

WALLACE TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 21, 2007

The Vice Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, November 21, 2007, at 8:06 AM in the Municipal Building.

Supervisors present: Janet A. Grashof, Vice Chairman
Bryan M. McDonough, Member
Robert V. Bock, Member

PUBLIC COMMENT

- Mr. Greenfield spoke on the Valhalla/Brandywine project. He first asked permission to continue to store chairs and equipment used for the Conditional Use hearings, which was fine with the Board. He went on to reiterate his desire to meet with the Planning Commission. He said he had met with them on their regular meeting in October, but had not received much comment. He stated he would still like to go over all issues with the Planning Commission.
- Ms. Neufeld, a resident on Chalfant Rd., read and presented a petition to the Board, signed by a number of residents from the Chalfant Rd. area. She asked the Board to discuss it and forward it to PennDOT. The petition asked for a number of road changes. These included lowering the speed limits on Chalfant Rd. and Little Conestoga Rd., making the aforementioned roads intersection with Marshall Rd. a 4-way stop, and placing deer signs along Chalfant Rd. The Board discussed the petition and agreed that the Township would forward it with a letter asking what the status of the state roads were to PennDOT; particularly the 4-way stop. Ms. Grashof also asked Mr. Smith, the roadmaster as to the deer problem on Chalfant Rd. Mr. Smith reported that he could never remember any deer struck on Chalfant Rd. Ms. Neufeld also wished to request a different venue than the Township building for the Valhalla Conditional Use hearings. She stated the parking was poor as was the seating along with difficulty seeing and hearing.

MINUTES – Minutes for October 3, 2007 were reviewed and unanimously approved (motion Bock/second McDonough).

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

1. 11-19-07/Valley Consultants, Inc. – Downingtown Area School District, Release #1
2. 11-19-07/Castle Valley Consultants, Inc. – Highspire Estates Escrow Release #13
3. 11-16-07/Glen Moore Fire Company No. 1 – Impact of Valhalla Brandywine on GMFC
4. 11-15-07/Delaware Valley Planning Commission – Draft Public Participation Plan: A Strategy for Citizen Involvement
5. 11-15-07/DNB First – Tax Anticipation Note
6. 11-14-07/Clough Harbour & Associates LLP – Renovation of Service Building Peter J. Camiel Service Plaza, Pennsylvania Turnpike CHA Project No. 13646.1101
7. 11-14-07/PSATS – 19th Annual President's Leadership Award
8. 11-14-07/Chester County Solid Waste Authority – 2008 Certified Master Composting Classes and Recycling Collection Equipment Information
9. 11-14-07/Assessment Office, Chester County – Statement of Valuations
10. 11-13-07/Comcast – Rate changes effective 1-1-08
11. 11-13-07/Pennsylvania Department of Environmental Protection – Application for Planning Modules Smith/Yost Subdivision DEP Code 1-15957-224-2L

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12. 11-9-07/Chester County Planning Commission – Thornton Subdivision
13. 11-8-07/Robert Gulick – Fairview Subdivision time extension
14. 11-7-07/Delaware Valley Regional Planning Commission – FY 2009 Job Access and Reverse Commute and New Freedoms Initiative Grant Programs
15. 10-31-07/The County of Chester, Dept. of Emerg. Svcs. – Public Safety Training Facility
16. 10-24-07/Chester County Conservation District – Erosion & Sedimentation Control Plan Ensslen Tract Timber Harvest – Review #1
17. 10-23-07/Castle Valley Consultants, Inc. – Brandywine Hill Escrow Release #4
18. 10-17-07/Downingtown Area School District – DASD Enrollment Projections
19. 9-11-07/Pennsylvania Department of Environmental Protection – NPDES Discharge for Stormwater Construction Activities Camp Indian Run Subdivision #PAI011507017
20. 8-8-07/EMC Insurance Companies – Thirty-Day Notice of Estimated Renewal Premium

FIRE COMPANY – No report, however a report was received at the November 7th meeting.

- Glen Moore Fire Company #1 letter of November 16, 2007 – Mr. McDonough wished to have this letter on the agenda due to the nature of the complaints from the Fire Company regarding a lack of information about developments. He read the letter and disagrees with the points stated, as did the rest of the Board. He would like this carried over to when the Fire Company can provide representation to discuss the issue.

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

- Roads; Each Monday morning conducted road inspections and removal of trash from parks. Met with Marsh Creek Park staff in regards to establishing a small turn-around/parking area where Chalfant road ends at the gate. After receiving approval; graded area, emplaced road millings and compacted, and placed nine large boulders around area. Completed roadside fall boom mowing.
- Parks; Cut grass and weeded. Added stone to Burgess Park parking area and graded in preparation of developer paving area. After paving, installed parking bumpers. Installed new plexiglass in sign. Replaced fuses for Wagenseller ballfield lights.
- Buildings; Conducted fall bulk trash. Served residents and cleaned up residue of trash and junk. Winterized snack shop. Cut areas around sewer plant.
- Equipment; Routine maintenance on all equipment. Had 1990 F800 dump truck and 1997 F350 small dump truck inspected. Disassembled arm on boom mower which was cracked due to age/use. Welded arm and reassembled.

PLANNING COMMISSION – Ms. D'Angelo, commission chairwoman, discussed current issues from the November 14th meeting.

- Discussed the new Bryan subdivision sketch plan on Indian Run Rd.
- Examined the Thornton subdivision plan. The official review period clock commenced.
- Reviewed the Smith sketch plan for a minor subdivision of three lots.

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- Noted the receipt of a developer's time extension for the Gulick subdivision. The plan is close to being completed.
- The Glen Moore Fire Company okayed the land development plan for Devereux. Some clean-up of the plans is still required.
- The Planning Commission was represented by counsel (Mr. Estes, Esq.) and by the Natural Lands Trust (Ms. Craig) at the recent Conditional Use hearing for the Valhalla development.

MUNICIPAL AUTHORITY – Ms. D'Angelo of the Authority delivered the report. She said that Mr. Capercin of the Wallace Deer Management Association requested that their group be permitted bow hunting privileges on Authority property. While they have not made a decision, their solicitor and insurer indicate that it is not a good idea. They also have a concern with trespassing on the spray fields.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates – Final Plan; Plan time extension granted by the applicant.
2. #05-5 – Popjoy; Extension of time previously granted by the applicant.
3. #06-4 – Devereux Land Development
4. #07-1 – Gulick; Plan time extension granted by the applicant.
5. #07-3 – Siebert; Plan time extension granted by the applicant.

PARK AND RECREATION BOARD – A report was received from Mr. Newell, the vice-chairman of the Recreation Board. He said the Halloween Parade had good attendance. The party afterwards was a good time to socialize. He thanked Mr. McDonough for donating the pizzas. The Recreation Board also believed staying on the Sunday night preceding Halloween was the best time versus being on Halloween. The start time was before dark due to the change in daylight saving time. Mr. McDonough saw some confusion from residents that still thought something was scheduled for Halloween. A holiday sing-a-long and bonfire is scheduled for December 2nd. Ms. Milane-Sauro will coordinate it with Mr. Smith, the roadmaster. Mr. Newell discussed the donation to the Park and Recreation Board. A question was posed if new bleachers were ordered. Mr. Lauchner, the chairman is supposed to know. Next year the Recreation Board plans an Easter egg hunt, a Community Day in June, movie night(s) again, the Bluegrass Festival, the Halloween Parade and the Christmas Holiday event. The Glen Moore/Eagle Youth Association is supposed to be pursuing a grant, but neither the Recreation Board nor the Township Board have any status on it. Their last meeting of the year is December 17th.

OLD BUSINESS

A. **Greenfield/Valhalla Farms** – The Conditional Use hearing for the project was continued from the 19th of November to the 3rd of December at 7:30 PM at the Township building. Ms. Grashof provided a summary of the first meeting. She said that there may be four more hearings. Mr. Greenfield was recognized and stated that at the next meeting he would present consultants who would discuss the fiscal and historical impacts. He also mentioned the public information he had provided and that he had held an open house on the 15th of November which was attended

by approximately 75 residents. He added that his website contained the presentation information.

NEW BUSINESS

- A. Acceptance of Extension for Fairview (Gulick) Subdivision until February 9, 2008 – The Board accepted the extension by unanimous motion (motion Bock/second McDonough).
- B. Acceptance of Extension for Old Orchard Final Plan until January 16, 2008 – The Board accepted the extension by unanimous motion (motion McDonough /second Grashof).
- C. Acceptance of Extension for Seibert Plan until February 20, 2008 – The Board accepted the extension by unanimous motion (motion Bock/second McDonough).
- D. Authorization for the firm of the Township solicitor (including Anthony Verwey, Esq.) to prepare a defense of the ordinances passed in October and challenged before the Zoning Hearing Board – After some discussion, the Board passed a motion approving the preceding language (motion Bock/second Grashof; McDonough - nay). Mr. McGrew, a resident asked Mr. McDonough about his nay, which he explained. Mr. Bock also stated that the Brandywine Conservancy would assist in defending the ordinances.
- E. Approval of the Proposed 2008 Budget for Advertising – Mr. Glisson, the interim secretary summarized the proposed budget. In particular, he discussed how the general fund budget shifted much more of the road costs to the state highway (Liquid Fuels) fund. This permits the Board to purchase new equipment with trade-ins of old equipment, in particular a new tractor used for boom mowing along the roadway, or to do a lease purchase for the tractor while retaining capital for other equipment purchases. Mr. McDonough expressed some skepticism for the need of a new tractor, but instead contracting for the boom mowing and using the money for another item of equipment. Mr. Glisson did point out that without the boom mowing attachment the tractor would not qualify for the Liquid Fuels fund and it is used for mowing most of the parks and other Township property. It would also serve as a back-up loader for salt/anti-skid during winter operations. Mr. Smith also stated that he was opposed to continuing to plow state roads by contract with PennDOT and that the 2007/2008 winter season was the last year of a five year contract. Mr. Bock expressed concern on the impact this would have on residents. Mr. McDonough added that the residents were accustomed to a high quality of service in clearing the roads by the road crew. Mr. Smith said priority must go to the state roads first and that more Township roads had been added to plow. Ms. Neufeld in the audience expressed a concern over the reliability of PennDOT doing the state roads. The Board thought it might be possible to negotiate a higher level of remuneration from PennDOT. Mr. McGrew asked if the budget advertising would note that there would be a doubling of the property tax millage. The Board saw no problem with including the tax increase in the advertisement. After some further discussion, the Board approved the proposed 2008 Budget for advertising unanimously (motion Grashof/second Bock).
- F. Escrow Release #4 for Brandywine Hill – Upon review of the Township's engineer letter, the Board unanimously approved the release endorsed by the engineer (motion Bock/second McDonough).
- G. Escrow Release #13 for Highspire Estates – Upon review of the Township's engineer letter, the Board unanimously approved the release endorsed by the engineer (motion Bock/second Grashof).

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- H. Escrow Release #1 for Downingtown Area School District – Upon review of the Township’s engineer letter, the Board unanimously approved the release endorsed by the engineer (motion Bock/second McDonough).
- I. Approval of letter to Brandywine Regional Police Commission re: 2008 Budget – Ms. Grashof provided a summary of the letter which stated that the Board would only approve use of the 2007 budgeted amounts since a final budget had not yet been presented to the Board for review. Mr. McGrew asked if the Commission had been notified informally. Mr. Bock replied that he had called the other two members. Ms. Neufeld asked about the allocation of police resources, which was explained by the Board. At this point the Board voted unanimously (motion Grashof/second McDonough) to approve the letter to the Commission.

PUBLIC COMMENT

- The Hankin Group development representative (Mr. Kimball) asked about getting signatures for the water and sewer agreements for their subdivision. Ms. D’Angelo speaking on behalf of the Sewer Authority stated that the authority had given conditional approval. Since the Township solicitor had agreed that all was in order, the Board asked him to drop off the documents for appropriate signatures. The Board made a unanimous motion to accept the agreements as reviewed and approved by the Sewer Authority (motion Grashof/second Bock).
- Ms. Neufeld expressed a concern over runoff to the Brandywine Creek from the go-cart track near the corner of Creek Rd. and Marshall Rd. She wondered about the zoning. She was informed that there had been some past infractions, but that the private club that operates the track had made corrections.

ADJOURNMENT

Meeting adjourned at 10:03 AM. Next meeting is Wednesday, December 5, 2007 at 7:30 PM.

Respectfully submitted,

Robert H. Glisson
Interim Secretary