

Approved 08/04/2010

CHADDS FORD TOWNSHIP
Board of Supervisors' Meeting
7:30 P.M., July 7, 2010

MINUTES

OFFICIALS PRESENT: Deborah F. Love, Chairman
George M. Thorpe, Vice Chairman
Garry Paul, Supervisor
Joseph Barakat, Township Manager
Joseph Mastronardo, PE Township Manager
Hugh Donaghue, Esq., Township Solicitor
Richard Jensen, Building Inspector & Zoning Officer

Call To Order: Supervisor Love called the meeting to order at 7:56 p.m. Supervisor Thorpe pointed out the primary and emergency exits for the meeting attendees.

State Police Report:

Supervisor Love said the State Police Report for the month of June consisted of 92 police incidents. Love said the heavy hitter was 24 false alarm reports.

Inter-Municipal Liquor License Transfer, Olive Branch Restaurant:

Supervisor Love said she would like to move to the topic of the Inter-Municipal Liquor License Transfer for the Olive Branch Restaurant located at 1411 Wilmington – West Chester Pike and noted that during the hearing, three particular items were discussed in depth. Solicitor Donaghue spoke and reviewed the ten items in *Resolution #20* for the meeting attendees. Donaghue said that item #5 does not apply to closed containers (beer sales). Donaghue asked if the applicant was in agreement with the terms and conditions of Resolution #20 and the discussed modifications. The applicant agreed to the ten items.

See copy of Resolution #20 of 2010 for detail list of terms and conditions.

Motion to approve Liquor License Transfer – Olive Branch Restaurant:

Upon motion & second (Paul/Thorpe) the Supervisors unanimously approved Resolution #20 of 2010 (Items #1 thru #10) with the modifications as noted by Mr. Donaghue. Mr. Donaghue also pointed out with regard to item #5 stating that no alcoholic beverages may be taken outside of the premises at any time, this does not apply to closed containers. Mr. Donaghue said with regard to item #10, on-site security is to be provided by the Applicant includes security of the parking lot.

Supervisor Thorpe wanted the applicant to be aware that the township has a number of certain restrictions on outdoor activities, banners, signs etc. Thorpe requested the applicant to please check with the township before executing any changes. There is a current modification to the

signage restrictions for businesses until the economy improves. Thorpe said it makes everything easier for the applicant and the township if you get the township's approval first. Mr. Jensen requested the applicant to remove balloons that are currently on the outside of the building. The township does not like to see balloons attached to mailboxes, outside structures, etc. They are harmful to the environment. The applicant agreed to remove the balloons.

Approval of Minutes - June 1, 2010:

Upon motion & Second (Paul/Thorpe) Supervisors unanimously approved the minutes of the June 1, 2010 Supervisors' meeting.

Supervisors' Report:

Love said the three Supervisors had individually interviewed applicants for the two open positions on the Planning Commission. There was no further business to report.

Manager's Report:

Manager Barakat reported the Municipal Coop of Southern Chester County has submitted bids for the Road's Program, and Long's Asphalt was the low bidder at \$87,265. Barakat said the township roads to be paved and milled in their entire length are High Ridge Road, Hunters Lane, and Hillock Lane from the cul-de-sac to the existing seam. Barakat asked the Supervisors to award the contract to Long's Asphalt. Barakat reported he is still meeting with concrete vendors for the curb work that will be done in the near future.

Motion to Award Contract to Long's Asphalt:

Upon motion & Second (Thorpe/Paul) moved to approve the paving and milling contract from Long's Asphalt in the amount of \$87,265 for High Ridge Road, Hunters Lane, and Hillock Lane.

Treasurer's Report: The secretary reported financials for the month of June as follows:

Deposits for the month of June:	\$101,510.29
Disbursements for the month of June:	\$52,913.80
Cash balances all accounts after June disbursements:	\$3,076,319.84

Motion to Approve the Bills:

Upon motion & Second (Thorpe/Paul) payment was authorized to approve the bills totaling \$52,913.80.

Motion to Appoint Planning Commission Members:

Love said the Supervisors had interviewed three applicants for the open Planning Commission seats and were ready to make appointments as follows:

Upon motion & second (Love/Thorpe) made a motion to appoint Peter Wells to the township's Planning Commission with his term to expire 12/31/10.

Upon motion & second (Love/Thorpe) made a motion to appoint Scott Dickinson to the township's Planning Commission with his term to expire 12/31/12.

Mr. Dickinson was present and introduced himself.

Engineer's Report:

Joe Mastronardo, P.E., submitted a written report and requested approval of an escrow release for Calvary Chapel in the amount \$56,579.92. The Board agreed to the request.

Motion to Approve Calvary Chapel Escrow Release #12:

Upon Motion & second (Paul/Thorpe) approved escrow release #12 for Calvary Chapel in the amount of \$56,579.92 which will leave a balance of \$516,178.04 in the escrow account.

