

WALLACE TOWNSHIP BOARD OF SUPERVISORS
August 14, 2025

The Meeting of the Wallace Township Board of Supervisors commenced at 7:00 PM on Thursday, August 14, 2025.

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

Engineer: Craig A. Kologie, AICP, 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 before the meeting to discuss personnel and legal matters.

MINUTES

The minutes for the meeting on July 10, 2025, were presented for review. Supervisor Seese moved that they be approved as presented. Chairman Jones seconded the motion, which carried unanimously.

TREASURER'S REPORT

The Treasurer's Report was presented for review. After discussion, Chairman Jones moved that the Board approve the 28 invoices from the general fund account in the amount of \$94,597.98. Supervisor D'Angelo seconded the motion, which carried unanimously. Next, Supervisor D'Angelo moved that the Board approve the 8 invoices on the list to be paid with the PLGIT account in the amount of \$1,327.55. Supervisor Seese seconded the motion, which carried unanimously. Next, Chairman Jones moved that the Board approve and ratify the payment of the PLGIT card statements dated July 2025, totaling \$11,070.11. Supervisor D'Angelo seconded the motion, which carried unanimously. Lastly, Chairman Jones moved that the Township approve and ratify the payments to Primo Brands (\$54.77), WTMA (\$394.00), PAMA (\$410.00) and Bette's Bounces (\$4,614.50). Supervisor D'Angelo seconded the motion, which carried unanimously.

POLICE REPORT

Chief Kimes provided the Department's report. In July, the Department responded to 163 calls for service in the Township. The Department also participated in Coffee with a Cop at Mean Bean, which was a great event.

GLEN MOORE FIRE COMPANY/ WESTWOOD & ELVERSON AMBULANCE

Chief DeCarlo provided the GMFC report. He noted that the GMFC responded to 18 calls in July, 11 of which were in the Township. Joe Kennedy from Westwood Ambulance presented its report, noting that Westwood responded to 14 calls in the Township with an average on-scene time of 13 minutes. A representative from Elverson Honey Brook Ambulance was not present, and a report was not received by the time of the meeting. A representative from Uwchlan Ambulance was not present, but it submitted its written report. In July, it responded to 3 calls in the Township, with an average on scene time of 9 minutes.

PARK AND RECREATION BOARD

Carol Zindel provided the PRB report. Christmas in July was an amazing success. Each of the volunteers and Township staff that made it possible were thanked. Movie Night is coming up later this month.

HISTORICAL COMMISSION/TOWNSHIP ARCHIVIST

Bonnie Radford was present on behalf of the Historical Commission. The Historical Commission recommends for appointment John Parham. After discussion, Chairman Jones moved that the Township appoint John Parham to the Historical Commission to the longest open term (expiring December 31, 2025, subject to reappointment for a 5-year term thereafter). Supervisor D'Angelo seconded the motion, which carried unanimously. Next, Bonnie noted that the Historical Commission is finalizing its thoughts on Article X and is planning its fall events. They include the Legends and Lore of Glenmoore historical talk and an October pumpkin painting with kids.

TRAILS

No report.

EAC

Tish Malloy was not able to attend but submitted a written report. In it, she noted that they held two recent weeding events and are awaiting the tree order.

AUTHORITY

No report.

PLANNING COMMISSION

<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	10/1/25
24-01	Devereux (83 lots)	6/28/24	9/26/25
25-01	174-175 Devereux Road Minor Subdivision (2 lots)	5/8/25	11/13/25
25-02	Treat Subdivision (4 lots)	5/8/25	11/13/25

PC Chair Bill Moore noted that the Planning Commission reviewed and issued a recommendation on the Devereux Minor Subdivision Plan application. The Planning Commission recommended various conditions be imposed. It is expected to be considered by the Board of Supervisors at its September meeting.

