

# **CHADDS FORD TOWNSHIP**

## Minutes – Board of Supervisors

August 7th, 2002

The Supervisors of Chadds Ford Township met in the Township Building on Wednesday, August 7th, 2002. The meeting was called to order at 7:30 pm. Present were Jim Shipley, Deborah Love D'Elia and George Thorpe. Also present were Solicitor Donald Petrosa and James C. Kelly of Kelly Engineers, Richard Jensen, and Maryann Furlong.

The Pledge of Allegiance was said.

### **PUBLIC COMMENT**

Mr. Shipley opened the meeting for public comment from Chadds Ford residents.

Debbie Reardon reported on information she had obtained concerning the Township's Proposed Animal Control Ordinance. She is happy the Township has proposed an ordinance. She has spoken to members of Pennsylvania dog clubs and the state dog warden. She recommends that the telephone number of the dog warden be placed in the Civic Association newspaper and the state ordinance be on hand at the Township Building for those interested in seeing it because the local ordinance will add to the state ordinance, not replace it. She urged the Board to make sure residents are aware of where pets picked up by the dog warden are taken because some shelters will keep animals for only three days.

Carol Carter, Josephine Manfredi and Thomas Koch from Summit and Longview Drives complained that their driveways were not properly repaired after sewer work was completed in the neighborhood. Mr. Shipley said the Township still had \$12,000 of the contractor's money in escrow and until the driveways were satisfactorily fixed the Township

would not release these dollars. He asked that the residents work with the Township Engineer and the Sewer Authority to have the driveways repaired properly.

Debbie Reardon asked the Supervisors to address the issue of open burning and the locations of available water sources to put out fires. She pleaded for a ban on open burning during this period of drought. She said our neighboring townships are not allowing burning. The Supervisors responded to her concerns with the following resolution.

*(Public Comment continues on next page)*

### **RESOLUTION CONCERNING OUTSIDE BURNING**

Mr. Shipley moved to adopt a resolution recommending and urging residents to honor the Delaware County outside burning policy. The Delaware County Policy will be posted at the Township Hall and on the website. Mr. Thorpe seconded and the motion passed unanimously.

### **NEW SECRETARY/TREASURER**

Mr. Shipley stated he had been remiss in not introducing the newly appointed Township Secretary/Treasurer, Maryann Furlong earlier in the meeting. He said she comes highly recommended, has a high level of experience and is the tax collector for Chester Heights. Thank you to Valerie Hoxter, outgoing Treasurer, who will help with Ms. Furlong's transition and to Mary Kot who has also been helping.

### **PUBLIC COMMENT (Continued)**

Kim Gordon stated that the Governor calls the level of drought . It is done on a county-by-county basis. The current water restriction ban was put in place by the county.

### **APPROVAL OF THE MINUTES**

Mr. Thorpe motioned that the July 3rd, 2002, meeting minutes, last

revised August 5, 2002, be approved with the correction that the Township Ordinance number cited on Page 8, regarding Cavallo Auto Body's variance request should be 12.121Q. Mrs. Love D'Elia seconded this and the motion passed unanimously.

## REPORTS

### Treasurer

Account balances as of July 31,  
2002

<b>State Funds</b>			<b>Certificates of Deposit</b>	
Checking (936)	284.99		Building Fund (694)	111,156.47
Savings (675)	53,789.21		Sewer Fund (564)	7,717.20
			Land Trust (660)	10,770.98
<b>Township Funds</b>		54,074.20		
Checking (680)	178,371.40		<b>Money Market</b>	
Savings (712)	821.81	179,193.21	Township Fund (164)	6,708.39
<b>Escrow Fund (055)</b>		571,441.23	<b>Total Certificates of Deposit &amp; Money Market</b>	<u>136,353.04</u>
		804,708.64		
<b>Total</b>		<u>.64</u>	<b>TOTAL ALL FUNDS</b>	<b>941,061.68</b>

Receipts for July, 2002

<b>General Fund</b>	
Treasurer of Delaware County - trans. Tax 6/02	8,331.96
Treasurer of Delaware County - del. Tax 5/02	1,157.59
Treasurer of Delaware County - del. Tax 6/02	324.63
Chadds Ford Real Estate/Cornerstone - app. Fee	640.00
Mantakounis - ZHB app. Fee	300.00
Pileggi & Pileggi - ZHB app. Fee	500.00
Commonwealth of PA - state police fines	1,219.61
District Court - fines - 6/02	604.50
Richard J. Jensen	6,422.00

SEO	3,750.00
Charles J. Weigold, Tax Collector 7/02 colctns	4,870.89
Engineering	19,933.83
Legal	987.50
PECO - Road Opening Permits	135.00
Chester Water Authority - permits	320.00
Sales of maps and ordinances	40.00
Total Receipts - General Fund	<u>49,537.51</u>
<b>Interest - Twp Funds Savings</b>	<b>0.74</b>
<b>Interest - General Fund</b>	<b>0.00</b>
<b>Interest - Money Market</b>	<b>5.61</b>
<b>Escrow Fund</b>	
Mantakounis - ZHB	700.00
Pileggi & Pileggi - ZHB/signs	700.00
Chadds Ford Real Estate/Cornerstone	4,000.00
Goodier - grading	700.00
Swift Pools, Inc. - grading	700.00
Total Receipts - Escrow Fund	<u>6,800.00</u>
<b>State Fund - Savings</b>	
Liquid Fuels - 2001	53,777.52
Total Receipts - State Fund	<u>53,777.52</u>
<b>TOTAL ALL RECEIPTS</b>	<b><u>110,121.38</u></b>

Bills for payment on August 7, 2002

<b>General Fund</b>	
S. Ahlstrom	60.00
J. Shipley	125.00
D. Love D'Elia	156.25
G. Thorpe	125.00
Valerie Hoxter - Secty/Treas	1,000.00
Valerie Hoxter - addn'l. hrs. July	720.00
Valerie Hoxter - reimburse additional PO Box fee	8.00
Bruce Prabel	75.00
Bonnie Taylor - June/July Planning Commission	800.00
Sewer Authority	2,333.33
Petrikin, Wellman	4,500.00
DelCo Daily Times	946.98
Verizon	137.76
Shurgard - September, 2002 advance	179.00
Kelly Engineers	22,068.77
Suburban Propane	1.83
PECO	892.77
Merit Court Reporting - Chadds Ford Development	346.50

Rich Jensen	6,669.50
Rich Jensen - postage reimbursement	48.31
Rich Jensen - phone and expense reimbursement	136.18
Chester Water Authority	1,848.00
Elko & Associates	2,700.00
Charles Weigold, Tax Collector	916.35
Charles Weigold, Expnse Reimburse 3/22/02-7/1/02	131.59
Maryann Furlong - half July	875.00
Reino's - ordinances	105.09
Martin Brothers	1,084.98
Philip Wenrich - postage & exp reimbursement	13.92
PA Dept of Revenue - 1Q02 penalty	10.52
EarthLink	17.95
Total Bills - General Fund	<u>49,033.58</u>
 <b>Escrow Fund</b>	
Pileggi Account - Lot 21-22 Walnut Ridge	750.00
Total Bills - Escrow Fund	<u>750.00</u>
<b>TOTAL ALL DISBURSEMENTS</b>	<b>49,783.58</b>

Ms. Love D’Elia motioned to pay the bills as submitted and Mr. Shipley seconded. Mr. Thorpe abstained. The motion passed.

### Roadmaster

Roadmaster Bruce Prabel delivered his report. It is attached.

### Planning Commission

Bill Taylor gave the Planning Commission Report for July. It is attached.

### Zoning Hearing Board

Ed Wandersee presented the Zoning Hearing Board report. The Zoning Hearing Board met on July 17<sup>th</sup> with two members present. An application from Chadds Ford Development was approved by a 2 to 0 vote to change the zoning of the property at Rt. 1 and Heyburn Road from residential to commercial zoning for a specific professional use.

The next meeting will be on August 21<sup>st</sup> at 7:00 pm. Two items are on the agenda - signage for Olde Ridge Village and a request concerning set backs for the Mantakounis' residence on Marshal Road.

### **Sewer Authority**

Jim Murray presented the Sewer Authority report. There were 37 new connections. 21,000 gallons were treated last month. This number would have been higher, but one large commercial account dropped in volume. St. Cornelius should advise the Township by August 20<sup>th</sup> whether or not they will elect to install their sewer line. If they do not, the Sewer Authority will proceed with municipal installation of this line. The Sewer Authority expects to have a permit from Penndot by September for this sewer line. We are hauling until then.

### **Building Inspector/Code Enforcement Officer**

Mr. Jensen reported the issuance of the following permits during July: 2 enforcements notices, 1 detached garage permit, 2 residential alterations, 6 sign permits, 2 temporary sign permits, 3 plumbing permits, 1 commercial building permit, 1 commercial alteration, 1 drainage permit.

Mr. Jensen stated he had been in court yesterday regarding the Lucky Spa and from all indications they are permanently out of business in the Township.

### **Engineer**

Mr. Kelly's report follows on the next page.

# **CHADDS FORD TOWNSHIP ENGINEER'S REPORT**

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## **PAINTER'S CROSSING OFFICE BUILDING**

**BMT-100-An-07**

The plans and agreements for this project have been reviewed and are in compliance with the terms of final / preliminary approval granted by the Board of Supervisors on May 1, 2002. The applicant has provided six copies of the plans and agreements for signature tonight.

## **ST. CORNELIUS**

**BMT-100-Ck-01  
BMT-151-Q**

On Tuesday August 6, 2002, James C. Kelly attended a meeting with D.T. Petrosa, R.J. Jensen, J. Murray and A. Forndran as well as C.J. McGovern and Maureen McGovern from St. Cornelius to discuss the requirements to be satisfied for the Church to receive a Certificate of Occupancy for the new school. A draft of an agreement was reviewed and both parties agreed to the terms set forth and in addition, the Church will executed a "temporary" Holding Tank Agreement with the Authority that will include specific pumping hauling and dumping requirements. The Church will submit updated copies of Sheet 2 of 11 for signature to be inserted in the set of plans being held by the Township. Upon Township receipt of notice that the Church has executed the Holding Tank Agreement with the Authority the CEO can issue the Certificate of Occupancy.

## **CHADDS FORD WOODS (FORMERLY BANCROFT HOMES)**

**BMT-100-Ey-01**

The developer has submitted a request for release of escrow for this project in the amount of \$23,220.00. We have inspected the site and determined that 90 percent of the value of the work completed for this release is \$20,898.00.

Therefore we recommend that a reduction in the amount of the Letter of Credit to

\$64,920.50 be approved.

**CAVALLO AUTO BODY**

**BMT 100 Fi-01**

Pursuant to the Developer's Agreement for Cavallo Auto Body, the developer has requested a release of escrow funds. We recommend release of \$15,088.95.

The remaining amount of the line of credit after this reduction will be \$18,196.55 that, in our opinion, is sufficient to complete the remaining construction items.

**CHADDS FORD TOWNSHIP  
ENGINEER'S REPORT**

August 7, 2002

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Therefore, we recommend that a reduction in the amount of the Letter of Credit to \$18,196.55 be approved.

**LONGVIEW BUILDERS (HEYBURN ROAD)**

**BMT 100 Fo**

The developer has submitted the third request for release of escrow for this project in the amount of \$51,510.00. We have inspected the site and determined that 90 percent of the value of the work completed for this release is \$46,359.00.

Therefore, we recommend that a reduction in the amount of the Letter of Credit to \$35,351.00 be approved.

**CONCORDVILLE NISSAN**

**BMT 100 Fv**

*This is a Brandywine Valley Engineers land development plan for property in both Concord and Chadds Ford Townships.*

*The Planning Commission recommended conditional approval on February 27, 2002 subject to adequate resolution of sewage overflow on property in Chadds Ford Township within 6 months of the Planning Commission meeting. The plan was approved by the Township at the May meeting subject to satisfactory resolution*

*of the sewerage issue.*

*\*\*The applicant presented this plan to Concord Township Supervisors at their meeting last night. We forwarded copies of our memo and letter to the applicant regarding the sewerage system and reiterated the request to withhold building permits, if the plan was approved, until we advise them that the sewerage plans have been approved. A ninety-day extension was granted so revisions to the plan could be made to satisfy Concord Township.*

There has been no activity on this application during the past month. We are still waiting to receive plans that address the sewage disposal issues.

### **Road Renumbering Program**

**BMT-103-M**

A copy of the latest revised plan and street list showing present and proposed building numbers for those streets affected is attached.

### **CHADDS FORD TOWNSHIP ENGINEER'S REPORT**

August 7, 2002

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### **2002 ROAD PROGRAM**

**BMT-110-02**

A meeting has been scheduled with PennDOT for Thursday August 8 to review contract documents for this project. We anticipate work to begin within the next two weeks.

### **HEYBURN ROAD DRAINAGE STUDY**

**BMT-115-i**

A meeting was held on July 30 at 9:00 a.m. at the site to discuss the details of this project. Present were Deborah Love D'Elia, George Thorpe, J.P. Kelly, Donald Denton, and two representatives of DEP, Ken Anderson, a biologist and Anna Damereu, an engineer.

The DEP representatives recommended that the plan be revised to reduce the limits of disturbance of the stream channel. Furthermore, they recommend realigning the culvert to minimize disturbance.

A compromise was reached which satisfied most of the conditions of both parties and the plans are being revised.

Mr. Thorpe motioned to approve the reduction in the amount of the letter of credit for Chadds Ford Woods, formerly Bancroft Homes so that the remaining balance will be **\$64,920.50**. Ms. Love D'Elia seconded and the motion passed unanimously.

Mr. Thorpe motioned to approve the reduction in the amount of the letter of credit for Cavallo Auto Body so that the remaining balance will be **\$18,196.55**. Ms. Love D'Elia seconded and the motion passed unanimously.

Mr. Thorpe motioned to approve the reduction in the amount of the letter of credit for Longview Builders of Heyburn Road so that the remaining balance will be **\$35,351.00**.

Ms. Love D'Elia seconded and the motion passed unanimously.

Mr. Jensen asked if the agreement with Concordville Nissan would include a requirement for grease traps. Mr. Kelly said that it would. Mr. Shipley asked Mr. Kelly to work on an inter-municipal agreement between Concord and Chadds Ford Township and Concordville Nissan that would address all the concerns of the Township.

Mr. Kelly said he would coordinate with the Sewer Authority to consider including roads damaged by sewer installation and include them in the 2002 Road Program (if timing permits) if the contractor does not repair them to the original condition.

### **Solicitor**

Mr. Petrosa stated a motorist involved in an accident in October 1999 on Rt. 1 is suing the Township. The Zoning Hearing Board will meet on August 21<sup>st</sup> at 7:00 pm. Two items are on the agenda - signage for Olde Ridge Village and a request concerning set backs for the Mantakounis' residence on Marshal Road.

## **Signage – Parkside Associates**

Mr. Thorpe and Mr. Jensen agreed to meet with Parkside Associates concerning Olde Ridge Village signage. They hope to get Parkside to agree to get rid of the temporary sign they have on Rt. 202 if the Township will approve their current signage request. If they cannot come to an agreement before the date of the next Zoning Hearing Board meeting on August 21<sup>st</sup>, then the Supervisors will send Mr. Petrosa to oppose the signage variance request.

## **Open Space Committee**

Ms. Love D’Elia read the Open Space Report that is attached.

Delaware County Council is funding the printing of Open Space maps for the other county townships. Since Chadds Ford Township has already paid for their own maps, Mr. Shipley suggested that we ask the Delaware County Council to contribute the dollars that they would have spent for the Township maps to the Township Land Trust Fund. The Open Space Committee said they would discuss this at their next meeting.

## **Property Committee**

Mr. Thorpe stated the Property Committee will meet on August 16<sup>th</sup>.

## **Emergency Management Coordinator**

Mr. Wenrich said he had no report.

Ms. Love D’Elia stated that the Delaware County Office of Behavioral Health is in the process of updating Delaware County’s Department of Human Services’ disaster plan. They will be training volunteers interested in participating on a Community Crisis Response Team. Two day training will take place on September 13<sup>th</sup> and September 14<sup>th</sup>.

Interested volunteers should call Ed Sulek, 610-713-2365.

Mr. Shipley stated that the Township has fliers on West Nile Virus asking residents to police their property to be sure there is nothing to attract mosquitoes. The flier is available to anyone who would like one.

### **Road Renumbering**

Mr. Thorpe reported that the Road Renumbering Plan is finished and ready to be advertised for possible adoption.

Ford Draper of Rocky Hill Road requested a change in the Road Renumbering Plan for his street. Mr. Thorpe agreed to meet with him after the meeting to see if his requests could be incorporated in the proposed plan.

Mr. Thorpe stated that the Post Office will require notification of the new and the old address for properties effected by the Road Renumbering Plan.

Mr. Thorpe moved to publish in the Delaware County Times this month a summary of the Road Renumbering Plan for possible adoption at the September meeting. Mrs. Love D'Elia seconded this and the motion passed unanimously.

### **Secretary/Treasurer**

Ms. Furlong reported that the hours at the Township Building for the Secretary/Treasurer have been revised. She will be at the Township Building on **Monday, Tuesday and Thursdays from 10:00 am to 1:00 pm and Wednesday from 4:30 pm to 7:30 pm.** Occasional exceptions to this will be posted.

### **Proposed Animal Control Ordinance**

Mrs. Love D'Elia moved to publish the Proposed Animal Control Ordinance in the Delaware County Times this month for possible adoption at the September meeting. Mr. Shipley seconded this and the motion passed unanimously.

### Loop Road

Mr. Kelly stated that a Loop Road plan has been received from the developers but Mr. Jensen, Mr. Petrosa and he still have issues to resolve with the developer.

### Escrow Releases

Mr. Thorpe motioned that we release the escrow of \$750 for the Pileggi's of Walnut Ridge, subject to any outstanding bills that may still remain. Ms. Love D'Elia seconded and the motion passed unanimously.

### Adjournment

Mr. Shipley motioned to adjourn the meeting and Ms. Love D'Elia seconded and the motion passed unanimously. The meeting was adjourned at 9:34 pm.