Building and Zoning Report:

Jensen requested the Supervisors to consider the following four HARB recommendations for approval.

Brandywine Baptist Church – Jensen said the first application is an Eagle Scout project for Brandywine Baptist Church to install a new flag pole. The flag pole will not be visible from the road and HARB has recommended approval. The Supervisors unanimously agreed with the recommendation.

Motion to Approve a Certificate of Appropriateness:

Upon motion & second (Thorpe/Paul) approved the 'Certificate of Appropriateness' for a 30' flag pole at the Brandywine Baptist Church.

102 Bellefair Lane – Jensen said that Eric Goodman removed an old greenhouse and is building a small wing to reconnect the garage to the house. Jensen said this project is visible from street so the applicant had to go before HARB. HARB has recommended approval. The Supervisors unanimously agreed with the recommendation.

Motion to Approve a Certificate of Appropriateness:

Upon motion & second (Love/Paul) approved the 'Certificate of Appropriateness' for a construction project as proposed at the Goodman property, 102 Bellefair Lane.

Bryn Mawr Trust, Route 1 & Creek Road - Jensen said Bryn Mawr Trust Bank is taking over First Keystone Bank and will be replacing existing signs. Jensen said the signs are the same colors, just changing the letters. There is a timing issue with the signs so they will have to be temporarily covered. HARB has recommended approval of the sign changes.

Dennis McLaughlin, Denron Sign Company, was present to discuss the project. He said the bank is proposing to switch the signs around August 10th to 12th timeframe. Denron will install the new signs as soon as approval and permits are granted. The new signs will then be covered with banner/sheet like sign that looks like the former First Keystone sign. Once all of the banks across the region are "re-signed," there will be a simultaneous unveiling, and the banners will be removed. The First Keystone sign will remain until the unveiling. Jensen asked that the temporary banners be made to resemble the existing signs. Love said the banners should be securely tacked and not free flowing. Mr. McLaughlin agreed to the Board's requests.

Motion to Approve a Certificate of Appropriateness:

Upon motion & second (Thorpe/ Paul) approved the 'Certificate of Appropriateness' for the sign change including temporary banners which will be securely tacked and not free flowing. The township also requested the applicant not to have any balloons displayed on the day of the unveiling of the new signs.

Prudential, Fox & Roach, 1598 Baltimore Pike – Jensen said Mary Anne Steel has submitted a new sign design. The new sign is smaller, but the actual lettering is larger. HARB has recommended approval of the sign change.

Motion to Approve a Certificate of Appropriateness:

Upon motion & second (Paul/Thorpe) a 'Certificate of Appropriateness' was approved for the new sign design for Prudential, Fox & Roach located at 1598 Baltimore Pike.

Committee Reports:

Barakat said he had spoke with Peter Jessen, Civic Association, about the Lyme Tick newsletter that is scheduled to be mailed to residents. Barakat said he is still waiting for an estimate from the printer. Supervisor Paul commented that the Civic Association is not participating financially in this project. After a brief discussion by the Board about costs associated with the newsletter mailing, the following motion was made:

Motion to Approve Lyme Tick Newsletter Mailing:

Upon motion and second (Paul/Thorpe), the Board approved the printing and mailing of the Lyme Tick newsletter to the township residents with costs not to exceed \$4,000.

Supervisor Love asked if there were any committee members in the audience who would like to make a report to the Board. There were none.

Public Comment:

Bonnie Taylor, resident, asked if the township audit had been submitted to DCED. She also had a question about the township's website. Barakat said the township audit had been completed in March and filed before April 1, and the Sewer Authority's internal audit is almost complete. The final report should be filed sometime in the near future. Barakat said the township has hired a contractor who is working on the website, and it should be up and running in the next 60 days. Barakat offered to show the resident the website at the adjournment of the meeting.

Lincoln Ferver, Family Landscape Center, was present to discuss the display on his property located on Wilmington – West Chester Pike. Mr. Jensen said he had reviewed the display, but had not finished his formal rejection notice. Jensen said Mr. Ferver's display did not comply with the township's ordinances. Jensen said an enforcement notice has been sent, and he had also issued a citation right before July 4th. Solicitor Donahue said he had visited the site with Mr. Jensen and noted that the display was clearly in violation of setbacks and may also be in the PennDOT right-of-way. Thorpe advised Mr. Ferver that he should have inquired about the township's regulations before starting any modifications to his property. Mr. Ferver said he had

come initially, but did not want to get involved with the township regulations due to the costs associated with land development so they had tried to work within the existing area.

Amy McDonald, meeting attendee, had several comments and expressed her opinion that she felt Mr. Ferwer's display was very attractive.

MOTION TO ADJOURN:

There being no other business before the Board, upon motion and second (Paul/Thorpe), the meeting was adjourned at 8:34 p.m.

Respectfully Submitted:

/S/

Karen J. Eckard
Asst. Secretary/Treasurer