

Draft of 5/26/16

Chadds Ford Township  
Delaware County, PA

Board of Supervisors Meeting  
Continuation  
Tuesday, May 10, 2016  
5:45 PM

Call to Order

The continued regular meeting of May 4, 2016 was called to order at 5:45PM. Chairman Frank Murphy, Vice Chair Samantha Reiner, and Supervisor Noelle Barbone were present. Ms. Amanda Serock, Manager, Mr. Michael Maddren, Solicitor, Mr. Michael Schneider, Engineer, and Mr. Matt DiFilippo, Assistant to the Manager and Township Secretary were also present. Eight (8) people from the public were present.

Public Comment

There was no public comment.

New Business: Conditional Use Decision, Concord Realty, LLC, Concordville Subaru, 1713 Wilmington Pike

Vice Chair Reiner's motion to approve the Conditional Use decision for Concord Realty, LLC, Concordville Subaru, 1713 Wilmington Pike (US 202) was seconded by Supervisor Barbone.

Solicitor Maddren confirmed with Mr. Lee Stivale, solicitor for the applicant, that he had read and reviewed the drafted conditional use decision. Solicitor Maddren read the following conditions of the decision: construction of the stormwater management facilities in conformance with the plan, compliance with all exhibits attached and submitted to the record, compliance with comments received by the Township Engineer, Township Land Planner and Township Fire Marshal, compliance with noting on the record plan that sidewalks will be installed along the frontage of the property, Wilmington Pike (US 202), and acceptance of the responsibility of any and all professional fees incurred by the Township for any future construction of sidewalks, compliance with the eight (8) terms and conditions of a letter agreement between the Township and the applicant executed at the applicant's Zoning Hearing Board appearance in October 2015, compliance with federal, state and local laws, and compliance with obtaining all required permits prior to construction.

The motion passed unanimously.

2016-17 SALDO, Concord Realty, LLC, Concordville Subaru, 1713 Wilmington Pike

Vice Chair Reiner's motion to approve resolution 2016 – 17, SALDO, Concord Realty, LLC, Concordville Subaru, 1713 Wilmington Pike, approving Concord Realty, Concordville Subaru, 1713 Wilmington Pike (US 202) land development application was seconded by Supervisor Barbone.

Solicitor Maddren confirmed with Mr. Lee Stivale, solicitor for the applicant, that he had read and reviewed the drafted SALDO resolution. Solicitor Maddren read the conditions of the SALDO resolution: the Township agreed to the applicant's requested waivers from submitting a preliminary plan and an Environmental Impact Assessment, compliance with the Township Engineer's review letter, compliance with Concord Township's SALDO application approval, compliance with federal, state and local laws, obtaining the required permits prior to construction, compliance with construction as shown on the submitted land development plans, compliance with all evidence and testimony given by the applicant on May 4, 2016 at the Conditional Use hearing, compliance with all of the conditions set forth in the conditional use approval, compliance with the Township's Fire Marshal's review letter, compliance with the Township's Land Planner's review letter, compliance with all evidence and testimony from the applicant's Zoning Hearing Board appearance in October of 2015, compliance with the stipulations of the letter agreement between the Township and the applicant signed at the October 2015 Zoning Hearing Board meeting, compliance with noting on the record plan that sidewalks will be installed along the frontage of the property, Wilmington Pike (US 202), and acceptance of the responsibility of any and all professional fees incurred by the Township for any future construction of sidewalks.

Vice Chair Reiner confirmed that conditions E. and I. of the SALDO resolution were being updated to add the word "evidence" in both cases.

The motion passed unanimously.

#### New Business: Act 537 Plan

The Act 537 Plan update was discussed between the Board of Supervisors and the Township's Sewer Authority. The Sewer Authority and Township engineers presented the following updates to the plan: updated service area map, zoning updates, revised stormwater management information, updated Chapter 94 information, and sewer plant alternatives. One alternative discussed includes the decommissioning of the Ridings Sewage Treatment Plant and turning it into a pumping station that would convey sewage to the Turner's Mill Plant. Both Boards discussed the importance of this alternative and their interest in keeping township sewage within our municipal boundary. Manager Serock noted that the Township advertised the 30 day public comment period for the draft and that it was posted on the Township's website. The engineers requested all comments be submitted to the Manager in writing prior to the June Planning Commission.

#### Adjournment

Supervisor Reiner's motion to adjourn the meeting at 6:51PM was seconded by Supervisor Barbone and passed unanimously.

Respectfully submitted,  
Matt DiFilippo  
Assistant to the Manager/ Township Secretary