

Draft of 7/27/16

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Wednesday, June 22, 2016
7:00PM

Call to Order

The Board of Supervisors' Workshop was called to order at 7:05PM. Chairman Frank Murphy, Vice Chair Samantha Reiner, and Supervisor Noelle Barbone were present. Ms. Amanda Serock, Manager, Mr. Michael Maddren, Esq., Solicitor and Mr. Matthew DiFilippo, Assistant to the Manager and Township Secretary were also present. Mr. Michael Schneider, PE, Township Engineer, was absent. Seven (7) people from the public were in attendance.

Announcements

There were no announcements.

SALDO Application: Hillman Drive Extension, The Henderson Group (Time Extension Request to Return to PC in August/ Current Extension Through July 31st)

Mr. Ross Weiss, Attorney for the applicant, The Henderson Group, reported on the applicant's appearance at the Township's Planning Commission, June 13th, stating that the Planning Commission said they would consider a preliminary/ final plan as long as the plan was fully engineered. He reported that additional work to the plan is necessary after the meeting with the Planning Commission, and that a revised plan will be submitted before the Planning Commission's August meeting. He requested that the Board of Supervisors (BOS) take action on his offer of an extension until October 31st to allow the Township and the Applicant more time.

Chairman Murphy's motion to accept an extension of time from the Henderson Group until October 31, 2016 to allow the Township more time to consider the Hillman Drive Extension Subdivision and Land Development (SALDO) application was seconded by Supervisor Barbone. Vice Chair Reiner asked whether or not there is value to securing a preliminary plan first, rather than a preliminary/ final plan, so that a preliminary plan could be shown to PennDot before final plan approval to ensure PennDot is okay with the work being considered. Mr. Weiss responded to Vice Chair Reiner stating that the Township's Planning Commission expressed interest in recommending to the BOS a preliminary/ final plan, and that the BOS will have the option of approving just the preliminary plan if they choose to do so. He added that the Henderson Group has been in contact with PennDot and they are confident PennDot will be in agreement with the plan. The vote was called and the motion passed unanimously to accept the Henderson Group's request for an extension.

Ordinance 143: Solid Waste Amendment

Solicitor Maddren reported that the solid waste agreement with Delaware County is set to expire, and that the County's Solid Waste Authority circulated an example of an agreement and ordinance which Solicitor Maddren revised and added a signature line for the County to sign to agree with his revisions. He added that the County needs agreements in place from the municipalities for financing reasons. He asked for action from the BOS for authorization to advertise.

Supervisor Barbone's motion to authorize Manager Serock to advertise Ordinance 143 to extend the agreement between Chadds Ford Township and the Solid Waste Authority was seconded by Vice Chair Reiner. The motion to authorize the Manager to advertise the ordinance was passed unanimously.

Appointment of Mr. Stephen Durham, Solicitor to Zoning Hearing Board

Vice Chair Reiner's motion to appoint Mr. Stephen Durham, Esq., as Solicitor for the Township's Zoning Hearing Board for a rate of \$75.00/hr. was seconded by Supervisor Barbone and passed unanimously.

Act 537 Update

Manager Serock reported on the status of the Township's Act 537 Update, and noted that copies would be sent to the County and to neighboring municipalities.

Other Discussion

Chairman Murphy commented that the Temporary A-Frame sign program for businesses was extended for six (6) months expiring in July, and that the BOS may want to consider a solution. Vice Chair Reiner commented that she wouldn't support passing another resolution, but would rather see the ordinance updated.

Other Discussion

Vice Chair Reiner reported attending a recent Zoning Task Force (ZTF) meeting and commented that it's unfortunate that the ZTF didn't have an opportunity to have an attorney review earlier drafts until now. She continued that she thinks it would be very productive to have more meetings even though the contract with the county is due to expire. Vice Chair Reiner recommended that \$5,000 be added to the budget line item for the ZTF so that the contract with the County can be renewed for an additional amount of time. Chairman Murphy commented that the item can be placed on the budget and the amount discussed. Manager Serock responded that increasing the line item to \$5,000 will make it over budget, but she will add the item to the agenda.

Other Discussion

Chairman Murphy reported that Concord Township is holding a Zoning Hearing Board meeting regarding a property at 101 Applied Card Way. He added that he would contact Tom Singer who has acted as a liaison for the Township in the past attending Concord Township meetings. Manager Serock stated that Brenda Lamanna, Manager of Concord Township, has expressed interest in attending a Chadds Ford Township meeting to discuss projects in neighboring Concord Township.

Other Discussion

Chairman Murphy reported that the dedication of the Vietnam Veteran's memorial at Brandywine Mills has been postponed until the end of September due to coordinating all of the groups involved in the project.

Other Discussion

Vice Chair Reiner inquired about a proposed ordinance for outdoor dining. Manager Serock reported that it had already been discussed at the Planning Commission (PC), and that it will be on their July agenda. Manager Serock also reported that she is currently working on the Inflow & Infiltration (I&I) Ordinance.

Other Discussion

Vice Chair Reiner inquired about the water connection issue for businesses along Wilmington Pike adjacent to the Brandywine Mills shopping center, to which Chairman Murphy responded that there are potential litigation issues.

Other Discussion

Vice Chair Reiner inquired about the Planned Residential Development (PRD) Ordinance and timeline of the current PRD application before the BOS, which Solicitor Maddren responded that the Township's Planning Commission Solicitor, Pat McKenna, was taking a look at it, and the applicant had granted the Township an extension to consider their application until August 3rd. Manager Serock commented that action on the PRD application will be before the Board at their August regular meeting.

Adjournment

Vice Chair Reiner's motion to adjourn the Workshop at 8:30PM was seconded by Supervisor Barbone and passed unanimously.

Respectfully submitted,

Matt DiFilippo
Township Secretary/ Assistant to the Manager