

**Chadds Ford Township Board of Supervisors Meeting
November 5, 2008
MINUTES**

OFFICIALS PRESENT: George M. Thorpe, Chairman
Deborah Love D'Elia, Vice-Chairman
Garry Paul, Supervisor
Hugh 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 7:35PM with the Pledge of Allegiance. Mr. Thorpe pointed out emergency exits.

STATE POLICE REPORT

No report was available.

APPROVAL OF MINUTES

MOTION TO APPROVE BOARD OF SUPERVISORS MINUTES OF September 2, 2008

Upon motion and second (Love D'Elia, Paul), Supervisors approved minutes of the September 2, 2008 meeting, draft dated 9.12.08.

MOTION TO APPROVE BOARD OF SUPERVISORS MINUTES OF October 1, 2008

Upon motion and second (Thorpe, Paul), Supervisors approved minutes of the October 1, 2008 meeting, draft dated 10.10.08.

SUPERVISORS' REPORT

Mr. Thorpe reported the three Supervisors met on November 3, 2008 with representatives of PECO to discuss legal matters.

Mr. Thorpe and Mr. Paul attended a 2009 Budget Workshop on November 4th and 5th. The meeting was advertised in the Delaware County Daily Times.

There was discussion of dumping on Heyburn Road at the site of the Toll Brothers access road. Various solutions were suggested. Mr. Jensen will talk to Toll representatives about a new chain to bar access; however, utility companies will need to have a key.

Mr. Thorpe discussed the pending lot line change application of resident Andrew Johnson, Creek Road. There was a miscommunication and the Supervisors will reconsider the application. Mr. Johnson will appear at the December Board meeting.

On November 5th Mr. Paul and Mrs. Love D'Elia met with representatives of J. Grace and Company to discuss possible uses for a parcel of land on Britons Bridge Road.

TREASURER'S REPORT

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

Total deposits to General Fund	\$	60,040.40
Total disbursements General Fund	\$	115,289.84
Total disbursements Escrow Fund	\$	800.00
Cash Accounts Balances	\$	2,340,020.80

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Paul, Thorpe), Supervisors approved the Treasurer's Report for October, 2008 and authorized payments in the amount of \$115,289.84.

FIRE MARSHALL REPORT

No report was available from the Fire Marshall.

ROADMASTER'S REPORT/EMERGENCY PREPAREDNESS

The Roadmaster submitted a written report for activities during October (copy follows).

EMERGENCY PREPAREDNESS

Mr. Barakat announced a meeting of the Emergency Preparedness Committee for Saturday, November 11th, Municipal Building and a seminar sponsored by Delaware County Emergency Services on November 20th, Delaware County Community College.

Mrs. Love D'Elia suggested the Board draft a statement representing their position on the Route 202 widening project. After discussion, Supervisors decided that Mrs. Love D'Elia and Mr. Barakat will formulate a proposal to be discussed with the other Supervisors.

TOWNSHIP ENGINEER REPORT

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

WAWA AT DILWORTHTOWN - IMPROVEMENT SECURITY RELEASE #2 FINAL

Mr. Mastronardo recommended the final release of Improvement Security escrow funds for completed public improvements for the Wawa store at Dilworthtown Road.

MOTION TO APPROVE IMPROVEMENT SECURITY ESCROW RELEASE #2 FINAL – WAWA at DILWORTHTOWN ROA

Upon motion and second (Love D'Elia, Paul), Supervisors approved the final Improvement Security Escrow release in the amount of \$136,836.00. The escrow is in the form of a letter of credit.

GRADING ESCROW RELEASE

The Township received written notification from David Whitten stating that the grading project on Creek Road was suspended. Mr. Whitten asked that grading escrow funds be released after payment of outstanding invoices.

MOTION TO RELEASE GRADING ESCROW – DAVID WHITTEN

Upon motion and second (Love D'Elia, Paul), Supervisors approved release of the Whitten grading escrow in the amount of \$800.00 with \$329.59 being refunded the applicant and \$470.41 going to the Township for reimbursement of outstanding invoices.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen submitted a written report and accompanying checks for the month of October.

PLANNING COMMISSION

Mr. Taylor submitted a draft of minutes for the meeting held on October 7, 2008 (copy follows).

Mrs. Love D'Elia asked the status of an additional traffic study as part of the Comprehensive Plan. Mr. Taylor suggested that the Comprehensive Plan Task Force will make a recommendation once cost estimates are received from the consultant. The decision as to whether or not to undertake the additional expense will be made by the Supervisors.

ZONING HEARING BOARD

There were no hearings scheduled for October. A new application was submitted for a home at the corner of Route 1 and Harvey Road. The hearing will be scheduled for December.

