

**Chadds Ford Township Board of Supervisors Meeting
October 1, 2008
MINUTES**

OFFICIALS PRESENT: George M. Thorpe, 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

The meeting was called to order at 7:34 PM with the Pledge of Allegiance. Mr. Thorpe pointed out emergency exits. A job action at Crozer Chester Hospital prevented Mrs. Love D'Elia from being in attendance.

STATE POLICE REPORT

No report was available.

BOARD OF SUPERVISORS MINUTES OF SEPTEMBER 2, 2008

Supervisors will consider adoption of the minutes at the November meeting.

SUPERVISORS REPORT

Mr. Thorpe reported the following:

On September 10, 2008, Mr. Thorpe and Mr. Paul met with Valerie Hoxter at Painter's Crossing Condominiums regarding a proposed extension of the Loop Road;

On September 20, 2008, Mr. Thorpe and Mrs. Love D'Elia met to discuss details regarding the same site;

On September 24, 2008, Mr. Thorpe, Mrs. Love D'Elia and Mr. Paul met to discuss personnel matters and start reviewing budget figures for next year, and

On September 27, 2008, Mr. Thorpe and Mr. Paul met with Keith Klaver to discuss sewer issues.

Mr. Thorpe summarized correspondence from the Delaware County Alert Program which provides e-mails, calls to cell phones, etc. in an emergency. Sign-up information was available in the rear of the meeting room.

Senator Pileggi is sponsoring a Kids Fun Fair on Saturday, October 18th at Sun Valley High School. Handouts were available in the rear of the meeting room.

Mr. Thorpe sadly informed residents of the passing of former Township Tax Collector Charlie Weigold. Mr. Weigold served as Tax Collector for twenty-two years, was also a member of Planning Commission and a Township Auditor.

The Annual Recycling Day was held on Saturday, September 27th and was very successful. The Supervisors congratulated Recycling Task Force members for a great job in organizing and notifying the public.

TREASURER'S REPORT

Mrs. Furlong reported the following figures as of September 30, 2008 and asked that payment of two additional bills be approved to Supreme Computer & Recycling in the amount of \$1250 and Recall Secure Destruction Services in the amount of \$420.50:

Total deposits to General Fund	\$	117,457.21
Total disbursements General Fund	\$	111,357.90
Total disbursements Escrow Fund	\$	40,278.02
Cash Accounts Balances	\$	2,369,700.21

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Paul, Thorpe), Supervisors approved the Treasurer's Report for September, 2008 and authorized payments in the amount of \$111,357.90.

FIRE MARSHALL REPORT

No report was available from the Fire Marshall, who was recuperating from surgery.

ROADMASTER'S REPORT/EMERGENCY PREPAREDNESS

Mr. Barakat submitted a written report for activities during September (copy follows).

EMERGENCY PREPAREDNESS

Delco Community College is offering a "Be Prepared" seminar on November 20th for residents.

TOWNSHIP ENGINEER REPORT

Mr. Mastronardo presented a report for September (copy follows).

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen submitted a written report and accompanying checks for the month of September. Mr. Thorpe questioned the status of the new sign at St. Cornelius church, having received numerous telephone calls. Mr. Jensen replied the sign now complies with Township ordinances and he will issue a letter.

A representative of Woodland Drive Associates was contacted regarding the condition of the property. Mr. Jensen was told a landscaper would take care of the overgrowth; however, nothing has been done. Mr. Jensen will file a citation against the owner on Monday.

District Court issued a \$500 fine in the sign matter against the cleaners at Olde Ridge Village.

Mr. Jensen met with representatives of the Concordville Fire Company regarding emergency access to the Calvary Chapel site.

The Township Building Inspector plans to issue a letter to the International Code Council regarding various matters of concern.

PLANNING COMMISSION

Mr. Taylor submitted a draft of minutes for the meeting held on September 10, 2008 (copy follows).

ZONING HEARING BOARD

There were no hearings scheduled for September and there are no applications for October.

HARB

Mr. Jensen reported neither outstanding applications during September, nor anything for October.

SEWER AUTHORITY

Mr. Paul presented the Sewer Authority's Report (copy follows).

OPEN SPACE COMMITTEE

A written report of the September meeting was submitted (copy follows). A number of Open Space members asked Mrs. Reardon if their letter regarding PECO issues in the Township had been mailed. It had not. Mr. Thorpe asked for a copy to review before submitting to PECO.

RECYCLING TASK FORCE

Supervisors had received a draft of meeting minutes from Monday, September 22nd. Mr. Thorpe reported that the Recycling Day went very well.

PUBLIC COMMENT

Debbie Reardon, Tally Ho Drive, stated that the intersection of Heyburn and Ridge Roads has once again become very dangerous with people ignoring the four-way stop sign. Mr. Barakat recommended calling the State Police. Mr. Thorpe will send a letter.

Mrs. Reardon also reported accidents at the intersection of Route 202 and Ridge Road caused by cars making u-turns. The Roadmaster will contact Penn DOT.

There was discussion regarding the many complaints Township officials received about a new sign at St. Cornelius Church. Mr. Thorpe suggested that Planning Commission members consider revising the sign ordinance in light of the many comments from Township residents. Mr. Donaghue will draft a letter making suggestions.

NEW BUSINESS

RACHEL KOHL COMMUNITY LIBRARY - APPOINTMENT OF REPRESENTATIVE

The Township received one letter of interest regarding the vacancy on the Rachel Kohl Community Library Board of Directors. Denise Donahue, Pheasant Lane, was the sole applicant.

MOTION TO APPOINT TOWNSHIP REPRESENTATIVE TO RACHEL KOHL COMMUNITY LIBRARY BOARD OF DIRECTORS

Upon motion and second (Thorpe, Paul), the Supervisors present appointed Denise Donahue, Pheasant Lane as Township representative to the Rachel Kohl Community Library, to fill the remainder of the term of Jacqueline Squeal.

RESIGNATION OF TOWNSHIP AUDITOR

Fred Reiter, Harvey Road, has resigned as a Township Auditor due to health reasons. Mr. Thorpe expressed thanks to Mr. Reiter on behalf of Chards Ford residents for his years of service on Planning Commission and as an Auditor. Anyone interested in serving should submit a letter of interest to the Township office.

ROSE TREE DEVELOPMENT CO, Inc.

No one was present for Rose Tree Development, the applicant seeking a two lot subdivision on Ridge Road just east of Heyburn Road. Mr. Thorpe read the proposed resolution, a copy of which follows.

MOTION TO APPROVE RESOLUTION 2008-17 ROSE TREE DEVELOPMENT CO., Inc. – RIDGE ROAD

Upon motion and second (Paul, Thorpe), the Supervisors present granted preliminary/final approval of the development application of Rose Tree Development Co., Inc., for the 2.8 acre lot located on the south side of Ridge Road, approximately 200 feet east of Heyburn Road, contingent upon applicant's acceptance of the ten conditions and one waiver as included therein.

JOHNSON SUBDIVISION/LAND DEVELOPMENT

Mr. Andrew Johnson, Creek Road, sought approval of a lot line change application seeking to add acreage from a smaller to a larger parcel. Mr. Mastronardo commented that Township Ordinances require both a primary and secondary septic system for each lot whenever a property is subdivided. Lot 1 has two systems designated, but Lot 2 does not. The larger property needs to be tested for a secondary system. Mr. Donaghue stated that relief can only be granted by the Zoning Hearing Board. The current system, does not qualify as a backup system.

Mr. Johnson indicated he will not pursue the application.

CALVARY CHAPEL LAND DEVELOPMENT APPLICATION FINAL APPROVAL

Kenneth Kynett, Esquire appearing on behalf of applicant Calvary Chapel of Delaware County, reviewed the land development application for the 18.4 acre property located at 500 Brandywine Drive. Calvary Chapel sought approval for Phase 1 of the project.

The applicant has addressed outstanding issues as set forth in Pennoni Engineer's review letter of September 8, 2008.

It was noted the Concordville Fire Company has requested emergency access through the Endo III property as noted in their letter of September 26, 2008. There was discussion regarding the emergency access. Condition 2. of the Resolution was amended to add, "It is understood that location may be adjusted by agreement of the parties."

Additionally, the sentence, "Said waiver is granted." was added after waiver 1.

Mr. Paul spoke regarding sewage issues. Calvary Chapel plans to institute a pump and haul system until public sewage becomes available. Mr. Paul asked if the applicant would be receptive if alternate capacity becomes available. Mr. Klaver said the Sewer Authority would be willing to discuss this possibility. Mr. Paul suggested the applicant contact the Township before committing to sewage arrangements.

MOTION TO APPROVE PRELIMINARY LAND DEVELOPMENT APPLICATION CALVARY CHAPEL RESOLUTION 2008-18

Upon motion and second (Paul, Thorpe), Supervisors adopted Resolution 2008-18, granting final land development approval for Calvary Chapel of Delaware County, 500 Brandywine Drive, subject to compliance with the nine conditions and one waiver as noted therein.

MESSAGE LICENSE APPLICATION

Raymond A. Hull of Trainer, Pennsylvania, has made application for a massage license at 1503 Wilmington West Chester Pike. The Supervisors reviewed Mr. Hull's application and qualifications and asked the applicant several questions.

MOTION TO APPROVE MESSAGE LICENSE – RAYMOND A. HULL

Upon motion and second (Thorpe, Paul), Supervisors present approved issuance of a massage license to Raymond A. Hull to perform therapeutic message at 1503 Wilmington West Chester Pike, conditioned upon payment of the appropriate fees.

ESCROW RELEASES/ACCOUNT CLOSINGS

Upon suggestion of the Township Auditor, Mr. Thorpe, Mr. Jensen and Mrs. Furlong completed a review of approximately thirty-two very old escrow accounts. Mrs. Furlong circulated a spreadsheet that separated the accounts into four categories: return less outstanding bills; take the escrow fund to reimburse the Township for outstanding bills; create new escrow manager sub-accounts, or issue a letter to escrow holder seeking further information regarding the account. Any remaining funds will be moved from Escrow Account to General Fund.

The Supervisors also considered the return of a Developer's Escrow plus a check for accrued interest to DNB First.

MOTION TO APPROVE ESCROW RELEASES/ACCOUNT CLOSINGS

Upon motion and second (Thorpe, Paul), the Supervisors present approved refund/closing of escrow accounts as indicated on the spreadsheet titled, "Old Escrow" and as included in the Treasurer's Report for the month of September.

There being no further business, the meeting was adjourned at 9:06 PM.

Respectfully submitted,

MARYANN D. FURLONG
Township Secretary