BUSINESS

- 1) Fence Encroachment Easement Agreement – Yoegel (704 Waynesburg Lane): The Solicitor prepared the draft form of the Fence Encroachment Agreement based on the discussion from last month's meeting. The Agreement is only being considered because of the unique circumstances of this parcel. After discussion, Chairman Jones moved that the Township approve the signature of the Fence Encroachment Agreement. Supervisor D'Angelo seconded the motion, which carried unanimously.
- 2) Stormwater Management Agreement – 220 Fairview Road: The stormwater management agreement for 220 Fairview Road was presented for consideration. Chairman Jones moved that the agreement be approved and authorize its signature. Supervisor D'Angelo seconded the motion, which carried unanimously.
- 3) Stormwater Management Agreement – 841 Little Conestoga Road: The stormwater management agreement was presented for Board approval for 841 Little Conestoga Road. After discussion, Chairman Jones moved that the Township approve the form of the agreement and authorize its signature. Supervisor D'Angelo seconded the motion, which carried unanimously.
- 4) Devereux Brandywine Residential Subdivision – Open Space Discussion: Greg Newell (Devereux representative/engineer) and Devereux's legal counsel appeared before the Board to discuss the general parameters and anticipated ownership for the open space on the site. The Board provided its feedback, noting its willingness to consider accepting the depicted open space area for dedication, subject to no stormwater facilities being located in the area; the preservation of the boulder field; that any building demolition/grading costs would be on the developer (but noting that no determination has been made as to what, if any buildings would be demolished); and that any sewer disposal area be segregated and separately dedicated to the Authority.

- 5) Highspire Estates Encroachment Survey: The surveys were received by the Township, but they required additional information to be shown. The Township is waiting to receive the updated survey.
- 6) Record Destruction Resolution: The Township staff have prepared a list of old documents that are no longer of any Township value and that exceed the PHMC record retention guidelines. A draft resolution has been prepared to authorize their destruction. The listing was summarized by the Solicitor. After discussion, Chairman Jones moved that the Board approve Resolution 25-10, authorizing the destruction of certain Township records. Supervisor D'Angelo seconded the motion, which carried unanimously.
- 7) SALDO Amendments: Solicitor Crotty noted that the Township has received the recommendation letter back from the County Planning Commission for the several miscellaneous amendments to the Township's Subdivision and Land Development Ordinance. After discussion, Chairman Jones moved that the ordinance amendments be authorized for advertisement. Supervisor D'Angelo seconded the motion, which carried unanimously.
- 8) Indiantown Crossing Engineering Proposal: A proposal from Bowman was received for the pedestrian road crossing on Indiantown Road. Consideration of it was tabled.
- 9) Amended and Restated HOA Declarations – Estates at Stonecliff: Solicitor Crotty noted that Foxlane Homes submitted slight revisions to the HOA Declarations for the Estates at Stonecliff development. After discussion, Supervisor D'Angelo moved that the Board acknowledge and accept the same. Chairman Jones seconded the motion, which carried unanimously.
- 10) 2025-2026 Deer Hunting: The current list of 2025-2026 archery-only deer hunting applications was presented to the Board for its approval. After discussion, Chairman Jones moved to approve the list of three (3) hunters as presented, subject to their compliance with the Township hunting program rules and regulations. Supervisor Seese seconded the motion, which carried unanimously.
- 11) Road Crew Applications: It was noted that several applications have been received for the open road crew position. Top candidates will be interviewed in the near future.

ROAD FOREMAN REPORT

Road Foreman Steve Senn provided the Department's report. The 2025 road projects are completed (subject to inspection by the Township Engineer). The salt bids were also received by the Consortium. After discussion, Chairman Jones moved that the Township approve the award for the Wallace Township of the salt bid in the amount of \$71.17 per ton (up to 400 tons, with additional costs thereafter). Supervisor D'Angelo seconded the motion, which carried unanimously. A discussion was also held as to the estimate for the fence repair/replacement along the open space of Highspire Estates. The Road Foreman will get updated pricing for it after the property encroachment survey is completed. Lastly, the purchase of a post driver was

discussed. Chairman Jones moved that the Township approve the acquisition of the post driver from Miller Municipal Supply, in the amount of \$3,915. Supervisor D'Angelo seconded the motion, which carried unanimously.

MANAGER'S REPORT

Manager Randzin noted that she recently attended the PAMA Conference, which had a lot of great topics and workshop sessions. Several upcoming events were announced, including the movie night in the park, Ralph Hannum Jr. Day (September 27th) and Fall Bulk Trash Days (October 3rd and 4th).

PUBLIC COMMENT

Nanette Harvey noted that she is moving out of the Township. Solicitor Crotty gave an update as to the Sheller/Dalessandro enforcement matter. Carol Zindel noted her appreciation for the volunteer work done by the Glenmoore Girls Softball league over the past several Township events.

ADJOURNMENT

The meeting was adjourned at 8:48 PM.

Respectfully submitted,

Betty Randzin
Township Manager/Secretary