

February 17, 2004

The Board of Supervisors of Pennsbury Township held a regular meeting on Tuesday, February 17, 2004. All members were present and the minutes approved as submitted.

Township Manager Kathy Howley reported the following:

A request to regulate the noise produced by trucks braking on Route 1 near Chadds Ford Knoll was received by the township. PennDot told Dave Allen we would have to pass an ordinance and enforce this signage along with putting up the signs. The supervisors will take this under consideration and comment at the next meeting.

The township signed an agreement letter authorizing Tim Umbreit to do next year's audit. Mr. Umbreit has started the '03 audit and will complete it by April 1st.

Comcast has sent the township a map outlining where their service is.

Dave Patten wrote a letter to Mr. Ryan, attorney for Courts at Longwood, advising him that we are within our rights to manage the escrows for unfinished work in the development. They also owe the township reimbursable fees in excess of \$4000. Mr. Patten stated he has asked Matt Houtman to determine if there is any work done that can be paid now from the escrows.

Code Enforcement Officer Rusty Drumheller reported the following:

Steger Gowie is 90% compliant and will continue to resolve outstanding issues. They intend to close off the old entrance onto Rt. 1 with landscaping. Ms. Howley will ask PennDot if they could extend the guardrail up the hill in order to achieve this.

Still following up regarding illegal signs in Chadds Ford West.

101 Hickory Hill Road – the permit has been reviewed and issued. They are ready to start work. The County Health Dept has issued 2 separate permits for the main house and pool house but shall show no bedrooms in the pool house. There is a kitchen there and Mr. Reynolds asked Rusty to check the code since this should not be considered a living quarter. It has been abandoned for more than one year and the kitchen should be taken out.

The Ridge at Chadds Ford is almost finished and will probably be done this summer. The springhouse must be restored and other items finished before we take over the road. Ms. Howley will check the expiration date on his bond and let Rusty know by next week.

Walls farmhouse – there are two rentals there and one cess pool which maybe malfunctioning according to Bryan Boardman. Rusty will ask the Health Department to check this out again. Ms. Howley will check to see if the cess pool has been pumped according to the ordinance.

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Old/New Business

Larry Anderson commented that the response from PennDot regarding his letter about the delineators on Rt. 1 in front of the gas station and Gables restaurant is unacceptable. It was suggested that when PennDot considers Jack Becker's request for a permit for traffic lights, that they plan for closing off this gap in the barrier on Route 1.

The proposed TND ordinance has been advertised for discussion at the March 1st meeting. Tim Filler, representing the town center developers, has applied for a conditional use hearing. This has been scheduled for March 15th and will continue on April 1st and 12th if necessary. The March 1st, 15th

meetings will be held at the Hillendale School. A notice will be sent out to all residents about these meetings by the end of this week. The applicants have also submitted a request for a zoning hearing board meeting in case the town center does not go through to secure their right to put in a gas station on their property if they so choose. The proposed ordinance prohibits this use.

Bog Turtles – Bryan Boardman sent a letter to the township requesting the supervisors to rescind the 2-lot subdivision that was approved for the Wall property in October 2003. He believes the township did not take into consideration the bog turtle issue, which is in violation of the endangered species act. The supervisors stated that the subdivision in and of itself is not threatening to the bog turtles and any other further development of the property maybe threatening. However, the federal government has jurisdiction and they would have to address this, not the township. Troy Brady also stated that he has written the US Fish & Wildlife about this development and the Penn's Village proposed development. He believes that they have not properly addressed the issues. The Board thanked them for their letters and concerns.

Comments on Penn's Village sewage modules have been received by the township from Bryan Boardman and Troy Brady. They will be forwarded to the applicant for his response.

It was noted that the Centerville School in Delaware has an agreement of sale to purchase some land in Pennsbury Township, which abuts the school property. This land is part of the Rain Tree Road development and some residents have a concern about the proposed use by the school for athletic fields. The township has not been officially notified and cannot comment further.

A bill list dated Feb. 17th numbering 5040-5051, 6100-6121, State Fund 190-191 was submitted and approved by the Board. With no further business the meeting adjourned at 9 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager