

Draft of 3/2/15

Chadds Ford Township  
Delaware County, PA

Board of Supervisors' Regular Meeting  
Monday, February 02, 2015  
7:00PM

Call to Order

A meeting of the Chadds Ford Township Board of Supervisors was called to order on Monday, February 2, 2015 at 7:00PM. Present were Chairman Frank Murphy and Vice Chairman George Thorpe. Ms. Amanda Serock, Manager, Mr. Hugh Donaghue, Solicitor, Mr. Dan Malloy, Engineer and Mr. Matt DiFilippo, Secretary, were also present.

Public Hearing

The regular meeting was preceded by a public hearing concerning a text amendment to the Township Zoning Ordinance to permit townhouses by conditional use in the PBC-1 District, as well as a map amendment to a parcel on Brandywine Drive changing it to the PBC-1 District. Mr. John Jaros, Esq., representing K. Hovnanian Townhomes, spoke on behalf of the applicant, reviewing the history of the application, the PBC-1 District, the proposed plans for the property on Brandywine Drive, the Township's comprehensive plan, the townhouses being proposed including aesthetics and size, impervious coverage, public water and public sewer, buffering, traffic calming methods and stormwater management. It was confirmed that a majority of the details will again be discussed at a possible future conditional use hearing. It was also confirmed that the current application in front of the Board of Supervisors does nothing more than re-zone the property on Brandywine Drive to PBC-1, and amend the text to the PBC-1 district to allow townhouses by conditional use.

Eric Gartner, Harvey Lane, and Clark Hoffman, HOA President, Painters Crossing, both expressed opposition against the text amendment and map change. Mr. Gartner expressed concern over an increase in stormwater runoff and traffic. Mr. Hoffman also expressed concern about stormwater runoff. Noelle Barbone, Bellefair Lane, inquired if changing the zoning would restrict other similarly zoned properties. Mr. Jaros responded that stormwater management will be addressed, and that he's unaware if any other townhouses will be built in the Township.

The hearing was closed and will be continued at the next regular monthly meeting of the Board of Supervisors.

State Police Report

A written report was submitted.

### Approval of Minutes

Chairman Murphy's motion to approve the Workshop minutes of December 30<sup>th</sup> was seconded by Vice Chairman Thorpe and passed.

Chairman Murphy's motion to approve the Regular meeting minutes of January 5th was seconded by Vice Chairman Thorpe and passed.

### Supervisors' Report

Chairman Murphy allowed public comment concerning a building permit recently submitted by Calvary Chapel. Eric Gartner, Harvey Lane, expressed concern over allowing Calvary Chapel to continue with its phase II building plans citing that the Chapel was not compliant with its phase I plans. Engineer Malloy responded that the building permit submitted is to replace a glass wall with an opaque wall inside the building and is not related to any phase II plans. Mr. Gartner withdrew his complaint.

Chairman Murphy announced the Board met in executive session on January 22<sup>nd</sup>. Vice Chairman Thorpe reported that Oakland road has a serious sheet flow water problem that was icing over.

### Manager's Report

Manager Serock submitted a written report. She announced vacancies on the HARB and SA Boards. She also announced upcoming agenda items for the Planning Commission and Zoning Hearing Board as well as upcoming committee date meetings.

### Treasurer's Report

Secretary DiFilippo provided a written Treasurer's report.

Vice Chairman Thorpe's motion to approve general fund expenditures in the amount of \$90,833.19 was seconded by Chairman Murphy and passed.

Vice Chairman Thorpe's motion to approve a \$500.00 escrow release to 1 Glennoll Drive for completed septic work was seconded by Chairman Murphy and passed.

Vice Chairman Thorpe's motion to approve an \$850.00 escrow release to 29 Ringfield for completed subdivision work was seconded by Chairman Murphy and passed.

### Engineers' Report

Engineer Malloy submitted a written report.

Vice Chairman Thorpe's motion to approve escrow release #6 in the amount of \$25,176.00 to Chadds Ford Investors for work completed thus far at the Brandywine Mills development was seconded by Chairman Murphy as passed.

New Business: Resolution 2015 – 11: Professional Fees

Vice Chairman's motion to adopt Resolution 2015 – 11: Professional Fees was seconded by Chairman Murphy and passed.

New Business: Resolution 2015 – 12: Township Purchase of 1381 Baltimore Pike

Chairman Murphy's motion to adopt Resolution 2015 – 12: Township Purchase of 1381 Baltimore Pike was seconded by Vice Chairman Thorpe and passed.

New Business: Ordinance 132: PBC-1 District to permit townhouses by conditional use and Zoning Map Change of a parcel on Brandywine Drive

The hearing took place prior to the regular meeting and has been continued.

New Business: Authorization for advertisement of Ordinance 133: PSATS approval for changes to Pension Trust Agreement

Vice Chairman Thorpe's motion to approve the authorization to advertise Ordinance 133: PSATS approval for changes to the Pension Trust Agreement was seconded by Chairman Murphy and passed.

New Business: HARB Recommendations: 1598 Baltimore Pike and 1609 Baltimore Pike

The recommendation for a new sign at 1598 Baltimore Pike for Wallace Associates was deferred until the location is confirmed.

Vice Chairman Thorpe's motion to approve the HARB Recommendation for roof placement to the barn shops at 1609 Baltimore Pike was seconded by Chairman Murphy and passed.

Vacancy

Chairman Murphy announced that no appointment would be made tonight, and that the Board of Supervisors have until February 21<sup>st</sup> to appoint a Supervisor. If the Board doesn't appoint a new Supervisor by February 21<sup>st</sup>, then a special Vacancy Board meeting will be scheduled and publicly advertised.

Committee Reports

Written committee reports were submitted.

Adjournment

Vice Chairman Thorpe's motion to adjourn the meeting at 8:04PM was seconded by Chairman Murphy and passed.

Respectfully submitted,

Matt DiFilippo  
Secretary