

**Chadds Ford Township Board of Supervisors Meeting
April 2, 2007
M I N U T E S**

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 emergency exits. A public hearing was held prior to this meeting regarding a proposed ordinance requiring sewer certifications upon the transfer or lease of property.

STATE POLICE REPORT

No report was available.

APPROVAL OF MINUTES - MARCH 7, 2007

Upon motion and second (Thorpe, Paul), the Board of Supervisors' minutes of March 7, 2007, draft dated 3.23.07, were approved.

REPORTS

SUPERVISORS' REPORT

On March 20th all three Supervisors and the Township Solicitor met with representatives of the Ridge Road project to discuss outstanding issues.

On March 23rd Mr. Thorpe and Mr. Paul met with Fire Marshall Phil Wenrich regarding emergency response teams within the Township to determine if there is adequate coverage.

On April 2nd the Supervisors, Mr. Donaghue, Mr. Mastronardo and Mr. Jensen continued further discussion of the Ridge Road project prior to the Board meeting.

Chairman Love D'Elia introduced four guests from Unionville Chadds Ford High School's government class. In the audience were Stephanie Dill, Devon Zebly and Elizabeth D'Elia of Chadds Ford and Paige Carr of Pocopson.

TREASURER'S REPORT

The Treasurer reported the following figures for the month of March, 2007:

Total deposits to General Fund:	\$	193,727.11
Total disbursements General Fund:	\$	76,152.35
Cash Accounts Balances	\$	1,856,626.80

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Thorpe, Paul), the Treasurer's Report for March, 2007

was approved. Journal report disbursements totaling \$77,385.81 included gross salaries without payroll deductions of \$1,233.46.

FIRE MARSHALL REPORT

Mr. Thorpe presented Mr. Wenrich's written report.

ROADMASTER'S REPORT

Mr. Barakat, Roadmaster, presented a report for the prior month. A copy follows.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

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

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TOWNSHIP ENGINEER REPORT

Joseph Mastronardo, Pennoni Associates reviewed activities during the past month. A written report follows.

The Township Engineer made the following recommendations regarding reductions in Improvement Security escrows:

MOTION TO APPROVE REDUCTION #3 IMPROVEMENT SECURITY ESCROW/TOLL BROTHERS TURNERS MILL WASTEWATER TREATMENT PLANT (Bond Number 08823962)

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved bond reduction #3 in the amount of \$787,195.00 for completed improvements on the Turner's Mill WWTP.

MOTION TO APPROVE REDUCTION #1 IMPROVEMENT SECURITY ESCROW/ CONCORD XING, LLC CHADDS FORD INN

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved letter of credit reduction #1 in the amount of \$48,537.00 for completed improvements on the Chadds Ford Inn project.

MOTION TO APPROVE REDUCTION #2 IMPROVEMENT SECURITY ESCROW/NEWLIN HOMES STONE BROOK III SUBDIVISION

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved letter of credit reduction #2 in the amount of \$7,609.36 for completed improvements on the Stone Brook III subdivision.

MOTION TO APPROVE REDUCTION #1 IMPROVEMENT SECURITY ESCROW/ TREMONTE SUBDIVISION RIDGE ROAD

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved letter of credit reduction #1 in the amount of \$7,650.00 for completed improvements on the Tremonte subdivision.

PLANNING COMMISSION

Chairman Love D'Elia reviewed a draft of minutes from Planning's meeting of March 14th. Mr. Paul asked Planning members to make sure the Brandywine Summit applicant contacts the Sewer Authority regarding a sewage plan. There should be no recommendation of approval from Planning until the sewage issue is resolved.

Mrs. Furlong reported that the Comprehensive Plan Task Force met on March 28, 2007, to further review a scope of work and a Request for Proposal. Final work will be completed at the next meeting on April 11th. All were invited to attend. A final draft will be submitted to the Supervisors and all Task Force members via e-mail for comment prior to submission to Delaware County Office of Housing and Community Development. Chairman Love D'Elia thanked all members, especially Paul Vernon and Lois Saunders, for their thorough work on the important project.

ZONING HEARING BOARD

No hearings were scheduled for March. There are two applications for April, one for Olde Ridge Village, the other for a swimming pool. The April hearing date may be changed depending on the status of a cell tower application. Mrs. Wandersee spoke of the Act 106 review process for all projects receiving Federal funding.

HARB

There were no outstanding applications.

SEWER AUTHORITY

Chairman Love D'Elia announced receipt of a DEP Safewater Grant in the amount of \$250,000. Mr. Klaver said funds will be used to reduce the cost of the Turner's Mill project.

Mr. Klaver summarized the Sewer Authority's meeting of March 20 as follows:

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- numerous violations were reported in the Ridings Plant WWTP regarding sand filter issues. The Sewer Authority is working with DELCORA to resolve;
- the Supervisors were thanked for consideration of an ordinance to insure the correct operation of sewage hook ups upon transfer of the property;
- Delaware Valley Regional Finance Authority has approved financing for the Turner's Mill WWTP;
- PennVEST will consider the Township's application at their April board

meeting;

- On March 20th, Authority members met to discuss a number of issues including finances, and
- Mr. Paul reported that Wexcon has signed a contract with Toll Brothers to run sewer lines into the Village area.

Chairman Love D'Elia said that as a result of the financial discussions, the Supervisors have decided to give \$350,000 to the Sewer Authority in the form of a grant to insure financial stability. Mr. Paul added that negotiations with Toll several years ago resulted in a \$1.7 million dollar contribution to the Township's infrastructure fund. Mr. Klaver said the grant will allow the Authority to pay off a loan to the Township and to revisit the need for the monthly stipend of \$1,500.

MOTION TO APPROVE \$350,000 GRANT FOR CHADDS FORD TOWNSHIP SEWER AUTHORITY

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved a \$350,000 grant to the Sewer Authority to insure sufficient operating capital.

OPEN SPACE COMMITTEE

Chairman Debbie Reardon presented the March report. A copy follows. PennDOT is currently classifying projects in the Township. Mrs. Reardon suggested a letter be drafted to the appropriate PennDOT official regarding the Township's concerns with the Twin Bridges project.

EMERGENCY MANAGEMENT COORDINATOR

Mr. Barakat had made prior comments regarding his progress on the Township's Emergency Management Plan.

PUBLIC COMMENT

Ron Coates, Painters Crossing Condominiums, was presented with the "Extraordinary Citizen" award for his past and ongoing service to residents of the Township. Mr. Coates expressed his appreciation.

Lois Saunders, Bullock Road, asked if any information was available regarding the recent arrest at the Village Wawa. Mr. Donaghue summarized the police report.

Debbie Reardon, Tally Ho Drive, expressed concern regarding FAA changes to flight patterns over the Township. Mrs. Love D'Elia said that Township representative have attended meetings in Media and written numerous letters to various agencies regarding concerns. The Chairman will follow up with additional correspondence to Delaware County Council, state and federal representatives.

OLD BUSINESS

There were no agenda items under Old Business.

NEW BUSINESS

PROPOSED ORDINANCE 118 –SEWER CERTIFICATIONS

A public hearing was held at 7:00 PM this evening for the purpose of taking public

comment regarding the proposed ordinance. Mr. Donaghue stated that there was no testimony presented indicating the ordinance would infringe on the health or well being of the residents of Chadds Ford Township.

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Mr. Donaghue explained the intent of the ordinance is to insure compliance with the Chadds Ford Township Sewer Ordinance for all properties within 150 feet of a Township sewer line upon transfer or lease.

MOTION TO ADOPT ORDINANCE 118 – CERTIFICATE OF COMPLIANCE

Upon motion and second (Thorpe, Paul), the Board adopted Ordinance 118 mandating the issuance of a Certificate of Compliance upon transfer or lease for all properties within 150 feet of a Township sewer line.

EAGLE NATIONAL BANK RESOLUTION

The Township has received audio visual grant proceeds in the amount of \$40,000. The funds need to be invested in an interest bearing account. Eagle National Bank has offered an eight month Certificate of Deposit at the rate of 5.25%.

MOTION TO ADOPT RESOLUTION 2007-12 TO DESIGNATE EAGLE NATIONAL BANK AS AN OFFICIAL DEPOSITORY FOR TOWNSHIP FUNDS

Upon motion and second (Thorpe, Paul), the Board of Supervisors adopted Resolution 2007-12 designating Eagle National Bank as an official depository for Township funds.

APPOINTMENT OF BERKHEIMER ASSOCIATES AS DELINQUENT TAX COLLECTOR FOR EMS TAX

Mr. Donaghue recommended that Berkheimer Associates be officially appointed to act as the delinquent tax collector for the Township's Emergency Service Tax since the agency collects the EMS tax.

MOTION TO ADOPT RESOLUTION 2007-13 APPOINTING BERKHEIMER ASSOCIATES AS DELINQUENT EMS TAX COLLECTOR

Upon motion and second (Paul, Thorpe), the Supervisors authorized and empowered Berkheimer Associates to impose and retain costs of collection of all delinquent Emergency Service Taxes in Chadds Ford Township.

There being no further business, the meeting was adjourned at 9:11 PM.

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary