

Draft of 7/23/15

Chadds Ford Township  
Delaware County, PA

Board of Supervisors' Regular Meeting  
Wednesday, July 1, 2015

6:30PM Public Hearing  
7:00PM Regular Meeting

Call to Order

The regular meeting of the Chadds Ford Township Board of Supervisors was called to order on Wednesday, July 1, 2015 at 7:00PM. A public hearing preceded the regular meeting beginning at 6:30PM. Chairman Frank Murphy and Vice Chairman George Thorpe were present. Ms. Amanda Serock, Manager, Mr. Hugh Donaghue, Solicitor, Mr. Dan Malloy, Engineer and Mr. Matthew DiFilippo, Assistant to the Manager and Township Secretary were also present. Supervisor Samantha Reiner was absent. The workshop scheduled on Wednesday, June 24, 2015 was cancelled due to weather-related issues. 35 people from the public were present.

Public Hearing: Ordinance 134, (B)-Business District Text Amendment to Allow Assisted Living Facilities

Chairman Murphy opened the public hearing at 6:30PM. A public hearing was conducted regarding the adoption of Ordinance 134, Business (B) District Text Amendment to Allow Assisted Living Facilities. A court reporter was present and official transcripts are available.

Chairman Murphy's motion to continue the hearing of Ordinance 134, a text amendment to the (B)-Business District to allow Assisted Living Facilities by conditional use to the August 5<sup>th</sup> Board of Supervisors' regular meeting was seconded by Vice Chairman Thorpe and passed unanimously.

Chairman Murphy asked Township staff to notify all of the neighbors on Longview Road and Summit Drive of the continued hearing.

Announcements: Honoring William "Bill" J. Delany

Bill Delany was honored for his volunteer service to Chadds Ford Township and a placard and proclamation were both presented to his family members. Tom Kerwin, Vince DelRossi and Dennis Henry, presented the proclamation to Bill's family members, and Chairman Murphy presented the placard. William Delany thanked the Township and residents for recognizing his father.

Announcements: Tom Nelling Appointment as Township Fire Marshal

Chairman Murphy announced the appointment of Tom Nelling as Chadds Ford Township's new Fire Marshal. Mr. Nelling responded that he was happy to serve Chadds Ford Township.

Chairman Murphy's motion to appoint Tom Nelling to fill the position of Township Fire Marshal through 2015 was seconded by Vice Chairman Thorpe and passed unanimously.

#### Announcements: Brandywine Battlefield Reader's Choice Award

Vice Chairman Thorpe announced that the Brandywine Battlefield received the Philadelphia Inquirer's Reader Choice award in June 2015. Vice Chairman Thorpe reviewed the historical significance of the Battle at Brandywine. He also announced an upcoming special event, Wineberry Days, at the Brandywine Battlefield Park on July 17, 18 and 19.

#### Approval of Minutes

Vice Chairman Thorpe's motion to approve the Workshop Minutes of May 27, 2015 was seconded by Chairman Murphy and passed unanimously.

Vice Chairman Thorpe's motion to approve the Regular Meeting Minutes of June 3, 2015 was seconded by Chairman Murphy and passed unanimously.

#### Supervisors' Report

Vice Chairman Thorpe reported recent storm activity, power outages, and fallen trees. He asked residents to be patient while the Township continued to clear Township roadways. He reminded residents to dial 9-1-1 in case of an emergency.

Chairman Murphy announced that the Workshop prior to tonight's regular meeting was cancelled on Wednesday, June 24, 2015 due to the inclement weather.

Gail Force, Southpoint, asked if it was correct for residents to call 9-1-1 if a tree is blocking a roadway which Vice Chairman Thorpe and newly-appointed Fire Marshal Nelling both responded affirmatively.

Vice Chairman Thorpe announced that there will be a road program, and that the road program would focus on drainage issues on Oakland Road as well as the continuation of the milling and re-surfacing on both Oakland the Bullock Roads.

Chairman Murphy announced that Supervisor Reiner is out of town. He continued reporting that the Supervisors met in executive session on June 3<sup>rd</sup>, 11<sup>th</sup>, 10<sup>th</sup> and 12<sup>th</sup> to discuss personnel, litigation and Township property.

#### Manager's Report

Manager Serock submitted a written report. She corrected the record and announced that this year's budget did include a line item to pay interns. She also announced that power outage information has been updated on the web and handouts are in the back of the meeting room for future reference during power outages within the Township. She concluded her report with announcing upcoming committee meetings and their agenda items: Community Emergency Response Team (CERT) hasn't determined their meeting date, yet, but will be discussing emergency planning and committee organization; Open Space will meet on July 9, 2015 and will

continue to discuss the Walkable Chadds Ford plan and the Harvey Run Trail; the Planning Commission will meet on July 8, 2015 and will be discussing two ordinances—floodplain and steep slopes as well as an informal sketch plan for a Swiss Farms at 1700 Wilmington Pike; the Strategic Advisory Committee hasn't determined their meeting date, yet, but will be discussing the Comprehensive Plan; the Zoning Task Force will meet on July 6, 2015 and discuss residential zoning; and, the Zoning Hearing Board will meet on July 15, 2015 to hear an application submitted by Rocco and Carol D'Antonio at 1281 Baltimore Pike.

#### Treasurer's Report

Assistant DiFilippo presented the Treasurer's Report. A written report and hardcopies of the Township's financial status for the Month of June were provided by Manager Serock.

Vice Chairman Thorpe's motion to approve general fund expenditures in the amount of \$55,760.19 was seconded by Chairman Murphy and passed unanimously.

#### Engineer's Report

Engineer Malloy submitted a written report. He reported the following: having a meeting with last year's road program contractor to repair damage on Bullock Road due to deteriorated sealcoat; conducting a number of inspections throughout the Township; developing ordinances for the Township's Planning Commission; completing the review of a recent land development application; and, grading permit reviews. He asked for action regarding the request of escrow release pertaining to the project at Brandywine Mills, 1751 Wilmington Pike, in the amount \$56,033.86.

Chairman Murphy's motion to release escrow release request #7 in the amount of \$56,033.86 by Brandywine Mills at 1751 Wilmington Pike for work completed was seconded by Vice Chairman Thorpe and passed unanimously.

Chairman Murphy also announced that rumors have been spread over the movement of dirt from the Brandywine Mills construction site to the Ridge Road Commercial site in neighboring Concord Township and reminded citizens that they could call him for details on such activity and that his contact information is on the Township's website.

#### Old Business: Ordinance 134, B-Business District Text Amendment to Allow Assisted Living Facilities

Chairman Murphy announced that this item would be tabled to next month after the completion of the continued hearing which will begin prior to the regular meeting, next month, August 5, 2015 at 6:30PM.

#### New Business: Authorization to Advertise Ordinance 139, Noise

Chairman Murphy announced that this item would be tabled until next month's regular meeting, August 5, 2015.

#### New Business: 2015 Program Update

Vice Chairman Thorpe commented on the Road Program during the Supervisors' report.

#### New Business: Resolution 2015 – 17, 4 Woodland Drive Mongiovi Orthodontics Preliminary/ Final Land Development Plan

Eric Janetka, Engineer representing Mongiovi orthodontics at 4 Woodland Drive presented on behalf of the applicant the applicant's intentions for a 1,400 sq. ft. to the existing building expansion to improve patient flow and modernize the facility.

Debbie Reardon, Open Space Chair, Township resident, recommended that the Board of Supervisors require the applicant to pay the Fee-in-Lieu. Valerie Hoxter, Planning Commission member, Painters Crossing resident, inquired about landscape screening. Engineer Malloy responded that landscape screening would be required and Solicitor Donaghue responded that a Fee-In-Lieu would be required. Engineer Malloy continued reporting that he had reached out to PENNDOT and received a verbal approval that an HOP is not needed.

Chairman Murphy's motion to approve Resolution 2015-17, 4 Woodland Drive Mongiovi Orthodontics Preliminary/ Final Land Development Plan was seconded by Vice Chairman Thorpe and passed unanimously.

#### New Business: HARB Certificate of Appropriateness, 1736 Creek Road (Springhouse Roof)

Vice Chairman Thorpe's motion to approve the Chadds Ford Historical Society's springhouse roof was seconded by Chairman mUrphy and passed unanimously.

#### New Business: ZHB Application, July 15<sup>th</sup>, 1281 Baltimore Pike, Rocco D'Antonio, Use Variance

Manager Serock confirmed that Solicitor Donaghue will be attending the ZHB meeting on behalf of the Township.

#### Committee Reports

Noelle Barbone, Chair, Strategic Advisory Committee, reported on the committee's recent activity surrounding historic preservation and the comprehensive plan.

#### Public Comment

Rocco D'Antonio inquired about the Zoning Task Force and whether or not he should talk to them about re-zoning his property, and whether or not all of the documents the Township has related to his property are the same documents he has. Manager Serock responded that his application has been circulated and that he will be in front of the Zoning Hearing Board on July 15<sup>th</sup> and that if he wants to see his files he can submit a Right-to-Know request. Chairman Murphy added that the Zoning Task Force is a committee that has been set-up to help the Township take a look at the larger picture of the Township's zoning.

Bruce Prabel, 70 Heyburn Road, asked if the special meeting that has been set-up for Wednesday, July 8, 2015 at 5:30PM was solely for developers to offer sketch plans. Chairman Murphy explained that it's a chance for the Board of Supervisors and Township's Planning Commission to improve communication between the two groups and has also led into allowing developers to provide sketch plans for initial discussion, which has become an open and fair way for a landowner or developer to come into the Township and introduce any idea for their property, ultimately limiting any surprises. Solicitor Donaghue confirmed that there are is no legal significance to the publicly advertised special meeting.

Adjournment

Vice Chairman Thorpe's motion to adjourn the Regular Meeting at 7:51PM was seconded by Chairman Murphy and passed unanimously.

Respectfully submitted,

Matt DiFilippo, Township Secretary  
Assistant to the Manager