

**REGULAR MEETING of the BOARD OF SUPERVISORS
CHADDS FORD TOWNSHIP
Wednesday, December 6, 2023 - 6:30PM**

MINUTES

This meeting was held at the Chadds Ford Township building, 10 Ring Road, Chadds Ford, PA 19317.

Chair Reiner called the Board of Supervisors Regular meeting to order at 6:30 p.m. with the Pledge of Allegiance. In attendance were Samantha Reiner, Chair; Frank Murphy, Vice Chair (via Zoom); Noelle Barbone, Supervisor; Mike Maddren, Esq., Township Solicitor; Michael Schneider, P.E., Township Engineer; Tom Comitta, Land Planner; Lacey Faber, Township Manager; Emily Pisano, Assistant Township Manager; Laura Lim, Township Treasurer; and Maryann Furlong, Township Consultant. Fifteen (15) members of the public attended in person, and one (1) member of the public via Zoom.

ANNOUNCEMENTS

Chair Reiner made the following announcements:

- The Board met in Executive Session before the evening's meeting to discuss litigation and personnel.
- The Rachel Kohl Community Library has announced the grand opening of their new children's area will be Saturday, December 9th from 2pm-4pm.

CONTINUED PUBLIC HEARING – CONDITIONAL USE 1540 WILMINGTON PIKE

The hearing was continued from November 1, 2023 for a conditional use application for the operation of an automobile dealership.

A transcript of the hearing is available at the Township building upon request.

PUBLIC COMMENT Agenda Items

APPROVAL OF MINUTES

1. November 1, 2023 Board of Supervisors Regular Meeting

Supervisor Barbone made a motion to approve the Board of Supervisors minutes from November 1, 2023. Chair Reiner seconded the motion and it passed 3-0.

2. November 15, 2023 Board of Supervisors Special Meeting

Supervisor Barbone made a motion to approve the Board of Supervisors minutes from November 15, 2023. Chair Reiner seconded the motion and it passed 3-0.

SUPERVISORS' REPORT

Chair Reiner provided an update on recently submitted grant applications. Applications included a \$1,000,000 grant on behalf of North American land Trust for acquisition of 1597 Baltimore Pike, a \$334,000 grant for construction of a salt shed at 1381 Baltimore Pike, and a \$373,000 grant for stormwater improvements.

1. TOWNSHIP MANAGER'S REPORT

The Township Manager reported on recent events attended by Chadds Ford Township staff, repairs completed at Painter's Folly, 2024 goals and objectives, and Township building and property maintenance.

2. TREASURER'S REPORT

Supervisor Barbone shared the Treasurer's Report.

Supervisor Barbone made a motion to approve General Fund expenditures in the amount of \$71,219.05. Vice Chair Murphy seconded the motion and it passed 3-0.

Supervisor Barbone made a motion to approve Open Space expenditures in the amount of \$27,122.58. Vice Chair Murphy seconded the motion and it passed 3-0.

Supervisor Barbone made a motion to approve Capital Improvement Expenditures in the amount of \$18,621.33. Vice Chair Murphy seconded the motion and it passed 3-0.

Supervisor Barbone made a motion to approve the release of the following escrow accounts totaling \$7,517.04: Blue Dorr Hospitality Group, LLC Zoning and Hearing Board escrow in the amount of \$1,500.00, 152 Harvey Road grading escrow in the amount of \$3,000.00, 129 Tally Ho Drive grading escrow in the amount of \$3,017.04. Vice Chair Murphy seconded the motion and it passed 3-0.

Betsy Collier-Grosskopf (Webb Road) asked about Painter's Folly revenue and Debbie Dean (Hunter's Lane) asked about any available rebates for the recent heater installation at the Township building.

3. ENGINEER'S REPORT

Mr. Schneider provided additional information on the LSA grant application for stormwater improvements. Mr. Schneider also provided follow-up on the truck parking issue on Hunter's Lane.

4. Zoning Hearing Board

No current applications requiring action by the Board.

5. OLD BUSINESS

1. Resolution 2023-25 1540 Wilmington Pike Conditional Use

Supervisor Barbone made a motion to adopt Resolution 2023-25 granting the applicant, VMDT Partnership, Conditional Use approval for the use of sales and service of motor vehicles at 1540, 1546 and 1550 Wilmington Pike in the B-1 Zoning District, with conditions set forth therein and recited by the Township Solicitor. The motion was seconded by Vice Chair Murphy and passed 3-0.

2. Resolution 2023-26 1540 Wilmington Pike Land Development

Supervisor Barbone made a motion to adopt Township Resolution 2023-26, approving the Preliminary/Final Subdivision/Land Development Application of VMDT Partnership., owner of the properties located at 1540 Wilmington Pike and 1546/1550 Wilmington Pike, to include the granting of waivers and conditions as set forth therein. Chair Reiner seconded the motion and it passed 3-0.

6. NEW BUSINESS

1. Replacement of Outdoor Handrails at Painter's Folly

L. Faber reported that the outdoor handrail at Painter's Folly needs to be replaced after the porch steps have been replaced in order to be ADA compliant. The estimate for new steel railings and installation is \$1,500.

Betsy Collier-Grosskopf (Webb Road) asked if the original owner of the house is still a tenant.

Supervisor Barbone made a motion to fabricate and install railings at Painter's Folly as soon as possible and not to exceed \$1,700. Chair Reiner seconded the motion and it passed 3-0.

2. Consideration of Implementing a Fire Tax

In attendance from Concordville Fire Company were Fire Company President Lee Weersing and Deputy Chief Joe Hope. Mr. Weersing and Mr. Hope answered questions pertaining to the Fire Company's finances.

Public Comments:

- Mark Stookey (Upper Bank Drive), shared that he feels the residents had not been engaged regarding the proposed fire tax and asked if the Fire Company's finances had been reviewed by the Township. Mr. Stookey asked about the Township's annual contribution of \$65,000 to the Fire Company and provided suggestions on how to increase the Township's contribution while lowering the proposed tax increase.
- Valerie Hoxter (Township tax Collector) suggested that the Township look into increasing the business privilege tax and asked the Fire Company about raising the fee for ambulances, fees for false alarms, and applying for grants.
- Debbie Dean (Hunters Lane) asked that a more detailed budget be provided to the public and expressed her difficulty locating the budget on the Township's website. Ms. Dean also asked the Fire Company what neighboring municipalities are contributing to the Fire Company and if those contributions are increasing in 2024.
- Carolyn Daniels (Ridings Way) suggested that the Township share budget materials through their e-newsletter list.
- Bill Grosskopf (Webb Road) asked why interest revenue and engineering and legal fees increased.

3. 2024 Budget Presentation and Adoption

This item was tabled until 12/13/2023 at 5:00 p.m.

4. 2024 Tax Levy Resolution

This item was tabled until 12/13/2023 at 5:00 p.m.

OTHER DISCUSSION ITEMS

PUBLIC COMMENT Non-Agenda Items

ADJOURNMENT

There being no further business or public comment, upon motion of Supervisor Barbone, seconded by Chair Reiner and unanimous vote, the meeting was continued to Wednesday, December 13, 2023 at 5:00PM at 10 Ring Road.

Respectfully submitted,

Lacey Faber
Township Secretary/Manager