

**Chadds Ford Township Board of Supervisors Meeting
October 3, 2006
M I N U T E S**

OFFICIALS PRESENT: Deborah Love D'Elia, Chairman
George M. Thorpe, Vice Chairman
Kathryn Luce Labrum, Acting Township Solicitor
Joseph A. Mastronardo, Township Engineer
Richard J. Jensen, Building Inspector/CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

Chairman Deborah Love D'Elia called the meeting to order at 7:30 PM. The pledge of allegiance was recited.

Mr. Thorpe identified the two exits to be used in case of emergency.

STATE POLICE REPORT

Corporal Reilly, Media Barracks of the Pennsylvania State Police, reported that the State Police responded to 116 incidents in Chadds Ford during the month of September. A residential burglary had occurred on Old Orchard Lane.

Mr. Thorpe asked for an update on the State Police Bicycle Patrol. There are currently ten bicycles and troopers. Bicycle officers patrolled both Chadds Ford Days and Revolutionary Times.

APPROVAL OF MINUTES – August 2, 2006 and September 5, 2006

The two Supervisors present could not approve minutes of previous Board meetings. Review and approval will be moved to the November agenda.

REPORTS

SUPERVISORS' REPORT

There was nothing to report for the month of September.

TREASURER'S REPORT

The Treasurer reported the following figures for the month of September, 2006:

Total deposits to General Fund:	\$	453,442.41
Total disbursements General Fund:	\$	301,938.16
Total disbursements Escrow Fund:	\$	7,793.96
Cash Accounts Balances	\$	1,253,294.80

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Thorpe, D'Elia), the Supervisors approved the Treasurer's Report for September 2006, and authorized payment of bills in the amount of \$301,938.16.

ROADMASTER'S REPORT

Chairman Love D'Elia presented the Roadmaster's report for the month of September 2006. A copy follows the minutes. Mr. Thorpe gave an update on the status of

Beaver Dam Road. A summary of the recent meeting is included in the Roadmaster's report.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen presented the Building Inspector/Code Enforcement Officer's report.

The Township has received a letter from the Brandywine Conservancy regarding replanting of the buffer area of Toll Brother's Estates at Chadds Ford development. Numerous trees were destroyed during summer storms. Fifty to sixty trees are to be replanted. There is discussion as to the type of trees to be used with the Brandywine Conservancy favoring certain species of nursery stock and six to eight foot white pines as opposed to harvested trees. Mr. Jensen will keep the Supervisors advised of developments.

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Stephen Ryan, a Boy Scout working towards an Eagle Badge, has planted and landscaped the eastern bed and rear parking area of the municipal building. Cedar Springs Nursery sold the plantings to the Township at their cost. Stephen will be asked to attend the November Board meeting to present a final report.

TOWNSHIP ENGINEER REPORT

Joseph Mastronardo of Pennoni Associates reviewed activities during the past month. The Township Engineer had reviewed a payment request for the 2006 Road Program and suggested payment in the amount of \$43,430.62.

MOTION TO APPROVE PAYMENT #1 2006 ROAD PROGRAM TO DAN MALLOY PAVING, Inc.

Upon motion and second (Thorpe, D'Elia), the Supervisors present approved Payment #1 to Dan Malloy Paving, Inc. as recommended by the Township Engineer in the amount of \$43,430.62.

Mr. Mastronardo reported that no bids have been received for the standby generator. Mrs. Furlong will advertise again with the opening date being thirty days from the date of the legal ad.

Mr. Jensen will follow up with the Brandywine Conservancy regarding a few minor details that remain outstanding on the Station Way culvert installation.

PLANNING COMMISSION

Mr. Taylor, Planning Commission Chairman, reported on the Planning Commission meeting of Wednesday, September 12, 2006. A draft of the minutes follows.

Chairman Love D'Elia asked for clarification on the Dickinson proposal regarding an independent and assisted living community. Mr. Taylor responded that the concept was presented in 2002 before Planning Commission, but a Zoning Hearing Board application had

not been filed at that time.

ZONING HEARING BOARD

Mr. Wandersee reviewed the three applications presented before the Zoning Hearing Board at the September 20, 2006 meeting. A written report follows.

HARB

There were no outstanding applications.

SEWER AUTHORITY

No report was available.

OPEN SPACE COMMITTEE

Chairman Debbie Reardon submitted a report for the September 14, 2006 meeting. A copy follows.

FIRE MARSHALL

No report was available.

EMERGENCY MANAGEMENT COORDINATOR

Joe Barakat recently attended an Emergency Management seminar on behalf of the Township. Mrs. Love D'Elia commented that flooding continues to be a major concern for Township residents. Mr. Mastronardo suggested several options to identify specific problem areas. Some grant funding may be available once new FEMA maps are issued.

PUBLIC COMMENT

Paul Koch, Baltimore Pike, addressed three issues:

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- Saturday, October 21st, 8:00 AM will be the Civic Association's Fall Clean Up Day;
- October 25th thru 28th is the Great Pumpkin Carve sponsored by the Historical Society, and
- What started as a political bet will now benefit US soldiers in fourteen different countries. Residents are being asked to support the troops by dropping off letters and/or packages in donation bins at the Township building. When the packages are received overseas, the letters and packages are put into the hands of soldiers who don't get much or any mail first. Everything is shared. More information is available at www.AnySoldier.com. Monetary pledges can also be made to CFanysoldier@earthlink.net.

Toni Shalvo, Painter's Crossing Condominiums, questioned why an additional \$200,000 expense for construction of a sewage pump station was not included in the original estimate. Mr. Jensen explained that pump stations are site specific and those pumping into the system are responsible to provide the pump station. Additionally, there will be a savings of about \$25,000 by relocating the station from the original plan.

Representatives from the Condominium's management company and Association President Ron Coates will be meeting with PennVest representatives tomorrow to discuss financing options.

LOOP ROAD EXTENSION PROPOSAL

Mr. Thorpe reported on progress being made in the possible completion of the Hillman Drive portion of the Loop Road. The Township has been trying for years to get PennDOT to complete the project without success. Painter's Crossing Condominium owners might possibly be asked to make a one-time payment of around \$100 towards the cost of paving the road. Only the main entrance to the Condominiums will be open during construction. Mr. Thorpe is trying to finish all easements, permits, etc. by the end of 2006 so the road may be paved next year.

OLD BUSINESS

There were no old business matters on the agenda.

NEW BUSINESS

DNB

Mike Lyons, Esquire, representatives of NaveNewell Engineers and DNB Bank personnel were present to review zoning relief that is being requested. Variances deal with landscaping and egress onto Route 202. A Zoning Hearing Board hearing is scheduled for October 18th.

A land development application was filed for the site of the old Wawa at Oakland Road and Route 202. Wawa had previously obtained a variance to allow egress onto Route 202 but never utilized that option. The variance was applicable to Wawa only, thus the need for a new variance application. Mr. Lyons stated that the bank's use of such an exit would be minimal compared to Wawa.

The Supervisors reviewed the proposed landscaping plan and buffering. Mr. Jensen questioned the placement of deciduous trees across the front of the building and suggested something low growing. Mr. Thorpe suggested hiding cars up to the window line.

The two variances are needed to proceed with the land development application. After discussion, the Supervisors decided not to send the solicitor to oppose the application.

ESCROW RELEASES

The Township Secretary recommended five escrow releases. Mr. Thorpe read from the Treasurer's Report as follows:

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APPLICANT/TWP AMOUNT	ESCROW TYPE	ESCROW AMOUNT	CHECK
William R. & Gilda Mock Chadds Ford Township	Grading Reimbursement for o/s bills Mock	\$700.00	\$355.07 \$344.93
David & Judith Murtagh Chadds Ford Township	Conditional Use Reimbursement for o/s bills Murtagh	\$700.00	\$326.93 \$373.07
Anthony & Sylvan Pools	Grading/Kremer	\$800.00	\$820.45
Anthony & Sylvan Pools	Grading/Pizarro	\$800.00	\$823.51
Yerkes Associates	Land Development	\$4750	\$4750

MOTION TO APPROVE RELEASE OF ESCROW FUNDS

Upon motion and second (Thorpe, Paul), the Supervisors authorized release of the escrow funds listed above conditioned upon payment of all outstanding bills.

There being no further business, the meeting was adjourned at 9:18 PM.

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary