

**Chadds Ford Township Board of Supervisors Meeting
June 4, 2008
MINUTES**

OFFICIALS PRESENT:

George M. Thorpe, Chairman
Deborah Love D'Elia, Vice-Chairman
Hugh A. Donaghue, Township Solicitor
Joseph A. Mastronardo, Township Engineer
Richard J. Jensen, Building Inspector/CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

The meeting was called to order at 7:33 PM with the Pledge of Allegiance. Mr. Thorpe pointed out emergency exits. Agenda items will be taken out of order because Mr. Donaghue was delayed due to a Court commitment.

STATE POLICE REPORT

Corporal Jerry Pflug, Media Barracks, Pennsylvania State Police, reviewed activity in the Township during the month of May. There were no comments from the public.

PUBLIC COMMENT FOR 51 WOODLAND DRIVE LAND DEVELOPMENT APPLICATION

Mr. Thorpe noted that many neighbors of the 51 Woodland Drive project site were in the audience and asked for their comments.

Gary Urban, 28 Woodland Drive, had not seen drawings for the proposed building and was concerned regarding increased traffic. Mr. Mastronardo replied that the plan was submitted as preliminary and applicant's engineer will be conducting a traffic study to address various issues. Discussion of the current speed limit ensued.

Bob McGlenn, 44 Woodland Drive, was concerned with lighting and the actual design of the building. Mr. Mastronardo stated that the applicant will submit a lighting plan.

Grace Houseman, 47 Woodland Drive, was concerned with security and asked if the applicant plans to improve current condition of the site. Mr. Jensen stated that signage and well issues have not been addressed. Mrs. Love D'Elia questioned the stormwater/mud runoff issues. Mr. Jensen will follow up. The applicant has proposed installation of a five-foot white vinyl stockade fence along the Houseman property line. Mr. Mastronardo will seek an increase to six feet.

Barbara Dawson, 37 Woodland Drive, was present but said neighbors had already voiced her concerns.

Steve McCleer, 12 Woodland Drive, was concerned regarding increased traffic on what is now a quiet street.

Dennis Houseman, 47 Woodland Drive, asked if the proposed building will be a corporate office for the bank. Mr. Gaumann responded that the building may not be Cornerstone Bank. A developer owns the site and the bank is a possible tenant.

Mr. Thorpe asked about snow removal and whether or not parking spots will be lost as a result.

Mr. Gaumann said that the applicant was open to discussion and would ask for input from the Board. He presented a display of pictures of current buildings along Route 202. Mr. Thorpe replied that many of the buildings have been there for decades and the designs pre-existed Supervisors' control.

Mr. Jensen asked how much energy will be saved by designing the building for shading and solar exposure. Mr. Gaumann did not know.

Mr. Wandersee asked if the building is LEED certified. Mr. Gaumann replied it is not.

Mr. Mastronardo suggested several architects from the Township's advisory HARB Board review the plan prior to the next Supervisors' meeting. The Supervisors will meet with applicant's representatives to discuss options.

NEW BUSINESS

DAMBRO SUBDIVISION/LAND DEVELOPMENT APPLICATION

James Fritsh, PE, appeared for applicant Anthony Dambro and requested a minor lot line change between tax parcel numbers 04-0000023000 and 04-000002290, known as 280 Ridge Road. A previous application was granted in late 2007, but minor changes were necessary due to an impending sale. A DEP non-building waiver will be executed between the Township and applicant.

MOTION TO APPROVE RESOLUTION 2008-11 FINAL MINOR SUBDIVISION LOT LINE CHANGE OF ANTHONY DAMBRO – 280 RIDGE ROAD

Upon motion and second (Thorpe, Love D'Elia), Supervisors present approved the final minor subdivision lot line change application of Anthony Dambro for the property at 280 Ridge Road subject to four conditions and six waivers as set forth in Resolution 2008-11.

DAVID D. ADAMS SUBDIVISION/LAND DEVELOPMENT APPLICATION

James Fritsch, PE, appeared for applicant David Adams regarding the properties located at 30 and 40 Oakland Road. Mr. Mastronardo reviewed the seven conditions included in the proposed resolution.

MOTION TO APPROVE RESOLUTION 2008-12 PRELIMINARY/ FINAL MINOR SUBDIVISION APPLICATION OF DAVID ADAMS – 30/40 OAKLAND ROAD

Upon motion and second (Thorpe, Love D'Elia), the Supervisors present approved the preliminary/final minor subdivision application of David Adams for the properties at 30/40 Oakland Road subject to seven conditions and five waivers set forth in Resolution 2008-12.

FIRE MARSHALL FEES

Mrs. Love D'Elia reviewed a fee schedule adopted by the Borough of Chester Heights that establishes fees for inspections (both residential and commercial), for nuisance fire alarms and for parking citations. The other Supervisors were asked to review and comment prior to the end of June for adoption of a Fire Marshall fee schedule at the July meeting.

MOTION TO APPROVE BOARD OF SUPERVISORS MINUTES OF May 7, 2008

Upon motion and second (Love D'Elia, Thorpe), Supervisors present approved minutes of the May 7, 2008 meeting, draft dated 5.25.08.

