

**REGULAR MEETING of the BOARD OF SUPERVISORS
CHADDS FORD TOWNSHIP
Wednesday, May 3, 2023 at 6:30PM**

MINUTES

CALL TO ORDER: PLEDGE OF ALLEGIANCE

A regular meeting of the Board of Supervisors of Chadds Ford Township, Delaware County, was called to order by Chair Samantha Reiner at 6:30 PM. In attendance were Noelle M. Barbone, Supervisor; Matt Baumann, Township Manager; Mike Schneider, Township Engineer; and Mike Maddren, Township Solicitor. Frank Murphy, Vice Chair and Emily Pisano, Assistant Manager were not in attendance. Three (3) members of the public were in attendance. The Pledge of Allegiance was recited.

ANNOUNCEMENTS

Mr. Maddren announced two changes to the agenda.

- Item 5A, *Hank's Place Update*, was tabled by request of the attorney representing the owners of Hank's Place.
- Due to an emergent condition at Painter's Folly and a quote received on May 2, 2023, agenda item 5F, *Authorization to Engage with Co-Stars Vendor Pereira Construction, LLC for Painter's Folly Porch Emergency Repairs in the Amount of \$85,955.00*, was added.

Chair Reiner made a motion to amend the agenda to add the Painter's Folly emergent condition. Supervisor Barbone seconded the motion and it passed 2-0.

Chair Reiner made the following announcements:

- The Board met in Executive Session on May 3rd prior to the evening's meeting to discuss legal, real estate, and personnel matters.
- North American Land Trust (NALT) is seeking community volunteers to help plant trees, make improvements, and monitor wildlife at its Brinton Run Preserve. The conservation organization is planning a community tree planting event at the public preserve. NALT is seeking volunteers to help plant approximately 225 native trees, which are being supplied by Octoraro Native Plant Nursery in Kirkwood, Lancaster County, Pennsylvania. Please visit northamericanlandtrust.org/volunteer for further information.
- Chadds Ford Township will hold a plain air event at Painter's Folly on Friday, May 5th from 9AM to 3:30PM. Registration is required. To register email info@chaddsfordpa.gov. Registrations will be limited due to parking restrictions.

PUBLIC COMMENT Agenda Items

APPROVAL OF MINUTES

1. April 4, 2023 – Board of Supervisors Regular Meeting Minutes
Supervisor Barbone made a motion to approve the Board of Supervisors Regular Meeting minutes from April 4, 2023. Chair Reiner seconded the motion and it passed 2-0

2. April 26, 2023 – Board of Supervisors Workshop Meeting Minutes

Supervisor Barbone made a motion to approve the Board of Supervisors Workshop Meeting minutes from April 26, 2023. Chair Reiner seconded the motion and it passed 2-0.

SUPERVISORS' REPORT

Supervisor Barbone attended the 2023 PSATS conference where she took part in seminars on code enforcement and solar panels. Supervisor Barbone urged those interested in solar panels to read contracts prior to signing, speak with their insurance company about indemnification, and cautioned that a surge between a generator and solar panels can result in a fire.

1. TOWNSHIP MANAGER'S REPORT

Mr. Baumann provided the following report:

PSATS Update

Mr. Baumann shared the sessions he and Ms. Pisano attended while at the 2023 PSATS conference. Topics covered included unfunded mandates, land use & zoning law updates, social media tips for municipalities, short-term rentals, and several Q&A sessions. During the conference's general session, Chadds Ford was included in the Parade of Flags Ceremony for the first time.

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 \$102,016.34. Chair Reiner seconded the motion and it passed 2-0.

Supervisor Barbone shared that open space expenditures covered removal of dead ash trees on Township property and a plumbing issue at Painter's Folly.

Supervisor Barbone made a motion to approve Open Space expenditures in the amount of \$13,406.14. Chair Reiner seconded the motion and it passed 2-0.

Mr. Baumann stated that ARPA expenditures for the month were for safety and included final installation of a lock system at the Township building.

Supervisor Barbone made a motion to approve ARPA expenditures in the amount of \$1,752.50. Chair Reiner seconded the motion and it passed 2-0.

Supervisor Barbone made a motion to approve stormwater expenditures in the amount of \$1,666.00. Chair Reiner seconded the motion and it passed 2-0.

3. ENGINEER'S REPORT

Mr. Schneider shared an update on the traffic signal at Baltimore Pike and Brandywine Drive. The light was not triggering for those turning right onto Baltimore Pike from Painters Crossing. This issue was raised at the April 4, 2023 Board of Supervisors Meeting. Mr. Schneider met with the technical contractor and made changes to the detection zones, specifically for the zone impacting those making a right onto Baltimore Pike from Painters

Crossing. Mr. Schneider said the issue is now resolved. Additionally, a request was made at the April 4th Board of Supervisors meeting to remove the no turn on red sign at this intersection. Mr. Schneider recommended keeping the no turn on red sign at this time due to limited visibility.

Mr. Schneider contacted PennDOT's road contractor and will also contact the PennDOT project manager to review the dip at the intersection of Baltimore Pike and Brandywine Drive by the Painters Crossing entrance. Mr. Schneider stated he will provide an update on this matter at the next Board of Supervisors meeting.

Chair Reiner asked Mr. Baumann to contact the resident who brought up these concerns and update her on the progress.

4. OLD BUSINESS

ACTION ITEMS

5. NEW BUSINESS

ACTION ITEMS

A. Hank's Place Update

This item was tabled.

B. Submission of the 2023 PA SHPO CLG Grant Application

Chadds Ford Township has prepared an application for the 2023 Pennsylvania State Historic Preservation Office's Certified Local Government Grant. If awarded, the grant will be used to conduct a feasibility study of Mother Archie's Corner. The feasibility study will provide guidance on how the Township can preserve the remains of the former church and cemetery while paying tribute to Mother Archie and the history of the property.

The grant amount requested is \$20,000. A 25% match in the amount of \$5,000 is required.

Supervisor Barbone made a motion to approve the Township Manager to submit an application for the 2023 Pennsylvania State Historic Preservation Office's Certified Local Government Grant in the amount of \$25,000 in funding for a feasibility study of Mother Archie's Corner. Chair Reiner seconded the motion and it passed 2-0.

C. Close WSFS Bank Accountant from Playground Grant

The WSFS Bank Open Space Playground account was opened to receive the grant associated with the playground. The grant funds have been received and all bills have been paid. The grant is now closed and the playground project is now complete. There is a remaining account balance of \$2,644.92. This amount can now be deposited to the Township's Open Space Account.

Chair Reiner stated that when a grant award is over a specified amount it must be audited. Chair Reiner asked Mr. Baumann if an audit has occurred. Mr. Baumann said he does not believe an audit has occurred. Mr. Maddren recommended adding to the motion that closing

the account is contingent on an audit being completed if it is required. Towards the end of the meeting Mr. Maddren confirmed that if a grant is awarded in the amount of \$100,000 or more an audit is required within 180 days of closing the grant.

Supervisor Barbone made a motion to close the WSFS Bank Open Space Playground account in the amount of \$2,644.92 contingent on an audit being conducted or if it is determined that an audit is required. Chair Reiner seconded the motion and it passed 2-0.

D. Transfer Remaining Playground Fund into Open Space

Supervisor Barbone made a motion to transfer the funds to S&T Bank Open Space account in the amount of \$2,644.92 contingent on a satisfactory audit being completed should an audit be required. Chair Reiner seconded the motion and it passed 2-0.

E. Hyundai Dealership Zoning Application Discussion

Mr. Baumann shared that VMDT Partnership is currently pursuing a Conditional Use and Zoning Map change to install a new Hyundai Automotive dealership located at 1540 Wilmington Pike. VMDT Partnership is seeking variance relief to allow the adaptive reuse of an existing commercial building for an automotive sales and service use based on Section 135-47.B.(6) of the Chadds Ford Zoning Ordinance. If granted, VMDT Partnership would be permitted a front yard setback of 96 feet where a 100-foot setback is required for an automotive sales and service use in the B District (Business) (existing) and B-1 District (Business-1) (proposed) and de minimis variance. Applicant seeks any additional relief that may be required.

Mr. Baumann suggested that the Township Solicitor attend the upcoming hearing to listen to any new evidence or testimony associated with the proposed use. Chair Reiner agreed that the requested variance relief is de minimis.

Chair Reiner made a motion to authorize the Solicitor to attend the hearing on May 18, 2023 for 1540 Wilmington Pike. Supervisor Barbone seconded the motion and it passed 2-0.

F. Authorization to Engage with Co-Stars Vendor Pereira Construction, LLC for Painter's Folly Porch Emergency Repairs in the Amount of \$85,955.00.

Chair Reiner made a motion to approve a quote received on May 2, 2023 to Engage with Co-Stars Vendor Pereira Construction, LLC for Painter's Folly Porch Emergency Repairs not to exceed \$85,955.00. Supervisor Barbone seconded the motion and it passed 2-0.

OTHER DISCUSSION ITEMS

Supervisor Barbone asked Mr. Baumann for an update on the item tabled at the April 2023 Board Workshop meeting regarding a license agreement at Painter's Folly. Mr. Baumann said the candidate withdrew his interest due to financial reasons. Mr. Baumann and Ms. Pisano are working to create a plan for the Painter's Folly Studios moving forward. Supervisor Barbone said it is important to cover Painter's Folly costs and build a resource fund for repairs. Chair Reiner asked if Mr. Baumann could work with the Brandywine Battlefield Park to mow the grass low for easier accessibility between their parking lot and Painter's Folly.

PUBLIC COMMENT Non-Agenda Items

ADJOURNMENT

There being no further business or public comment, upon motion of Chair Reiner, seconded by Supervisor Barbone and unanimous vote, the meeting was adjourned at 7:05PM.

Respectfully submitted,

Matthew Baumann
Township Manager