

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

**OFFICIALS PRESENT:** George M. Thorpe, Acting Chairman  
Deborah Love D'Elia, Vice Chairman  
Garry Paul, Supervisor  
Hugh A. Donaghue, Township Solicitor  
James C. Kelly, Township Engineer  
Richard J. Jensen, Building Inspector/CEO  
Maryann D. Furlong, Secretary/Treasurer

**CALL TO ORDER – ORGANIZATION MEETING**

The 2006 Organization Meeting of the Board of Supervisors was called to order at 7:48 PM. The Pledge of Allegiance was recited and emergency exits were identified. Mr. Thorpe apologized for the late start. The purpose of this meeting is to organize the Township by reviewing and accepting fee schedules and making appointments for various positions. This will be the only meeting of the Board of Supervisors this month and is both the organization and regular meeting.

**NOMINATIONS**

**BOARD OF SUPERVISORS**

Mr. Thorpe opened the floor for nominations for Chairman of the Board of Supervisors

Mr. Paul nominated Deborah Love D'Elia for Chairman. There being no other nominations, Mr. Thorpe seconded and the vote was unanimous.

Mrs. Love D'Elia assumed the Chair.

Mrs. Love D'Elia opened the floor for nominations for the position of Vice Chairman of the Board of Supervisors. Mr. Paul nominated George Thorpe for Vice Chairman. There being no other nominations, Mrs. Love D'Elia seconded and the vote was unanimous.

**OTHER APPOINTED POSITIONS**

Mrs. Love D'Elia opened the floor for various appointed positions in the Township.

**TOWNSHIP SOLICITOR**

Mr. Thorpe noted a change in Mr. Donaghue's law firm this past year and asked if Mr. Donaghue will still be able to continue to serve as Township Solicitor. Mr. Donaghue said that he would be able to do so. Mr. Thorpe nominated the firm of Donaghue and Labrum, specifically Hugh A. Donaghue, Esquire, to serve as Township Solicitor. Fees will be set at a \$400 monthly retainer and \$150 per hour.

There being no other nominations, Mr. Paul seconded and the vote was unanimous.

**ALTERNATE TOWNSHIP SOLICITOR**

Mr. Thorpe nominated Robert L. Pinto, Esquire, of Levis & Pinto as alternate counsel with

fees to remain the same. There being no other nominations, Mr. Paul seconded and the vote was unanimous.

### **ZONING HEARING BOARD SOLICITOR**

Mr. Thorpe nominated Francis T. Sbandi, Esquire, to serve as Solicitor for the Zoning Hearing Board. The basis for fees is to remain the same. There being no other nominations, Mr. Paul seconded and the vote was unanimous.

### **TOWNSHIP ENGINEER**

Mr. Thorpe stated that the Supervisors had been meeting with Jim Kelly to determine his firm's ability to meet Chadds Ford's needs in the future. The Supervisors determined that more services are needed at this time. Mr. Thorpe asked if Mr. Kelly would be willing to continue

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to serve as alternate Township Engineer for Chadds Ford and to continue to work on a number of other outstanding issues. Mr. Kelly replied that he would be willing to do so.

Mr. Paul nominated the firm of Kelly Engineers to serve as alternate Township engineer. There being no other nominations, Mr. Thorpe seconded and the vote was unanimous.

### **ADDITIONAL ALTERNATE TOWNSHIP ENGINEER**

Mr. Thorpe suggested the Township should have an additional engineer available to assist in conflict cases and nominated James Fritsch of Register Associates to continue to act as alternate Township Engineer. There being no other nominations, Mr. Paul seconded and the vote was unanimous.

Mr. Thorpe added that the Supervisors will be interviewing engineering firms within the next month, including Sewage Enforcement Officers.

### **TOWNSHIP CONSULTANT**

Mr. Paul nominated the Brandywine Conservancy to continue to act as a consultant for land development review services. There being no other nominations, Mr. Thorpe seconded and the vote was unanimous.

