

9/30/14

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Meeting
Wednesday, September 03, 2014
7:00PM

Officials' Present:

Keith Klaver, Chairman
George Thorpe, Vice Chairman
Frank Murphy, Supervisor
Amanda Gattuso, Interim Manager
Hugh Donaghue, Solicitor
Joseph Mastronardo, Engineer
Matthew DiFilippo, Secretary

Public Hearing: Ordinance 128: Restrictive Vegetation

Solicitor Donaghue introduced the hearing for Ordinance 128: Restrictive Vegetation, confirmed it had been advertised, and asked for public comment.

Public Comment

Dennis and Noreen Quinn, Ridge Road, expressed concern about timeframe for compliance if a resident is asked to remove bamboo from their property.

Mike Ashmore, Planning Commission, stated that compliance in removing restrictive vegetation such as bamboo could take longer than thirty days.

Chairman Klaver stated that the Township does have power to fine offenders in case it's apparent that proper action isn't being taken to remove restrictive vegetation such as Bamboo.

Solicitor Donaghue said that the point of the ordinance is to ultimately remove the bamboo, and more than thirty days may be needed.

David Poston, Rocky Hill Road, commented that he preferred the flexible approach to removing bamboo because some residents are going to have to pay substantial costs to remove bamboo.

Upon motion and second (Murphy/Thorpe) the hearing was adjourned.

Call to Order

KCK called the meeting to order at 7:16PM.

State Police Report

A written report was submitted.

Approval of Minutes

Upon motion and second (Murphy/ Klaver) the Workshop minutes of July 30, 2014 were approved. Vice Chairman Thorpe abstained. Motion passes.

Upon motion and second (Murphy/ Thorpe) the Regular Meeting minutes of August 6, 2014 were approved. Motion passes.

Supervisors' Report

Chairman Klaver reported the resignation of Marc Altman, Chairman, Sewer Authority Board and presented him a gift from the Township for his dedicated volunteer service. Chairman Klaver also noted that quarterly sewer fees for residents decreased during Marc Altman's tenure. Chairman Klaver also reported that all three Supervisors met on August 4th for personnel matters; he met with Supervisor Murphy on August 19th for personnel matters, he met with Vice Chairman Thorpe on August 27th for personnel matters and all three Supervisors met on September 3rd for personnel matters.

Vice Chairman Thorpe announced the 9/11 commemoration at the Battle of Brandywine State Park.

Chairman Klaver announced a Rachel Kohl Library Bingo fundraiser on September 14th and a CERT meeting hosting the Pennsylvania State Police here at the Municipal Building on September 23rd.

Chairman Klaver also announced that there are two openings available to interested residents who wish to volunteer: one opening on the Sewer Authority Board and an opening on the Open Space Committee.

Manager's Report

Interim Manager Gattuso submitted a written report. She announced at the next Planning Commission meeting the Henderson Group's proposal for 1226 – 1242 Baltimore Pike (the "Gakis" property) will be on the agenda and that a special mailing will be sent to neighboring residents. She reported a successful meeting on August 26th regarding the residential plans for Oakland Road by J. Grace Co., an upcoming CERT meeting, the codification is still underway, all escrow accounts will be non-interest bearing accounts, an update on the collection of delinquent BPT taxes, the status of the ARLE grant for flood flashers, and the notice to residents about ordering address markers.

Treasurer's Report

Secretary DiFilippo reported the financial condition of the Township for August 2014.

GENERAL FUND

August 2014 General Fund Unrestricted Balance: \$972,051.92

RECEIPTS

Miscellaneous Collections and Reimbursements:	\$60,534.47
R.E. Tax Collections (July 2014):	\$3,729.43
Comcast Franchise Fee (2 nd Quarter, 2014):	\$12,163.47
Verizon Franchise Fee (2 nd Quarter, 2014):	\$13,221.54
July 2014 Monthly Deed Reconciliation:	<u>\$75,929.76</u>
TOTAL RECEIPTS:	\$165,578.67

DISBURSEMENTS

Bills, Wages and Vendor Payments:	<u>\$57,949.57</u>
TOTAL DISBURSEMENTS	\$57,949.57

Upon motion and second (Thorpe/ Murphy) the Board approved the General Fund disbursements in the amount of \$57,949.57. Motion passes.

Upon motion and second (Murphy/ Thorpe) the Board approved additional bills submitted after formal reporting in the amount of \$5,924.05.

OPEN SPACE FUND

End of 2nd Quarter Balance: \$1,414,805.09

Engineer's Report

Engineer Mastronardo submitted written report. He requested action from the Board of Supervisors to release a landscaping maintenance escrow provided by Bruggemann Chemical for work done at 1361 Baltimore Pike with the condition that a silt fence is removed.

Upon motion and second (Murphy/ Thorpe) the Board approved the release of Bruggemann Chemical's landscaping escrow in the amount of \$7,281.64 upon the removal of a silt fence. Motion passes.

Engineer Mastronardo also requested action from the Board of Supervisors to release the first installment of escrow being held for the construction of the Brandywine Mills shopping center at 1751 Wilmington Pike.

Upon motion and second (Thorpe/ Murphy) the Board approved escrow release #1 to Brandywine Mills for work completed at 1751 Wilmington Pike in the amount of \$47,227.95. Motion passes.

There was discussion amongst the Board about the intermunicipal agreement, the road program and a township-wide road survey concerning speed limits.

New Business: Ordinance 128: Restrictive Vegetation

Upon motion and second (Murphy/ Thorpe) the Board approved Ordinance 128, Restrictive Vegetation.

Public Comment

There was no public comment.

Motion passes.

New Business: Ordinance 131: Zoning Map Amendment

Upon motion and second (Murphy/ Thorpe) the Board approved Ordinance 131, Zoning Map Amendment.

Motion passes.

New Business: HARB Certificate of Appropriateness: 681 Webb Road, Roof repair

Upon motion and second (Murphy/ Thorpe) the Board approved the Certificate of Appropriateness for a new roof at 681 Webb Road.

Motion passes.

New Business: HARB Certificate of Appropriateness: 1609 Baltimore Pike, Coffee Shop

Upon motion and second (Murphy/ Thorpe) the Board approved the Certificate of Appropriateness for a coffee shop at 1609 Baltimore Pike.

Motion passes.

New Business: Resolution 2014 – 28: Audi, 1421 Wilmington Pike, Final Plan Approval

Upon motion and second (Murphy/ Thorpe) the Board approved Resolution 2014 – 28: Audi, 1421 Wilmington Pike, Final Plan Approval.

Motion passes.

New Business: Tree Removal: 11 Evergreen Place, Estates at Chadds Ford, Adjacent Open Space

Chairman Klaver reported that an arborist provided a report on the trees in the open space owned by the Township adjacent to 11 Evergreen Place, Estates at Chadds Ford. Chadds Ford Tree Service will conduct the work, and three estimates were acquired.

Upon motion and second (Murphy/ Thorpe) the Board approved expenses of \$2,550 for the removal of 1 ash tree, 1 beech tree and pruning of 2 additional beech trees in the open space owned by the Township adjacent to 11 Evergreen Place, Estates at Chadds Ford, by Chadds Ford Tree Service.

Motion passes.

New Business: Land Development: J. Grace Co., Oakland Road

Chairman Klaver discussed the history of the sketch proposal, the developer's intentions and a special meeting that was held. There was discussion amongst the Board about the three submitted plans all providing the same amount of homes. There was also discussion about the wetlands and steep slopes on the property, how a PRD-3, one of the suggested plans, would provide more open space, and in turn, better controls for stormwater management, and tasking Pennoni Associates to do a formal study in a memo form about how many houses can be built on the property under the R-1 by-right zoning ordinance rather than a newly created PRD-3. The Board decided to defer until next month a decision on addressing which one of three plans to tell the developer to submit.

New Business: Land Development: K. Hovnanian – 600 Brandywine Drive

Chairman Klaver reported the history of the text amendment and map change proposal by the applicant and suggested the proposal return to the Planning Commission for review.

Public Comment

Bruce Prabel, Heyburn Road, commented that he was in favor of the 2-acre by-right plan submitted by J. Grace Co. at Oakland Road. Mr. Prabel also commented that he was in favor of townhomes on Brandywine Drive rather than a shopping center.

Valerie Hoxter, Painters Crossing, inquired about the Henderson Group's proposal for the Gakis property, 1226 – 1242 Baltimore Pike. Chairman Klaver responded that Henderson will be in front of the Planning Commission.

Adjournment

Chairman Klaver adjourned the meeting at 8:17PM.

Respectfully submitted,

Matt DiFilippo