

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, April 11, 2007

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, April 11, 2007. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Paul Vernon, Gary Whelan and Joe Barakat. Joe Mastronardo of Pennoni Associates, Inc. was also in attendance.

### **CALL TO ORDER**

Mr. Taylor called the meeting to order at 7:40 P.M.

**PUBLIC COMMENT** - None

### **MINUTES**

The Planning Commission (Whelan/Vernon) motioned and approved the Minutes of the March 14, 2007 meeting. -

### **Ruggiero Development Group, LLC** – Brandywine Summit Phase II

Following an introduction by applicant's representative Michael Lyons, Esquire, Kevin Matson of Kelly & Close Engineers outlined the latest revisions to this plan for 22 units and a total of 66,000 square feet. The berm at the rear of this site will be 60 feet wide with an 8 foot high retaining wall that will not be visible by the residents on the other side of the berm. The trees along the berm that are dead or dying will be removed and replaced. The requirement for 413 parking spaces has been met. A HOP permit will be submitted to PennDOT for an additional right-turn-only exit on to Route 202 that has been added to this plan. Both Mr. Lyons and Mr. Mattson stated that the Applicant will comply with all of the comments in Pennoni Associates' April 11, 2007 review letter. This plan will be revised and re-submitted. Mr. Mastronardo advised Mr. Lyons that this Applicant needs to contact

the Chadds Ford Township Sewer Authority regarding both EDU's and a collection fee.

## **ADJOURNMENT**

Upon a motion and second (Barakat/Vernon) meeting was adjourned at 8:20 P.M.

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Gail G. Force, Secretary