

Draft of 6/25/15

Chadds Ford Township
Delaware County, PA

Board of Supervisors Workshop
Wednesday, May 27, 2015
6:00PM

Call to Order

A workshop meeting of the Chadds Ford Township Board of Supervisors was called to order on Wednesday, May 27, 2015 at 6:00PM. Present were Chairman Frank Murphy, Vice Chairman George Thorpe, Supervisor Samantha Reiner. Ms. Amanda Serock, Manager, Mr. Hugh Donaghue, Solicitor, Mr. Dan Malloy, Engineer, Tom Committa, Land Planner and Mr. Matt DiFilippo, Secretary were also present. 18 people from the public were present.

Announcements

Chairman Murphy announced that an Executive Session was held prior to the Workshop beginning at 4:30PM to discuss potential litigation matters, and that an Executive Session will be held immediately after the Workshop to discuss personnel. Additionally, it was announced that three public hearings will be held on Wednesday, June 3rd for Ordinances 132, 135 and 137.

Presentation: Walkable Chadds Ford

Debbie Reardon, Tally Ho Drive, Open Space Committee Chair, announced that the presentation was an opportunity for question and answer about the Walkable Chadds Ford Village Master Plan.

Chairman Murphy stated that JP Close of Kelly and Close Engineers was hired as the engineer for the Walkable Chadds Ford Village Master Plan. He also mentioned that Supervisor Reiner is the liaison to the Open Space Committee, the Township's committee working closely with the Brandywine Conservancy on the Walkable Chadds Ford plan. He also said that he is interested in items related to the project that can start to be implemented.

Peter Simone, Simone Collins Landscape Architecture, gave the Walkable Chadds Ford Master Village Plan presentation. He discussed challenges such as visibility, access, parking and pedestrian amenities. His presentation showed renderings of what the Village of Chadds Ford could look like by widening the road, maintaining flowerbeds within the medians, constructing sidewalks, changing the direction of Station Way Road, installing a traffic light at Creek Road heading south to work in tandem with the existing traffic light at Creek Road, a proposed parking lot behind 1620 Baltimore Pike and utilizing the old train tracks and bridge to extend pedestrian walkways to the Elementary school in neighboring Pennsbury Township. He recommended branding and spoke about the gateways to the village as well as possible zoning updates to encourage business growth and creating an action committee.

Supervisor Reiner commented that a professional engineer has been brought on board to help move portions of the Walkable Chadds Ford Village Master Plan forward. She expressed interest in the entire project specifically reducing traffic speeds and creating safe pedestrian walkways, but she pointed out that there are a lot of recommendations and it all needs to make sense and be focused. She added that the Township's Open Space committee may benefit from an Engineer's review so as not duplicate or misdirect efforts if things aren't available to be approved.

Vice Chairman Thorpe commented that in the 70's the Village of Chadds Ford was a destination but the Barn Shops and restaurants slowly disappeared with the restaurant business slowly returning. He emphasized that the Brandywine Battlefield needs to be heavily incorporated in the Walkable Chadds Ford Village Master Plan. He also commented on Station Way and changing the direction and said that it is what it is today because there has never been a safe way to turn onto Station Way from Baltimore Pike, and that changing the direction of Station Way could be expensive. The reduction in speed along Baltimore Pike was discussed as well as using Centerville, DE as an example with medians with flowerbeds and pedestrian crosswalks.

Chairman Murphy suggested that the proposal on Township-wide traffic calming measures being drafted by Pennoni Associates be sent to the Delaware County Planning Department before PennDot to receive comments from the Delaware County Planning Department which was agreed to by Tom Schaeffer of the Delaware County Planning Department who was in attendance and also commented that the effort is for an overall traffic calming plan and that reducing the speed limit along Baltimore Pike is just one complement.

Presentation: Chadds Ford Township Sewer Authority (CFTSA)

Mark Stookey, CFTSA Board Member and Upper Bank resident gave a presentation about an outcome of a CFTSA audit control issue regarding commercial customer volume. He explained that 70% of the SA's commercial customers have public water so consumption data could be obtained, but 30% of commercial customers are on wells so it's impossible to get that consumption data. CFTSA wants to bill well commercial customers accurately based on their water consumption, so they will be installing meters for those customers. Mr. Stookey emphasized that the goal is not to make more money, but to ensure fair billing for all. Meters will be installed during the summer and any billing charges will take place in 2016.

New Business: Authorization to Advertise Ordinance 134, B-Business District Text Amendment to Allow an Assisted Living Facility by Conditional Use

Solicitor Donaghue reported that language within the ordinance had been updated, and awaiting the third county review.

New Business: Ordinance 132, Zoning Text & Map Amendment, K-Hovnanian

Solicitor Donaghue reported that the hearing was left open. Chairman Murphy confirmed that Engineer Malloy reviewed the traffic study and will submit a response and that the draft is clearly posted on the website.

New Business: Ordinance 135, SALDO Text Amendment, Chapter 110-52
Environmental Impact Assessment Report

Engineer Malloy confirmed that the language within the ordinance was acceptable and that it's ready to be brought to a vote.

New Business: Ordinance 137, Text Amendment, Chapter 19, Manager
Chairman Murphy reported that a few changes were discussed and incorporated into the Manager ordinance and plans on calling it for a vote at the regular meeting.

New Business: Authorization to Advertise Ordinance 138, SALDO Amendment
Design Standards

Manager Serock reported that Ordinance 138 was composed by Tom Committa as part of the K. Hovnanian ordinance proposal and amends design standards in the SALDO section of the code. Chairman Murphy asked that the draft be sent to Township Committee chairpersons for their review.

New Business: Resolution 2015 – 15, Brandywine Valley Scenic Byway
Corridor Management Plan

Manager Serock reported that all participating municipalities have already adopted the plan and that Chadds Ford Township now needs to consider adoption as well.

New Business: Resolution 2015 – 16, Walkable Chadds Ford Master Plan

Chairman Murphy reported that the resolution will be called to a vote next week at the regular meeting.

New Business: HARB Certificate of Appropriateness, 1763 Creek Road
(Cuno Museum) Roof Replacement

Manager Serock reported that HARB recommended approval of shingle replacement to the roof at the Cuno Museum and the CoA will be in front of the Supervisors for a vote at the regular meeting.

New Business: ZHB Application, PSSR West, 1204 Baltimore Pike
Sign Variance and Portico Variance

Manager Serock reported that a ZHB application was received for the June 17th ZHB meeting by the applicant, PSSR West, requesting a sign and portico variance.

New Business: Committee Reports
Committee reports have been submitted.

Public Comment

Rocco D'Antonio, Baltimore Pike, inquired about the status of his recent grading permit application. Both Solicitor Donaghue and Chairman Murphy responded to Mr. D'Antonio's inquiry citing differences of opinion between the Township and Mr. D'Antonio regarding the work being done at Mr. D'Antonio's property on Baltimore Pike. Mr. D'Antonio was also told that he will receive a response to his application in due course after the review process is completed.

Adjournment

Supervisor Reiner's motion to adjourn at 7:45PM was seconded by Vice Chairman Thorpe and passed unanimously.

Respectfully submitted,

Matt DiFilippo, Assistant to the Manager