

Draft of 03/06/2012

CHADDS FORD TOWNSHIP
Board of Supervisors' Meeting
Wednesday, February 1, 2012
at 7:30 p.m.

Officials Present:

Deborah F. Love, Vice Chairman
Keith C. Klaver, Supervisor
Joe Barakat, Township Manager
Richard Jensen, Building Inspector & Zoning Officer
Hugh Donaghue, Solicitor
Joseph Mastronardo, Township Engineer
Barbara Biedekapp, Treasurer/ Assistant Secretary
Matt DiFilippo, Assistant Secretary – Treasurer

Call to Order:

Vice Chairman Love called the meeting to order, and Supervisor Klaver reviewed the emergency exits.

State Police Report:

No report was given.

Approval of Minutes:

Vice Chairman Love deferred the approval of previous minutes from the months of December and January to the next BOS meeting in March.

Supervisors' Report:

Vice Chairman Love reported that on January 23 the new Executive Director of the Brandywine Conservancy brought some of her staff to the Municipal Building to have lunch with the three Supervisors and Township Manager primarily for introduction purposes, and to continue the collegial relationship between the Township and the Conservancy.

Manager's Report:

Manager Barakat submitted a written report. He asked the BOS for approval to participate in the Municipal Co-op of Southern Chester County for the Township's Road Program for 2012. Mr. Barakat reported that participating in the Municipal Co-op in the past has saved the Township money for the Road Program by being able to bid with seven other townships for paving and line-striping road projects

Upon motion and second (Klaver/ Love) BOS unanimously approved the Township's participation in the Municipal Co-op of Southern Chester County for 2012.

Manager Barakat asked the BOS for approval to bid out the Township's line-striping project for 2012.

Upon motion and second (Klaver/Love) BOS unanimously approved the Township to gather bids for its 2012 line-striping project(s).

Manager Barakat reported that thieves returned again to steal the remaining copper downspouts from the Municipal Building. As requested by the Supervisors last month, Mr. Barakat gathered three bids for an alarm and 24-hour fire prevention system for the Municipal Building. He reported the lowest quote as \$12,835. for installation with an additional \$68/ month for monitoring from Delco Alarms based in Aston, PA. Mr. Barakat discussed the three quotes and the similarities between quoted systems.

Upon motion and second (Klaver/Love) BOS unanimously approved the Township to purchase and install the Delco Alarm proposal.

Public comment from Gail G. Force, 306 Southpoint:

Her question was, "how is the proposed alarm system going to prevent the theft of the downspouts on the outside of the building?" Her second question confirmed the installation price and the monthly monitoring costs.

Manager Barakat responded saying that the alarm wouldn't prevent the theft of any more downspouts on the outside of the Municipal Building, but will prevent the theft of audio-visual equipment, computers, and other office equipment inside the building that is currently unprotected.

Treasurer's Report:

Assistant Secretary – Treasurer DiFilippo gave the Treasurer's Report, and asked the BOS for approval for monthly disbursements in the amount of \$104,460.37.

General Fund Deposits since Last Meeting:	\$92,089.55
Disbursements for Approval:	\$104,460.37
Escrow Releases for Approval:	\$4,057.67
Total Cash Balance for all Funds:	\$2,685,073.01
Total Cash Balance for General Fund:	\$500,598.21

Upon motion and second (Klaver/ Love) BOS unanimously approved to pay the requested disbursements for the month in the amount of \$104,460.37.

Asst. Sec-Treas. DiFilippo requested BOS approval to release the following Escrows:

Upon motion and second (Love/ Klaver) BOS unanimously approved to release the following Escrows: David Dodge's \$900 ZHB Escrow; Kevin Buente's \$750 SEO and \$800 Grading Escrows; Anthony Kelley's \$800 Grading Escrow to the Township, and the \$7.67 interest accrued on the Conservancy's Escrow used to make the first payment on 10 Station Way.

Finally, there was a discussion about how the Treasurer's Report should be presented. Supervisor Klaver said that the various Township funds have specific purposes, and instead of just reporting the Township's total funds, the balance of General Fund should be disclosed separately because it reflects how much the Township has to spend. Vice Chairman Love agreed that this is how it should be done in the future.

Building Inspector and Code Enforcement Officer:

Inspector/ Officer Jensen submitted a written Building Permit report. He had two certificates of appropriateness, but deferred their approval until the next meeting because all three Supervisors are required.

Mr. Jensen reported the Aamoco Sign Variance that went before the ZHB and that a revised signage plan was submitted. The first plan didn't have dimensions. Supervisor Klaver asked how much square feet in signage would be added and Mr. Jensen responded that he didn't do the exact math but it was probably 3 – 4 times of what was already there.

Supervisor Klaver asked if variance was awarded to a previous ZHB applicant, Garnet Ford. Mr. Jensen said he didn't know the outcome.

Mr. Jensen reported a bunch of Zoning Enforcement issues including a continuing problem at Keystone Plaza; Old Ridge Village's banners and cup cake truck; and, 11 Bullock Road. Also, he said that David Dodge needs to fill out a sign permit.

Engineer's Report:

Township Engineer submitted a written report. He said there was no business to be approved, and the only piece of business he did want approved was the payment to Innovative Construction for the Road Program, which was covered in the Treasurer's Report.

Old Business:

Manager Barakat reported that Chairman Thorpe had a meeting with Concordville Fire and Protection Association and they agreed to serve as our Fire Marshall for purpose of plan review. Mr. Barakat recommended that the BOS appoint Concordville Fire and Protection Association, specifically Fred Field, as the Fire Marshall for Chadds Ford Township, specifically for plan review.

Upon motion and second (Klaver/ Love) BOS unanimously approved to appoint Concordville Fire and Protection Association, specifically Fred Field as Fire Marshall for Chadds Ford Township, specifically for plan review.

New Business:

Resolution 2012—09: Woodlawn Trustees, Inc. – Beaver Valley Road

A preliminary and final subdivision application for lot line changes to Beaver Valley Road properties owned by Woodlawn Trustees, represented by John Jaros, Esq., Qamar Ahmad, PE, and Vernon Green, Senior Vice President and COO, was presented. The Township Planning Commission recommended the project. Mr. Jaros requested four waivers in conjunction with the application, and explained that the line changes were being done to better conform with the township lines of Chadds Ford and Concord.

Township Solicitor Hugh Donaghue asked if there were any structures on the property in Chadds Ford Township, Mr. Jaros responded that there weren't.

Mr. Green explained where the properties were located, and assured the BOS that the Chadds Ford Township side of the lots on Beaver Valley Road would be kept as open space.

Solicitor Donaghue confirmed that even though the Concord Township side would be developed, the Chadds Ford Township side would not be developed and preserved as open space. Mr. Green confirmed. Mr. Donaghue also confirmed that this lot line change would only be approved if the land within Chadds Ford Township would be preserved as open space.

Upon motion and second (Klaver/ Love) BOS unanimously approved Resolution 2012—09 “Woodlawn Trustees, Inc. – Beaver Valley Road,” the preliminary and final subdivision application for lot line changes to Beaver Valley Road properties.

Brandywine Valley Scenic Byway Commission (BVSBC)

\$500 was approved during the Treasurer's Report to be donated to BVSBC.

Committee Reports:

No committee reports.

Public Comment:

No public comment at this time. There was a public comment during the Manager's Report by Gail Force of 306 Southpoint.

Upon motion and second (Klaver/ Love) BOS unanimously approved to adjourn the meeting at 8:05 P.M.

Respectfully submitted,

Matt DiFilippo, Assistant Secretary – Treasurer