

CHADDS FORD TODAY

Volume 6 Issue 1

Brought to you by the
Supervisors of
Chadds Ford Town-
ship



SAMANTHA REINER,
Chair (left)
FRANK G. MURPHY,
Supervisor (center)
NOELLE M. BARBONE,
Vice Chair (right)

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www.ChaddsFordPA.gov

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Township) and Instagram



The Manager's Corner

by Matthew Baumann, Township Manager

I'd like to first thank the Board of Supervisors for giving me the opportunity to serve as Township Manager. It's been six months now and I am still learning new things and discovering new challenges and issues. One thing is clear to me, the residents, and all our talented volunteers who serve on committees, have been instrumental in helping me understand the rich history of Chadds Ford Township.

One very important project that will be underway in 2023 is Walkable Chadds Ford (WCF). What is the purpose of WCF and why is it important? The Chadds Ford Village is a critical commercial area known for its commerce, culture, tourism, and housing. Yet, the challenge for planners is how to retain its charm while dealing with vehicles and trucks speeding through that area. How will WCF attempt to solve the disconnect with all of these assets in the Village combined with high speeding on Route 1? In summary, WCF will have trails, sidewalks, traffic calming and site amenities that will address the current challenges in the Village while strengthening the historic sense of place for the Village.

Another important project, and one that has been worked on for a very long time, is the Township's Zoning Code update. Why is this important? The basis for a Township's vision on how it wants to see and manage growth is the Comprehensive Plan. Our Plan, which was adopted in 2017, is an excellent example of policies that the Board of Supervisors adopted to guide growth in a smart and sensible way. A key piece missing is matching, to the extent possible, zoning code language to further align with the policies in the Plan. This will help give guidance to developers, the Planning Commission, and the Board of Supervisors. We hope to have this adopted in early 2023.

In summary, it's my pleasure to serve the residents of Chadds Ford. I have been in public service now for 20 years, and I look forward to addressing issues in a collaborative and meaningful way.



Seasonal Tips & Reminders

By Samantha Reiner, Board of Supervisors Chair

Indian Summer was lovely this year and Autumn laves were simply stunning to enjoy, while they were still on trees. Now that most of the leaves have fallen, we're all busy clearing them off our lawns. The Township encourages composting your leaves, either in a bin or container built for composting, or simply by moving the leaves into an unused corner of your yard to begin decomposing. Leaf compost is one of the best mulches we can add to our gardens any time of year, and making it is simple. Chopping the leaves as we gather them by riding over them with our lawnmowers speeds up the process of turning leaves into mulch. If you do compost leaves and garden debris on your property, remember not to put in any kitchen waste other than fruit or vegetable peels, egg shells, tea bags and coffee grounds. No food stuffs should be placed in your compost pile. Turning your pile, layering green materials with the leaves, and watering it once a month if it hasn't rained will also help with turning leaves into mulch.

Remember when cleaning up your property this autumn to contact the Township for information if you need to burn sticks and debris. It is not generally acceptable to burn leaves, as they smoke rather than ignite, causing bothersome conditions and pollution. As you work around your trees, look at the health of the tree, and make sure to make note of dead or hanging branches that could fall from the tree. Check vegetation around your driveway to be certain folks entering and leaving your property can clearly see traffic before entering the roadway, or obstacles that may be in your driveway but hidden from view.

Fall is always a good time to inspect your Smoke Detectors and Fire Extinguishers. If you have young children living at home, try to involve them with a regular safety check of your home, and discuss evacuation drills if you should find the need to leave your home immediately. It's also always a good idea to have a working flash light handy in various locations throughout your home, as storms and high winds in our area do interfere with power at times. Be safe, and prepared for the unexpected in your home and on your property as we move into the busy holiday season ahead.

Open Space Committee Update

By Peter Mattes, Open Space Committee Chair

The Chadds Ford Township Open Space Committee (OSC) was very busy in 2022 as we started several new programs that we hope will become annual events. The focus of the OSC expanded this year to include Parks & Recreation which resulted in the addition of two new members, Rob King and Sarah Sharp. Due to health issues Chadds Ford Township's beloved resident and volunteer, Debbie Reardon relinquished her role as Open Space Chair in early 2022 allowing for the Township's next generation to take the lead. Pete Mattes, existing OSC member, was nominated and accepted the role of Chair. Sadly, Debbie passed away on October 11th. She will always be missed and never forgotten. The Open Space Committee plans to have a memorial dedicated to Debbie's decades of service along the Harvey Run Trail in 2023.

Open Space Committee members Mike Pessagno and Dave Poston created and developed Chadds Ford Township's first Storytime. Held in the Township park's pavilion every Wednesday from June to September, Storytime was a success. Each week welcomed a new volunteer from the community to read, sing songs, and play games with the children in attendance. A special thanks to the Board of Supervisors, members of the OSC, the Rachel Kohl Community Library, and all the volunteers who made this event so successful. The OSC looks forward to having this event again next year. In the meantime, if any resident has feedback on Storytime or suggestions on other ways to utilize the pavilion, please don't hesitate to reach out.



To support the future of Chadds Ford's natural beauty the Township gave away free American Hybrid Chestnut trees to the first 100 residents at the Township's annual recycling day. Any trees remaining after the event will be planted on municipal owned property and the Brinton Run Preserve. If you received a tree, please remember to post a picture using #CFTreeInitiative2022.

Winter Weather Tips and Best Practices

By Dennis Henry, Chadds Ford Township Roadmaster

As the seasons change from Fall to Winter, remember these tips in order to avoid dangerous winter travel situations:

- Check your car's radiator system and have it serviced as needed.
- Check the antifreeze in your car to make sure you have the right amount and mixture.
- Check your windshield wiper blades and replace your wiper washing fluid with one specifically for the Winter season.
- Check your tires for any worn-down areas or treads.
- Be sure to always have an ice removal tool in your car when traveling during the Winter.
- Stay on main roads and highways. Avoid hills and roads with sloping surfaces wherever possible.
- Avoid driving at night or alone if possible.
- Keep blankets and bottled water in your car should you become stranded.
- Before going out inform at least one family member or friend where you're going and when you plan to return.
- If a snowstorm or blizzard forces you to stop, pull off the highway and turn on your hazard lights. If you have a distress flag or sticker, hang it from your radio antenna or apply it to your window. Remain in your car.
- If you become stranded for an extended period of time, run your engine for 10 minutes every hour to stay warm. Open a window slightly for ventilation while the car is running, to prevent any carbon monoxide buildup and remove any snow that builds up on your car's exhaust pipe.
- If you need to spend the night in your car, turn on the interior overhead light so rescuers or work crews can see you.

How to Change Your Mailing Address if You Are Not Receiving Tax Bills

By Valerie Hoxter, Chadds Ford Township Tax Collector

Over the past two years the Township has seen a number of property owners who have not received real estate tax bills due to an inaccurate mailing address. Delaware County maintains the property database for all three taxing authorities (County, Township, and School District) and each taxing authority uses the database the County provides to print and mail your annual real estate tax bills. If your mailing address was incorrect last year, there is a form you can fill out and submit to the County Assessment Office. [The form is available on Delaware County's website.](#)

Follow the instructions to return the completed form to the County Board of Assessment Office. One of the forms requires a folio number which can be found on the top right corner of your Township tax bill or any of your tax bills. In order for a change to take place on your 2023 tax bills, return a completed form to the County by mid-December.

If there are any additional questions, please send them to taxcollector@chaddsfordpa.gov.



Chadds Ford Township Remembers Deborah Reardon

Longtime Chadds Ford Township resident and advocate of open space, Debbie Reardon passed away on October 11, 2022. Through her decades of leadership and service on the Open Space Committee, Debbie was instrumental in the preservation and creation of Chadds Ford’s rolling hills and expansive vistas. During her almost twenty-year tenure as a member and chair of the Open Space Committee, Debbie organized a ballot referendum authorizing collection of an annual open space tax, wrote and was awarded a grant which marked the beginnings of the Harvey Run Trail, and created a plan for Walkable Chadds Ford. Outside of her role with the Open Space Committee, Debbie served as a representative of Chadds Ford Township for state and national parks and on the Brandywine Valley Scenic Byway Commission. Board of Supervisors Chair Samantha Reiner shared the following, “Members of the community as well as elected and appointed officials looked up to Debbie Reardon, and not just because she was tall. Focused on her goals, Debbie captured your attention and held it until she made her point. She will be dearly missed.”

On behalf of the Board of Supervisors, committee volunteers, and township staff thank you Debbie for your many years of commitment to the Township and residents of Chadds Ford.

Community Member Spotlight

By Frank Murphy, Supervisor of Chadds Ford Township

On October 17, 2022 Chadds Ford Township resident Spero Demetri Ferentinos received the honor of Eagle Scout from the Boy Scouts of America. Spero is a part of Troop 31 of the Lenni Lenape District of the BSA Chester County Council. For his Eagle Scout service project, Mr. Ferentinos raised funds, designed, and constructed five garden beds at the Kennett Square YMCA to be utilized by the Montessori School for Organic Gardening. Beginning Fall of 2023 Mr. Ferentinos will begin his freshman year at North Carolina State where he will major in computer science.



PC: Unknown

2023 Budget Update

By Laura Lim, Chadds Ford Township Treasurer

There are many variables to consider when drafting a budget; needs of the Township, forecasting the expected revenue and expenditures, making adjustments based on discussions with vendors and the Board, and working with the Board of Supervisors to ensure the budget is balanced. If you are interested in attending a public meeting on the budget please note the dates and time of the below meeting:

December 22, 2022 at 11AM the Board of Supervisors will hold a special meeting to consider adoption of the 2023 Township budget.

Meet the New Township Staff

2022 brought with it a change in staff in Chadds Ford. Our dedicated manager of many years, Maryann Furlong retired from her role as township manager in May. Matt Baumann is Chadds Ford's newest manager and comes to us with over eighteen years of experience having held the positions of Director of Community Development & Zoning Officer in Radnor and Director of Planning and Zoning and Assistant Township Manager in Tredyffrin Township.

Emily Pisano was hired in April as the assistant township manager. Emily previously worked as an assistant for West Chester Borough and as a district office director in the Pennsylvania House of Representatives.

Laura Lim was a government contractor for eleven years and an active duty-guardsman in the Air Force before becoming the treasurer at Chadds Ford Township.

We welcome our three new staff members and wish Maryann the best of luck in retirement!

The Beauty of Chadds Ford Open Space

By Noelle Barbone, Board of Supervisors Vice Chair

My husband John and I have lived in Chadds Ford Township since 1996. We moved here because we loved the beauty of the Township, the open green spaces, and its sense of community. Twenty-six years later we feel the same way.

As a Chadds Ford Township Supervisor, I am very proud that - along with fellow Supervisors Frank Murphy and Samantha Reiner—we continue to work toward preserving open space to continue Chadds Ford Township's attractiveness as a place to live. That attractiveness creates a double-edged sword, however, since keeping Chadds Ford as a great place to live causes more people to want to live here. That desire to move to Chadds Ford causes real estate values to increase, which prompts developers to pay a premium price for the privilege of building residential dwellings or commercial businesses here.

This is one reason why our Township looks to preserve Open Space. We have a small Open Space

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CHADDS FORD TOWNSHIP STAFF

Township Manager: Matthew Baumann
Assistant Township Manager: Emily Pisano
Treasurer: Laura Lim
Administrative Assistant: Maureen Czachorowski
Building Inspector/Zoning Officer: Fran McArdle
Fire Marshal/EMC: Philip Wenrich
Roadmaster: Dennis Henry
Tax Collector: Valerie J. Hoxter

Sign-up to receive weekly Township informational emails at
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TOWNSHIP MEETING DATES

Board of Supervisors:

Regular Meeting: 12/7/2022 at 7 PM
Special Meeting: 12/22/2022 at 11AM
Workshop: 12/28/2022 at 7 PM

Planning Commission:

Regular Meeting: 12/14/2022 at 7 PM



Social Media Safety Tips

By Phil Wenrich, Chadds Ford Township Constable

While social media has come to be a main method of communication for many, it is important to remember some basic safety tips to avoid scams, hackers, and fake accounts. First, keep in mind that everything posted to social media is public even if your account or page utilizes privacy settings. Be mindful of posting personal details such as home address and daily schedules. If you have young children who are active on social media you may want to share these tips with them as well. Social media can be a lot of fun and a great way to keep in touch with friends and family who may live far away, but it is also important to be aware of what we post and who may be able to view it.

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Tax that contributes to our efforts; however the tax amount collected is a small drop in the bucket toward the cost of acquiring and maintaining open space. We can in some instances ask developers to contribute toward our Open Space Fund and this does help. We are also very aggressive in seeking grants to assist in our efforts to purchase and maintain future open space.

An even greater impact to the preservation of open space is when a landowner considers contribution of some or all of their property to Chadds Ford Township. Another option landowners may want to look into is a conservation easement on all or a portion of their property. The Township is grateful to all landowners who have assisted in the preservation of such open space.

One such landowner is Sandra Baldino, who owned 78 acres on Oakland Road and worked together with Chadds Ford Township Supervisors, North American Land Trust (NALT), Mount Cuba Center, Delaware County and more to preserve her property. It is now the beautiful Brinton Run Preserve. Sandra, by selling her land to NALT left behind this beautiful legacy for Chadds Ford Township residents to enjoy for many years to come.

As a governmental entity we cannot stop landowners from selling to developers or prevent developers from seeking out Chadds Ford Township. However, we can take steps to decrease the impact of development by preserving land before it is set for development. All of us, not just the Supervisors have a vested interest in maintaining the beauty of Chadds Ford Township that we all enjoy!

If you are a landowner in our Township and may have an interest in exploring how you can protect some or all of your land for future generations, please reach out to one of us and we can set up a time to talk! Many options exist and we would be happy to assist you in your planning.