HARB

Mr. Jensen reported no outstanding applications during October, however, an application was just received. Supervisors have copies.

SEWER AUTHORITY

Mr. Klaver presented a written report (copy follows).

OPEN SPACE COMMITTEE

The Open Space Committee submitted a letter to PECO regarding vegetation management. In reply, PECO asked for a copy of the Township's Open Space Plan. Although PECO already has a copy of the plan, Mrs. Reardon will submit another with a cover letter highlighting pertinent sections.

Committee members had a good meeting with Carol Waals of the Department of Conservation and Natural Resources regarding a master plan for trails in the Township. A subsequent meeting was held with Mr. Mastronardo to discuss the scope of work and projected costs. Mr. Mastronardo reviewed different planning options and the likelihood of funding. The Committee plans to have all grant paperwork submitted to Department of Conservation and Natural Resources (DCNR) by the end of February.

RECYCLING TASK FORCE

A written final report was issued by the Recycling Task Force and is available on the Township's website. The report includes recommendations for the Supervisors' consideration. This matter will be added to the December agenda.

PUBLIC COMMENT

Bruce Prabel, Heyburn Road, thanked the Roadmaster for putting reflectors on roadside barriers throughout the Township.

OLD BUSINESS

There were no agenda items.

NEW BUSINESS

2009 PROPOSED BUDGET

Mr. Thorpe announced completion of the first draft of the 2009 Township Budget which will be advertised and available for review for a period of at least twenty days before approval in December. Mr. Paul discussed specifics of the budgeting process including the loss of revenue from real estate transfer tax and increased costs. The Business Privilege and Local Services tax revenue, collected over the past two years but not spent, will be used to balance the budget. A property tax increase of 5.8% has been factored in to reflect the cost of living increase. The 2009 budget is approximately \$1,154,000.00.

Mrs. Bonnie Taylor, Webb Road, asked how much has been budgeted for Township Manager position. Mr. Paul replied \$80,000.

Mrs. Debbie Reardon, Talley Ho Drive, asked what would happen to the current Township Secretary if a manager is hired. Mr. Paul responded that Mrs. Furlong will remain in that position.

Mr. Paul added that the Township Manager will also serve as manager for the Sewer Authority. Mr. Klaver made additional comments. Mrs. Love D'Elia had asked for a vote to authorize advertising of the Township Manager position to be placed on the agenda, but Mr. Thorpe declined to do so. Mrs. Love D'Elia read a proposed advertisement and suggested the Board authorize advertising the position.

MOTION TO ADVERTISE POSITION OF TOWNSHIP MANAGER

Mrs. Love D'Elia moved to advertise the advertisement of the Township Manager position. There was no second and the motion died.

51 WOODLAND DRIVE LAND DEVELOPMENT APPLICATION

Matthew Houtman, PE, GD Houtman and Sons, and Chris Gaumann, representing the applicant, reviewed a final land development proposal for the 1.113 acre property at 51 Woodland Drive. The applicant is proposing to build a 6,992 square foot, two story commercial building to house a bank on the first floor and professional offices on the second floor.

Mr. Houtman reviewed outstanding issues. Mr. Donaghue suggested the addition of three conditions to the proposed resolution.

Mr. Jensen wrote to the applicant in June regarding stabilization of the site and a silt fence. Those issues are still not resolved. Mr. Jensen suggested additional cleanup work in bedding areas last week, which has yet to be completed. The applicant will have five days to perform the work.

Mr. Gaumann will e-mail elevations to be labeled Exhibit "A."

MOTION TO APPROVE FINAL LAND DEVELOPMENT RESOLUTION 2008-18 WOODLAND DRIVE ASSOCIATES

Upon motion and second (Paul, Thorpe), Supervisors approved Resolution 2008-18, granting the final land development application of 51 Woodland Drive, conditioned upon compliance with the eleven conditions as included therein.

TURNER'S MILL WASTEWATER TREATMENT PLANT TRANSFER OF OWNERSHIP AND LEASE AGREEMENT

Mr. Sheridan, Sewer Authority Solicitor and Mr. Donaghue, Township Solicitor, prepared two legal documents regarding transfer of the Turner's Mill Wastewater Treatment Plant and lease of the land.

MOTION TO APPROVE TRANSFER OF OWNERSHIP and LEASE AGREEMENT – TURNER'S MILL WASTEWATER TREATMENT PLANT

Upon motion and second (Paul, Thorpe), Supervisors approved execution of the Transfer of Ownership and Lease Agreement between the Sewer Authority and the Township as presented.

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

Respectfully submitted,

MARYANN D. FURLONG
Township Secretary