

Draft of 4/28/14

Chadds Ford Township  
Delaware County, PA

Board of Supervisors Workshop Meeting  
Wednesday, March 26, 2014  
7:00PM

Officials Present

Keith Klaver, Chairman  
Frank Murphy, Supervisor  
Judy Lizza, Manager  
Hugh Donaghue, Esq., Solicitor  
Jennifer Caffrey, PE, Engineer  
Matt DiFilippo, Secretary

PennDot Representatives Present

Matt Marquardt, PE, Urban Engineers  
Vito Genua, PennDot Project Manager

Call to Order

Chairman Klaver called the meeting to order at 7:04PM.

HARB's Recommendations for Standards for Minor Work; and, Guidelines for Buildings, Structures, Awnings and Signs

Manager Lizza confirmed with Chairman Klaver that HARB's recommendations to the Board of Supervisors for standards for minor work and guidelines for buildings, structures, signs and awnings will be on the agenda for the regular meeting, Wednesday, April 2, 2014.

Zoning Update Task Force Membership

Membership for the Zoning Update Task Force will be finalized and voted on at the regular meeting.

Audi SALDO Request for Conditional Use Hearing

A date for a Conditional Use hearing for Audi at 1421 Wilmington Pike was tentatively set for Wednesday, May 7, 2014 before the Board's May regular meeting.

IMA Consulting Request for Support to Connect to Knight's Bridge Sewage Treatment Plant

There was discussion about IMA Consulting's plans to build at 1712 Wilmington Pike and tie in to Knight's Bridge Sewage Treatment Plant. The item will be placed on the agenda for the regular meeting Wednesday, April 2, 2014. Supervisor Murphy asked about the parameters for

supporting such a request to which Engineer Caffery responded that Pennoni would look into the issues surrounding such a request.

Brandywine Mills Stormwater Agreement and HOP Permit Approvals

Manager Lizza reported Brandywine Mills at 1751 Wilmington Pike has submitted applications for a Stormwater Management agreement and HOP permit. Chairman Klaver confirmed with Manager Lizza that both the Township Solicitor and Engineer were aware of the applications.

Resolutions: Reaffirming David Dodge SALDO, Pescatores SALDO, Harper/ Tuttle Lot Line

The David Dodge SALDO, Pescatores SALDO and Harper/ Tuttle lot line change resolutions all have surpassed the 90 days allowed by the county to record the plans and all need reaffirmed. Supervisor Murphy asked whether or not the Township would incur additional solicitor or engineering charges because of the resolutions having to be reaffirmed which was confirmed but pointed out that all charges are bill back to the residential or commercial applicant.

Resolution: Not Your Average Joe's Liquor License

There was discussion about the procedure, and outdoor dining SALDO application, and when the applicant would be in front of the Planning Commission.

Ruggeri Cadillac: Map and Zoning Amendment for B1 at 1550 Wilmington Pike

A conditional use application was received from the applicant, Ruggeri Cadillac, and a date of April 30, 2014 for a hearing was set before the next regularly scheduled Workshop.

Public Comment

There was no public comment at this time.

Adjournment

Chairman Klaver adjourned the Workshop at 7:14PM.

Special Presentation: Penndot's Plans for the "Loop Road" (Hillman Drive)

Minutes from Urban Engineers of the Special Presentation are attached.

Respectfully submitted,

Matt DiFilippo  
Secretary

## Agreement E02737



### SR 202 Section LPR US 202/US 1 Public Outreach Meeting



#### MEETING MINUTES

**DATE:** March 26, 2014  
**LOCATION:** Chadds Ford Municipal Building  
**RE:** Public Outreach

<b>ATTENDEES:</b>	<b>REPRESENTING:</b>	<b>E-MAIL:</b>
Vito Genua, PE	PENNDOT	<a href="mailto:c-vgenua@pa.gov">c-vgenua@pa.gov</a>
Judy Lizza	Chadds Ford Township (Manager)	<a href="mailto:mqr@chaddsfordpa.gov">mqr@chaddsfordpa.gov</a>
Keith Klaver	Chadds Ford Township (Chairman)	<a href="mailto:kck@chaddsfordpa.gov">kck@chaddsfordpa.gov</a>
George Thorpe	Chadds Ford Township (Vice Chairman)	<a href="mailto:georgethorpe@aol.com">georgethorpe@aol.com</a>
Matt DiFilippo	Chadds Ford Township (Secretary)	<a href="mailto:sec@chaddsfordpa.gov">sec@chaddsfordpa.gov</a>
Frank Murphy	Chadds Ford Township (Supervisor)	
Jennifer M.Caffrey, PE	Pennoni	<a href="mailto:jcaffrey@pennoni.com">jcaffrey@pennoni.com</a>
Matt Marquardt, PE	Urban Engineers	<a href="mailto:mcmarquardt@urbanengineers.com">mcmarquardt@urbanengineers.com</a>
Greg Scafonas, PE	Urban Engineers	<a href="mailto:gcscafonas@urbanengineers.com">gcscafonas@urbanengineers.com</a>

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A meeting hosted by Chadds Ford Township Board of Supervisors to discuss the US 202/US 1 Loop Road intersection improvement project was held at the Chadds Ford Township Municipal Building on March 26, 2014. The meeting was open to the public and invitations were sent by the township to individuals/communities within or adjacent to the project limits. The purpose of the meeting was to present the project to the public and solicit any concerns the public may have. The following summarizes the major items noted:

#### **PROJECT BACKGROUND**

A brief history of the project and the need for further improvements to the US-202 corridor from the Delaware/Pennsylvania state line to Matlack Street was discussed and explained that the project being presented is independent of the US-202 corridor project. Funding, at this point, is only available for the preliminary design phase which includes 30% engineering, and environmental and historical analysis. Urban Engineers/PennDOT indicated that only preliminary design has begun.

#### **PRESENTATION**

Urban Engineers presented a total of 9 slides to summarize the project status at the time of the meeting. The presentation is attached and summarized as follows:

Slide 1 - Title Slide

Slide 2 – Location Map. The project is located within Chadds Ford and Concord Townships. PennDOT will coordinate with Townships during the design phase.

Slide 3 – Aerial showing the existing loop roads surround US-1 and US-202 intersection. The existing loop roads include State Farm Drive (Complete), Brandywine Drive (Complete), Applied Card Way (To be completed by others with construction to commence in 2014), and Hillman Drive (proposed to be completed as part of this project).

Slide 4 – Shows proposed improvements as part of this project. Improvements include the following: Extend Hillman Drive to US-1, completing the loop road; Extend the right turn lane from North Bound US-1 to South Bound US-202; Improve the intersections at Brandywine Drive/State Farm Drive/US-202 by adding turn lanes; Improve signal timing at locations indicated on the slide.

Slide 5 – Aerial view of Hillman Drive.

Slide 6 – Typical Section of existing Painters Crossing at US-1.

Slide 7 – Typical Section of existing Hillman Drive at US-202.

Slide 8 – Proposed Typical Section of Hillman Drive at US-1. This section is similar to the existing section of Hillman Drive at US-202.

Slide 9 – Summarizes the timeline for the entire project. Time for Final Design and Construction are not known at this point.

At this point the meeting was opened up to the public for questions and comments. Comment forms were made available to the public as well. Said form is attached.

### **QUESTIONS AND COMMENTS**

The following summarizes the questions raised and comments made by the public:

1. It was noted the Hillman Drive is the only leg of the four loop roads that serves a mixed use community (i.e. commercial and residential). Proposed Hillman Drive would be the main access point for the Estates at Chadds Ford and the Painters Crossing Condominiums. Since Hillman Drive serves residential areas, provisions should be made for bike lanes and sidewalks.
2. Traffic calming should be employed in the form of narrower roadways and/or possibly using roundabouts.
3. Extend pedestrian times across US-202 from Hillman Drive to Applied Card Way to maximum amount possible.
4. Provide short term solutions at Dickinson Drive as the left-turn movement from Dickinson to South Bound US-1 is unsafe. Provide signal or restrict left turns, making Dickinson Drive right-in/right-out only. It was requested that a deceleration lane be provided from Hillman Drive to Dickinson Drive.
5. It was questioned why Dickinson Drive could not serve as a Loop Road by installing a traffic signal at US-1. It was noted that installing a mid-block signal on US-1 at Dickinson would create more traffic congestion. Urban has a traffic model for the intersection.
6. The Speed Limit on Hillman Drive was questioned. It is currently posted at 25 mph. Brandywine Drive is posted at 35 mph, however, speeding is prevalent due to a wide cartway. Speeding is a concern on Hillman Drive due to the wide cartway and steep grade.

7. The public is concerned about truck traffic from commercial businesses using Hillman Drive. Trucks should be limited to local deliveries only through the signing.
8. The following will need to be addressed near the Painters Crossing Condos: Noise, lights, and exhaust fumes from vehicles. This could be accomplished with landscaping.
9. Residents at Painters Crossing Condos questioned their access from proposed Hillman Drive. They are concerned about being able to make a safe maneuver from their driveway.
10. It was noted that there is an existing 50' wide right-of-way easement for Painter Crossing Way.
11. The public asked what the expected ADT (Average Daily Traffic) will be on Hillman Drive. Expected ADT on Hillman Drive is unknown at this time.
12. It was noted that Lots 7 and 12 are proposed to be developed by Henderson Group and Henderson Group has offered an easement to Painters Crossing Condos for "S-Curve" driveway to/from Hillman Drive. This easement is south of the existing entrance.
13. The public asked who would own Hillman Drive. It was noted that PennDOT would construct it and most likely turn ownership over to Chadds Ford Township. Design Criteria would be based on Chadds Ford Township standards.
14. It was noted that traffic sometimes backs up on Hillman Drive to Evergreen Place (entrance for Estates at Chadds Ford).
15. Henderson Group offered to share/review plans and easements that are available from design attempts. Urban will coordinate with Chadds Ford Township engineer to review said plans and easements.

Genua noted that the comments would be considered in plan development and that coordination will continue with the township, the general public, and local interests through the design phase of the project.

The meeting ended at approximately 9:30 pm.

It is believed that the above represents an accurate transcription of the events that transpired during this meeting. Your notification of any errors or omissions is essential, as the foregoing is intended to be part of the record, and is the basis upon which we will proceed.

Respectfully submitted,

URBAN ENGINEERS, INC.



Greg Scafonas, PE

cc: All attendees  
Jay Etzel (Urban Engineers)  
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