

**Chadds Ford Township Board of Supervisors Meeting
January 20, 2006
M I N U T E S**

OFFICIALS PRESENT: Deborah Love D'Elia, Chairman
George M. Thorpe, Vice Chairman
Garry Paul, Supervisor
Kathryn Luce Labrum, Acting Township Solicitor
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 2:00 PM. Mr. Jensen pointed out emergency exits. The pledge of allegiance was said.

APPOINTMENT OF TOWNSHIP ENGINEER

Mr. Thorpe stated that as announced at the organization meeting earlier this month, the Supervisors have decided to look for an engineering firm able to provide a full range of services to better suit the Township's current needs. Mrs. Love D'Elia added that over the past several weeks the Supervisors have interviewed a number of available firms and that it is necessary to fill the position in order to keep current with ongoing subdivision/land development applications and ongoing construction projects.

MOTION TO APPOINT TOWNSHIP ENGINEER

Upon motion and second (D'Elia, Paul), the Board of Supervisors appointed the firm of Pennoni Associates, Inc., with Joseph Mastronardo as the principal engineer.

David Pennoni, Joe Mastronardo, and Ron Morman, all present at the meeting, thanked the Board.

OPEN SPACE PECO GRANT APPLICATION

Mr. Paul stated that Mrs. Reardon and members of the Open Space Committee are planning to pursue a potential PECO Green Region Grant and have asked for approval from the Board. Matching funds would be required.

MOTION TO AUTHORIZE PECO GREEN REGION GRANT APPLICATION

Upon motion and second (Paul, Thorpe), the Board of Supervisors authorized the Open Space Committee to pursue a PECO Green Region Grant on behalf of the Township.

PENNSYLVANIA SCENIC BYWAY COMMISSION PROPOSED ORDINANCE

Mr. Paul reported that the group of municipal representatives forming the Scenic Byway Committee have proposed the formation of a more formal commission to pursue a joint expansion of the Byway along Route 1 from Longwood through Chadds Ford. There could be benefits to member municipalities in the form of funding to create restrictions along the byway in order to preserve historic and other areas. Member municipalities would make an annual contribution.

Mrs. Love D'Elia commended Open Space members for their perseverance in

pursuing such matters that will benefit residents of the Township.

MOTION TO AUTHORIZE PECO GREEN REGION GRANT APPLICATION

Upon motion and second (Thorpe, Paul), the Board of Supervisors authorized the placement of a legal advertisement of the proposed ordinance.

Mrs. Love D'Elia announced that the public hearing will be scheduled for February 1, 2006, at 7:00 PM.

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TURNER'S MILL INVOICE PAYMENT APPROVAL/CASSIDY & SONS

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved payment #4, in the amount of \$132,870.60, to Cassidy & Sons for work done at Turner's Mill site as recommended by Kelly Engineers.

HENDERSON PAINTER'S CROSSING/ENDO III LAND DEVELOPMENT APPLICATION

Donald T. Petrosa, Esquire, and Jeffrey Nagorny, PE, presented revised land development plans on behalf of applicant Henderson Group for a proposed three story office building at Painters Crossing. Plans have been revised several times after input from the Board of Supervisors regarding a number of issues, but specifically applicant's requested waiver of the Township's riparian buffer requirements.

Mr. Petrosa asked for approval contingent upon approval from the Zoning Hearing Board of two variances and third party approvals. Requested variances will seek a reduction in the number of parking spaces from 195 to 171 and a reduction in the width of one drive isle from the required twenty-four feet to eighteen feet. In response to a question from Mrs. Love D'Elia, Mr. Jensen stated that an eighteen-foot wide drive isle will allow two cars to pass with no problem. The applicant will also ask for DEP approval to construct a pedestrian bridge to enable employees to walk between buildings. This might also lead to the elimination of some sidewalk. A note stating such has been added to the plan.

Mr. Paul had met with the applicant's representatives on Wednesday, January 18th to discuss revisions and was now comfortable that the entire project, post development, will be a significant asset to the community. Board members thanked the applicant for their cooperation during the approval process.

Mrs. Labrum read the four proposed waivers. Applicant's request for two headed light standards will be requested on the site plan

MOTION TO APPROVE RESOLUTION 2006-4 HENDERSON PAINTERS CROSSING/ ENDO III

Upon motion and second (Thorpe, Paul), the Board of Supervisors adopted Resolution 2006-5 approving the land development plan dated January 19, 2006 as

submitted by Vollmer Associates for Painters Crossing III subject to the conditions and waivers contained therein.

Mr. Thorpe recommended that one of the Supervisors attend the upcoming Zoning Hearing Board meeting to be available to speak in favor of the variances. Mrs. Love D'Elia and Mr. Paul concurred. Mr. Nagorny will coordinate the request for a pedestrian bridge.

TURNER'S MILL GIFT

To commemorate the first Township meeting in Turner's Mill and to congratulate the community for a job well done, Bruce and Marianne Prabel presented a Seiko clock to the Supervisors. Mrs. Love D'Elia thanked the Prabels for their generosity.

There being no further business, the meeting was adjourned at 2:38 PM.

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary