

Draft of 9/27/13

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Thursday, August 29, 2013
3:30PM

Officials Present:

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

Call to Order

Chair Love called the Workshop to order at 3:31PM.

Approval of Minutes

Upon motion and second (Thorpe/ Love) the Workshop minutes of August 5, 2013 were approved. Supervisor Klaver abstained.

Public Comment

Debbie Reardon, Tally Ho Drive, Open Space Chair, asked about erecting a "No Soliciting" sign for her neighborhood and whether or not they need to acquire permission from the Township for such a sign. Solicitor Donaghue responded that Tally Ho Drive is a Township road therefore yes the residents of Tally Ho would need to make application to the Township. He also said that if she wanted to erect a "No Soliciting" sign on her property she would just need to comply by the Township Sign Ordinance; he added that if it were a private road then such a sign would need the private road's HOA approval and again, compliance with the Township Sign Ordinance.

Valerie Hoxter, Painters Crossing, reported recording the Workshop.

Fee in Lieu Ordinance

Solicitor Donaghue led discussion pertaining to revisions to the Fee in Lieu Ordinance, specifically square foot measurements, consistencies with statutes and Delaware County Planning Department's comments about the revisions. He announced a hearing will be held Wednesday, September 4th at 7PM and also commented that the hearing could be left open for continuation at the October 2nd Regular Meeting. Supervisor Klaver and Solicitor Donaghue also discussed the calculations of \$1.10, \$1.60 and \$2.20, how they were derived and what was

recommended. Solicitor Donaghue concluded that the Ordinance is designed to bring all parties to the table and finds it **legally appropriate** with the revisions to the Ordinance up for adoption by the Board at the Regular Meeting to be held Wednesday, September 4, 2013.

Pettinaro PENNDOT Stormwater Agreement

Solicitor Donaghue reported that Pettinaro posted additional escrow in the amount of \$20,000 and recommended to the Board to adopt and execute the Stormwater agreements drafted by John Jaros, Attorney for the applicant. This agreement is intended to protect the Township if Stormwater maintenance is not maintained in the future by the developer.

Hoffman's Mill Road

Solicitor Donaghue requested the Board to authorize Manager Lizza to advertise and post the vacation of Hoffman's Mill Road.

Upon motion and second (Klaver/ Thorpe) the Board unanimously authorized Manager Lizza to advertise and post the vacation of Hoffman's Mill Road.

Harvey Run Trail

Engineer Mastronardo reported on the proposed bridge construction pertaining to the Harvey Run Trail project and acquiring price quotes for foundations for the bridges. There was discussion between Engineer Mastronardo and Supervisor Klaver about pouring the foundations for the bridges, procedures for acquiring the quotes and the hopes of having quotes by October's meeting.

Act 537 Plan Update

Engineer Mastronardo reported a meeting with the Township of Concord and directing future sewage flows to Concord, and that three sections of the 537 Plan will be available next month for the Board to review.

Supervisor Klaver and Engineer Mastronardo discussed the intermunicipal agreement with the Township of Concord and the Carlino Development project at 1751 Wilmington Pike.

Engineer Mastronardo also reported that he would need action taken to release Stonebrook I, Atwater Road, escrow at the September 4, 2013 regular meeting.

Community Meeting

At the most recent Planning Commission meeting residents requested having a meeting with Township officials to discuss the various development proposals and applications recently received by the Township. Chair Love, Supervisor Klaver and Vice Chairman Thorpe concurred. Planning Commissioner Mike Ashmore commented and explained the Planning Commissions intentions to make sure all residents are informed about what may or may not be developed in the Township.

Conditional Use – 1516 Wilmington Pike

Manager Lizza reported the procedure and status of a pending Conditional Use application to turn 1516 Wilmington Pike into a hotel. A Conditional Use hearing date of October 2, at 5:30PM was agreed upon. It was also decided that the Hearing to Vacate Hoffman's Mill Road would immediately follow at 6:30PM, which is also the date of the Regular Meeting at 7:00PM. Solicitor Donaghue confirmed that if any of the hearings needed to be continued then the Board could do so.

Fee In Lieu

Mike Ashmore, Planning Commissioner, HARB Member, Keepsake Lane, recommended that the Board consider updating the recreation plan on behalf of the entire Planning Commission. He explained in detail and discussed MPC requirements.

Debbie Reardon, Open Space Chair, Tally Ho Drive, commented that Open Space would like to be involved.

There was discussion between Mike Ashmore, Debbie Reardon, Vice Chairman Thorpe, Solicitor Donaghue, Chair Love and Supervisor Klaver about the Comprehensive Plan and what types of recreation would be provided in the Township such as trails or playing fields. It was ultimately agreed upon that the recreation plan needs to be refreshed and aligned with MPC requirements.

ARLE Grant

Manager Lizza announced a resolution was needed to manage the ARLE Grant and apply the funds to specific projects.

2014 Budget

Manager Lizza reported that she has been working on the budget.

1421 Wilmington Pike – Audi Dealership

Manager Lizza reported that a sketch plan was received by Audi for a proposed dealership at 1421 Wilmington Pike.

HARB

Manager Lizza reported that HARB recommend three Certificates of Appropriateness and they would be on the agenda at the Regular Meeting next week, September 4, 2013.

Octagon School, Heyburn and Ridge Roads

There was discussion about preserving the Octagon School at Heyburn and Ridge Roads.

Upon motion and second (Love/ Thorpe) the Board authorized HARB and Open Space members to research preserving the Octagon School at Heyburn and Ridge Roads.

Debbie Reardon, Open Space Chair, Tally Ho Drive confirmed she would attempt making contact with the current owner of the Octagon School.

Mike Ashmore, Planning Commissioner, HARB Member, Keepsake Lane, reported that HARB was considering minor revisions to the Certificate of Appropriateness process and would be presenting the changes to the Board at a later date for approval by resolution.

Adjournment

Upon motion and second (Thorpe/ Klaver) the Board adjourned the Workshop at 5:15PM.

Respectfully submitted,

Matt DiFilippo, Secretary