

WALLACE TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 3, 2007

DRAFT

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, October 3, 2007, at 7:40 PM in the Municipal Building.

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

Others Present: Kimberly P. Venzie, Esquire, Township Solicitor

PUBLIC COMMENT

None.

MINUTES

Tabled to the next meeting.

TREASURER'S REPORT

General Fund Receipts deposited during the month of September totaled \$29,279.80.

Mr. Bock moved to approve twenty-nine (29) bills, payable from the General Fund, for the month totaling \$90,443.36. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

CORRESPONDENCE

1. DEP to Rotelle Development, dated 9/11/07, re: approval of NPDES permit for Camp Indian Run
2. DEP to GenTerra Corp., dated 9/17/07, re: receipt of application for Old Orchard Estates NPDES permits
3. 30-day extension for review of plans for Popjoy project
4. Albert Greenfield to Twp. Secretary, dated 9/20/07, re: request for scheduling on BOS and PC agendas and request for copy of plan by NLT
5. Jane Przyuski to BOS, dated 9/20/07, re: concerns regarding the Greenfield project
6. Dept. of Auditor General to Twp. Secretary, dated 9/20/07, re: copy of audit for the Glenmoore Fire Company
7. CCCD to PennDOT, dated 9/21/07, re: approval of E&S plans for Springton Road Bridge, Section 39M
8. Albert Greenfield to Twp. Secretary, dated 9/21/07, re: revoking agreement for payment of consultant fees
9. DARC to DARC Municipalities, dated 9/24/07, re: copy of approved 2008 budget
10. NLT to BOS, dated 9/24/07, re: response to Greenfield letter regarding a missing plan
11. Entech to Heritage Builders, dated 9/24/07, re: punch list items for the treatment plant at Highspire Estates
12. Glenmoore Fire Company to BOS, dated 9/24/07, re: renewal of contract for fire/rescue services
13. Dept. of auditor General to Twp. Office, dated 9/24/07, re: allocation check for Municipal Pension System State Aid

14. Dept. of auditor General to Twp. Office, dated 9/24/07, re: allocation check for Volunteer Fire Relief
15. Dept. of auditor General to Twp. Office, dated 9/24/07, re: allocation check for Regional Police Force
16. WTMA to Mark Eschbacher and Tish Molloy, dated 9/25/07, re: response to complaint letter regarding odors from the Glenmoore Treatment Plant
17. Conestoga Rovers to BOS, dated 9/25/07, re: piezometer monitoring of the Bog Turtle Management Areas on the Hankin property
18. Debra Shulski, Esq. to Tim Wloczewski, dated 9/26/07, re: request for preliminary opinion for the proposed use and development for the Valhalla project
19. Debra Shulski, Esq. to Tim Wloczewski, dated 9/26/07, re: request for preliminary opinion for the proposed use and development for the Valhalla project (hamlet overlay district)
20. Albert Greenfield to Twp. Secretary, dated 9/27/07, re: clarification on reimbursement of consultant fees to township
21. CCCD to Heritage Construction, dated 10/1/07, re: approval of E&S plan revisions for Highspire Estates
22. Cathy Poole to BOS, dated 10/1/07, re: thank you to Janet Grashof for attending a meeting regarding turnpike issues
23. Robert Schieman to BOS, dated 10/2/07, re: response to letter from Zoning Officer regarding complaints on neighboring property
24. Steve Mellas to BOS and PC, dated 10/3/07, re: concerns regarding the Greenfield project
25. Denise Yarnoff, Esq. to BOS, dated 10/3/07, re: Valhalla Brandywine conditional use applications

ZONING REPORT

Tim Wloczewski reported that nine (9) new building permits were approved for the month of September as follows:

- #07-31 – 1770 Creek Road (Control Building)
- #07-65 – 47 Steepleview Drive (Deck)
- #07-67 – 211 Barneston Road (Fence)
- #07-68 – 71 Sean Lane (Renovations)
- #07-69 – 20 Lexington Manor (Deck & Hot Tub)
- #07-70 – 670 Fairview Road (Shed)
- #07-71 – 71 Park Lane (Deck)
- #07-74 – 18 Baldwin Circle (New Home)
- #07-75 – 404 Branch Court (New Home)

A follow up letter was sent to Mr. and Mrs. Robert Schieman regarding a zoning complaint pertaining to missing siding, tall grass, and log and brush piles located on the neighbor's property. Mr. and Mrs. Schieman were advised that the neighboring property owner currently has an active permit to perform renovations to their home. The tall grass, and log and brush piles have been addressed accordingly.

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POLICE REPORT

Chief Kocsi was absent. Mr. Bock read the report for the month of September. Activity report is as follows: 67 investigations; 55 traffic citations; 13 traffic warnings; 2 traffic accidents; 2 criminal arrests and 0 summary arrests.

HISTORICAL COMMISSION

Beverly Bock reported for the commission. At their last meeting, they did not have a quorum but did have a number of guests. No actions were taken. The Commission is very pleased to announce that three of the mills located in the township are currently being restored.

PARK BOARD

None.

EAC/WOODLANDS TASK FORCE

Mark Eschbacher reported that the EAC meeting last month was canceled. They will be meeting on October 16th in the old schoolhouse.

FINANCIAL PLANNING COMMITTEE

Bill Moore reported that the Committee has not met since the Board's last meeting. Next meeting is scheduled for October 18th.

PLANNING COMMISSION

Barbara D'Angelo reported for the Commission. A work session was held to discuss the proposed ordinance revisions for the Greenfield project. Mr. Bock stated that he is concerned with moving forward on ordinance revisions since 3 conditional use applications have been filed.

Old Orchard – still pending. Applicant will be attending the next PC meeting seeking an approval. If no approval is received, the applicant will extend.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates – Final Plan
3. #05-5 – Popjoy
3. #06-4 – Devereux Land Development
4. #07-1 – Gulick/Fairview
5. #07-3 - Siebert

The regular meeting was closed at 7:50 PM. A public hearing was convened at 7:51 PM to discuss the adoption of three ordinances.

PUBLIC HEARING

This portion of the meeting was recorded by a court reporter. However general notes were taken by the secretary.

Kim Venzie, Esq., Township Solicitor, entered for the Board, as Exhibits B1 and B2 respectively, copies of the proof of publications legally advertising for this public hearing. Exhibit B1 being for the full SALDO and woodlands zoning and Exhibit B2 being for the proposed Stormwater Management Ordinance.

Barbara D'Angelo, Chair of the Planning Commission, provided a brief, and very thorough explanation of the three proposed ordinance (i.e. how they were generated and the efforts put forth by the EAC and the PC in crafting these ordinances. Resident questions were received from: Kathy Jarm, Dan Wessels, Jane Davidson, Ellen Youngdahl, John Thomas, George Cavaleri, Jeff Camp, Mark Eschbacher, Pat Sellers, Jay Heim, Albert Greenfield, Joan Tlush, Fern Denney, Steve Green, Suzanne Ensleen, Bitten Krentel and Sandy Moriarty.

The public hearing was closed at 9:00 PM but the record remained open until such time at the Board rendered its decisions and the regular meeting reconvened at 9:01 PM.

OLD BUSINESS

Mr. Bock stated that the ordinances are not perfect nor will they ever be perfect. Feels there is no reason to hold up approvals and would encourage the Planning Commission to start work on amendments.

Mr. Bock moved to approve the amendment to the Zoning Ordinance to include woodlands language. 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.

Mr. Bock moved to approve the full rewrite and amendments to the Subdivision and Land Development Ordinance (SALDO) as well as the Stormwater Management Ordinance which is referenced in the SALDO. Ms. Grashof agrees that the language is not perfect, nor will it ever satisfy everyone, however, if the Planning Commission can immediately proceed to work on amendments, she will second the motion for approval. Mr. McDonough stated that he has problems adopting an ordinance knowing that problems exists. He feels that the township is being held hostage by a grant time line. Ms. Grashof stated that the township is not being held hostage by any timelines, but feels that the effort put forth by the PC and the EAC should not be lost when changes can immediately be undertaken. There being no further discussion or public comment, the motion was approved by a majority vote with Mr. McDonough voting nay.

The regular meeting was closed at 9:05 PM and the public hearing reconvened at 9:06 PM. The court reporter was dismissed and the record officially closed at 9:07 PM.

The regular meeting was reconvened at 9:08 PM.

OLD BUSINESS CONT.

Mr. Bock moved to approve the Hankin Water Agreement for the Hamilton subdivision conditioned upon township solicitor's verification that all of the agreed upon changes have been made. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Greenfield had no issues to discuss this evening regarding his proposed project. He will continue to work with the PC as well as await a hearing date regarding the Conditional Use applications.

NEW BUSINESS

Ms. Grashof moved to approve escrow release #2 and #3, respectively, for the Brandywine Hill subdivision as reviewed and approved by the township engineer. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

Township Secretary read and email from Mary Jacobson to Mr. Greenfield thanking him for his donation to her daughters softball team.

Mr. Bock read an email from Cathy Poole thanking Janet Grashof for attending a meeting with the turnpike commission regarding some safety issues. They have so far succeeding in having the pull-offs removed along the turnpike near the Camiel Service Plaza.

Ken Nicely thanked Kim Milane-Sauro for her many years of service to the township.

ADJOURNMENT

Meeting adjourned at 9:15 PM. Next meeting is Wednesday, October 17, 2007, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary