

**WORKSHOP MEETING of the BOARD OF SUPERVISORS  
CHADDS FORD TOWNSHIP  
Wednesday, July 26, 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 Barbone, Supervisor; Mike Maddren, Township Solicitor; Michael Schneider, Township Engineer; Matt Baumann, Township Manager; and Emily Pisano, Assistant Township Manager. Frank Murphy, Vice Chair was not in attendance. Five (5) members of the public were in attendance with one (1) of them on Zoom. The Pledge of Allegiance was recited.

**ANNOUNCEMENTS**

Chair Reiner made the following announcements:

- The Board met in Executive Session on July 26, 2023 to discuss legal and real estate matters.
- The Board of Supervisors will not hold a regular meeting in August. The Board will meet again on August 30<sup>th</sup> at 6:30PM.
- There was a moment of silence for Richard Jensen who passed away in June 2023. Mr. Jensen made an impact on Delaware County municipalities through his service and dedication.

**PUBLIC COMMENT Agenda Items**

**APPROVAL OF MINUTES**

1. July 6, 2023 – Board of Supervisors Regular Meeting Minutes

*Supervisor Barbone made a motion to approve the Board of Supervisors Regular Meeting minutes from July 6, 2023. Chair Reiner seconded the motion and it passed 2-0.*

**TREASURER'S REPORT**

Supervisor Barbone shared the Treasurer's Report.

Chair Reiner commented that the expenses are greater than the revenues due to an accident that took out the traffic signal at Route 1 and Creek Road. The cost will be recovered through insurance from the driver.

*Supervisor Barbone made a motion to approve General Fund expenditures in the amount of \$105,107.42. Chair Reiner seconded the motion and it passed 2-0.*

Rob King, Ring Road, asked why the Open Space Fund expenses were higher than normal for the month. Chair Reiner replied that there was an emergency repair to the porch at Painter's Folly. It was a safety issue and the Board approved the expense at the May 3<sup>rd</sup> Board of Supervisors meeting. Mr. King commented that it is a large expense for the Open Space Fund and he hopes it does not impact future open space purchases.

*Supervisor Barbone made a motion to approve Open Space expenditures in the amount of \$65,022.41. Chair Reiner seconded the motion and it passed 2-0.*

**OLD BUSINESS**

DISCUSSION ITEMS

ACTION ITEMS

**NEW BUSINESS**

DISCUSSION ITEMS

A. ZHB Application – 1281 Baltimore Pike

The owner of the Property is currently pursuing a Conditional Use to construct a single-family dwelling located at 1281 Baltimore Pike in the R-2 Residential District.

The applicant is seeking variances from Chapter 135, §§ 144.6 A.(2)(f); 144.6 A.(3)(a) & (b); 144.6 B.(4)(a) & (b); together with any and all other zoning relief necessary to allow the location and construction of a proposed single-family dwelling (SFD) and accessory detached garage in the proximity of steep and very steep slopes. The SFD and detached garage will be located within 20' of the edge of steep/very steep slopes. Relief may also include cut and fill and soil and rock extraction in these areas. In addition, over half an acre is in the right of way of Baltimore Pike which leaves the property undevelopable in the R-2 District.

Chair Reiner shared concerns as the property has been used for fill. She asked about the stability of fill and flooding problems that could occur with development of the site. Mr. Schneider stated he has plans that show the grading of the site prior to any fill. Chair Reiner also recommended that stormwater management facilities be required to prevent flooding and damage to downstream properties. Mr. Schneider said stormwater design can be done when the applicant submits for Conditional Use.

The hearing is scheduled for August 17<sup>th</sup>.

Mary Marines, Chadds Ford Business Association, asked what the purpose of the garage will be. Mr. Baumann replied that it is a detached garage for personal use.

*Chair Reiner made a motion authorizing the Township Solicitor, Michael Maddren, to attend the August 17, 2023 Zoning Hearing Board meeting for 1281 Baltimore Pike to ensure the applicant is willing to work with the Township’s engineer to remediate the site before any impervious materials are installed. Supervisor Barbone seconded the motion and it passed 2-0.*

B. Tax Assessment Appeal – VMDT Partnership and Cuma, Inc.

The properties located at 1430 Wilmington Pike, 1 Oakland Rd., 11 Oakland Rd, and 220 Brintons Bridge were purchased in 2021 and 2022, respectively. The Township has the opportunity to engage Donald Weiss, Esquire, to represent the Township in an appeal. If successful, the Township taxes would increase from \$872 to \$4,077 for calendar year 2024 for an increase of \$3,205 in new taxes.

The cost to the Township for Mr. Weiss' service is 50% of the first-year increase, which would total \$1,602.50, if the appeal is successful.

Rich Schwartzman, Chadds Ford Live, asked if the Township is filing an appeal to be reassessed. Mr. Maddren confirmed that is correct.

*Chair Reiner made a motion to authorize engaging Donald Weiss to represent the Township for the tax appeals for properties located at 1430 Wilmington Pike, 1 Oakland Road, 11 Oakland Road, and 220 Brintons Bridge for a cost of \$1,602.50 if successful. Supervisor Barbone seconded the motion and it passed 2-0.*

## ACTION ITEMS

### A. Special Event Permit – Bike the Brandywine – 1 Hoffmans Mill Rd

Rob Daniels, Senior Land Use Planner at Brandywine Conservancy, has submitted a Special Event Permit Application for Bike the Brandywine on September 23, 2023.

The application has been reviewed by the Township Manager, Zoning Officer, and Fire Marshall. Copies of everything, including a comment letter from the Zoning Officer, have been submitted to the Supervisors for review. Also included is a certificate of mailing stating the properties where the neighbor notification was mailed.

The Manager has confirmed with the Brandywine Conservancy staff that the proposed event is almost the same as those held in prior years.

*Supervisor Barbone made a motion to approve the Special Event Permit for Brandywine Conservancy, 1 Hoffmans Mill Rd, to conduct the 2023 Bike the Brandywine event on September 23, 2023, with hours of operation as noted on the approval form, and subject to compliance with conditions set forth in the Building Inspector/Zoning Officer's letter dated July 12, 2023. Chair Reiner seconded the motion and it passed 2-0.*

### B. Chadds Ford Township Pumpkin Paint & Carve Event

At their July 13<sup>th</sup> meeting the Open Space Committee voted unanimously to recommend to the Board of Supervisors a pumpkin carve event to be held in the pavilion at 1pm on Saturday, October 14<sup>th</sup> (October 15<sup>th</sup> rain date).

The event would be geared toward children and allow them to paint pumpkins. The pumpkins, paint, and paintbrushes will be provided by the Township.

The Open Space Committee would like local pumpkin sculptor Linda Allan to attend the event as a demonstrator. Linda would arrive a few hours prior to the event to prep. During the event Linda would sculpt a pumpkin and answer any questions from attendees.

As part of their recommendation to the Board, the cost of the event is not to exceed \$1,000. This event is an unbudgeted expense. Costs will include supplies, pumpkins, and \$300 for Linda's demonstration plus the cost of her pumpkin (average of \$30). A more detailed cost for pumpkins will be available in September as they are not yet in season. Cost for this event would need to come from the General Fund as they are not approved Open Space Fund expenses.

In order to know how many pumpkins to purchase, the Township would require attendees to sign up for the event within a specified time period.

Chair Reiner asked when the Chadds Ford Historical Society hosts their pumpkin carve event. Ms. Pisano replied the event is held closer to Halloween. The Board thanked the Open Space Committee for their work and ideas on how to use the pavilion. Supervisor Barbone suggested having the event sponsored. Mr. Baumann said he and Ms. Pisano would reach out to businesses.

Supervisor Barbone said how the community enjoys Township events such as this. Supervisor Barbone was the volunteer reader at Storytime on July 19<sup>th</sup> and had a wonderful time.

The Board agreed to include Township events in the 2024 budget.

Ms. Marines said the Chadds Ford Business Association could announce the event in their newsletter and that the next meeting will be on September 7<sup>th</sup> at Brandywine Prime.

*Supervisor Barbone made a motion to approve the Chadds Ford pumpkin paint and carve event with expenses not to exceed \$1,000. Chair Reiner seconded the motion and it passed 2-0.*

## **OTHER DISCUSSION ITEMS**

### **PUBLIC COMMENT Non-Agenda Items**

Mr. King asked if it would be possible to create a 501 (c)3 for open space donations. Mr. Maddren will speak with Don Weiss to see if the name can be changed on a current 501 (c)3. Chair Reiner asked Mr. Baumann and Ms. Pisano to follow up with Mr. Maddren.

Ms. Marines asked for an update on Hank's Place. Mr. Maddren said an update has not been shared with the Township. Mr. Baumann said a demolition permit has been issued by the Township.

Ms. Marines asked for an update on the proposed coffee shop on Baltimore Pike next to the Post Office. Mr. Baumann said the grading permit has been issued for the rear parking lot which was a condition.

Joe Lafferty, President of the Chadds Ford Business Association, announced the Association's next meeting will be September 7<sup>th</sup> at 5:30PM at Baltimore Prime. Mr. Lafferty encouraged the Board to attend.

## **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 7:00PM.*

Respectfully submitted,  
Matthew Baumann  
Township Manager