

**Chadds Ford Township Board of Supervisors Meeting
July 2, 2008
MINUTES**

OFFICIALS PRESENT: George M. Thorpe, Chairman
Deborah Love D'Elia, Vice-Chairman
Garry Paul, Supervisor
Hugh A. Donaghue, Township Solicitor
Robert Pinto, Acting 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 7:37 PM with the Pledge of Allegiance. Mr. Thorpe pointed out emergency exits.

STATE POLICE REPORT

Corporal Sean Latshaw, Media Barracks, Pennsylvania State Police, reviewed police activity during the month of June. There were forty-eight false alarms (no actual burglaries); fifteen automobile accidents; nine thefts; three criminal mischief, and one death investigation.

MOTION TO APPROVE BOARD OF SUPERVISORS MINUTES OF June 4, 2008

Upon motion and second (Love D'Elia, Thorpe), Mrs. Love D'Elia and Mr. Thorpe approved minutes of the June 4, 2008 meeting, draft dated 6.22.08.

SUPERVISORS REPORT

George Thorpe and Deborah Love D'Elia attended an Emergency Operations Plan meeting on June 10, 2008.

George Thorpe and Deborah Love D'Elia met with representatives of the 51 Woodland Drive project to discuss various issues.

TREASURER'S REPORT

Mrs. Furlong reported the following figures as of June 30, 2008:

Total deposits to General Fund	\$	74,711.68
Total disbursements General Fund	\$	74,426.63
Cash Accounts Balances	\$	2,556,421.94

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Thorpe, Love D'Elia), Supervisors approved the Treasurer's Report for June 2008 and authorized payments in the amount of \$ 74,426.63.

FIRE MARSHALL REPORT

No report was available.

ROADMASTER'S REPORT/EMERGENCY PREPAREDNESS

Joe Barakat, Roadmaster, presented a report for the month of June 2008 (copy follows). The low bidder for the Municipal Co-op of Southern Chester County's 2008 Road Program opted out of bidding the Municipal Building areas. Mr. Mastronardo suggests postponing the parking lot decision until the next meeting to be able to compare quotes.

MOTION TO APPROVE 2008 ROAD PROGRAM

Upon motion and second (Thorpe, Paul), Mr. Thorpe and Mr. Paul accepted the Roadmaster's recommendation and approved the 2008 Road Program with the option to extend paving further up Atwater Road with expenditures not to exceed \$100,000.

There was discussion of the traffic signal at Creek Road and how to best resolve recent problems.

MOTION TO APPROVE EXPENDITURE CREEK ROAD TRAFFIC SIGNAL

Upon motion and second (Thorpe, Paul), Mr. Thorpe and Mr. Paul approved an expenditure not to exceed \$10,000 to install a UPS/battery back up at Creek Road and Route 1.

TOWNSHIP ENGINEER REPORT

Mr. Mastronardo reviewed activities during June 2008 (report follows) and recommended two escrow releases.

MOTION TO APPROVE FINAL RELEASE IMPROVEMENT SECURITY ESCROW – CHADDS FORD WOODS

Upon motion and second (Thorpe, Paul), Mr. Thorpe and Mr. Paul approved Escrow Release #4/Final for the Chadds Ford Woods/Megill project in the amount of \$43,245.00. Security is in the form of a letter of credit.

RELEASE OF MAINTENANCE BOND – Dr. HARRY GRAY

Upon motion and second (Thorpe, Paul), Supervisors approved release of a maintenance bond for Brandywine Veterinary Hospital/Dr. Harry Gray, in the amount of \$2,098.50 cash.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen submitted a written report and accompanying checks for the month of June. Issues included a stop work order at 2 Hunter's Lane; sign issues with Mr. Park, Inspiring Homes at Olde Ridge Village; a letter to Mr. Cain, 1723 Creek Road regarding two dwelling units, and grading issues at 51 Woodland Drive.

PLANNING COMMISSION

Mr. Taylor presented a draft of minutes from the meeting of June 11, 2008.

ZONING HEARING BOARD

There were no hearings in June.

HARB

There were no reviews to report.

SEWER AUTHORITY

Mr. Martin commented on the upcoming dedication of the Turner's Mill Wastewater Treatment Plant. The Sewer Authority will follow up on issues that need to be resolved before that time.

Mr. Paul announced the Sewer Authority's next meeting has been moved to Tuesday, July 22, 2008.

OPEN SPACE COMMITTEE

Mrs. Reardon presented a written report for June 2008 (copy follows).

RECYCLING TASK FORCE

Lynn Jarke summarized recent activities and reminded all of the Residents Recycling Day scheduled for September 27, 2008.

Mr. Thorpe reported that elected Township Auditors met on June 24, 2008 in accordance with requirements of the Second Class Township Code.

OLD BUSINESS

There were no agenda items.

NEW BUSINESS

51 WOODLAND DRIVE LAND DEVELOPMENT APPLICATION

Applicant's representative agreed to an extension of the Municipal Planning Code time requirements prior to the meeting. The application will be on the August agenda.

PUBLIC COMMENT

There was no public comment.

FANELLI LAND DEVELOPMENT PLAN

Mr. Donaghue reviewed amended plans for the land development application of Stephen A. Fanelli, 1546 Wilmington Pike for an office building and storage facility. Supervisors granted approval of the original plan by adopting Resolution 2008-9 at the April, 2008 meeting. The amended plan proposes to add a second story, with all other terms and conditions remaining the same. Mr. Mastronardo stated the additional area will be used for office space. The applicant agreed to comply with zoning regulations governing parking spaces and landscaping.

**MOTION TO APPROVE STEPHEN A. FANELLI REVISED LAND DEVELOPMENT PLAN
RESOLUTION 2008-14**

Upon motion and second (Thorpe, Paul), Mr. Thorpe and Mr. Paul approved Resolution 2008-14 granting approval of the final land development plan for the property located at 1546 Wilmington Pike, previously approved by Resolution 2008-9 and conditioned to all requirements as set forth therein.

681 WEBB ROAD PRELIMINARY SUBDIVISION/LAND DEVELOPMENT APPLICATION

(Due to a conflict of interest, Robert Pinto, Esquire, acting as alternate Township Solicitor for the purpose of this review, replaced Mr. Donaghue.)

Denis Dunn, Esquire, Donald T. Petrosa, Esquire and Chad Ingram, PE appeared representing applicant Donald Weiss seeking preliminary approval for a one-lot subdivision of the seven-acre parcel at 681 Webb Road. Lot Number 1 has an existing home that will remain. A new house is proposed for Lot 2. There is a pending conditional use application seeking approval to operate the current structure as a bed and breakfast. Mr. Weiss is proceeding with the subdivision application separately from the conditional use application.

Mr. Mastronardo and Mr. Pinto concurred that the subdivision application meets Township ordinance requirements. The existing metal garage will be demolished because it is too close to the property line.

Debbie Reardon, Open Space Chair, voiced concern as to how new construction on Lot 2 will affect scenic vistas. Applicant's engineer agreed that the roof will be visible, but was not sure how much.

Lana Sheer, Atwater Road, question the status of discussions with PennDOT regarding three Kentucky coffee trees along Webb Road. PennDOT has agreed to allow the trees to remain but they will be trimmed. Lou DiOrio, a neighbor, stated that the matter has been amicably resolved.

Peter Jesson, Atwater Road, was concerned with flooding on neighbors' properties. There was discussion regarding stormwater flows in recent years.

Supervisors reminded the applicant that any structural changes need to be reviewed by HARB. Mr. Pinto recommended the subdivision application be approved.

MOTION TO APPROVE PRELIMINARY SUBDIVISION PLAN – 681 WEBB ROAD

Upon motion and second (Thorpe, Paul), Mr. Thorpe and Mr. Paul granted preliminary approval of the subdivision applicant for 681 Webb Road, with Lot 1 to be 3.68 acres and Lot 2 to be 2.11 acres, conditioned upon applicant's compliance with all conditions pertaining to the subdivision application in Pennoni's review letter dated June 6, 2008, a recommendation of approval by HARB and submission of a final land development application.

There being no further business, the meeting was adjourned at 8:56 PM.

Respectfully submitted,

MARYANN D. FURLONG
Township Secretary