

There was no GHADA meeting held in December

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GHADA Meeting Minutes from November. 17, 2008

The meeting was called to order by President Fran Swift at 7:00 P.M. and he introduced the GHADA board members.

Fran Swift requested a motion to approve the minutes from the October meeting. Mark Blake made a motion to approve, and Neil Greenstein seconded the motion. All approved.

General Announcements:

Fran attended a Civic Umbrella Leadership meeting that included other civic groups, NCC President Paul Clark and NCC Executive Chris Coons. Executive Coons updated the groups on the upcoming financial status of the County. There will be a hiring freeze, reductions in spending, limits in travel, and a reduction in the public safety fleet. The County needs to raise approximately 40 million dollars by cutting spending or increasing taxes. A New Castle County TV program was also launched on cable channel 22 to advertise New Castle County activities.

Administrative Reports:

Treasurer's Rpt. The opening balance in the checking account was \$816.53, with \$300.00 spent on community projects, and \$26.10 spent on the electric bill. The combined total balance in the checking and savings account is \$4,045.11. GHADA dues are due Nov. 30, and forms were in the back of the room.

Legislative Comments:

Rep. Bill Tansey - Rep. Tansey wanted to clarify a News Journal article quoting that he said he would sell County parks, however, he was referring to smaller neighborhood parks. He suggested they be turned over to the neighborhood maintenance groups. Rep. Tansey feels the County needs to look at ways to cut expenses to help with the county budget. He doesn't feel the County should look for ways to generate revenue.

Sen. Liane Sorenson: The government is in transition, so there is not a lot of news to provide. She thanked everyone for their votes and mentioned that her signs were removed the day after the election.

Mr. Jack Harrison questioned Sen. Sorenson on the 5 year plan on impervious cover. Sen. Sorenson stated that the report is complete, but she has not yet received it.

Hockessin Planning Partnership Rpt (HPP) - Ken Murphy - No updates this month. The December meeting will lay out plans for 2009.

DRAC - Joe Lake - The DRAC meeting was held tonight and the committee is trying to become educated on signage and various state and county regulations within the community. They would then like to have workshops with the community to show the inventory of signs within the community.

Land Use - Mark Blake provided updates on Land Use within Hockessin. See separate report below.

Comments regarding the Land Use Rpt:

- Ken Murphy made a suggestion that a focus group be formed for the Lantana Square Limestone Road entrance. Del Dot is stating the entrance will be closed and no light will be installed. Per Mark, the closing of the entrance is approximately 2 years away.

- Fran Swift announced that there will be a hearing regarding the property at McKennan's Church Road and Rt. 41 - workforce housing is planned for that area. The planning board meeting regarding this property will be held at the Gilliam bldg. on Reeds Way on Dec. 3 at 7:00 p.m. Mr. Swift read an article pertaining to the workforce housing.

- Mr. Jack Harrison made a motion that GHADA take a stand on workforce housing and suggested that GHADA oppose workforce housing. Mr. Swift stated that we could not take a stand since we do not have all the facts.

- Rep. Bill Tansey responded that the McKennan's Church Road proposal is for 27 homes. Rep. Tansey stated that the workforce housing law was passed a year ago when the housing market was not as bad as it is now. Now that the market has changed, there are homes that fall within the range, but that was not the case a year ago.

- Fran Swift commented that the Hockessin Crossing parking lot is filled every night and neighbors have been told to contact the police for disorderly conduct. The county has also been notified several times.

He also noted that there is also a problem with the Hindu Temple on Yorklyn Road, and they have added parking and impervious cover. A plan was filed with the County.

- Mr. Jack Harrison provided comments on the Cockeyville aquifer. He stated that it has been a great benefit that there has not been a drought for the past 3 or 4 years.

- Sen. Liane Sorenson addressed the issue about her responsiveness in stopping development when it was not in the community's best interest.

She also mentioned that the cancer clusters/concentration was not within the Hockessin area.

New Business:

- Fran Swift is working with nonprofit organizations and is helping with raising funds for the food banks and Adopt A Family. There seems to be an over-abundance of need this year. Fran would like GHADA to adopt a family for Christmas. He would like to request a motion for GHADA to donate \$300.00 to Adopt

A Family. Jack Harrison made a motion for approval, and Neil Greenstein seconded the motion. All were in favor. Mark Blake stated that there are several drop-off locations for the Delaware Food banks within Hockessin and New Castle County.

