

**Chadds Ford Township Board of Supervisors Meeting  
August 6, 2008  
MINUTES**

**OFFICIALS PRESENT:** George M. Thorpe, Chairman  
Deborah Love D'Elia, Vice-Chairman  
Garry Paul, Supervisor  
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 7:49 PM with the Pledge of Allegiance. Mr. Thorpe pointed out emergency exits. A conditional use hearing for applicant Donald Weiss, 681 Webb Road was reconvened at 6:30 PM.

**STATE POLICE REPORT**

Trooper Evans, Media Barracks, Pennsylvania State Police, reported there were 107 incidents to which the State Police responded in Chadds Ford during July (copy follows). Residents were asked to report traffic concerns for specific intersections. The State Police will consider performing a thirty-day study at the site.

**MOTION TO APPROVE BOARD OF SUPERVISORS MINUTES OF JULY 2, 2008**

Upon motion and second (Paul, Thorpe), Supervisors approved minutes of the July 2, 2008 meeting, draft dated 7.14.08.

**SUPERVISORS REPORT**

Mrs. Love D'Elia contacted Thornbury Township regarding their Township Manager's salary and duties and will review the information in consideration of hiring a Township Manager for Chadds Ford.

On Monday, July 21, 2008, all Supervisors were present at a meeting regarding the proposed Harvey Run Trail.

**TREASURER'S REPORT**

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

Total deposits to General Fund	\$	114,711.61
Total disbursements General Fund	\$	68,452.32
Total disbursements Escrow Fund	\$	5,550.00
Cash Accounts Balances	\$	2,612,553.39

**MOTION TO APPROVE TREASURER'S REPORT**

Upon motion and second (Paul, Love D'Elia), Supervisors approved the Treasurer's Report for July, 2008 and authorized payments in the amount of \$68,452.32.

**ESCROW RELEASES**

Upon motion and second (Paul, Thorpe) the Supervisors present released two escrows as follows:

APPLICANT/TWP	ESCROW TYPE	ESCROW AMOUNT	CHECK AMOUNT
Buckley, Brion	SD/LD Application	\$ 4,750.00	\$ 4,750.00
Sheppard	Grading	\$ 800.00	\$ 800.00

**FIRE MARSHALL REPORT**

No report was available from the Fire Marshall. All thoughts are with Phil Wenrich who came home today from hospitalization.

**ROADMASTER'S REPORT/EMERGENCY PREPAREDNESS**

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

**MOTION TO APPROVE EXPENDITURE FOR STOP BARS**

Upon motion and second (Paul, Love D'Elia) Supervisors approved a joint effort with Concord Township for stop bar painting at the intersections of Ridge Road, Oakland Road and State Farm Drive with expenditures not to exceed \$1750.00.

Mr. Barakat reported that a stormwater grate was stolen from Hillman Drive.

**EMERGENCY PREPAREDNESS**

Please refer to Mr. Barakat's written report.

**TOWNSHIP ENGINEER REPORT**

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

**MOTION TO APPROVE IMPROVEMENT SECURITY ESCROW RELEASE #1 WAWA, Inc. DILWORTHTOWN ROAD**

Upon motion and second (Thorpe, Love D'Elia) Supervisors approved Improvement Security escrow release #1 for the Wawa at Dilworthtown Road in the amount of \$1,231,523.98. The escrow is in the form of a letter of credit.

Mr. Mastronardo recommended the Supervisors issue a Certificate of Appropriateness for signage at the ReMax Integrity office at the corner of Route 1 and North Creek Road, pursuant to HARB's recommendation.

**MOTION TO APPROVE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS – ReMax Office**

Upon motion and second (Love D'Elia, Thorpe) Supervisors approved issuance of a Certificate of Appropriateness for a sign at the ReMax office, corner of Route 1 and Creek Road.

Mr. Jensen submitted a proposed Certificate of Appropriateness as recommended by HARB for demolition of an existing structure at the McFadden residence at 300 Brinton's Bridge Road.

**MOTION TO APPROVE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS – 330 Brinton's Bridge Road**

Upon motion and second (Love D'Elia, Paul) Supervisors approved issuance of a Certificate of Appropriateness for demolition of an existing structure at 330 Brinton's Bridge Road.

Mr. Mastronardo reported visiting the White residence, 20 Longview Road regarding issues with Toll Brothers. There has been a resolution of outstanding issues.

**BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER**

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

**PLANNING COMMISSION**

Mr. Taylor submitted a draft of minutes for the meeting held on July 9, 2008 (copy follows).

**ZONING HEARING BOARD**

There were no hearings scheduled for July and no new applications.

**HARB**

No outstanding applications during July.

**SEWER AUTHORITY**

Mr. Klaver discussed the transition of Turner's Mill Wastewater Treatment Plant from Toll Brothers and asked for a resolution that the Township will commit to guarantee the Sewer Authority's 1.6 million dollar PennVEST loan. The Sewer Authority will reimburse the Township for funds previously expended as of July 31, 2008.

**MOTION TO AUTHORIZE PAYMENT FOR TURNER'S MILL WASTEWATER TREATMENT PLANT**

Upon motion and second (Paul, Love D'Elia) Supervisors authorized payment of \$1,782,510 to Toll Brothers as previously agreed to finalize the purchase.

**MOTION TO GUARANTEE PENNVEST LOAN**

Upon motion and second (Paul, Thorpe) Supervisors approved guaranteeing the Sewer Authority's PennVEST loan in the amount of 1.6 million dollars and authorized the acting Township Solicitor to draft a resolution stating same.