SUPERVISORS REPORT

On Friday May 30th all three Supervisors met with representatives from Grace Development Company, their attorney and the Township Solicitor to discuss pre-submission ideas for a property on Brinton's Bridge Road.

Mrs. Love D'Elia stated she feels the Township is in need of a full time manager to handle the increased workload.

TREASURER'S REPORT

Mrs. Furlong reported the following figures as of May 31, 2008:

Total deposits to General Fund	\$	400,500.66
Total disbursements General Fund	\$	129,224.30
Total disbursements Escrow Fund	\$	57,675.00
Cash Accounts Balances	\$	2,524,410.22

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Thorpe, Love D'Elia), Supervisors approved the Treasurer's Report for May 2008 and authorized payments in the amount of \$129,224.30.

FIRE MARSHALL REPORT

No report was available.

ROADMASTER'S REPORT/EMERGENCY PREPAREDNESS

Joe Barakat, Roadmaster, presented a report for the month of May, 2008 (copy follows).

MOTION TO ADOPT RESOLUTION 2008-13 – EMERGENCY MANAGEMENT PLAN

Upon motion and second (Thorpe, Love D'Elia), Supervisors present adopted Resolution 2008-13, adopting the Emergency Operations Plan. The Plan will be implemented immediately.

TOWNSHIP ENGINEER REPORT

Mr. Mastronardo reviewed activities during May 2008 (report follows). There was discussion of the septic system on the Brandywine River Hotel property. The Sewer Authority's engineer was asked to leave upon a recent inspection visit. Mr. Donaghue has met with Mr. Yamas' attorney regarding the situation.

RELEASE OF IMPROVEMENT SECURITY ESCROW – DNB FIRST OAKLAND ROAD

A the request of applicant's engineer, Mr. Mastronardo reviewed public improvements at the DNB Bank at Oakland Road and Route 202. After inspection, Mr. Mastronardo recommended first/final release of the security escrow.

MOTION TO APPROVE FIRST/FINAL IMPROVEMENT SECURITY ESCROW – DNB BANK

Upon motion and second (Thorpe, Love D'Elia), Supervisors present approved release of the Improvement Security Escrow in the amount of \$55,075.00 (cash) for public improvements at the DNB Bank site on Oakland Road and Route 202.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen submitted a written report and accompanying checks for the month of May. Enforcement notices were issued for a carnival at Olde Ridge Village, PNC Bank and grading without a permit on Ring Road.

Mr. Jensen noted that maintenance agreements for the two backup generators on the Turner's Mill site will be necessary. He will follow up with Penn Power Systems.

PLANNING COMMISSION

Chairman William Taylor reviewed a draft of minutes from the meeting of Wednesday, May 14, 2008 (copy follows).

There was discussion of emergency access between the Calvary Chapel and Henderson properties. Mr. Mastronardo will start discussions with the Henderson Group.

ZONING HEARING BOARD

There were no hearings scheduled for May.

HARB

Colleen McFadden, owner of the house at Oakland and Brinton's Bridge Roads applied for approval to enclose a front porch.

MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS – McFADDEN HOME AT 300 BRINTONS BRIDGE ROAD

Upon motion and second (Thorpe, Love D'Elia) Supervisors approved a Certificate of Appropriateness for screening of an existing porch at the McFadden home located at 300 Brinton's Bridge Road.

SEWER AUTHORITY

Mr. Klaver reported on activities during the month of May. A copy of Sewer Authority minutes can be found on the Township website.

Collection of tapping fees has gone very well and Delaware County Housing Authority has been very supportive in helping residents with financial need.

Mrs. Love D'Elia reported the resignation of Vincent DelRossi as Chairman of the Sewer Authority and thanked him for his years of service.

OPEN SPACE COMMITTEE

Kathleen Goodier, Vice Chairman, reported on the Open Space meeting of Thursday, May 8th (copy follows).

RECYCLING TASK FORCE

Lynn Jarke, presented a written report for the meeting held May 27th (copy follows).

PUBLIC COMMENT

Mr. Thorpe reminded all of the Comprehensive Plan meeting tomorrow night.

Ed Wandersee announced a school district community breakfast to be held on Saturday, June 7th from 7:30AM – 10:30AM in the high school cafeteria to meet families in the District.

Bruce Prabel, 70 Heyburn Road, commented on PECO plans for clear cutting on his property.

Keith Klaver, Atwater Road, supported Mrs. Love D'Elia's recommendation for a Township Manager.

OLD BUSINESS

There were no agenda items.

ESCROW RELEASES

Upon motion and second (Love D'Elia, Thorpe), Supervisors present approved release of escrows in the total amount of \$2,600.00 as follows:

APPLICANT/TWP	ESCROW TYPE	ESCROW AMOUNT	CHECK AMOUNT
Inns of Distinction	Grading	\$ 800.00	\$ 800.00
LaSalle Investment	ZHB	\$ 900.00	\$ 234.58
Chadds Ford Twp	Reimbursement for expenses LaSalle		\$ 665.42
Barbato Associates	ZHB Escrow	\$ 900.00	\$ 784.92
Chadds Ford Twp	Reimbursement for expenses Barbato		\$ 115.08

There being no further business, the meeting was adjourned at 9:55 PM.

Respectfully submitted,

MARYANN D. FURLONG
Township Secretary