

**WALLACE TOWNSHIP BOARD OF SUPERVISORS**  
**OCTOBER 17, 2007**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, October 17, 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** – Mr. Bill Zizus, a resident on Fairview Road appeared to complain about the disrespect shown for the road closure signs on Fairview during the construction of the new elementary school entrance. The signs stipulate local traffic only and Mr. Zizus believes this is being ignored. He asked for a police presence during the morning and evening busy times. The Board directed Mr. Glisson (the interim secretary) to contact Chief Kosci about the problem. Mr. Zizus also believed that caution lights for the school should be erected. The Board stated that the road was a PennDOT road and had not been approved for caution lights. Finally, Mr. Zizus complimented the Board and the Park and Recreation Board on the success of the Bluegrass concert event. No other public comment was offered at this time.

**MINUTES** – Minutes for September 5, 2007 and September 19, 2007 were reviewed and unanimously approved (motion Grashof/second McDonough).

**CORRESPONDENCE** – Mr. Bock noted that some 19 items were received as listed and were available for review through the secretary.

1. DEP to Twp. Secretary, dated 10/11/07, re: Planning Module for Land Development Old Orchard Estates Subdivision
2. DEP to Twp. Secretary, dated 10/2/07, re: NPDES Stormwater Construction Permit No. PAI011505014, Alice Park
3. Agenda, Wallace Trails Meeting, dated 10/8/07
4. Township Volunteer form received from Mr. Michael McTamney of 801 Springton Road
5. Chester County Association of Township Officials, Pat Morrison to Twp. Secretaries, dated 10/8/07, re: Business to be considered at the Fall Convention on November 8<sup>th</sup>, 2007
6. Albert M. Greenfield & Co., Inc. ltr. dated 10/9/07, re: Valhalla Brandywine Partnership, L.P. site walk of 10/12/07
7. Commerce Bank, International Dept., dated 10/9/07, re: Heritage-Brandywine Hill, L.P. Irrevocable Letter of Credit No. 180192060161, Amendment No. 2
8. Commonwealth Engineers, Inc. to Board of Supervisors Wallace Twp., dated 10/2/07, re: F. John Seibert & Mary Seibert Individual NPDES Permit for Stormwater Discharges for Indian Run Road, Glenmoore
9. Robert D. Smiley, VP. Gen Terra to Wallace Twp. Board of Supervisors, dated 10/5/07, re. Waiver of the ninety (90) day review period as stated in Section 508.3, PA Act 247, Subdivision Name (Old Orchard Final Plan)
10. Commonwealth of Pennsylvania Dept. of Revenue to All Local Taxing Authorities, dated 10/1/07, re: Public Utility Realty Tax
11. Riley, Riper, Hollin & Colagreco to Wallace Twp. Board of Supervisors, dated 10/5/07, re: Hamilton Subdivision – Central Phase
12. Uwchlan Ambulance Corps report as of 9/30/07, re: September 2007 & 2007 Yr. to date Statistics regarding call volumes in Wallace Twp.

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13. Castle Valley Consultants, Inc., Theodore G. Koven, Jr., P.E. to Wallace Twp. Planning Commission, dated 10/4/07, re: Devereux Beneto Brandywine Campus – Preliminary Plan dated June 30, 2006, revised August 20, 2007
14. DARC Agenda meeting notes dated 10/11/07
15. Riley, Riper, Hollin & Colagreco to Wallace Twp. Board of Supervisors, dated 10/5/07, re: Conditional Use Applications for Valhalla Brandywine Partnership, L.P. requesting acknowledgement that all applications comply with ordinance submissions.
16. Riley, Riper, Hollin & Colagreco to Wallace Twp. Board of Supervisors, dated 10/11/07 re: Conditional Use Application for Planned Country Club Community with Residential Dwellings on Individual Lots, Valhalla Brandywine Partnership, L.P. agrees to grant an indefinite extension of time from which the B.O.S. of Wallace Twp. has to hold a hearing & render a decision.
17. Riley, Riper, Hollin & Colagreco to Wallace Twp. Board of Supervisors, dated 10/11/07, re: Conditional Use Application for Hamlet Overlay District, Valhalla Brandywine Partnership, L.P. agrees to grant an indefinite extension of time from which the B.O.S. of Wallace Twp. has to hold a hearing & render a decision.
18. Riley, Riper, Hollin & Colagreco to Wallace Twp. Board of Supervisors, dated 10/12/07 re: Requesting a copy of the Natural Lands Trust overlay plan for Valhalla Brandywine Partnership, L.P.
19. Riley, Riper, Hollin & Colagreco to Wallace Twp. Board of Supervisors, dated 10/15/07, re: Devereux Foundation grant of time extension for land development plan and Conditional Use approvals until December 31, 2007.

**FIRE COMPANY** – No report. The interim secretary stated that he would contact the Fire Chief. The Board directed that inquiries also be made as to the resolution of a couple of audit discrepancies and for these to be explained to the Board.

**ROAD REPORT** – Mr. Smith, the roadmaster, provided an overview of the past month's activities:

- Report for the month of September: 1655.6 miles driven, 45.1 hours on the equipment meters, and 196.5 man-hours logged.
- Roads; Each Monday morning conducted road inspections and removal of trash from parks. Weeded Park Lane bridge and various other areas. Used crack sealer pot on various roads. Cut down leaning tree on Marshall Rd. Started roadside fall boom mowing.
- Parks; Cut grass and weeded. Placed extra trash cans for Bluegrass Concert. Used bush-hog to cut areas around Lamb Tavern preserve.
- Buildings; Ordered parts for new street sign and disassembled old one. Moved file cabinets from old office upstairs for sewer authority.
- Equipment; Routine maintenance on all equipment. Replaced fuel ump on 1991 F800 dump truck.

**PLANNING COMMISSION** – Ms. D’Angelo, commission chairwoman, discussed current issues before the commission and provided a summary from their meeting on the 10<sup>th</sup> of October. She noted that the Popjoy subdivision required action unless an extension was received. Based on its current status of numerous open engineer issues, the Commission recommended against approval. There was a follow-up on the Devereux plan. They are waiting to see the PennDOT Highway Occupancy Permit (HOP) approval for the Old Orchard subdivision. There will be no work session on the 24<sup>th</sup> of October since all projects were current save for the Greenfield Valhalla/Brandywine sketch plan which is now pending a Conditional Use hearing. One other consideration for the Board was the proposed appointment of Ms. Kim Milane-Sauro to the current vacancy on the Planning Commission. The Board by unanimous motion (motion Grashof/second McDonough) approved Ms. Milane-Sauro to the Planning Commission vacancy.

**WALLACE TOWNSHIP MUNICIPAL AUTHORITY** – Ms. D’Angelo of the authority reported to the Board that they had recently replaced a 20 year old blower with a new one. If the new model works out well, they will order more blowers. New treatment chemicals to curb the green slime build-up are coming on Monday. Mr. Bock had a question regarding the regulations for the use of trails across authority property. This will require consultation with the Township solicitor.

**SUBDIVISIONS** – The Board only had specific comments regarding the Popjoy subdivision.

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 an 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**

- A. Hankin – Water Agreement – This was still awaiting legal changes by the applicant’s attorney and approval by the Township solicitor.
- B. Greenfield/Valhalla Farms – Since this was pending a Conditional Use hearing, Mr. Bock did not believe the Board should be discussing the project. Mr. Greenfield with his legal representatives was present and asked if there was some confusion over the project. Mr. Bock stated that he did not think so. Mr. Greenfield outlined some concerns he had over protecting his development rights. Mr. Bock said that Mr. Greenfield had filed three separate Conditional Use applications and that they were moving ahead with scheduling of them. Pending items would be handled through the Conditional Use process. The other Board members agreed. Mr. Greenfield asked about another issue and that was amending the recently passed ordinances and/or ordinance amendments. He was concerned with some of the language and volunteered to be on a task force to seek corrections to the language.

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**NEW BUSINESS**

- A. Applicants grant of time extension for Old Orchard subdivision until November 21, 2007 – The Board had no objection in accepting the extension.
- B. Applicants grant of time extension for Devereux Foundation land development plan until December 31, 2007 - The Board had no objection in accepting the extension.
- C. 2008 Budget Meetings – Mr. Bock noted that commencing Friday the 26<sup>th</sup> of October at 8:00 am and every Friday thereafter until further notice, the Board would conduct public budget meetings for 2008.

**PUBLIC COMMENT** – No further public comment was received.

**ADJOURNMENT**

Meeting adjourned at 8:40 AM. Next meeting is Wednesday, November 7, 2007 at 7:30 PM.

Respectfully submitted,

Robert H. Glisson  
Interim Secretary