### **BUILDING INSPECTOR**

Mr. Thorpe nominated Richard J. Jensen to remain as Building Inspector, Code Enforcement Officer, Zoning Officer, and Plumbing Inspector. The retainer will be \$890.00 per month with other compensation remaining the same as follows:

Fees	<u>% of Fees Collected</u>
Zoning	70%
Building	35%
Plumbing	60%
Grading	70%

Well Permits	60%
HVAC Permits	60%
Certificates of Occupancy (w/o permits)	70%
Certificates of Occupancy (w/permits)	35%

There being no other nominations, Mr. Paul seconded and the vote was unanimous.

**TOWNSHIP SECRETARY/TREASURER**

Mr. Thorpe nominated Maryann Furlong to remain as Secretary/Treasurer with compensation of \$2575 per month. There being no other nominations, Mr. Paul seconded and the vote was unanimous.

**PLANNING COMMISSION SECRETARY**

Mr. Thorpe nominated Gail Force to remain as Planning Commission Secretary with compensation of \$105 per meeting and a \$20 an hour hourly rate. There being no other nominations, Mr. Paul seconded and the vote was unanimous.

**ROADMASTER**

Mr. Paul nominated Joseph Barakat to continue to serve as Roadmaster with monthly compensation of \$100. There being no other nominations, Mr. Thorpe seconded and the vote was unanimous.

**EMERGENCY MANAGEMENT COORDINATOR**

Mr. Paul nominated Sharon Wenrich to continue to act as Emergency Management Coordinator for the Township. There being no other nominations, Mr. Thorpe seconded and the vote was unanimous.

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**FIRE MARSHALL**

Mr. Paul nominated Philip Wenrich to continue to serve as Township Fire Marshall. There being no other nominations, Mr. Thorpe seconded and the vote was unanimous.

**ELECTRICAL INSPECTIONS**

Mr. Paul nominated Code Inspections, Inc. to continue to conduct UCC required inspections in Chadds Ford Township. There being no other nominations, Mr. Thorpe seconded and the vote was unanimous.

**ANIMAL CONTROL OFFICERS**

Mr. Paul nominated David Schlott and Alan Strickland to continue to act as animal control officers. There being no other nominations, Mr. Thorpe seconded and the vote was unanimous.

Mr. Thorpe made the following nominations:

To reappoint Paul Vernon to Planning Commission for a term to run 1/3/2006 through

12/31/2009;

To accept the resignation of Fred Hodapp from the Sewer Authority, and to appoint Marc Altman to fill the vacancy with a term to run from 1/3/2006 through 12/31/2009;

To appoint Keith Klaver to fill the vacancy of James Murray for a term to run from 1/3/2006 through 12/31/2010;

To reappoint Joseph Vaites to the Zoning Hearing Board for a term to run 1/3/2006 through 12/31/2008;

To appoint Jim Whisman as a new member of the Open Space Committee with term to run 1/3/2006 through 12/31/2008;

To reappoint Michael Del Rossi to Open Space with a term to run from 1/3/2006 through 12/31/2008;

To reappoint Garry Paul, Gary Sharp and Joseph Vaites as members of the UCC Board of Appeals with terms to run from 1/3/2006 through 12/31/2006;

To appoint Joseph Pileggi to serve as a Township auditor to fill the vacancy of Gary

McAnelly, with a term to run through 12/31/2011, and

To appoint Sig Swenson as Vacancy Officer for a one-year term.

There being no other nominations, Mr. Paul seconded and the vote was unanimous.

### **APPROVAL OF DEPOSITORIES**

Mr. Paul stated that the Township will continue to use Commerce Bank as the primary depository for Township funds. Sovereign Bank will be added as an additional depository.

### **AUTHORIZATION TO USE SOVEREIGN BANK AS AN APPROVED DEPOSITORY FOR TOWNSHIP FUNDS - RESOLUTION 2006-1**

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved Resolution 2006-1 designating Sovereign Bank as an additional authorized depository for the funds of Chadds Ford Township.

### **2006 CONCORDVILLE FIRE and PROTECTIVE SERVICES CONTRACT**

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved the 2006 Concordville Fire and Protective Services Contract.

**APPLICATION FOR COUNTY AID – RESOLUTION 2006-2**

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved Resolution 2006-2 authorizing the Application for County Aid and making application to the County Commissioners for an allocation of County Liquid Fuels Tax Funds for 2006.

The Treasurer's Bond has been previously established at \$900,000.

Mrs. Love D'Elia announced that the Township Properties Committee was sunset. Members George Thorpe, Ed Wandersee, Jim Duff and Richard Jensen were thanked for their past efforts and asked to remain willing to serve the Township in the future if the need arises.

Additionally, the Financial Advisory Board was sunset. Members Deborah Love D'Elia, Mary Kot, Valerie Hoxter and Maryann Furlong were thanked for their past efforts and asked to remain willing to serve the Township in the future if the need arises.

The Emergency Preparedness Committee will remain active with members of Sharon Wenrich, Joseph Barakat, Richard Jensen, Bruce Prabel, Phil Wenrich and a representative of Concordville Fire & Protective Services.

Board of Supervisor liaisons will be as follows:

- |                        |  |
|------------------------|--|
| Open Space             | - Mr. Thorpe, Liason/Mr. Paul, Alternate |
| Sewer Authority        | - Mr. Paul, Liason/Mr. Thorpe, Alternate |
| Emergency Preparedness | - Mrs. Love D'Elia, Liason/Mr. Thorpe,   |

Alternate

**2006 MEETING SCHEDULE**

Mrs. Love D'Elia announced 2006 meeting dates, noting dates that will be exceptions to the norm.

***MOTION TO APPROVE 2006 MEETING SCHEDULE***

Upon motion and second (D'Elia, Thorpe), the Supervisors accepted the meeting dates for calendar year 2006 and January, 2007 and authorized the Township Secretary to place the requisite legal advertisement and post the dates on the website.

The organization portion of meeting was concluded.

**REGULAR MEETING**

**STATE POLICE REPORT**

No report was available

**APPROVAL OF MINUTES – December 7, 2005**

Minutes of the December 7, 2005 Board meeting were circulated. Minor revisions were made.

***MOTION TO APPROVE BOARD OF SUPERVISOR MINUTES OF December 7, 2005***

Upon motion and second (Thorpe, D'Elia), the Board approved minutes of the December 7, 2005 meeting, draft dated 1.3.06, as revised.

### **SUPERVISORS' REPORT**

Mr. Paul stated that monies may be available to update the Township's Comprehensive Plan through a Delaware County Community Development Block Grant. An application will be submitted.

On December 15, 2005, December 23, 2005, and January 2, 2006, all three Supervisors met to review personnel issues and appointments.

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### **TREASURER'S REPORT**

Mrs. Furlong reported the following figures for the month of December, 2005:

Total deposits to General Fund:	\$	105,517.49
Total disbursements General Fund:	\$	197,717.38
Escrow disbursements	\$	10,965.05
Cash Accounts Balances	\$	1,258,726.14

Turner's Mill expenses for December totaled \$126,385.17.

### ***MOTION TO APPROVE TREASURER'S REPORT***

Upon motion and second D'Elia, Paul), the Supervisors unanimously voted to approve the Treasurer's Report for December, 2005, and authorized payment of bills in the amount of \$197,717.38.

### **ROADMASTER'S REPORT**

Joe Barakat, Roadmaster, summarized highlights from his report dated December 31, 2005. A copy follows. Mr. Thorpe asked if estimates have been received for a pre-emptive device at Ring Road. Mr. Barakat has two estimates and is waiting for a third.

### **PLANNING COMMISSION**

Mr. Taylor, Planning Commission Chairman, reported on the meeting held Wednesday, December 14, 2005.

### **ZONING HEARING BOARD**

Mr. Wandersee informed the Board that there were no hearings scheduled in December, thus no report.

### **HARB**

Mr. Jensen reported that there was no meeting last month.

### **FIRE MARSHALL**

No report was available.

## **EMERGENCY MANAGEMENT COORDINATOR**

No report was available.

## **BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER**

Mr. Jensen presented the Building Inspector/Code Enforcement Officer's report for the month of December. A written report and accompanying checks were submitted.

## **TOWNSHIP ENGINEER**

Mr. Kelly presented the Engineer's report dated December 7, 2005. A copy follows the minutes. The following releases were approved pursuant to the recommendation of the Township Engineer.

### **MOTION TO APPROVE RELEASE #2 ROAD PROGRAM**

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved the second road program payment in the amount of \$29,581.21 to Keller and Wolf Paving Company.

### **MOTION TO APPROVE FINAL RELEASE/ IMPROVEMENT SECURITY ESCROW – BOND WAWA at OAKLAND Road**

Upon motion and second (Thorpe, D'Elia), the Board of Supervisors approved the final release of an improvement security escrow for the Wawa Store at Oakland Road and Route 202, that escrow being in the form of a bond.

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## **SEWER AUTHORITY**

Mr. Paul presented a report on behalf of Mr. Del Rossi. A copy follows. Township Solicitor Hugh Donaghue reported that the Ravens Crest litigation has been settled in principal. An agreement will be drafted and executed.

## **OPEN SPACE COMMITTEE**

The Committee did not officially meet last month, but a workshop was held to discuss future endeavors. Chairman Debbie Reardon distributed copies of correspondence about the Brandywine Valley Scenic Byway Commission proposal. A proposed multimunicipal agreement and ordinance has been drafted. Mrs. Reardon asked the Supervisors to adopt the proposed ordinance and will prepare a formal presentation for the February 1<sup>st</sup> Board meeting. A public hearing at 7:00 PM would be necessary if the ordinance is to be adopted.

## **TOWNSHIP PROPERTIES COMMITTEE**

Bruce Prabel, Heyburn Road, asked for an update on Turner's Mill. Mr. Thorpe said that possibly the February Board meeting, and for sure the March meeting will be at the new building. It will take additional time to completely furnish the facility.

## **FINANCIAL ADVISORY BOARD**

The committee is at rest.

## **PUBLIC COMMENT**

Dr. Porter asked Mrs. Reardon for a brief review of the Open Space workshop that had been held. Mrs. Reardon will prepare a report for February.

Fred Reiter, Atwater Road, commented on a recent fire in another area where no water was available for the fire company. Mr. Thorpe said the Township's hydrants are tested annually, but a completion report is not received. Mrs. Furlong will contact the Chester Water Authority for a written report.

Debbie Reardon, Tally Ho Drive, noted an enormous number of gunshots from hunters in her neighborhood. Tally Ho. Mr. Thorpe suggested calling the State Police. Seasonal dates for hunting are posted on the PA Game Commission website.

Kathleen Goodier, Webb Road, suggested consultants use new street numbers on all reports.

## **OLD BUSINESS**

### **HENDERSON PAINTERS CROSSING BUILDING THREE/ENDO III LAND DEVELOPMENT APPLICATION**

Donald T. Petrosa, Esquire, and Jeffrey Nagorny, PE representing applicant Henderson

Group, reviewed a land development application and specifically discussed a waiver request from the Township's requirements regarding riparian buffers. There was extended discussion regarding roadway placement, an existing transformer, and existing Township zoning requirements for buffers and parking.

Stormwater rates were discussed. Mrs. Love D'Elia questioned the applicant's plan to maintain the drainage systems. Mr. Nagorny responded with a proposed course of action. The Chairman suggested such notes be included on the plan.

Mr. Paul asked for comments as to how the plan will benefit the community. The applicant responded that the underground stormwater management system would actually improve current conditions.

Mr. Donaghue suggested there are three proposals: 1) to expand and improve the current stormwater system; 2) to manufacture wetlands, and 3) to relocate the driveway at the eastern end. Mr. Nagorny was asked to revise plans and return on Friday, January 20, 2006, when the Board has a special meeting scheduled.

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## **NEW BUSINESS**

### **ESCROW RELEASES**

Mrs. Love D'Elia reviewed purposed escrow releases for the Board's consideration

as  
follows:

Applicant	Type of Escrow	Original Amount	Amount
Refunded			
Thompson	Grading	\$800.00	\$800.00
Parkside Associates	LD Application		\$6565.05
Robers	Grading	\$800.00	\$800.00
Hubert	ZHB	\$700.00	\$577.79
Green	ZHB	\$700.00	\$553.95
Grafton Association	ZHB	\$700.00	\$502.94
Lagoy & Lyons	ZHB/Zukin	\$700.00	\$520.28

***MOTION TO APPROVE ESCROW RELEASES***

Upon motion and second (Thorpe, Paul), the Supervisors approved the escrow releases as noted above, totaling \$10,965.05.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:35 PM.

Respectfully submitted,

MARYANN D. FURLONG,  
Township Secretary