

WALLACE TOWNSHIP BOARD OF SUPERVISORS
June 13, 2024

The Regular Meeting of the Wallace Township Board of Supervisors commenced at 7:00 PM on Thursday, June 13, 2024.

Supervisors present: Jeff Seese | Robert Jones | Barbara D'Angelo

Engineer/Zoning Officer: Craig Kologie, Castle Valley Consultants

Solicitor: Michael G. Crotty, Esquire

PLEDGE OF ALLEGIANCE

The Supervisors began the regular meeting by reciting the Pledge of Allegiance.

EXECUTIVE SESSIONS

Chairman Jones announced that an executive session was held immediately prior to the meeting to deliberate as to the Lapp matter and discuss other legal matters with the Solicitor.

CORRESPONDENCE

Manager Elizabeth Randzin noted that five (5) items of correspondence were listed on the report.

MINUTES

The minutes of the May 9, 2024, Board meeting were presented for review. After discussion, Supervisor D'Angelo moved that the minutes be approved as presented. Chairman Jones seconded the motion, which carried unanimously.

LAPP CONDITIONAL USE

Chairman Jones noted that the Township has prepared a draft decision on the conditional use application of Jonas and Mary Lapp (260 Indian Run Road). Solicitor Crotty summarized the form of the decision, which would be an approval with conditions. After discussion and a period for public comment, Supervisor D'Angelo moved that the conditional use application be conditionally approved pursuant to the form of written decision presented. Supervisor Seese seconded the motion, which carried unanimously.

TREASURER'S REPORT

The Treasurer's Report was presented for review by Ms. Grashof. After discussion and review, Chairman Jones moved to approve and pay the twenty-eight (28) invoices from the General Fund, in the amount of \$105,081.60. Supervisor D'Angelo seconded the motion, which carried unanimously. Next, Supervisor D'Angelo moved that the Township approve the list of

seventeen (17) invoices to be paid with the PLGIT account, in the amount of \$3,942.62. Chairman Jones seconded the motion, which carried unanimously. Next, Chairman Jones moved that the Township ratify the PLGIT statement of April 27, 2024, in the total amount of \$16,241.90. Supervisor D'Angelo seconded the motion, which carried unanimously. Next, Chairman Jones moved that the Township ratify the PLGIT statement of May 27, 2024, in the total amount of \$20,479.87. Supervisor D'Angelo seconded the motion, which carried unanimously. Lastly, Supervisor Seese moved that the Township approve and ratify check numbers 3349, 3353, 3354, 3355, 3356 and 3358, to Independence Blue Cross, the PA Township Health Insurance Cooperative Trust, and Big Air Cinema, in the total amount of \$7,142.28. Supervisor D'Angelo seconded the motion, which carried unanimously.

POLICE REPORT

Chief Kimes provided the report of the WBTPD. In May, the Department responded to 169 calls for service in the Township. The Pennsylvania State Police submitted a report, noting that it handled 55 incidents in May (related to the portion of the Turnpike that goes through the Township).

GLEN MOORE FIRE COMPANY/ WESTWOOD & ELVERSON AMBULANCE

Chief Paul DeCarlo presented the May GMFC report, noting that it responded to 11 calls, 8 of which were in the Township. Chief DeCarlo noted that the new fire truck is being outfitted and equipped. The GMFC otherwise requested the use of one of the Township vehicles as an equipment vehicle while one of its other vehicles is out of service for 6-8 weeks. The Board noted that it was favorable to doing so, and requested that the Road Foreman provide input as to the ability to do so. Joe Kennedy from Westwood Ambulance provided its report, noting that it responded to 374 calls in May, 11 of which were in the Township. The average response time (on scene) was 14 minutes. He otherwise noted that Westwood received an award from Chester County for its services in 2023. Representatives from Elverson Honey Brook Ambulance and Uwchlan Ambulance were not in attendance, but it was reported that EHB responded to 4 calls in the Township (no response times provided). UAC responded to 4 calls, with an 11.3 minute on scene time.

PARK AND RECREATION BOARD

Given that the night of the meeting is Movie Night, the Park and Rec Board was unable to attend. Manager Elizabeth Randzin noted that the PRB is otherwise planning the upcoming concert in the park.

HISTORICAL COMMISSION/TOWNSHIP ARCHIVIST

No report.

TRAILS

No report.

