

CHADDS FORD TOWNSHIP

Minutes – Board of Supervisors

July 5, 2001

The Supervisors of Chadds Ford Township met in the Township Building on Thursday, July 5, 2001. The meeting was called to order at 7:35 P.M. Present were Harvey L. Kliman, George M. Thorpe and James E. Shipley. Also present were Solicitor Donald T. Petrosa and James C. Kelly of Kelly Engineers.

PUBLIC COMMENT - None

STATE POLICE REPORT- No Report

APPROVAL OF MINUTES

Mr. Shipley motioned, Mr. Kliman seconded, and the Board approved the Minutes of the June 6, 2001, meeting as amended.

Reports

Supervisors

Mr. Kliman delivered his Chairman's Report (see attached).

Mr. Shipley reported that two meetings were held with Andy Riley (Delaware County) regarding the Girl Scout Camp. The meeting was attended by representatives from the Natural Lands Trust, Save the Camp Group, Andy Riley, Samantha Reiner, Deborah D'Elia, Fight for Kids Group, and Jim Shipley. A proposal might be presented to preserve much of this site as open space. There is one possibility that seems to be developing; an organization in Delaware, "Fight for Kids" is proposing a horse farm for families and children who are being cared for

by A.I. duPont Hospital for Children and others like it (similar to a Ronald McDonald House). They need 175 acres and this site is approximately 188 acres. Apparently there are private funds available for this project. The concept would be two horse farms and one structure to house fifteen families. Mr. Shipley stated that from the Township's standpoint, no commitments were made because the Township's expectations were unknown. It was also discussed that there may be a cooperative effort whereby the Girl Scouts could still use the property. A letter is to be written to the Township outlining the concept and requesting a response from the Township.

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Treasurer

Account balances as of June 30, 2001:

<u>State Funds:</u>		
v Checking	\$284.99	
v Savings	<u>\$656.83</u>	\$ 941.82
 <u>Township Funds:</u>		
v Checking	\$139,595.00	
v Savings	<u>\$ 34,463.47</u>	\$174,058.47
 <u>Escrow Fund:</u>		<u>\$416,053.63</u>
 Total		<u>\$591,053.92</u>

Certificates of Deposit opened December 12, 2000 – 14 months @ 6.50%:

Township Fund	\$ 65,978.48
Building Fund	\$102,443.61
Sewer Fund	\$ 7,111.13
Land Trust	\$ 10,000.00

Money Market opened December 12, 2000 – 30 days @ 6.05%:

Township Fund \$51,010.98

Total Certificates of Deposit/Money Market \$236,544.20

TOTAL ALL FUNDS \$827,598.12

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Treasurer (cont.)

Receipts for the month of June 2001:

General Fund:

Treasurer of Delaware County – trans. Tax	9,054.22
Treasurer of Delaware County – del. Tax	335.29
District Court – fines	877.50
Charles J. Weigold	15,770.68
√ \$7,303.91 – Twp.	
√ \$1,808.81 – Fire	
√ \$ 126.59 – Int. Twp.	
√ \$ 31.37 – Int. Fire	
√ \$6,500.00 – Error	
Richard J. Jensen	3,414.25
√ \$1,320.00 – BP	
√ \$1,191.75 – ZP	
√ \$ 702.50 – PP	
√ \$ 200.00 – GP	
SEO	1,000.00
√ \$500.00 – Vincent J. Carbo	
√ \$500.00 – Zukin Properties	
Planning Module – Bancroft Homes	434.22

Engineering	16,184.49
v \$ 609.31 – McLaughlin	
v \$5,542.73 – Bancroft Homes	
v \$1,108.50 – James Ferver	
v \$1,843.16 – Rappucci #2	
v \$3,206.38 – St. Cornelius	
v \$ 281.60 – Berlin Construction	
v \$ 20.50 – Dr. Gray	
v \$ 976.00 – Keenan Auto Body	
v \$ 471.50 – William Mack	
v \$ 38.00 – Garnet VW (Hendrixson)	
v \$ 41.00 – Hendrixson LD	
v \$ 151.26 – Barnaby’s	
v \$ 416.14 – Sunoco	
v \$1,478.41 – Wawa #1	

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Treasurer (cont.)

Receipts for the month of June 2001:

Legal	3,137.50
v \$ 575.00 – L & V Investment Corp.	
v \$ 25.00 – Bancroft Homes	
v \$ 37.50 – James Ferver	
v \$ 825.00 – Rappucci #2	
v \$ 12.50 – St. Cornelius	
v \$ 187.50 – Hendrixson LD	
v \$ 287.50 – Barnaby’s	
v \$ 125.00 – Louis Novakis (Springwater Plaza)	
v \$1,062.50 – Ballars Spahr Andrews (AT&T)	
Chester Water Authority – permit	40.00
William Bunch Auctions – LD	850.00
Leonard C. Giunta – ZHB	500.00
Current Status, Inc.	100.00

Sales of Maps & Ordinances	<u>173.00</u>	
Total Receipts – General Fund		51,871.15
Interest – General Fund	83.41	
Interest – State Fund	1.04	
Interest – Money Market	<u>135.81</u>	
<u>Escrow Fund:</u>		
William Bunch Auctions – LD	3,500.00	
Nicholas Ritz (Scargill) – GP	700.00	
Ted’s Quality Pools, Inc. (Barbone) – GP	700.00	
Leonard C. Giunta – ZHB	<u>700.00</u>	
Total Receipts – Escrow Fund		<u>5,600.00</u>
TOTAL RECEIPTS		<u>\$57,691.41</u>

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Treasurer (cont.)

Bills presented for payment July 5, 2001:

General Fund:

PECO	\$745.62
v \$156.05	
v \$451.43	
v \$138.14	
PECO	73.16
Verizon (phone and fax)	95.75
AT&T	53.22
Petrikin, Wellman, Damico, Brown & Petrosa	3,719.40
Kelly Engineers	21,937.07

Chadds Ford Township Sewer Authority	2,333.33	
Shurgard of Painter's Crossing	169.00	
Ehrlich	59.00	
Daily Times	538.48	
Spotts, Stevens and McCoy, Inc.	4,961.50	
Ralph E. Jennings	480.00	
Martin Bros. Excavation	2,077.49	
BOCA International	175.00	
Postmaster – box rental	32.00	
Concordville Fire & Protective Assn.	10,754.00	
Charles J. Weigold	823.50	
Elham Miraliakbat – tax overpayment refund	28.62	
Lysbeth Ghee – tax overpayment refund	114.45	
IRS	450.00	
PA Department of Revenue	56.00	
Susie Ahlstrom	60.00	
Harvey L. Kliman	125.00	
George M. Thorpe	125.00	
James E. Shipley	125.00	
George M. Thorpe – Roadmaster	75.00	
Richard J. Jensen	3,566.00	
Richard J. Jensen – phone	54.31	
Richard J. Jensen – Brandywine Dr. inspections	892.50	
Gail G. Force	982.48	
EarthLink, Inc.	70.00	
AOL	<u>26.95</u>	
Total Bills – General Fund		\$55,778.83

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Treasurer (cont.)

Bills presented for payment July 5, 2001: (cont.)

Escrow Fund:

Barnaby's 202 South, Inc.	3,500.00	
Barnaby's 202 South, Inc.	700.00	
Joseph A Grace, III – ZHB less bills	224.67	
Chadds Ford Township – Grace ZHB bills	<u>475.33</u>	
Total Bills – Escrow Fund		<u>\$4,900.00</u>

TOTAL BILLS \$60,608.83

Mr. Shipley motioned, Mr. Thorpe seconded, and the Board approved the bills as presented.

Roadmaster

Mr. Thorpe delivered his Roadmaster's Report for the last two months (see attached).

Planning Commission

William Taylor highlighted the Minutes of the June 27, 2001, meeting of the Planning Commission.

Zoning Hearing Board – No Report

HARB

Jackie Givens presented a Certificate of Appropriateness for the 300 Brintons Bridge Road property. A total rehabilitation of both the interior and exterior is being proposed for this property; however, there will be only minor exterior changes. Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved this Certificate of Appropriateness.

Sewer Authority

James Murray advised that Mr. Kelly notified the Sewer Authority of a failed septic system on Marshall Road. As a result, the Sewer Authority will look at all nine houses on Marshall Road to determine if they will be connected to the Riding Sewer

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Sewer Authority (cont.)

Plant, as will Raymond Dodge. They are reviewing Study Area #2, a line north of Summit Drive up Route 202, to include Henderson Plant, Painters Crossing Plant, and Ridings Plant. The Township would have sewer from Glen Eagle to Route 1. They hope to start construction on the Longview/Woodland/Summit project in September with completion expected in January or February.

Building Inspector/Code Enforcement Officer

Mr. Jensen reported the issuance of the following permits during the month: 3 residential decks, 3 residential alterations, 1 shed, 1 cell tower, 3 grading, 2 commercial alterations, 1 permanent sign, 2 plumbing, and one building permit for a new home. Four Certificates of Occupancy for completed permits were issued. Six Enforcement Notices were issued.

A hearing for the Rizzo property is scheduled for July 10, 2001.

Mr. Kliman asked, and Mr. Jensen advised, that there had been no progress with the Psychic Reader on Route 202 where there are two signs.

Mr. Jensen contacted Mr. Pileggi regarding outdoor music at Olde Ridge Village. Mr. Pileggi responded that this evening's event will be the last because it had already been scheduled. He may come before the Board next year regarding this matter.

Engineer

Applied Card Systems – A meeting has been scheduled with the Applied Card Traffic Engineer, Joe DiSantis, along with PennDOT's engineers to meet at Hillman Drive on Thursday, July 12, 2001, in an attempt to have

PennDOT approve modifications to the Applied Card signal and have the signal at Hillman Drive built at the same time.

Bancroft Homes – The escrow estimate for this project has been reviewed. Mr. Kelly recommended an escrow in the amount of \$260,000.

Henderson (Lot #2) – Site improvements are continuing. Paving and striping for the site has begun. Base course paving is done; however, it does not have a wearing course. The contractor estimates completion with the next few weeks. Some landscaping still remains to be done.

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Engineer (cont.)

Bunch Auction House – Subsequent to last week's Planning Commission review and discussion of this preliminary plan, a representative of Kelly Engineers had a meeting with Mr. Bunch and his engineers to discuss traffic and drainage issues. Based on this meeting, Kelly Engineers' June 27, 2001, review comments, and issues discussed at the Planning Commission Meeting, the plan is being revised.

Mr. Murray emphasized the importance of the Board of Supervisors communicating potential customers for hook up to the Ridings plant. In the future, a copy of the SEO Report will be forwarded to Mr. Murray.

Rizzo (Lot #5 Coopershawk Lane) – Following a review of the grading and erosion and sedimentation plans and a visit to the site, it has been determined that all of the comments from previous submittals have been addressed either in correspondence or improvements to the site. The site is now graded and stabilized, therefore, current erosion and sediment control measures are adequate.

Chadds Ford Plaza – Curb and paving work is almost complete. Some inlets had to be adjusted due to misalignment. Due to a conflict with a gas main, completion of the section of the road behind Hannum Harley Davidson was delayed. The main has been relocated and the paving crew is

scheduled to complete the binder course next week.

2001 Road Program – Mr. Kelly recommended that portions of the following roads be considered for this year’s Road Program: Heyburn Road, Bullock Road, Hilloch Road, and Mountainview Path. Each of these has significant areas of cracking and alligating, indicating the need for some base repair, resurfacing, or surface treatment. If this is acceptable, a more detailed analysis and a cost estimate will be prepared for the August meeting.

Line Striping – Line striping has been completed on Oakland and Marshall Roads.

Heyburn Road Storm Drainage – The easement for the culvert relocation has been staked out. It will be necessary to meet with residents and Supervisors to acquire these easements to proceed with completion of the design and construction drawings. PaDEP has indicated that it will be necessary to file a Joint Permit Application, which will require a wetlands delineation and comprehensive report.

SEO Activity Report (see attached report for the period June 1 through 30, 2001)

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Engineer (cont.)

Mr. Kliman asked the status of the Hoffman’s Mill Road plan. Mr. Kelly advised the construction plans are almost complete and Legal Descriptions are being prepared for the acquisition and vacation of various portions of the right-of-way and will be sent to our Solicitor for preparation of documentation. Documentation should be submitted before the next meeting.

Solicitor

Chadds Ford Development, LLC (Guinta) - Mr. Petrosa reported receipt of

a Zoning Hearing Board application from Chadds Ford Development, LLC (Giunta). The plan shows only the location of a proposed sign, but no dimensions. It indicates that it is an Application for a Special Exception as opposed to a Variance and, therefore, needs clarification. The Board decided to send our Solicitor to this hearing to oppose this application.

Cable TV - Mr. Petrosa reported a meeting with representatives of Comcast and a revised draft will be circulated.

Dr. Laskas (Speakman House) – Mr. Kliman mentioned a letter from Dr. Laskas requesting an additional sign directing patients to his office, or a sign reading “Speakman House circa 1786” on Route 202. Mr. Kliman thought this could be considered an historical marker. Mr. Jensen stated that they already have a sign to which they are not entitled and that he has not yet cited them. Mr. Petrosa advised that unless this request is a provision permitted in our Zoning Ordinance, this Board has no authority to grant them any relief. The best that could be done for them would be not to send the Solicitor to oppose a Zoning Hearing Application. Because their request is unclear, Mr. Jensen will contact Dr. Laskas to clarify, as well as advise him of the sign for which he is not entitled.

Open Space Committee

No representatives from the Open Space Committee were present. Mr. Kliman reported that there was a meeting in June. It is his understanding that a revised draft of the Ordinance and overview summary statement will be prepared as a result of the suggestions made at the three workshops attended by some or all of the Supervisors. The Board will review and determine if an additional Workshop is necessary.

Property Planning Workgroup

Mr. Thorpe reported on the June 26, 2001, meeting (see attached).

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Property Planning Workgroup

There was some question about the size of the Turner's Mill property. According to our Tax Map, the frontage along Route 1 is approximately 1,556 feet; however, the Tax Map, Ordinance, and Zoning Map vary. The Secretary will retrieve the Deed's from the safe deposit box for verification. The next meeting will be August 2, 2001.

OLD BUSINESS

Wawa (Dilworthtown Road) Conditional Use – Mr. Petrosa prepared a draft of a Resolution for the Board's consideration regarding the Conditional Use hearing for Wawa held on July 2, 2001. Mr. Kliman outlined some of the conditions agreed: (1) All lighting to have recessed or flush lenses, including along the side of the building and under the gasoline dispenser canopy, so there a no hot spots along Route 202 or the adjoining properties; (2) Maintenance Agreement for sewage disposal; (3) Application to DEP for sewage disposal including a back-up system; (4) Applicant agrees to sell only gasoline, no diesel or propane; (5) Speakers on gasoline pumps only.

Mr. Kliman mentioned that although not discussed, he suggested a sign to direct traffic on to Dilworthtown Road to cross Route 202 rather than having traffic exit on Route 202 and go across three lanes to make a left on to Dilworthtown Road.

Mr. Jensen also mentioned that another item not discussed at the hearing, and something we have requested of previous Applicants, is maintenance and inspection of underground storm water systems at the Applicant's expense. This would be a topic to be discussed during Applicant's land development review.

Mr. Thorpe motioned, Mr. Shipley seconded, and the Board voted to approve Resolution 2001-4 subject to the conditions enumerated. Mr. Petrosa will prepare a list of the conditions discussed.

The Board decided not to send our Solicitor to oppose the second amended application to the Zoning Hearing Board.

Road Opening Fees – Mr. Kliman asked if everyone was prepared to move forward on this fee schedule. Mr. Jensen suggested that this be included in the revision of our Fee Schedule, Resolution 92-1.

NEW BUSINESS

Mr. Kliman reminded Michael Lyons, Esquire, of a continuing break in problem at the former B&H Motor property.

Lenape Nursery Property (Lee Fisher, Owner) – Michael Lyons, Esquire, representing Lee Fisher (the new owner of the former Lenape Nursery property) summarized a proposal to combine this site with the two adjoining parcels (with 82% impervious coverage) for a total 69% impervious coverage. The Board suggested the plan be slightly revised to comply with our current ordinance relative to impervious coverage.

Ferver – Fred Reiter questioned the Supervisors about their recollection of the storage on the Ferver property on Route 202. Mr. Reiter recalled that there was to be no storage on the south side of this site and that no storage is shown on the plan that was approved. Mr. Thorpe agreed that he and Mr. Kliman had discussed this same topic. Mr. Petrosa responded that Mr. Ferver did say he would be storing palletized material on the south side of this property, but no high piles of mulch; and that there is no provision in our Ordinance to prohibit this and we cannot require an Applicant to list on a plan what will be stored on site.

Barnaby's of 202 South, Inc. – Mr. Kelly recommended release of both a \$700.00 grading escrow and a \$3,500.00 land development escrow. Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved these releases.

ADJOURNMENT

The meeting was adjourned at 10:00 P.M.

Gail G. Force, Secretary