

Draft of 04/03/2013

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Monday, March 4, 2013
3:30PM

Officials Present:

Deb Love, Chair
George Thorpe, Vice Chairman
Keith Klaver, Supervisor
Judy Lizza, Manager
Hugh a Donaghue, Solicitor
Joe Mastronardo, Engineer
Matt DiFilippo, Secretary
Craig Huffman, Planning Commission Chairman

Call to Order

The Workshop was called to order by Chair Love at 3:30PM.

Land Development – YMCA

YMCA and Henderson presented their potential project of a YMCA in Chadds Ford Township. Denise Day, President and CEO of Brandywine YMCA, gave the presentation, and explained the background and services of the YMCA, and why the YMCA should be in Chadds Ford Township or how Chadds Ford Township has been underserved by the YMCA. Mark Eisenhardt of the Henderson Group helped present the plan or brief overview of the “Chadds Ford Center Scheme” for the proposed YMCA in Chadds Ford Township. There was also discussion about Zoning, and the possible avenues for a variance since the YMCA is proposing to build in the Light Industrial Zone.

Land Development – Pescatore’s Traffic Light

Adam Karagelian, legal counsel representing Andy Varriale, Keystone Plaza, argued safety concerns for a reason to have a traffic light at Keystone Plaza, and discussed a past traffic study and number of accidents roughly 1000 feet on either side of the Keystone Shopping Center traffic light. The Board requested more information, specifically a new traffic study.

BREAK FOR EXECUTIVE SESSION, 4 – 5PM

Land Development – NW Corner – Loop Road Intersection

Ray Ott gave a presentation on the proposed Hovnanian Townhomes and discussed that the zoning doesn't permit it, so Hovnanian is prepared to submit a zoning amendment: the

Brandywine Loop Zoning Overlay. There was further discussion about aesthetics, density, impervious coverage and the proposed zoning overlay.

Approval of WKSHP Minutes

Upon motion and second (Klaver/ Love) the BOS unanimously approved the Workshop Minutes of February 4.

Comcast Contract

Solicitor Donaghue reported that he has not heard back from Cohen Group or Consortium, and that nothing has changed in the Comcast Contract and that it is acceptable for the Township to continue to wait before approving the Contract.

Employee Handbook

Solicitor Donaghue reported that the Employee Handbook is available for the Board's review and comment.

Brandywine East, LP

Brandywine East LP filed for an extension until July 4, 2013 for the Board to make a decision.

Engineer

Engineer Mastronardo reported progress on the 2013 Road Program and 537 Plan Update. He also reported recent violations.

Open Space: Fee in Lieu

The Board reported that the Fee in Lieu Fund for Open Space projects was discussed in the earlier executive session. They also reported that a revision to the current Ordinance, and in turn, adoption of a new resolution will be addressed in the future, specifically regarding collection of Fee in Lieu money from developers. Recommendations were requested of the Open Space Committee and Planning Commission.

C2P2 Grant Application

Mgr Lizza reported that a resolution for adoption regarding the C2P2 Grant will be on the agenda for Wednesday's meeting.

202 Corridor Overlay

The 202 Corridor Overlay was discussed. Planning Commission Chairman Huffman commented as to whether or not there has been any thought to creating a cohesive view or uniform look along Wilmington Pike/ Route 202.

Tree Policy

Chair Love reported on the tree policy regarding dangerously appearing trees in the right-of-way within the Township, and that this policy was also discussed in the earlier executive session.

BPT/ LST

Mgr Lizza reported that she updated the Township's Business list and it includes 300 businesses. Collecting back taxes from the Township businesses was discussed.

Tax Collector Audit and Advertised Hours

Supervisor Klaver reported that the Board will carry out an audit of the Tax Collector for the year ended December 31, 2013. The Tax Collector's public hours were discussed.

Alarm System

Chair Love recommended implementing the Alarm System.

Toll Brothers

The open space at the Estates at Chadds Ford was discussed.

SA

Commercial metering was discussed regarding the Sewer Authority.

CERT Update

Bill Delaney, Chairman of The Citizens Emergency Response Team gave a presentation on the group and requested funding from the Board for the Global Connect software to enable the CERT team to contact residents in times of disaster.

Adjournment

Chair Love adjourned the Workshop.

Respectfully submitted,

Matt DiFilippo, Secretary