

Chadds Ford Township Board of Supervisors Meeting
April 5, 2006
MINUTES

OFFICIALS PRESENT: Deborah Love D'Elia, Chairman
George M. Thorpe, Vice Chairman
Garry Paul, Supervisor
Hugh A. Donaghue, 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 an emergency.

STATE POLICE REPORT

Pennsylvania State Police Trooper John Sunderlin, Media Barracks, presented the State Police report for the month of March, 2006. Most notable were fifteen (15) reportable crashes, fourteen (14) DUI arrests and sixteen (16) criminal incidents. A number of cars have been broken into in both Chadds Ford and Concord Townships, but in many cases the cars were unlocked. DUI patrols have been stepped up with special overtime vehicles. Bike patrols are up and running and are able to target shopping centers and special events. The trooper thanked Chadds Ford for its contribution to this endeavor.

Chairman Love D'Elia welcomed Kiersten Steckel and Natace Payne, two Unionville Chadds Ford high school seniors attending the meeting to fulfill a requirement of their government class.

WORLD WAR II VETERANS PROCLAMATION

In conjunction with a special ceremony planned by State Representative Stephen Barrar, the Chadds Ford Township Supervisors honored known World War II residents of Chadds Ford Township. Chairman Love D'Elia read a Proclamation of Appreciation and presented each Veteran with a copy and an engraved award. Veterans present were: Rodger Bailey, George Mehring, Jim Murray, Fred Reiter, Sig Swennson, Norman Wheeler and Paul Vernon.

APPROVAL OF MINUTES – March 1, 2006 Draft of 4/5/06

Minutes of the March 1, 2006, meeting were reviewed by the Supervisors.

MOTION TO APPROVE MINUTES OF MARCH 1, 2006

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved minutes of the March 1, 2006 meeting, draft dated 4/5/06.

REPORTS
BOARD OF SUPERVISORS

The Chadds Ford Civic Association will hold their Spring Clean-Up Day on Saturday, April 8th with a rain date of April 15th. More information can be found at the Association's website, or by calling a Civic Association member or a Supervisor.

Two or more Supervisors were together on the following dates during March, 2006:

- On 3/15, Mrs. Love D'Elia, Mr. Thorpe, Joseph Mastronardo, PE and Richard Jensen, Building Inspector met at the Township Building with a local business owner to review potential land development plans for the Chadds Ford Inn;
- On 3/27, the three Supervisors, Mr. Jensen and Mr. Barakat met to discuss proposed development in Concord Township;
- On 3/9, Mr. Thorpe and Mr. Paul attended an Open Space meeting, and
- On 3/21, Mr. Thorpe and Mr. Paul attended a meeting of the Sewer Authority.

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Chairman Love D'Elia reminded all that the dedication ceremony for the new Township Hall is scheduled for Saturday, May 6th.

TREASURER'S REPORT

Mrs. Furlong reported the following figures for the month of March, 2006:

Total deposits to General Fund:	\$	128,291.59
Total disbursements General Fund:	\$	66,323.53
Cash Accounts Balances	\$	1,062,691.05

The Disbursement Report of \$66,113.53 was amended to include payment of an invoice from Accent on Acrylics in the amount of \$210.00. Mrs. Furlong added that after consultation with the Township's auditor, the Cash Balance Report has been revised to omit the Escrow Fund, since such money is not available for Township use.

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Thorpe, Paul), the Supervisors unanimously voted to approve the Treasurer's Report for March, 2006, and authorized payment of bills in the amount of \$66,323.53.

ROADMASTER'S REPORT

Joe Barakat, Roadmaster, presented his report for the month of March, 2006. A copy follows the minutes.

Debbie Reardon, Tally Ho Drive, reported a stop sign has been down at the intersection of Tally Ho Drive and Heyburn Road for about three weeks. Mr. Barakat will

follow up.

Mrs. Love D'Elia clarified an earlier comment by the State Trooper regarding a contribution made to support the State Police bike patrol. The Township has under advisement a request to contribute \$1,000. A local developer already has made a donation.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

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

Metropolitan Acoustics recently tested the meeting room at Turner's Mill. A subsequent report was forwarded to John Milner for review and suggestions.

Mr. Jensen reported on issues from last month. Heyburn Road is now closed to Toll Brothers construction vehicles. The owner of C Harry on Route 202 was contacted regarding various issues. A blank sign at the sight is permissible. Mr. Jensen also spoke with Toll Brothers about moving a dumpster and cleaning up loose trash. He will follow up with the concerned resident.

Mrs. Love D'ELia reported the addition of a new link on the Township's website regarding the responsibilities of the Township Engineer, Code Enforcement Officer/Building Inspector and Delaware County Conservation District.

TOWNSHIP ENGINEER REPORT

Joe Mastronardo presented his report for activities during the month of March. A copy follows.

Toll Brothers had requested a reduction in one of four improvement security bonds held by the Townshi for the Estates at Chadds Ford. After review by both Mr. Mastronardo and Tom Smith, PE of Spotts, Stevens and McCoy, a reduction was recommended.

MOTION TO APPROVE IMPROVEMENT SECURITY ESCROW RELEASE #1 – TOLL BROTHERS ESTATES AT CHADDS FORD

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved Escrow Release #1/Improvement Security Escrow (Bond #6349487) for the Toll Brothers Estates at Chadds Ford project in the amount of \$505,427.08, with a balance remaining of \$4,184,223.91.

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Mr. Mastronardo will follow up with Concord Township on advertising for the 2006 Road Program. Mrs. Love D'Elia questioned the status of the Capano commercial application for the corner of Route 202 and Ridge Road and the effect it will have on the bordering residential area in Chadds Ford. The Township Secretary was directed to send a letter to Concord Township regarding coordination of any upcoming review meetings and also a letter to Jim Fritsch, PE, Alternate Township Engineer, asking him to attend any such meetings on behalf of

Chadds Ford. The engineers should coordinate dates, with Mr. Fritsch reporting back to the Chadds Ford Supervisors. Mr. Donaghue suggested the Supervisors meet with Mr. Fritsch regarding outstanding concerns so that he might provide feedback to the applicant's engineer prior to the next Board meeting.

PLANNING COMMISSION

Mr. Taylor, Planning Commission Chairman, reported on the meeting of Wednesday, March 8, 2006. A draft of the minutes follows.

ZONING HEARING BOARD

Mr. Wandersee reported on a hearing held on March 15, 2006 regarding an application of the Henderson Group for relief from the Township Zoning Code at the proposed Endo III site. A written copy of the report follows.

HARB

No applications were heard in March. There was an outstanding issue from last month regarding an application of the owners of the Baldwin Building. Michael Lyons, Esquire, representing Joseph and John Grace and architect Richard B were present. The pending application would allow alterations to the Baldwin Building, located next to the Chadds Ford Inn. Exhibits #5 and #1 were reviewed.

It was determined that building permits would be required for certain aspects of the proposed alterations. Mr. Thorpe asked if stucco will be reapplied to the building. The architect answered that there will be siding on the top floor, stucco on the bottom, with the whole building to be rewrapped. The Board is being asked to act on the Certificate of Appropriateness only.

MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS – BALDWIN BUILDING

Upon motion and second (Thorpe, Paul), the Board of Supervisors 2/8/06 Baldwin Building at Chadds Ford and 1/25/06 Proposed Walkway at Chadds Ford plan dates accept C of A as discussed by HARB 2/6 and 2/13, reviewed plans dated (above). Attach motion to C of A.

SEWER AUTHORITY

Mr. Del Rossi presented the monthly report for the Sewer Authority. The Sewer Authority Chairman asked the Supervisors to loan the Authority the amount of \$60,000 for a period of no more than ninety days with appropriate interest. Mr. Donaghue was asked to draft a loan agreement.

MOTION TO APPROVE SHORT TERM LOAN TO SEWER AUTHORITY

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved an interest free \$60,000 short term loan to the Sewer Authority.

OPEN SPACE COMMITTEE

Chairman Debbie Reardon submitted the March 9, 2006 report. A copy follows.

MOTION TO AUTHORIZE DRAFTING OF OPEN SPACE PLAN

Upon motion and second (Paul, Thorpe), the Supervisors authorized the Open

Space Committee to pursue the drafting/development of an Open Space plan as set forth in a letter from the Brandywine Conservancy dated 3/9/06, with slight modifications thereto.

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FIRE MARSHALL

No report was available.

EMERGENCY MANAGEMENT COORDINATOR

No report was available.

DeGRAZIA ZONING HEARING BOARD APPLICATION

Mr. Jensen reported that an application has been received for placement of solar panels outside of the building envelope at a residence on Rocky Hill Road. The Supervisors will defer to the Zoning Hearing Board for a determination and will not send the Township Solicitor to oppose the application.

PUBLIC COMMENT

Debbie Reardon, Tally Ho Drive, reported an out of control fire last Sunday that required intervention by the Longwood Fire Company. As Chairman of the Open Space Committee, Mrs. Reardon alerted everyone to be extremely careful in burning under dry conditions. Mr. Jensen had observed evidence of numerous burning sites.

Mary Kot announced that Chadds Ford Community Day has been scheduled for June 3rd. Sponsors are being sought. The Township Secretary will have them available.

Rodger Bailey, Summit Drive, thanked the Board for honoring World War II Veterans. It was discovered that Mr. Bailey is also a World War II veteran.

Loose trash on Summit Drive was reported. Mr. Jensen responded that some of the trash was most likely from Toll Brothers and some from local residents. He asked residents to be more proactive in checking.

Mr. Bailey suggested that the Township funnel some money to assist residents in paying sewer fees. Mr. Paul indicated that the anticipated increase in the customer base will reduce rates.

Mr. Bailey also suggested that Township officials' names be added to the agenda.

OLD BUSINESS

There was nothing for consideration at the current time.

NEW BUSINESS

DiSBATINO LOT LINE CHANGE APPLICATION

Chester R. Diem, III, PLS, reviewed the application before the Board. A

subdivision plan was approved by the Board about one year ago, but when property boundary lines were staked the lines were not acceptable, hence the current application for a lot line change. Waivers requests were reviewed with waivers to SALDO sections 507B and 501.A.2 being added to the resolution. Mr. Donaghue will provide a corrected version for signature.

MOTION TO APPROVE DiSABATINO LOT LINE CHANGE

Upon motion and second (Thorpe, Paul), the lot line change application between the DiSabatino and Hall properties on Heyburn Road was approved, subject to the conditions and waivers included therein.

VOTING LOCATIONS FOR SPRING PRIMARY

Township Solicitor Hugh Donaghue reported that the law suggests whenever possible, polling places be located in each precinct. The question before the Board was if the Northeast precinct poll place should be relocated to Turner’s Mill. Discussion ensued with the topics of supplies, copy machines, parking, convenience to voters and new voting machines being addressed. After consideration and further discussion of possible problems with new voting machines, the Supervisors determined that voters

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would best be served by keeping the polling place for both precincts at St. Cornelius Church through 2006.

MOTION TO ESTABLISH POLLING PLACE FOR 2006 PRIMARY and GENERAL ELECTIONS

Upon motion and second (Thorpe, Paul), the Board of Supervisors recommended the two 2006 elections be held at St. Cornelius Church for both precincts.

2006 ROAD PROGRAM

Chadds Ford Township will be joining with Concord Township in bids for the 2006 Road Program in order to procure a better price for services.

COMMISSION

Upon motion and second (Paul, Thorpe) the Board of Supervisors appointed Debbie Reardon and Lois Saunders to the Brandywine Valley Scenic Byway Commission with three year terms to run through December 31, 2008.

ANNOUNCEMENTS

Chairman Love D’Elia announced that the Township has received a \$20,000 check for a Department of Community and Economic Development grant for the purposes of purchasing a backup generator for Turner’s Mill.

A \$40,000 grant application has just been submitted to DCED. If such funds are approved they will be used for resolution/addition of audio visual equipment to the new meeting room.

Mrs. Love D'Elia thanked Senator Pileggi for his assistance in submitting both grant applications on behalf of the Township.

The Chairman discussed several handouts available to those at the meeting regarding safe water practices. The brochure "We All Live Downstream," highlighting urban stormwater runoff issues and solutions was reviewed and distributed. It was announced that Chadds Ford will be cosponsoring an upcoming all day educational event at J. Franklin Styers Nursery on April 29th titled "Healthy Yards, Healthy Creeks." The event will provide information on stream friendly plant and garden care. Mrs. Love D'Elia asked everyone to try to attend. Additionally, a list titled "Healthy Yards, Healthy Creeks – Environmentally Friendly Products," naming earth friendly products for lawn and garden care was distributed and discussed.

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

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary