



CHADDS FORD TODAY

Volume 1, Issue 1

Brought to you by the Supervisors of Chadds Ford Township:



FRANK G. MURPHY,
Chairman (center)

SAMANTHA REINER,
Vice Chair (left)

NOELLE M. BARBONE,
Supervisor (right)



Public Office Hours:
Monday thru Thursday
8 AM—4 PM
Friday 8 AM until Noon
10 Ring Road
Chadds Ford, PA 19317
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FOR MEETING DATES & UPDATED NEWS VISIT:

www.chaddsfordpa.gov

Find us on Facebook and Twitter



The Chairman's Corner by Frank Murphy

WELCOME TO "CHADDS FORD TODAY"

Welcome to the first edition of "Chadds Ford Today," the Township's official newsletter! We intend to publish about 4 times a year or so and to bring you useful information about events, official actions taken by the Board of Supervisors, and other items for the good of all residents.

We recognize that our residents are very busy and don't have time to attend every Township meeting, so in addition to the Township's website:

www.chaddsfordpa.gov

we've initiated Twitter and Facebook accounts. Please join these sites to receive up to the minute information on events and projects such as road closures, Township meetings and other items of interest. Additionally, in order to personally meet and speak with you, Supervisors have instituted a policy of attending Homeowner's Association meetings. Please contact the Township office to make sure we're aware of your HOA's meeting dates.

While your Board of Supervisors (Samantha Reiner, Noelle Barbone, and myself) serve as the "Board of Directors," a dedicated Township staff makes daily operations run smoothly. We are frequently told that Chadds Ford is one of the busiest townships in the County, but still manage to get all the work done with only four full time employees, who deserve a lot of credit. The annual budget is just about \$1.1 million and we're proud that no Township tax increases are planned for the 2019 budget year - another year of no tax increases!

Our efforts also include building strong relationships with the many cultural and civic groups in our Township. Chadds Ford is an historic town with many cultural landmarks. For instance, as we zip down Route 1, it's easy to overlook the Brandywine Battlefield State Park, site of

the largest land battle of the Revolutionary War. But it was on this ground that General Washington and his band of volunteers faced off against the greatest military power of the day. Historians agree that but for General Washington's successful withdrawal from the Brandywine, the United States would likely never have been formed. All that, right in our backyard! The museums, landmarks, civic and historic groups - often run by dedicated volunteers - preserve our shared history for generations to come. The Board of Supervisors is dedicated to working with all of these groups to keep Chadds Ford's history alive and to preserve its legacy for future generations.

In this edition of Chadds Ford Today, we include the articles, "DIY Projects—Do They Add Value to Your Home?" and "Clean Water Starts in Our Backyard," that we believe are interesting topics for all residents. Any thoughts you have for an article or item of interest would be appreciated. In future editions, we will focus on individual groups and events and will explore proposed ordinances and issues. The Township staff will be featured and we'll explain how the Township operates.

Samantha Reiner, Noelle Barbone and I are very proud of what we're accomplishing and this newsletter is another effort to spread the word. We hope you will find it useful and look forward to your feedback. Let us know if you have any questions or comments, pro or con, so we can continue to serve our residents better in the future.

Enjoy this edition of Chadds Ford Today!