EAC

Supervisor D'Angelo provided a report and update as to the EAC's activities.

AUTHORITY

No report.

PLANNING COMMISSION

PC Chair Bill Moore noted that the Planning Commission met to discuss the potential for an amendment to the Township's Subdivision and Land Development Ordinance. A draft of the form of it was presented for discussion. It relates to the requirement for developers to physically delineate the division between open space areas and the back yards of residential lots. After discussion, it was noted that Solicitor Crotty would submit the draft to the Chester County Planning Commission for its review.

<u>Township Subdivision No.</u>	<u>Plan Name</u>	<u>Plan Submission Date</u>	<u>MPC Review Periods</u>
19-05	Mila Woods (11 lots)	11/7/19	8/15/24

NEW BUSINESS

- 1) Eagle Scout Project – Luke James Pasley-Smith: Luke was unable to attend and the matter was tabled.
- 2) Zoning Ordinance Amendment – Kennels: The public hearing on the amendment to the Township Zoning Ordinance was opened. Solicitor Crotty gave a summary of the regulations of kennels proposed, which were recommended by the Township's Planning Commission. After discussion, Supervisor Seese moved that Ordinance No. 179-2024 (Zoning Ordinance amendment) be approved as submitted. Chairman Jones seconded the motion, which carried unanimously.
- 3) Rouse Chamberlin – Spring Mill Subdivision Request for Road Dedication: Rouse Chamberlin has completed the improvements within the Development and, other than a variety of small issues identified by the Township Engineer's punch list, dedication is ready to move forward. A proposed form of Resolution was presented. After discussion, Chairman Jones moved to approve Resolution 10 of 2024, accepting dedication of the roads within the Spring Mill subdivision and approving the release of the remaining development financial security, subject to applicant posting financial security for the remaining punch list items and completing them to the satisfaction of the Township Engineer, and subject to payment of any final professional consultant review fees. Supervisor Seese seconded the motion, which carried unanimously.
- 4) Southdown/Lexington Ridge – FoxLane Homes Subdivision: Solicitor Crotty noted that this development previously received conditional final plan approval, subject to a variety

of agreements and conditions. The various agreements have been prepared, signed by the developer and presented for the Township's approval. After discussion, Chairman Jones moved that the Township authorize the signature of the various developer agreements associated with the Southdown project (now Lexington Ridge), the escrow closing instructions letter and the signature of the Plans to be released for recording (subject to the terms and provisions of the documents). Supervisor D'Angelo seconded the motion, which carried unanimously.

- 5) Springton Road and Indiantown Mid-Block Crossings: Township Engineer Craig Kologie and Road Foreman Steve Senn provided an update. LTAP performed the required study for the Indiantown Road crossing. The require Highway Occupancy Permit is otherwise being prepared and will be submitted.

ROAD FOREMAN REPORT

Road Foreman Steve Senn provided his report. The picnic tables were delivered and set up. The Department is otherwise working on the park and the softball dugouts. He will look into pricing for an equipment box for the pickle ball courts. He also provided an update on the snack shack work. With respect to the newly purchased truck, a price was received from Frames for the plow equipment. After discussion, Chairman Jones moved that the Township approve the purchase and installation of the plow equipment for the new truck from Frames, in the amount of \$10,133. Supervisor D'Angelo seconded the motion, which carried unanimously. Lastly, there was a discussion as to whether to apply an undercarriage treatment to the Township vehicles (to prevent against rust and salt damage). After discussion, Chairman Jones moved that the Township authorize doing so through Pro Fleet Care, in an amount not to exceed \$1,000. Supervisor Seese seconded the motion, which carried unanimously.

MANAGER'S REPORT

Manager Elizabeth Randzin requested authorization to attend the PAMA Conference. After discussion, Supervisor D'Angelo moved that the Manager be authorized to attend. Supervisor Seese seconded the motion, which carried unanimously.

PUBLIC COMMENT

- 1) George Ley complained about a group of high schoolers going to the quarry and parking in his parking lot. Chief Kimes will look into the matter.
- 2) Nanette Harvey inquired as to the status of the Sheller/Dalessandro matter, which was provided by the Township Engineer.

ADJOURNMENT

The meeting was adjourned at 8:39 PM.

Respectfully submitted,

Betty Randzin
Township Manager/Secretary

FINAL