

CHADDS FORD TOWNSHIP
Board of Supervisor's Regular Meeting
7:30 P.M., February 2, 2011

OFFICIALS PRESENT:

Garry Paul, Chairman
Deborah Love, Vice Chair
George Thorpe, Supervisor
Joseph Barakat, Township Manager
Hugh Donaghue, Solicitor
Justin Gibson, Engineer
Richard J. Jensen, Building Inspector & Zoning Officer
Karen J. Eckard, Township Secretary

Call to Order:

Chairman Paul called the meeting to order at 7:36 p.m. and opened with the pledge of allegiance. He reviewed the location of the emergency exits for the meeting attendees.

Minutes of January 3, 2011:

Upon motion & second (Love/Paul) moved to accept the minutes of January 3 Organizational Meeting and Regular Business Meeting as submitted. Supervisor Thorpe abstained.

Supervisor's Report: Chairman Paul said there was nothing new to report.

Manager's Report: Manager Barakat said he had submitted a written report and also had several escrow releases for the Board's approval that totaled \$35,162.66 listed as follows:

Calvary Chapel (Grading escrow)	\$1,601.17
Trozzi (SEO App) all due to CFT	\$750.00
Urban Neon (ZHB)	\$900.00
S.Edwards (SEO application), partial due to CFT	\$750.00
P.Conna (Land development)	\$2,298.00
Partial due to CFT from Conna	\$102.00
Dickinson Dev Co. (Marshall Road)	\$800.00
Garnet Ford (Land Development)	\$4,751.09
Petrikin (Conditional Use Hearing for 681 Webb Rd.)	\$900.21
Fisher Carpet (Developer's escrow)	<u>\$22,310.19</u>
	<u>\$35,162.66</u>

Motion:

Upon motion & second (Thorpe/Love) the Board unanimously approved the escrow releases as listed above in the amount of \$35,162.66.

Barakat said last month he had an escrow to release for 681 Webb Road (901 Poplar LLC). There was a question as to the status of this application so the escrow was held. Barakat reported the project is completed, and if the applicant decides to go forward with the Bed & Breakfast sometime in the future, he would have to submit an application and fund an escrow account. Barakat said he has been advised that the township cannot retain this escrow and asked for a motion to release it.

Motion:

Upon motion & second (GP/DL) the Board approved the escrow release for 681 Webb Road in the amount of \$5,706.86.

State Police Report: Trooper Green reported that there were 92 incidents in Chadds Ford this month. Trooper Green said there has been a rise in car break-ins again mainly in the Concord Township area and advised residents to be alert, and if they see anything suspicious, call immediately.

Treasurer's Report:

Deposits for the month of January 31, 2011:	\$48,388.37
Total payments, if approved tonight:	\$87,691.00
Total of Township Funds after all disbursements:	\$2,666,920.16

The Secretary reported the Liquid Fuels filing has been completed so the township will be receiving its liquid fuels money in the next few months.

Motion:

Upon motion & second (Paul/Love) the Board unanimously approved the bills as submitted in the amount of \$87,691.00.

Building Inspector/Code Enforcement:

Mr. Jensen reported there was nothing before the HARB board, and the Zoning Hearing meeting was postponed for January and rescheduled to the 16th of February.

Solicitor Donaghue reported he had been told the owner of the Chadds Ford Development property has agreed to sewer hook-up. Barakat said the solicitor for the SA, Mr. Sheridan, has sent a draft to the attorney for Chadds Ford Development, and Dr. Giunta, principal of Chadds Ford Development, has agreed to the financial arrangements and sewer hook-up for both properties. Barakat said we are hoping he will execute the agreement and submit a check at the same time. Donaghue said if Dr. Giunta does sign, he would not attend the Zoning Hearing meeting in February. Jensen said the owner of the Pace Restaurant is opening a catering business in one of the properties, and they have been in cleaning. Jensen said the parcel will have to be tied into the sewer also. Barakat said he believed the agreement would

cover both properties.

Engineer's Report:

Justin Gibson is covering for Joe Mastronardo this month. Gibson said a written report has been submitted, and he had nothing further to report.

New Business:

James Fritsch, P.E. of Register Associates and Michael Looney from Montchanin Design Group were present to discuss the Preliminary Plan for Bruggemann Chemical. Fritsch said this property is located at 1361 Baltimore Pike and will be a two story office building with a single entrance access off of Route 1. Fritsch said at their last meeting, the township's Planning Commission had recommended preliminary plan approval. Fritsch appeared this evening requesting Preliminary Plan approval from the Board.

Donaghue said he had prepared a resolution, and reviewed Item 11 having to do with the PennDOT strike-off letter issued June of 2010 concerning stormwater facilities located on PennDOT right-of-way. Donaghue said the township may have to become a co-applicant on this project based on this letter, and the township will have to maintain all stormwater facilities related to this project. Donaghue said the engineers will have to discuss, at the time of final plan approval, what type of security will be necessary for this project, and this will have to be incorporated into the developer's agreement.

The Board discussed their concern over the unfunded mandate and the financial burden it places on the township. No decisions were made at this time as to the impact of the PennDOT letter, but the Board did agree to move forward with the Preliminary Plan approval.

Resolution 2011-10:

Upon motion & second (Thorpe/Love) the Board unanimously approved the Bruggemann Chemical Company, Preliminary Land Development Plan located at 1361 Baltimore Pike. The plan was prepared by Register Associates, Inc. and was last revised December 2, 2010.

Donaghue suggested the Board write to PSATS and State Representatives regarding the PennDot strike-off letter to express their opposition of this unfunded mandate and the legalities this places on the township.

Motion:

Upon motion & second (Love/Thorpe) Supervisor Love said letters will be sent to State Senator, State Representatives, and PSATS expressing the Board's opposition to the PennDOT strike-off letter.

Revision of Zoning Chapter 135, Signs and Billboards:

Donaghue said this is the latest revision of the Signs & Billboards ordinance. Donaghue went on to review the key changes, and said the DCPC and Joe Mastronardo have reviewed this draft. Supervisor Paul expressed his concern that changing billboards are a distraction to drivers and bikers. Donaghue said at the next meeting after everyone has time to review the draft, we can make a decision whether to move forward with this proposal.

Committee Reports: The written reports had been submitted, and there was nothing further to report.

Public Comment: There was no public comment.

Adjournment: Upon motion & second (Love/Thorpe) moved to adjourn the meeting at 8:08 p.m.

Respectfully submitted,

Karen J. Eckard
Township Secretary