Lane
17. Kim Venzie, Esq. to Daily Local News, dated 9/17/07, re: advertisement for public hearing

*Docket listing for the DRBC meeting to be held on 9/26/07

FIRE COMPANY

None.

ROAD REPORT

Road report for the month of July: 1438.8 miles driven, 36.3 hours on the equipment meters, and 448 man-hours logged.

Monday morning road inspections and removal of trash from parks. Installed cold patch along the edges of Highspire Road. Replaced a 35mph sign on Creek Road. Cleaned drains and intersections especially Creek and Marshall Roads. Fixed a yield sign at Springton and Highspire. Mowed and weed eaten at all parks. Relocated the picnic table at Burgess Park. Met with Martin Fire Extinguishers and had all of the extinguishers recertified in the buildings and the vehicles. Saw cut a part of Fairview Road for the sewer department so they could repair a broken shut off valve. Routine maintenance on all equipment.

Road report for the month of August: 1341.8 miles driven, 33.7 hours on the equipment meters, and 464 man-hours logged.

Monday morning road inspections and removal of trash from parks. Installed new drain markers along some of the township roads. Installed a new "Entering Wallace Township" sign on Fairview near Bethany Farms. Completed the road project on Marshall Road. Took an extra ½ day of paving because the asphalt plant did not have enough trucks. Trimmed all trees along township roadways. Both maintenance employees were called for routine drug testing and both passed. Routine maintenance on all equipment.

PLANNING COMMISSION

Barbara D'Angelo reported for the Commission.

Old Orchard – continues to work on project. Will be attending next months meeting.

Gulick – continues to work on project. Will be attending next months meeting.

Devereux - continues to work on project. Will be attending next months meeting.

Seibert - continues to work on project. Will be attending next months meeting.

SEPTEMBER 19, 2007

PAGE 3

The PC would like to request permission from the Board to hire John Spangler as their attorney for an anticipated conditional use hearing. They have used Mr. Spangler in the past so there is not conflict with the township solicitor during the proceedings. The Board agreed this was a good idea.

Some of the PC members would like to attend some training classes coming up. Ms. D'Angelo asked if the township covers the costs or does the member get reimbursed. Mr. Bock stated that the township in the past has always covered training costs for its volunteers.

WTMA REPORT

Barbara D'Angelo reported to the Board that the issue with the shut off valves on Fairview Road has been resolved. Valves are exercised once per year and new ones are installed if an issue arises.

A complaint letter was received from a resident regarding odors coming from the spray fields. The operator went out that weekend when the complaints were received and tried to resolve the issue. The issue most likely arose due to the spraying having stopped due to the height of the grass and that the ground need to dry before spraying could begin. Also one of the aerators had broken and ponds were slightly fuller than usual. The issue has been taken care of the WTMA secretary will be sending a response letter to the resident.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates – Final Plan

2. #05-5 – Popjoy

Ms. Grashof moved to deny the Popjoy plan based on the last review letter from the township engineer, absent and extension being received from the applicant. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

3. #06-4 – Devereux Land Development

4. #07-1 – Gulick

5. #07-3 - Siebert

OLD BUSINESS

Mr. Bock moved to approve the payment of 5 items payable from the State Fund for the Marshall Road project. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Greenfield and Denise Yarnoff, Esq. were present to update the board on the Valhalla project. Mr. Greenfield stated that they continue to work with the Planning Commission regarding the zoning interpretation issues. Applicant supplied the Board with a proposed business plan for the project. Mr. Greenfield stated that they should be ready for a formal submission by October 13th.

SEPTEMBER 19, 2007

PAGE 4

NEW BUSINESS

Andy Bellwoar representing the GEYA was present to discuss field usage and Ray Park. The GEYA will be applying to DCNR for a park grant to use towards getting fields installed at Ray Park. GEYA would like to partner with the township in this endeavor. GEYA is willing to supplying any matching funds the grant would require but would most likely need some type of long term lease with the township regarding use of the fields. A meeting with DCNR will be scheduled to discuss what options the GEYA has. Mr. Bock stated that he would be in favor of the meeting going forward to first determine what requirements DCNR would have and he would request that Mr. McDonough be advised of this meeting so he could attend and be point person for this project. Ms. Grashof stated her agreement with this and also reminded Mr. Bellwoar that the GEYA would have to submit a land development plan to the township for review by the Planning Commission.

Rick Guarini, Mike Kimble and Joe Riper, Esq. were present to discuss the proposed water agreement for the Hamilton subdivision. Mr. Guarini stated that they have received an approval recommendation from the WTMA and are seeking the Boards approval. Mr. Bock stated that this agreement was just received by them two days ago and that he would request additional time to review it and reconsider this at their next meeting. He would supply the applicant with any questions he may have before the meeting so they have time to respond. Mr. Bock also requested that the applicant take a look and see if both the water and sewer agreements can be incorporated into one document. Mr. Guarini agreed to take a look at this.

PUBLIC COMMENT

Mr. Greenfield stated that there are two site walks scheduled for his property. One on September 29th at 9AM and one on October 12th at 10AM.

Ms. Grashof stated that the Board had originally intended to consider the adoption of certain zoning ordinance amendments at this meeting but those amendments will be now be considered at our next meeting on October 3rd along with the consideration of our fully revised Subdivision and Land Development Ordinance and Stormwater Management Ordinance.

ADJOURNMENT

Meeting adjourned at 8:45 AM. Next meeting is Wednesday, October 3, 2007 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary