

Draft of 3/31/2016

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Wednesday, February 24, 2016
7:00 p.m.

Call to Order

One (1) public hearing regarding Ordinance 139, Noise, was held at 6:00PM prior to the start of the regularly scheduled Board of Supervisors' Workshop. The Workshop Meeting of the Chadds Ford Township Board of Supervisors was called to order at 7:00 p.m. Chairman Frank Murphy, Vice Chair Samantha Reiner and Supervisor Noelle Barbone were present. Ms. Amanda Serock, Manager, Mr. Michael Maddren, Esq., Solicitor, Mr. Michael Schneider, PE, Engineer and Mr. Matthew DiFilippo, Assistant to the Manager/ Township Secretary were also present. Sixty-five (65) people from the public were present.

Public Hearing: Ordinance 139, Noise

A public hearing was called to order regarding Ordinance 139, Noise, prior to the regular meeting at 6:00PM. A court reporter from Media Court Reporting was present and official transcripts are available. The hearing was closed at 6:25PM. Solicitor Maddren led the hearing, supplemented the court reporter with a copy of the ordinance and the advertisement and discussed what revisions were being made to the ordinance. Chairman Murphy confirmed the revisions. Mike Ashmore, Keepsake Lane, and Eric Gartner, Harvey Lane, both separately expressed concern with the ordinance.

Announcements

Chairman Murphy announced that the Citizens' Emergency Response Team (CERT) will host an "Active Shooter" presentation on March 23rd at 7:00PM at the Township with special guest Joe McGinn of Homeland Security.

Old Business Discussion Items: SALDO Application, Hillman Drive Extension, Henderson Group

Chairman Murphy introduced the item stating that the applicant, the Henderson Group, has submitted a formal Subdivision and Land Development (SALDO) application to the Township to extend Hillman Drive to Baltimore Pike, completing what's commonly referred to as the "loop" road. He continued stating that the extension of the road is a very critical project in the Township and the current Board of Supervisors have not made any decisions on the application, and added that no decision would be made tonight, but the applicant had agreed to present their updated sketch plan of the road extension, and therefore tonight was specially advertised to draw public attention.

Ross Weiss, land development attorney for the applicant, the Henderson Group, introduced professionals present on behalf of the Henderson Group, Mark Eisenhardt, Chuck Olivo, John Coyle and Matt Hammond. He identified letters of support and requested an extension of time until June 2016 for the Board to decide on the Henderson Group's SALDO application. He continued that the construction of the road is being offered at the expense of the Henderson Group rather than tax payer dollars, which is how it will be funded if PennDot builds the road. Mr. Weiss also commented that the engineer for the applicant will need six weeks to fully engineer a plan, and that the applicant is agreeable to going back in front of the Township's Planning Commission (PC) to seek recommendation from the PC before an appearance in front of the Township's Board, again, for approval consideration. It was also discussed that the original plan submitted had received upwards of sixty-five (65) comments from the Township's engineer and that some of those comments have already been addressed in the newest version of the sketch plan and that all of the comments will be addressed in a fully engineered plan. Mr. Weiss submitted copies of letters of support to the Board. Chairman Murphy asked if the letters of support were for the completion of the loop road or in support of the sketch plan now before the Board. Mark Eisenhardt of the Henderson Group responded that the letters of support were for the current sketch plan.

Chuck Olivo, engineer representing the applicant, presented and reviewed the new sketch plan of the extension of Hillman Drive to Baltimore Pike in detail, showing a series of slides. Prior to delving into the details of the road, he commented that the Henderson Group was planning construction of an office building for the currently vacant lot 12 which will be along the roadway. Improvements to the intersection of what will be Hillman Drive and Baltimore Pike was discussed, specifically, alignment, turn lanes, set-backs and a parking area for the antique business at the intersection. Improvements at the intersection of Hillman Drive and Wilmington Pike was discussed, specifically, re-striping, signalization timing and turn lanes. Mr. Olivo discussed placement of roundabouts along the proposed construction of the road and reconfiguring Dickinson Drive so that it's a right turn only onto the new construction of Hillman Drive forcing drivers to use the roundabout replacing the current t-intersection configuration of Dickinson and Hillman Drives. Chairman Murphy inquired about stop signs along any constructed roundabouts. Mr. Olivo with confirmation from Township Engineer Schneider responded that stop signs along roundabouts aren't normally constructed. Mr. Olivo reviewed the entrance to Painters Crossing Condos showing it extended behind the Henderson Group's building 11 connecting with the Estates at Chadds Ford's Evergreen Drive, rather than directly onto Hillman Drive because of the steep slope condition. Vice Chair Reiner inquired if there would be a stop sign at the newly proposed Painters Crossing driveway connection to Evergreen Drive, which Mr. Olivo confirmed.

Supervisor Barbone inquired if the proposed location of the road had been moved away from the Painters Crossing condos. Vice Chair Reiner echoed this concern as did Chairman Murphy. Mr. Olivo responded that the bed of the road on the plan had been moved north as far as possible

away from the condos, but was still basically in the same location because of the steep slopes where the road is proposed and the existing stormwater basin adjacent to the condos. Vice Chair Reiner also inquired about possible landscaping to block light pollution from the road into Painters Crossing Condos to which Mr. Olivo also confirmed.

Craig Huffman, Harvey Road resident, Chairman of the Township's Planning Commission, expressed concern over all of the fine details, if the road is built, being addressed, such as the use of a roundabout, the road connection to Baltimore Pike, traffic queueing at the intersection of Hillman Drive and Wilmington Pike, the width of the roadway and traffic calming and controlling measures along the roadway.

The following residents expressed opposition of the extension of Hillman Drive to Baltimore Pike due to alignment of the road, proximity to residential homes, possible increased traffic conditions and assumed dangers from increased traffic: Maria Bonita [sic], Painters Crossing, John Mastriano, Estates at Chadds Ford, Manav Maheshwari, Estates at Chadds Ford, Margaret Faia, Estates at Chadds Ford, Salvatore Faia, Estates at Chadds Ford, Vicki Hoxter, Painters Crossing, Diana McCullough, Heyburn Road, Larry Moore, Estates at Chadds Ford, Eric Gartner, Harvey Lane, Robert Michael [sic], Painters Crossing,

The following residents expressed support of the extension of Hillman Drive to Baltimore Pike: Clark Hoffman, Painters Crossing, David Bertoncini, Atwater Road, Deb Love, Springhill Farms and Solaja Punjabil [sic], Estates at Chadds Ford.

There were also a number of letters in support of the loop road submitted to the Township file.

Matt Hammond, traffic engineer for the applicant, responded to resident inquiries and discussed the following in his responses: the traffic study completed by his firm and the assumptions made about future developments and peak hour number of cars, enhancements to the intersections, turn lane designation and line striping, signage to reduce truck traffic and enforcement, common sizes of roundabouts and other roundabouts in use in the area and separation distances required by PennDot between traffic lights. At times, Mr. Olivo, engineer for the applicant, and Township Engineer Schneider, both confirmed certain responses as pertaining to traffic engineering or what's required by PennDot.

Mark Eisenhardt of the Henderson Group concluded by explaining how the Henderson Group owns the land and has certain easements and would like to build the road. He added that the Henderson Group is much more willing to concede to Township and resident requests versus PennDot, if PennDot builds the road.

The Board confirmed that the item would be on next week's meeting agenda for discussion as to whether or not the Board will accept the applicant's offer of an extension of time to allow the Board more time to consider the application.

Old Business Discussion Items: Appointment to Sewer Authority Board

Chairman Murphy announced that at next week's regular meeting a sewer authority appointment will possibly be made.

New Business Discussion Items: Resolution 2016 – 14, Brandywine Creek Greenway Strategic Action Plan

Manager Serock explained the reason for resolution 2016 -15, Brandywine Creek Greenway Strategic Action Plan as a sign of showing support for the overall greenway plan. The resolution will be in front of the Board for a vote at their regular meeting, next week.

New Business Discussion Items: Noise Ordinance

Manager Serock announced that a public hearing has been scheduled prior to the regular meeting, next week, and that the Noise Ordinance will be on the regular agenda for consideration.

New Business Discussion Items: Bid Proposals for Harvey Run Trail Bridge Project

Manager Serock reported that the bids received for the proposals for the Harvey Run Trail Bridge project were too high and that the item would be on the agenda at next week's regular meeting for discussion and possible, public rejection of all bids received.

Other Discussion Items

There were no other discussion items.

Public Comment

There was no public comment at this time.

Adjournment

Chairman Murphy adjourned the Workshop meeting at 9:25pm.

Respectfully submitted,

Matthew DiFilippo, Township Secretary/ Assistant to the Manager