

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, April 12, 2006

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, April 12, 2006. In attendance were Chairman William Taylor, Maurice Todd, Paul Vernon and Gary Whelan. Engineers Joseph Mastronardo of Pennoni Associates, Inc. and Richard Jensen, our Building Inspector/Code Enforcement Officer, were also in attendance.

CALL TO ORDER

The meeting was called to order at 7:40 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Whelan/Vernon) motioned and approved the Minutes of the March 8, 2006 meeting.

Parkside Associates (Olde Ridge Village)

Dominic Pileggi displayed several plans for this site and explained that in March 2004 Parkside Associates received approval of the land development of this entire 10 acre site. In July 2005 the Board of Supervisors granted preliminary/final land development approval, at which time the applicant elected to develop the project in phases. Phase II is being amended to accommodate Ethan Allen by eliminating one of the restaurant pads. Copies of notices to adjoining property owners and the Environmental Impact Assessment Report were submitted. Mr. Pileggi stated that all items agreed to as part of the July 2005 approval will be agreed to for this phase of the project. Storm water calculations will be submitted to the Township. The Planning Commission (Whelan/Todd) recommended that the Board of Supervisors approve this preliminary/final plan contingent upon Jim

Fritsch's (Regester Associates) approval of re-submitted plans, calculations, and including all items in Regester Associates March 27, 2006 review letter. The Planning Commission also requested that a safety barrier/guide rail of some kind be installed above the retaining wall that has been constructed along Route 202.

Capano

Mr. Taylor announced that on Wednesday, April 19, 2006, at 8:00 a.m. a meeting will be held with the Board of Supervisors regarding the Capano application (an application in Concord Township along Route 202 in front of the Ridge Associates application in our Township). Members of the Planning Commission are invited to attend.

ADJOURNMENT

Upon a motion and second (Vernon/Todd) the meeting was adjourned at 8:30 P.M.

Gail G. Force, Secretary