

**CHADDS FORD TOWNSHIP BOARD OF SUPERVISORS**  
**TUESDAY, JANUARY 2, 2024 – REGULAR MEETING AGENDA**

---

This meeting will be held in person at the Chadds Ford Township Building, 10 Ring Road, Chadds Ford, PA 19317.

Chair Reiner opened the Board of Supervisors Regular meeting at 6:30 p.m. with the Pledge of Allegiance. In attendance were Samantha Reiner, Chair; Timotha Trigg, Supervisor; Mike Maddren, Esq., Township Solicitor; Lacey Faber, Township Manager; and Emily Pisano, Assistant Township Manager. Frank Murphy, Vice Chair was absent. Twelve (12) members of the public attended.

**6:30 PM PLEDGE OF ALLEGIANCE AND OPEN MEETING**

**ANNOUNCEMENTS:**

- The Board of Supervisors met in Executive Session prior to the evening's meeting to discuss personnel.

**PUBLIC COMMENT (Agenda Items)**

1. **MINUTES:** Chair Reiner made a motion to approve the minutes from the Board of Supervisors December 13, 2023, continued meeting and the December 19, 2023, regular meeting. Supervisor Trigg seconded the motion. There was no further discussion and the motion passed unanimously.
2. **TREASURERS REPORT:** Supervisor Trigg made a motion to approve the Treasurer's Report stating total general fund expenditures of \$87,078.87 and total open space expenditures of \$1,708.84. Chair Reiner seconded the motion. There was no further discussion and the motion passed unanimously.
3. **REPORTS:** L. Faber shared the following updates from the Managers Report:
  - Walkable Chadds Ford: Meeting scheduled for January 10<sup>th</sup> to discuss the Walkable Chadds Ford project. As an update, the last submission of the revised plans was submitted to PennDOT on December 1<sup>st</sup> and the engineers anticipate this will be the last revision prior to the final submission of the combined plan set for public bid.
  - Township E-Newsletter: Township staff have launched the NEW and IMPROVED Chadds Ford Today Mini Update. The e-newsletter will be sent out monthly to update the public on current Township happenings and information, community events and news, and provide business spotlights. It has been well received by the public and we have received quite a few compliments.
  - December 18<sup>th</sup> Flooding: During the December 18<sup>th</sup> rain event, flooding closed Route 1 and Creek Road, causing major traffic and detours. Township Officials, Pennsylvania Department of Transportation (PennDOT), the Pennsylvania State Police, and Delaware County Emergency Management came together to do the best we could to manage the unfortunate situation. We were very lucky to have such an immediate response from the various organizations. There was no major damage reported.
  - UCC Board of Appeals/ Open Space/ HARB Positions: Open positions - UCC Board of Appeals, HARB, and Open Space Committee.
4. **NEW BUSINESS:**
  - a. **Certificates of Appropriateness – BCMA:** Stephanie Armppriester, gave a presentation regarding five (5) buildings on the Brandywine Conservancy and Museum of Art campus proposed for demolition. She explained these buildings are no longer

structurally sound as a result of the damage caused by Hurricane Ida. The buildings presented are as follows:

- St. Luke's Parsonage, 14 Station Way
- BCMA Carriage House, West of 6 station Way
- Kleberg Building, 1634 Baltimore Pike
- Critter Workshop Annex to Kleberg Building
- EMC Building, 1 Hoffman's Mill Road
- 

The Board of Supervisors discussed possible conditions, which included shared parking, adaptive reuse of materials, interpretive signage describing the history of the buildings, access to the Brandywine for recreational use by the public, lighting, landscaping, and setback considerations, and trail connections.

Public Comment

- Kathleen Goodier, Webb Road, asked about visual screening and lighting.
- Rob King, Ring Road, asked why those parking on the Brandywine Conservancy and Museum of Art campus to access the river are charged.
- 

Chair Reiner made a motion to authorize issuance of a Certificate of Appropriateness for St. Luke's Parsonage, 14 Station Way; BCMA Carriage House, West of 6 Station Way; Kleberg Building, 1634 Baltimore Pike; Critter Workshop Annex to Kleberg Building; and EMC Building, 1 Hoffman's Mill Road with conditions. Supervisor Trigg seconded the motion. There was no further discussion and the motion passed unanimously.

- b. ARPA Budget Expenditure Approval – Board Room AV Upgrades:** The Board discussed three quotes Township staff received to upgrade the audio-visual equipment in the board room. After reviewing the information presented, the Board felt additional information was needed before they could render a decision. The Board of Supervisors tabled the agenda item until their January 31, 2024, Workshop meeting.

Public Comment:

- Valerie Hoxter, Painter's Crossing, shared that the Township building had sound absorption panels in the board room, and they may be helpful to reinstall.

- c. Township Building – Water Treatment System:** L. Faber explained that the drinking water at the Township building is testing for just above 500 Total Dissolvable Solids (TDS's). Oxford Plumbing provided a quote for a reverse osmosis system to lower the TDS's. Supervisor Trigg explained that after some research, she understands that 500 TDS is a recommended number by the EPA, and further research may be required. Chair Reiner made a motion to approve the reverse osmosis system installation in accordance with the Oxford Plumbing estimate. Supervisor Trigg voted against the motion. There was no further discussion and the motion failed to carry.

- d. Painter's Folly – National Register of Historic Places Nomination:** L. Faber explained that The Pennsylvania State Preservation Office and the Township have been working to register Painter's Folly on the National Register of Historical Places. After many years, Painter's Folly will be nominated and on the Historic Preservation Board's February 6, 2024, agenda. At that time, they will consider the nomination and hopefully vote to forward it on to the National Park Service for listing. The Township was asked to provide a letter of support for the nomination. Chair Reiner made a motion to have the Board of Supervisors Chair and Historical Architectural Review Board Chair execute the

Certified Local Government Program Response Sheet for National Register of Historic Places Nominations; and submit a letter in support of the nomination. Supervisor Trigg seconded the motion. There was no further discussion and the motion passed unanimously.

**UPCOMING MEETINGS:**

- a.** Board of Auditors Annual Organization meeting, January 3, 2024, at 7:00 p.m.
- b.** Historical & Architecture Review Board meeting, January 8, 2024, cancelled due to lack of business.
- c.** The Board announced that HARB is meeting on January 8, 2024, at 7PM in the Township building.
- d.** Planning Commission Regular meeting, January 10, 2024, at 7:00 p.m.
- e.** Open Space Committee meeting, January 11, 2024, at 7:00 p.m.
- f.** Sewer Authority Board meeting, January 16, 2024, at 7:00 p.m.
- g.** Zoning Hearing Board meeting, January 18, 2024, cancelled due to lack of business.
- h.** Board of Supervisors Workshop Meeting, January 31, 2024, at 6:30 p.m.

**ADJOURNMENT:** There being no further business or public comment, at 8:03 p.m., Chair Reiner made a motion to adjourn the meeting. Supervisor Trigg seconded the motion. There was no further discussion and the motion passed unanimously.

Respectfully submitted,

Lacey Faber, Township Secretary/Manager