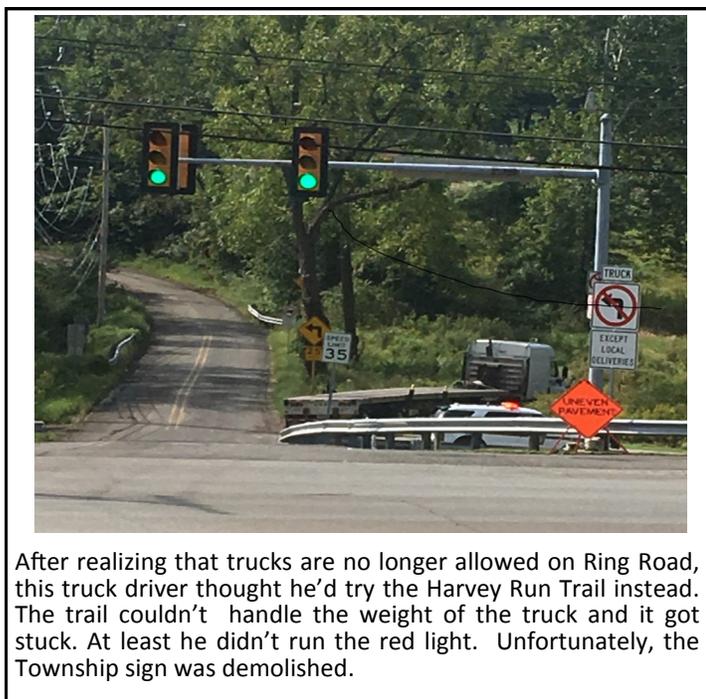
Frank Murphy, Chairman
Chadds Ford Township
Board of Supervisors



SIGNS, SIGNS, EVERYWHERE THERE'S SIGNS

If you're wondering why there isn't a sign installed where you think one should be to warn drivers of school children, dangerous curves or speed limits, please take into consideration the following three points:

1. The sign was actually there at one point, but it came to an untimely demise after someone crashed into it (as in the picture below);
2. The proposed signage does not meet the necessary PennDOT requirements to be "warranted," and
3. Excessive, unnecessary signage can detract from the natural beauty of the surrounding area.



Installing a traffic sign is a group effort, taking time and effort on many fronts. The Township staff works diligently with our engineer and limited road crew to address signage concerns on Township maintained roads. Signage requests, whether made by a resident or business, are discussed at length to determine if the sign is warranted; will meet PennDOT requirements; will not create a liability issue and will not have any adverse effects. Although street signs are meant to improve navigation along the roadway and alert drivers to oncoming hazards, they sometimes can actually distract drivers and inadvertently create a dangerous situation.

When it comes to signage concerns on State roads, PennDOT and Delaware County need to be petitioned in writing by the Township. It took six months from the date of the request letter until the installation of truck restriction signs on Ring Road. Although the truck in this picture didn't damage the truck restriction sign, it did take out the Township's municipal sign. Hopefully, it will be replaced by the time you read this.

On the other hand, when PennDOT wants to install signage on State maintained roads, Township permission is not required. This happened on Ridge Road in 2017. Chevron signs (yellow curve warning signs with

black arrows) were installed up and down Ridge Road without notification to or approval by the Township.

The Township also has its own requirements regulating signs, as are set forth in the Township Zoning Code, Section 135, Article 18, "Signs." Those regulations are being reviewed by the Planning Commission as this newsletter goes to print. A final work product should be forthcoming within the next several months and will be presented to the Board of Supervisors for final review and approval. The current requirements may be found on the Township's website at www.ChaddsFordPA.gov under the heading, "Township Code."

Fran McArdle, the Township's Building Inspector/Zoning Officer, is constantly on the lookout for illegally posted signs. I take notice too, so watch out for my car stopped by the roadside as I jump out to remove them. Some of these signs are in the Township building, so feel free to stop in and retrieve what is yours—just don't post it illegally again. I've also been known to pull off stickers and am quite an expert at graffiti remediation.

We do try to use good judgment when it comes to "Happy Birthday/Graduation, etc." signs, however, temporary signs are normally not permitted. Please call the office to check. It's not that we want to take away your First Amendment rights, but we do enforce the controls set forth in the Township's Sign Ordinance.

And who knows? With cell phone apps such as Google Maps and Waze, directional signage may be on the decrease. Feel free to point me in the right direction if you think I'm wrong!

Signing off for now, until I sign in next time....

DISTINGUISHED GENTLEMEN MAKE APPEARANCE AT BRANDYWINE BATTLEFIELD



Pictured from left: George Thorpe, former CFT Supervisor & Brandywine Battlefield Board Member; State Representative Steve Barrar; George Washington; Frank Murphy, Chairman, CFT Board of Supervisors

These dignitaries all made time in their busy schedules to take part in the Brandywine Battlefield's annual joint commemoration of the Battle of the Brandywine and 911 this past September 11th.

State Representative Steve Barrar offered comments on both events saying, "There is no other country on Earth where people come from all different ethnicities, religions, races, statuses, and creeds, yet all declare themselves unified as one, willing to lay down their lives to defend each other. The American spirit and its pride — a belief that just being able to live in this country gives you the ability to live out your own American Dream and achieve greatness — is unable to be found anywhere else."



CHADDS FORD TOWNSHIP OPEN SPACE UPDATE 2019



Over the past year, a team of Township volunteers, in conjunction with the Brandywine Conservancy and Tom Comitta Associates, has been preparing a Report to submit to the Board of Supervisors outlining possibilities for more connected use and preservation of Open Space. The Task Force is not preparing a “plan” to be implemented, but rather inventorying possibilities and presenting them to the Township for consideration. No action can be taken on the report as it is a study and not a “proposal” or “action plan” to be implemented. After the Report is issued, the Supervisors have indicated they will hold public hearings to obtain comments from residents about the potential options. The Supervisors may then adopt all, some, or none of the Report as an update to the Township’s Open Space Plan. That is the path forward over the coming months, but it is important to review how we got to this stage.

The Open Space Plan of 2007

The Open Space Plan of 2007 focused on a natural resources inventory, an identification of priorities for conserved landscapes, and an explanation of tools and techniques for open space protection. Over the past 11 years, conservation easements have been the most successful technique for protecting Chadds Ford landscapes, especially in the western portion of the Township along the Brandywine Creek. The Board of Supervisors has been diligent in negotiating with developers to obtain open space to add to the Township.

The Focus of the 2019 Update

The focus of the Open Space Plan Update has been on Trails, linking Open Spaces, Passive Recreation, and the design of enhancements for Township owned land. The 2019 Update will also set the stage for updating or amending Township Ordinances, especially the Recreation Fee-in-Lieu provisions of our Land Development Ordinance. To determine a scope for the Report, the Task Force repeatedly solicited public input by hosting an on-line survey, holding several public meetings, sending post-cards to all residents, and having open working meetings. As a result of those efforts, a list of priorities was developed and the Report focused on those items: open space, passive recreation (trails), and active recreation (parks and bike trails). While the Report attempted to include possibilities for all of those priorities, it is difficult to translate some of the priorities of Township residents to practical reality on the ground. The Report will, however, cast a broad net and it is up to the Board of Supervisors to consider the possibilities the Report presents and then determine the scope of the Plan to implement.

Why is this work important?

In the Beginning

Three hundred years ago, Chadds Ford Township had 100% Open Space. Most of that Open Space was woodlands, streams, and meadows in low lying areas. Large tracts remained unowned and undivided.

In the Future

One hundred years from now, Chadds Ford Township might have between 25% and 30% of the land area protected as Open Space. Perhaps William Penn was prophetic in the 1680’s when he proclaimed that his “Green Country Town” should have one (1) acre open for every four (4) that is developed (especially considering that we have approximately 22% protected Open Space in 2018, represented by Conservation Easements and Existing Public Parkland and Open Space).

The Benefits of Open Space & Recreation

We believe that Open Space & Recreation (primarily passive) add considerably to the quality of life in Chadds Ford Township. Open Space also helps to promote a balanced pattern of land use, versus “wall to wall” development. Recreation also helps to promote opportunities for enhanced health through various forms of exercise and nature study, all of which contribute to our physical and mental health. While these are positives, the Task Force certainly recognizes the importance of private property rights and knows that some of the possibilities the Report contains may impact private property. To repeat, the Report is a list of possibilities, it will be up to the Supervisors to balance the pros and cons and decide on a “plan” to implement. By conducting the survey and public meetings the Task Force learned that there is little interest in active recreation such as sports fields or an enclosed field house. Knowing what residents want - as well as what they do not want - will guide the Supervisors going forward.

