

Draft of 11/1/13

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Meeting
Wednesday, October 02, 2013
7:00PM

Officials Present

Deb Love, Chair
George Thorpe, Vice Chairman
Keith Klaver, Supervisor
Judy Lizza, Manager
Hugh Donaghue, Solicitor
Joe Mastronardo, Engineer
Mike Daily, Fire Marshal
Matt DiFilippo, Secretary

5:30PM Call to Order, Conditional Use Hearing, 1516 Wilmington Pike

The Regular Meeting was preceded by a Conditional Use Hearing beginning at 5:30PM for 1516 Wilmington Pike to turn the property into a hotel. Chair Love called the Conditional Use Hearing to order at 5:30PM. Township Solicitor Donaghue opened the hearing reporting the proposed hotel use of 1516 Wilmington Pike by the applicant, the McFadden Group, and confirmed that all neighboring parties were notified, as well as proper public advertisements being placed in the Delaware County Times newspaper.

Mike Lyons, Solicitor for the applicant called his first witness to the stand, Wayne W. Grafton, professional land planner for the applicant. He described the site plan of the proposed hotel at 1516 Wilmington Pike per Solicitor Lyons' prompts covering all of the included exhibits. The following items were covered: exterior, interior, amenities, landscaping, parking, ingress and egress, impervious coverage, history of the building, building and code standards and appearance before the Chadds Ford Township Planning Commission.

Chair Love inquired about the site lighting; Supervisor Klaver inquired about the signs and environmental impact; both inquired about ingress and egress. Engineer Mastronardo inquired about the applicants willingness to connect to public sewer in the future. Nancy Dambro, Harvey Road, asked about trash removal and proper screening for neighbors.

Mike Lyons, Solicitor for the applicant, called his second witness to the stand, Brian McFadden, the equitable owner. Mr. McFadden discussed operations specifically the property offering overnight accommodations, hours of operation and the proposed pantry (snackroom) for the property and confirmed that the property would not have a restaurant and a bar. He also

explained the use of closed circuit cameras. Mr. McFadden also explained that the property would be following LEEDS standards such as solar panels and the use of geothermal.

Other items inquired about were allowing pets, installing sprinklers, conditions being placed if so desired to not allow the construction of a pool or tennis court, limiting the service of alcohol, alarm connections and laundry facilities.

The Conditional Use Hearing for 1516 Wilmington Pike as a hotel were continued to the next Board of Supervisors' Regular Meeting, November 6, 2013. The hearing was adjourned at 6:20PM.

6:30PM Vacation Hearing, Hoffman's Mill Road

Chair Love called the Vacation Hearing to order, vacating Hoffman's Mill Road to the Brandywine Conservancy.

David Shields, Counsel for the Brandywine Conservancy, and Ginny Logan, Executive Director were present. Solicitor Donaghue reported the purpose of the proceeding to vacate the road and dedicated it to the Brandywine Conservancy by Ordinance with an Easement Declaration.

Upon motion and second (Thorpe/ Klaver) the Board unanimously adopted Chadds Ford Township Ordinance 126 vacating Hoffman's Mill Road and dedicating the road to the Brandywine Conservancy.

Call to Order

The meeting was called to order at 7:00PM by Chair Love.

Public Comment

Bruce Prabel, Heyburn Road, reported recording the meeting.

Approval of Minutes

Upon motion and second (Klaver/ Thorpe) the Board approved the Regular Meeting minutes of September 4, 2013.

Supervisors' Report

The Board reported an executive session after the October 1 Workshop to discuss legal issues.

Manager's Report

Manager Lizza submitted a written report. She announced the Battelfield 5K Run and a local flu clinic. She reported on progress in the basement with filing the arrival of new filing cabinets, DCATO activity and ZHB applications.

Fire Marshal Daily reported responses to fire alarms in September, a burning ordinance proposal and two items discussed at the recent CERT meeting: a fire extinguisher recycling program and fire-safety-related inspections.

Treasurer's Report

Secretary DiFilippo reported the Township's financial activity for the month of September 2013.

GENERAL FUND

General Fund Unrestricted Balance: \$892,602.74

RECEIPTS:

Miscellaneous Collections & TWP. Reimbursements: \$45,731.63

Monthly Deed Reconciliation (August 2013): \$16,501.24

TOTAL RECEIPTS: \$62,232.87

DISBURSEMENTS:

Bills, Wages and Vendor Payments: \$77,908.42

Township of Concord Shared Traffic Signal Expenses: \$8,439.40

TOTAL DISBURSEMENTS: \$86,347.82

Upon motion and second (Thorpe/ Klaver) the Board approved the General Fund Disbursements in the amount of \$86,347.82

Upon motion and second (Thorpe/ Klaver) the Board approved the receipt and disbursement of the Foreign Fire Insurance Premium Tax from the State to the Concordville Volunteer Firefighter Relief Association in the amount of \$50,977.91.

Upon motion and second (Klaver/ Thorpe) the Board approved the remittance of the 2013 Real Estate Tax Collections based off of the Township's 2013 Assessment in the amount of \$39,976.31 to the Concordville Fire and Protective Association.

Upon motion and second (Klaver/ Thorpe) the Board approved the remittance of the 2013 Real Estate Tax Collections based off of the Township's 2013 Assessment in the amount of \$5,994.22 to the Rachel Kohl Library.

Upon motion and second (Love/ Thorpe) the Board approved payment of additional bills which did not make it into the financial reporting for the month in the amount of \$4,439.84 including the Manager's AT&T Bill, the Daily Times Community Meeting Ad, the Manager's Health Insurance Reimbursement and the Solicitor's September Bills.

Upon motion and second (Klaver/ Thorpe) the Board approved the transfer of \$4,000.00 fee in lieu payment from Newlin Homes from the General Fund to the Fee in Lieu Fund for work done on Atwater Road.

Upon motion and second (Thorpe/ Klaver) the Board approved the release of a \$950.00 SEO escrow for work done at 381 Ring Road retaining \$355.50 for unpaid engineering bills and releasing the remainder of \$594.50 to the homeowner.

Engineer's Report

Engineer Mastronardo submitted a written report, and requested action for payment for work done on Oakland Road for the 2013 Road Program.

Upon motion and second (Thorpe/ Klaver) the Board approved the first and final payment of \$161,983.40 for work done on Oakland Road including the removal of trees under the 2013 Road Program Contract.

Old Business

There was no old business to discuss.

New Business

Upon motion and second (Thorpe/ Klaver) the Board unanimously reconfirmed the adoption of Chadds Ford Township Ordinance 126 vacating Hoffman's Mill Road and dedicating the road to the Brandywine Conservancy.

Upon motion and second (Thorpe/ Klaver) the Board unanimously adopted Resolution 2013 – 24 approving the Land Development of 1810 Wilmington Pike, Keystone Plaza, specifically Pescatore's restaurant pursuant to the ZHB Decision, including all four waivers requested by the applicant and withdrawing the original fine for construction without permits.

Upon motion and second (Thorpe/ Klaver) the Board approved the Certificate of Appropriateness for 1620 Baltimore Pike, specifically Fellini Café and the sign(s) to be installed.

Upon motion and second (Klaver/ Thorpe) the Board approved the repair of the meeting room screen by Visual Sound the vendor who installed the screen at the estimated cost of \$1,200.

Upon motion and second (Klaver/ Thorpe) the Board approved the Sewer Authority Loan Extension of \$225,000 at an interest rate of .44% for 6 months.

Public Comment

Supervisor Klaver recognized Bruce Prabel, Heyburn Road, for receiving an award from the Chadds Ford Civic Association as volunteer of the year.

Adjournment

Upon motion and second (Thorpe/ Klaver) the meeting was adjourned at 7:30PM.