

Draft of 5/26/16

Chadds Ford Township  
Delaware County, PA

Board of Supervisors' Workshop  
Wednesday, April 27, 2016  
7:00PM

Call to Order

The Board of Supervisors' Workshop was called to order at 7:05PM. 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. Matt DiFilippo, Assistant to the Manager and Township Secretary were also present. Seventeen (17) people from the public were present.

Announcements

Chairman Murphy announced there would be a Conditional Use hearing on Wednesday, May 4<sup>th</sup>, during the regular meeting for Concordville Subaru. He also announced that a speed limit reduction was approved on South Creek Road, and that new speed limit signs would be installed within the next month.

Kendall Reynolds, President of the Board of the Chadds Ford Historical Society, offered an apology for an event that the Historical Society held in conjunction with Brandywine View Antiques earlier in the month of April. Lisa Vonderstuck, owner, Brandywine View Antiques, was also present. Ms. Reynolds explained that advertising on social media drew a larger response to the event than the Historical Society expected, and in turn, the Historical Society was not prepared for such a large scale event. She noted that they didn't contact the PA State Police about the event, which resulted in traffic jams that impacted residents and businesses, and ultimately created a safety hazard. She continued that in the future the Historical Society will plan all of their events as if they're large events by arranging secondary parking, contacting the proper authorities well in advance such as state and local police, hiring a professional parking company, and conducting less social media advertising. Supervisor Barbone thanked Ms. Reynolds for being proactive and coming to the Board to offer an apology and provide ideas for better planning in the future. Supervisor Barbone also suggested signage along Baltimore Pike designating one lane in either direction as a "thru traffic" lane.

Mark Stookey, Upper Bank, expressed concern over the event, and added that the event planners knew the event would draw a big crowd, citing a Chadds Ford Live article published a week before the event. He also expressed concern over the behavior of some of the events' attendees who acted aggressively as they were told by Upper Bank residents to not park in front of their houses. He added that this particular event seemed more commercial compared to other Historical Society events and that it didn't fit in with their mission.

Lisa Vonderstuck, owner, Brandywine View Antiques, apologized to Mr. Stookey.

Chairman Murphy thanked Ms. Reynolds and Ms. Vonderstuck for their apologies and Mr. Stookey for expressing his concerns about the event. He added that the Township is drafting a special events ordinance, which will hopefully address future issues surrounding large-scale events in the Township.

Old Business: Special Events Ordinance

Chairman Murphy stated that he's not ready to bring the draft of the Special Events ordinance to a vote at next week's regular meeting on May 4<sup>th</sup>. Manager Serock stated that the advertisement has been authorized, and that the Board could plan to conduct a hearing at the June meeting.

Old Business: Hillman Drive Extension SALDO Application Update

Chairman Murphy expressed concern over the topic being on the Workshop agenda without notification to the neighbors, because it was the intent of the Board to notify the public whenever the Henderson Group would be in front of the Board with the Hillman Drive project.

Valerie Hoxter, Painters Crossing, respectfully asked that whatever the Henderson Group presented tonight be repeated at next week's meeting after properly notifying all concerned neighbors interested in the Hillman Drive project.

Ross Weiss, attorney for the applicant, the Henderson Group, commented that there would be no presentation tonight and that the Henderson Group just wanted to attend tonight's Workshop meeting and informally update the Board of Supervisors on the progress of their application. He continued that they've had meetings with PennDot and resubmitted updated engineered plans, last week, and will be on the Township's Planning Commission's agenda, May 11<sup>th</sup>.

Chairman Murphy asked Manager Serock to send out an email to everyone who has signed up to receive emails about the project that the applicant will be on the Planning Commission's May 11<sup>th</sup> meeting agenda. He also asked that the plans be made available on the Township's website for public view.

Old Business: Spring Hill Farm Component Module 3 Update

Manager Serock reported that the public notice period for comment and review regarding the Spring Hill Farm's Component Module 3 has begun and will end Friday, May 27<sup>th</sup>.