The Benefits of Open Space Plans

We believe that the Open Space Report is important because it addresses community needs and sets forth ideas - both currently practical and those which may never come to pass - for conserving Chadds Ford’s character. During the preparation of the 2019 Update, we have had several public involvement sessions. We are grateful for the support expressed to date for conserving our diversified open spaces. Hopefully, the ambiance that has attracted us to live, work, and play here will continue in the future, with guidance from the Open Space Plan of 2007 and as potentially revised in 2019.

Your Thoughts?

What are your thoughts regarding Open Space and Recreation in Chadds Ford Township? Please let us know as public input is vital on this issue!

For More Information

For more information, or to express your ideas, please contact Matt DiFilippo, Township Manager, at: MGR@chaddsfordpa.gov. To review the current draft Report, go to www.chaddsfordpa.gov then “2018 Open Space Task Force Report.”

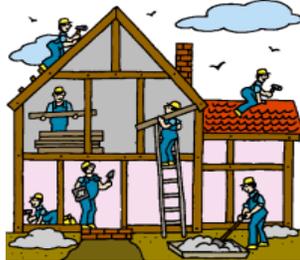


DO DIY PROJECTS - DO THEY ADD VALUE TO YOUR HOME?

Whether you're an empty nester or a first time buyer, interior color and light are a major aspect of the "vibe" and comfort level of your home. And between HGTV and the DIY (Do-It-Yourself) Network, how do you know what's right for your family? As a Real Estate Professional with almost 50 years of experience, I see the results of the handiwork done by some DIY sellers and I am fascinated by what I have witnessed. Very few DIY projects have weathered the test time, many more have not.

So proceed with care and note my words of caution below to the "Weekend Warriors" who are about to begin that DIY home improvement project:

1. Before beginning your project, think about how your house would look empty, only leaving the walls and flooring. Be forward thinking and look at your entire home as one project instead of just one room. How each room plays off the others is what many DIY projects overlook.



2. A bold color on 4 walls from floor to ceiling can make a room feel small. If you cannot control your love of tomato red or navy blue... choose one accent wall, or create a chair rail and paint the top half your bold color and use a neutral color for the bottom half.

3. Avoid making each room opposing bold colors... it will make your home seem chopped up and smaller. Select colors that complement each other as one travels from one room to another.

4. Before you remove any walls to create an *open concept*, check with an expert. Not all walls can be removed without compromising the structural integrity of your home. Remember that sometimes these renovations require a permit, so please check with the Township office first.

5. Let the light in! Be it natural light through windows, whole room or accent lighting, a bright looking space is a happy space. It can be darkened to create a mood for a party or event if you need to, however if your home shows dark on a sunny day, it will give off a negative vibe.

If all else fails, consult a professional. We're fortunate to live in an area full of them!

CHADDS FORD TOWNSHIP ORGANIZES FIRST MEETING OF LOCAL MUNICIPAL CHAIRS



Pictured above from left to right: (standing): Ms. Carol DeWolf, Chair, Westtown Township (CHESCO); Mr. Wendell Fenton, Chairman, Pennsbury Township (CHESCO); Mr. Scott C. Boorse, Chairman, Birmingham Township (CHESCO); Mr. Scudder G. Stevens, Chairman, Kennett Township (CHESCO); Mr. Mark Koehler, Chairman, Bethel Township (DELCO); Mr. Frank G. Murphy, Chairman, Chadds Ford Township (DELCO); Mr. Matthew B. DiFilippo, Manager, Chadds Ford Township. L-R (sitting): Mr. John Gillespie, Councilman, Concord Township (DELCO); Mr. James H. Raith, Chairman, Thornbury Township (DELCO)

Last summer, Frank Murphy organized the first meeting of local, elected officials with the intent of improving communication among neighboring municipalities, including New Castle County, Delaware. The Chadds Ford Chairman suggested such meetings are very timely to discuss local commercial and residential developments, proposed trails and emergency management.

Nine (9) local municipalities were invited to an informal luncheon at the Chadds Ford Township municipal building to start the discussion. Representatives from Concord; Thornbury, Delaware County; Westtown; Birmingham; Pennsbury; Kennett and Bethel Townships attended.

Chairman Murphy greeted the officials stating, "The goal is to make

sure local leaders in the Routes 202 and 1 corridor between the Delaware state line and Route 926, roughly a six (6) mile stretch, are communicating."

The next meeting is scheduled for Friday, November 2nd and will be held at Painter's Folly, the Township's historic open space property on Baltimore Pike.



STORMWATER MANAGEMENT PERMITS and WHY YOU MAY NEED ONE



Stormwater runoff is not something we normally think about, unless it ends up in our basement! However, over the past twenty years, the Pennsylvania Department of Environmental Protection (DEP) has established stringent standards regulating impervious surfaces and managing stormwater.

Chadds Ford Township Code, Chapter 105, "Stormwater Management, Grading, Soil Erosion and Sediment Control" was adopted in May, 2015 and revised in April, 2018. The intent is to "sustain high water quality" by "minimizing impacts of development, redevelopment, and activities causing accelerated erosion and loss of natural infil-

tration." In other words, increased impervious surfaces, which are defined as surfaces that water cannot penetrate, such as asphalt and concrete, or areas covered by a building, garage, shed, deck or swimming pool, are regulated.

You may be thinking, so now I'm not going to be able to put a pool in the backyard. That's not the case! However, it will require your design team to provide plans for the management of the new stormwater runoff being created. If the proposed impervious surface is greater than five hundred (500) square feet, the property owner will be required to execute and record an Operations and Maintenance (O&M) Agree-

ment; if over one thousand (1,000) square feet, an Agreement plus engineered plans for the project are required. Payments for fees and escrows are also necessary. The O&M Agreement sets forth the responsibility of the property owner for the upkeep of the stormwater management facility, which can be a seepage bed, infiltration trench or rain garden. Each type of facility has its own advantages, depending on the specific project.

Feel free to contact the Township staff at 610-388-8800 or sec@chaddsfordpa.gov for further information.

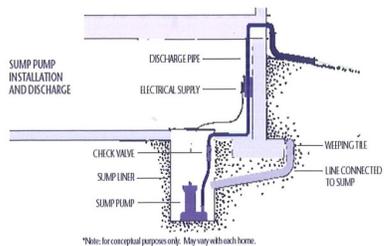
from Valerie Hoxter, Sewer Authority Manager

DISCONNECTING & REDIRECTING YOUR SUMP PUMP & DOWNSPOUTS

In wet weather, it only takes a few improperly connected sump pumps to cause a sanitary sewer backup into basements, streets and waterways. Check these diagrams to determine if you are properly connected:

How Do I Know If My Sump Pump Is Improperly Connected?

Your sump pump is improperly connected to the sanitary sewer if it is connected to the drain or sink in your basement. Unless you are sure your basement drain is not connected to the sanitary sewer, your sump pump is probably improperly connected.



*Note: for conceptual purposes only. May vary with each home.

Proper sump pump discharge connections are to the outside of the house only!

Each household or business that redirects their stormwater out of the sanitary sewer helps solve the potential problem of sewage backing up into basements, streets, and waterways. If your sump pump discharges to the sanitary system in any way, the discharge must be redirected out of the sanitary sewer system. The change could be as simple as directing the discharge outside the house through a hose. If you aren't familiar with the work, contact a plumbing professional or the Sewer Authority for information.

Disconnecting your downspout from the sanitary sewer is easy to do yourself:

1. Cut the downspout, leaving enough space to insert the elbow;
2. Tightly cap the end of the pipe sticking out of the ground that leads to the sanitary sewer, and
3. Attach an elbow to the end of the downspout and use an appropriate extension to direct the water away from your home.

FOR A COPY OF THE FULL BROCHURE, PLEASE CONTACT THE TOWNSHIP OFFICE AT 610-388-8800

How Do I Know If My Downspout Is Improperly Connected?

If your downspouts disappear into the ground rather than discharging into your yard, they may be connected to the sanitary sewer. While connections to the storm sewer are permitted, connections to the sanitary sewer must be disconnected and redirected.



Downspouts that look like this could be connected to the sanitary sewer.

Where Should I Direct the Flow of My Disconnected Sump Pump and Downspout?

Water should be discharged away from your house or it may seep back into your basement. It should flow to an area where it can seep into the ground or be stored for later use. Direct flow to:



Raingarden



Lawn



Trees



Rain Barrel

Never direct stormwater into a sanitary sewer or onto a neighboring property!



CHADDS FORD TOWNSHIP STAFF

TOWNSHIP MANAGER:

Matthew DiFilippo

ASSISTANT TO THE MANAGER:

Maryann Furlong

TREASURER:

Barb Biedekapp

ADMINISTRATIVE ASSISTANT:

Colleen Ranieri

BUILDING INSPECTOR/ZONING OFFICER:

Fran McArdle

SEWER AUTHORITY MANAGER:

Valerie Hoxter

FIRE MARSHAL:

Tom Nelling

TAX COLLECTOR:

Valerie Hoxter

Chadds Ford TODAY
10 Ring Road
Chadds Ford, PA 19317

“DEER” DRIVERS BEWARE!!!

Please remember that fall is an extremely active time for the deer population. Be extra cautious while driving during at dusk and during nighttime hours.

**SAVE THE DATE of Friday, February 22, 2019 from 6:00 - 8:00 PM
for the VOLUNTEER APPRECIATION and OPEN HOUSE!
and
BEST WISHES for a WONDERFUL THANKSGIVING!**

UPCOMING 2018 MEETING DATES

Board of Supervisors:

Regular Meeting: 11/7/2018 at 7PM

Regular Meeting: 12/5/2018 at 7PM

Workshop: 11/28/2018 CANCELLED

Workshop: 12/26/2018 CANCELLED

Workshop: 12/28/2018 at 4PM

JOINT BOS-PC Workshop: 11/14/2018
at 6PM

Planning Commission:

Regular Meeting: 11/14/2018 at 7PM

Regular Meeting: 12/12/2018 at 7PM

Open Space:

Open Space Task Force: 11/8/2018 at 7PM

Open Space Task Force: 12/5/218 at 6PM

PRELIMINARY 2019 MEETING DATES

Board of Supervisors:

Reorganization Meeting: 1/7/2019 at 7PM

Regular Meeting: 1/9/2019 at 7PM

Please check the website after 1/7/2019 for a full calendar of all 2019 meeting dates.

Township Staff Updates...



WELCOME GRACIE!

Well, technically, she's not part of the staff, but we feel like she is! In September, Township Treasurer Barb Biedekapp adopted Gracie, an abandoned mixed breed dog being sheltered at Brandywine Veterinary in Chadds Ford.

Gracie was one of numerous animals being temporarily boarded at Brandywine Vet as part of a program offered to local municipalities. Some time ago, the Delaware County SPCA stopped accepting lost/abandoned animals. Brandywine Vet has filled the void, providing care and housing.

Brandywine Vet wants to make local residents aware that they have many wonderful pets that need forever homes. Debbie Decker, Office Administrator for the past forty-six (46) years, reports that there are normally about a dozen dogs available for adoption and encourages animal lovers to call to schedule a "meet and greet" or to consider fostering a stray.

"Some of our dogs come from not the best conditions, so some patience may be required in acclimating them to new surroundings." But as Barb says of Gracie, "There is nothing like the look of gratitude and love from a rescued dog."

We're hoping that Gracie will come to visit the Township staff often and are proud that Barb was willing to add another pet to her "menagerie," consisting of Finley, the other dog; Soxsie and Blue Bell, the cats; Molly, the horse, and Emu, the emu. Find contact info at www.brandywinevet.vetstreet.com