**MOTION TO APPROVE TRANSFER OF TITLE**

Upon motion and second (Paul, Thorpe) Supervisors approved transfer of title and related financial assets of the Turner's Mill Wastewater Treatment Plant from the Township to the Sewer Authority following the Township's closing with Toll Brothers, contingent upon reimbursement of monies already advanced to Toll Brothers plus expenses paid by the Township upon receipt of monies from PennVEST.

**OPEN SPACE COMMITTEE**

A written report of the July meeting was submitted (copy follows). Mrs. Reardon asked the Supervisors for approval of the Harvey Run Trail Project.

**MOTION TO APPROVE HARVEY RUN TRAIL PROJECT**

Upon motion and second (Paul, Love D'Elia) Supervisors approved the Harvey Run Trail Project.

**RECYCLING TASK FORCE**

Rhona Klein, Chairman submitted a written report (copy follows). The Task Force sought approval for the Recall confidential paper-shredding contract in the amount of \$420 and also for an agreement with Supreme Computer and Electronic Recycling in the amount of \$1250 to provide recycling for "anything with a plug" on Recycling Day. Mrs. Klein asked for authorization.

**MOTION TO AUTHORIZE RECALL CONTRACT**

Upon motion and second (Love D'Elia, Thorpe) Supervisors authorized entering into a contract with Recall Shredding in the amount of \$420.00 to provide recycling services on September 27, 2008.

**MOTION TO AUTHORIZE ELETRONIC RECYCLER CONTRACT**

Upon motion and second (Love D'Elia, Thorpe) Supervisors authorized entering into a contract with Supreme Computer and Electronic Recycling for the amount of \$1250.00 to provide recycling services on September 27, 2008.

Task Force members also asked for funds for a postcard mailing to announce the event. Expenses last year were \$779.25 through Park Press out of Sawgrass MA.

**MOTION TO AUTHORIZE EXPENDITURE FOR RECYCLING DAY MAILING**

Upon motion and second (Paul, Love D'Elia) Supervisors authorized an expenditure of not more than \$850.00 for a postcard mailing to residents to announce the Recycling Day Event.

## **PUBLIC COMMENT**

Mrs. Love D'Elia presented an American flag she received from resident Norm Wheeler to be flown at the Municipal Building. Mr. Wheeler had received the flag from State Representative Steve Barrar.

## **OLD BUSINESS**

### **51 WOODLAND DRIVE LAND DEVELOPMENT APPLICATION**

Christopher Gaumann, RA, representing Woodland Drive Associates, sought preliminary approval for a land development application at 51 Woodland Drive. The applicant proposes to develop the 1.1 acre property zoned B-Business with a 6,992 square foot two story commercial building. Mr. Gaumann reviewed the proposal.

The impact on Woodland Drive traffic was discussed. Planning Commission members and the Township Engineer will be reviewing results of a traffic study.

Landscaping on the side closest to Woodland Drive homes was also discussed with fencing a possibility. Mr. Mastronardo suggested evergreen buffering would be best for full year round coverage.

The seepage bed addressed in Mr. Houtmann's letter was moved to the northeast corner of site with roof water going into that bed also.

Mr. Jensen's letter to the applicant of June 24<sup>th</sup> regarding stabilization of site still has not been addressed.

Mr. Paul said the applicant must appear before the Sewer Authority regarding capacity and tapping fees. There was discussion of the current DEP moratorium. The Sewer Authority will seek clarification of the issue with their engineer.

Supervisors suggested adding an additional condition to the proposed resolution as follows:

"In addition to the above items, Developer will address issues concerning building exterior/elevations; traffic study; water recharge and sewer approvals."

Additionally, Supervisors granted the applicant an additional seven days to resolve the stabilization issue. Thereafter, the Code Enforcement Officer will follow the normal course of issuing a citation.

### **MOTION TO APPROVE PRELIMINARY LAND DEVELOPMENT APPLICATION – 51 WOODLAND DRIVE RESOLUTION 2008-15**

Upon motion and second (Paul, Love D'Elia) Supervisors approved Resolution 2008-15, granting preliminary land development approval for the property located at 51 Woodland Drive pursuant to compliance with conditions 1. through 7. (resolution follows).

## **NEW BUSINESS**

### **CALVARY CHAPEL LAND DEVELOPMENT APPLICATION**

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.

It was noted the Concordville Fire Company has requested emergency access through the Endo III property. Mr. Kynett reported no success in getting a response from the Henderson Group. Mr. Thorpe will send a letter to the Henderson Group regarding the Fire Company's request.

Plans were submitted to the Township Fire Marshall for review with no response to date. Mrs. Love D'Elia asked that plans be sent to Fred Fields of Concord Township because Mr. Wenrich is current recovering from health issues.

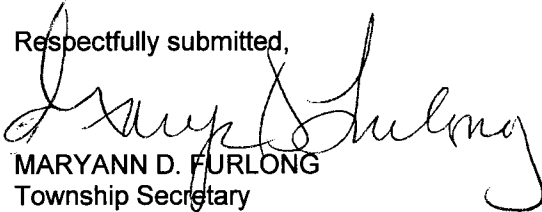
The applicant is meeting with DEP next Thursday to discuss connection to the Knight's Bridge Wastewater Treatment Plant. Alternatives will be considered.

**MOTION TO APPROVE PRELIMINARY LAND DEVELOPMENT APPLICATION CALVARY CHAPEL  
RESOLUTION 2008-16**

Upon motion and second (Thorpe Love D'Elia), Supervisors adopted Resolution 2008-16, granting preliminary land development approval for Calvary Chapel of Delaware County, 500 Brandywine Drive, subject to compliance with outstanding issues as included therein (resolution follows).

There being no further business, the meeting was adjourned at 9:45 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Maryann D. Furlong".

MARYANN D. FURLONG  
Township Secretary