New Business: Draft Ordinance, Sewer Amendment for I&I (Inflow and Infiltration)

Mr. Mark Stookey, Chairman, Chadds Ford Township Sewer Authority, reported that the draft ordinance is a response to inflow and infiltration issues at both Township plants, primarily, the Ridings Plant, caused by large rain and snow events as well as suspected illegal residential and commercial connections to the sanitary sewer such as sump pumps. The problem is that an increase in the volume of water being treated at the plants affects the overall operation of the plant, thus costing the Sewer Authority more money to

operate the plant. Chairman Murphy, Supervisor Barbone, Manager Serock, Mr. Stookey and Vice Chairman Reiner discussed ways of enforcing compliance such as inspecting residential and commercial plumbing systems or requiring point of sale inspections. Mr. Stookey commented that including a sewer inspection in the existing Use and Occupancy process for commercial tenants and owners would be a good idea. Manager Serock commented that flow metering is also being done to pinpoint major problem areas. Mr. Stookey also commented that the Sewer Authority is creating a mailer to better educate our users on these issues.

New Business: Update, 2016 Road Program Bid Award

Engineer Schneider reported that road program bids are due Tuesday, May 3<sup>rd</sup>, and that he will review the bids in time for the regular meeting on May 4<sup>th</sup>.

New Business: Resolution 2016 – 17, SALDO & Conditional Use, Concord Realty, LLC, Concordville Subaru, 1713 Wilmington Pike, Glen Mills, PA

Solicitor Maddren reported that he will circulate a draft of the resolution.

New Business: Resolution 2016 – 18, SALDO, 134 Rocky Hill Road and 334 Ridge Road (Lot Line)

Both Engineer Schneider and Manager Serock commented that this particular SALDO application and corresponding resolution was simply “cleaning-up” the property line and encroachments, such as the driveway, before one of the neighbors sells their property.

Pennoni Road Map Evaluation

Engineer Schneider reported that he had prepared a map of all of the roads within the Township that included existing traffic control conditions. He asked the Board to give Manager Serock suggestions on the road map. He noted that after he reviews their comments, that he would provide a list of actions to make the improvements. Supervisor Barbone inquired about reducing the speed on state roads such as Brintons Bridge Road that are shared with other Townships, which Engineer Schneider said that neighboring Townships will be notified that this Township is petitioning PennDot for a reduction in speed on shared state roadways. Vice Chair Reiner commented that she agreed on all of the traffic calming recommendations, and that she was prepared to authorize a reduction to 25MPH of all Township roads. Chairman Murphy inquired if PennDot could be petitioned as early as next week, which Engineer Schneider responded that the Township could contact PennDot as soon as possible.

New Business: Assistant Noise Enforcement Officer

Chairman Murphy tabled the search for an Assistant Noise Enforcement Officer.

New Business: HARB Application(s), May 9<sup>th</sup>, Station Way Road, Rear Dormer Addition

Manager Serock reported that a HARB application was received for a property at 9 Station Way for a rear dormer addition.

New Business: ZHB Applciation(s), May 18<sup>th</sup>, KC Sign Company for Jacob's Music, 1572 Wilmington Pike

Manager Serock reported that a ZHB application was received for Jacob's Music, a new store at 1572 Wilmington Pike, asking for a variance from the sign ordinance to increase the square footage of the sign from 20 sq. ft. to 33 sq. ft.

New Business: Delaware County Act 247 Review Application(s), Zoning Amendment Application, 1760 Wilmington Pike & 1 Hillman Drive (Bunch Auctions), POC to Business

Chairman Murphy introduced the application stating that they were seeking to amend the zoning map from Planned Office Center (POC) to Business (B). Vice Chair Reiner confirmed. The Board agreed that they're generally not in favor of a zoning change, and Vice Chair Reiner added that there are plenty of other properties within the Township zoned Business. Chairman Murphy added that applicants have the right to ask for an amendment and that the Board has the right to say no. and the Board has the right to say no. Solicitor Maddren commented that no further action needed to be taken.

New Business: Delaware County Act 247 Review Application(s), SALDO and Conditional Use, Assisted Living Facility, 1170 – 1778 Wilmington Pike

Manager Serock reported that the application was deemed administratively incomplete, and was not being sent to the county, yet.

Other Discussion Items

Solicitor Maddren commented that to change the speed limits within the Township an existing ordinance needs to be amended to allow the Township to change the speed limits by resolution from year to year as need be. Solicitor Maddren added that the advertisement can be authorized next week.

Adjournment

Vice Chair Reiner's motion to adjourn the Workshop at 7:50PM was seconded by Supervisor Barbone and passed unanimously.

Respectfully submitted,

Matt DiFilippo

Assistant to the Manager/ Township Secretary