Jeff Dixon made an announcement that County Executive Chris Coons is going to be traveling around New Castle County for input from residents regarding the County budget crunch. He feels that an upcoming GHADA meeting would be a good forum to have Mr. Coons and it would be nice to have a good turnout.

The meeting adjourned at 8:00 P.M.

GHADA – Land Use Monthly Report – Nov. 17, 2008

Valley & Limestone Rd (Happy Harry's)

No new information regarding the request for a new Pylon "Happy Harry's Walgreen's sign with an electronic message board beneath it for placement along Limestone Rd.

Commerce Bank (TD Bank) – Hockessin Fire Hall

Bank opened this past Friday, November 14th. The change of branding and signage from Commerce Bank to TD Bank has begun for all Commerce location in the Mid-Atlantic region and should be completed by spring of 2009.

NVF – CCS – No change.

Traditions at Pike Creek (Former Pulte project)

No change – plan on file with NCC Dept of Land Use

Sunrise of Hockessin – Limestone Rd

A planning board meeting is scheduled for December 2nd at the NCC Gilliam Bldg 77 Reads Way at 7PM to review the variance request to rezone from S to ST. This was supported by GHADA previously and interested parties may attend and provide comments if they wish. It is the 3rd item on the agenda.

Goddard School – Valley Road

No updates, we would expect construction to commence in spring/summer of 2009.

Hockessin Crossing, Valley Rd – Children of America Day-Care

The parking situation is being addressed by NCC legal department. Fran Swift has been in frequent contact with the county regarding this issue.

WSFS – Medori – Limestone Rd – Carol Ann Wicks (DELDOT Sec of Transportation) issued a letter stating that DELDOT will be looking into making the current entrance to Lantana Square on Limestone Rd into a “right-in, right-out” only entrance and extend the median to prevent left turns and left exits to and from Limestone Rd sometime in the 2010-12 timeframe. This opinion from DELDOT is contrary to the several meetings that our elected officials have held with DELDOT and the recommendations from our State Reps and Senators. Further discussion will occur before this issue is resolved.

Lantana Square –

Work continues to the parking lot and building improvements. The newly paved parking lot areas have provided closer parking to the east side businesses in the center and improvements to the storm water management has addressed past concerns.

Valley Rd Hall (McGrellis Auction)

No change

New Business:

Respectfully submitted,

Mark Blake, GHADA – Land Use Chairman

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GHADA Meeting Minutes from 10/20/08

The meeting was called to order by President Fran Swift at 7:00 p.m.

Fran Swift requested a motion for the approval of the July and September meeting minutes. Neil Greenstein motioned and Jeff Dixon 2nd the motion.

Fran provided a brief update on the Hockessin Conservatory – The Hockessin Conservatory Group is still attempting to raise funds to possibly purchase the Glenn property from McGovern Road to Valley Road, however, government money is not available at this time. The property value is approx. \$2 million dollars. The property cannot be developed commercial without re-zoning.

Administrative Reports:

Treasurer’s Report given by Neil Greenstein: On Aug. 20 the balance was \$958.73 with \$78.30 spent on electricity to light the flag on Yorklyn Rd, \$54.00 for the P.O. Box, and \$36.00 for tax filing fee, leaving an ending balance of \$813.53. The balance in the savings account is \$3,554.00. Yearly dues of \$20.00 are now due and can be sent to the GHADA P.O. Box. Forms will be available later tonight as well as at the next meeting.

Land Use Rpt given by Mark Blake - see full report below.

Comments by Elected Officials:

Liane Sorenson - Jake Brake legislation was signed and is now enforceable by law. A Transportation meeting will be held on 10/22, by WILMAPCO for long range planning for the area. WILMAPCO does planning with Maryland and Pennsylvania. The meeting will be held at the Embassy Suites in Newark from 4:00 p.m. - 7:00 p.m.

Charles Copeland: no comments.

William Tansey: There is a meeting scheduled on 10/22 at 6:30 p.m. at the Gilliam bldg. on a workforce housing unit that is being built.

Committee Reports:

DRAC: Joe Lake - At tonight's DRAC meeting, Jeff Leonard from Del Dot provided information regarding the state law and regulations regarding signage. There was also a County enforcement office representative who attended the meeting to discuss County regulations.

Hockessin Planning Partnership (HPP) - Ken Murphy - The HPP meeting is held the 2nd Monday of every month and all are welcome. Landscaping coordination takes a lot of effort and he would like to give recognition to Peg and Steve Castorini, Pat Boyd, and Jim Chandler who have all put forth a great deal of work into the landscaping effort, the Flag pole and maintenance, and funding for other maintenance areas. Please thank them personally or send them an email at HPP2007@comcast.net.

Hockessin Historical Society: Joe Lake - A meeting will be held at Tweeds Tavern on 10/21 where the contractor will display plans for the kitchen in the Tweeds Tavern building.

Agenda Item - Agent Carrow from Delaware Division of Fish and Wildlife Enforcement discussed hunting rules and regulations. There are 28 fish and wildlife agents for the State of Delaware. Agent Carrow distributed fishing and hunting guides. Hunting in this area is allowed if the person has permission to hunt on private land - there is no restriction. The problem is when they are close to a residence or roadway. Safety zone around residence is 100 yard radiance of that dwelling. A person cannot hunt within those 100 yards. If they are 45 feet from a roadway, someone could be legally hunting and can be heard and may not be as close as they sound. Hunters must follow all hunting rules with proper clothing and license etc.

The land does not have to be zoned any certain way as long as the owner gives permission to hunt. There is a county ordinance of 250 yards within a dwelling. The sound of a weapon discharging will carry approx. 200 - 300 yards depending on the size. There was discussion held on where the hunting was on Valley Road. The police were dispatched and it was determined that the hunting was legal.

The number for Delaware Fish and Wildlife Enforcement is 1-800-523-3336 or 302-739-4580. Calls made to 911 regarding hunting enforcement do not go to Fish and Wildlife Enforcement unless it is transferred

to them. Information is not forwarded from the police regarding complaints. As long as someone has permission, is legally licensed, and falls within the hunting guidelines there is nothing Fish and Wildlife Enforcement can do to stop them from hunting.

New Business:

Is there an update regarding the traffic light at Sanford Ridge? - no update, but Jeff Dixon will follow up with Del Dot.

President Fran Swift stated that the County has been enforcing regulations and they have been removing signs on Limestone Road and Old Lancaster Pike at Richardson's. GHADA is attempting to utilize DRAC guidelines regarding signage.

The meeting was adjourned at 7:40 p.m. and the Political Candidate Forum immediately followed.

The next meeting will be held November 17th at 7:00 p.m.

GHADA – Land Use Monthly Report – October 20, 2008

Brackenville Plaza (Happy Harry's)

A new pylon sign has been erected at the location with provisions for an electronic message board beneath the Happy Harry's sign.

Commerce Bank – Hockessin Fire Hall

Awaiting Federal Reserve approval needed to open branch, possibly in late October

NVF – CCS - Boyd Sorenson to provide update

Traditions at Pike Creek (Former Pulte project)

No change – plan filed with NCC by land owners

Sunrise of Hockessin – Limestone Rd

No change

Goddard School – Valley Road

DNREC held a public hearing on August 12, 2008, at 6 p.m. here at the Hockessin Fire Hall to review the application for a road crossing into the property and installing underground drain pipes. No info from DNREC since the meeting as to the outcome.

Hockessin Crossing, Valley Rd – Children of America Day-Care

No change – Day care announced planned opening in Sept.

WSFS – Medori – A meeting was held at the site in August with DELDOT secretary Carolann Wicks and DELDOT engineers and our state reps, Joe Miro and Nick Manolakos to review the existing conditions at the location and proposed entrance to hear DELDOT's comments on the proposed bank branch entrance and Lantana Square. Application #2008-0423. WSFS is seeking to rezone two parcels directly across from Lantana Square Limestone Rd entrance next to the Hair Advantage salon, to build a mini branch (2,500 sq ft) with a drive-up and ATM window and lobby banking and a small office building (3,000 sq ft) at the rear of the bank building.

New Business:

Walgreen's/Happy Harry's – Awaiting response from Walgreen's corporate offices and we are reviewing the County sign ordinances for compliance and guidance.

CVS proposal presented tonight.

Respectfully submitted,

Mark Blake, GHADA – Land Use Chairman

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GHADA Meeting Minutes from 9/15/08

Francis Swift called the meeting to order with opening comments:

- He attended the White Clay Creek meeting with members of the McGovern Road organization to discuss preserving the land.
- A political forum was held in August and all candidates stated they enjoyed the forum and suggested it happen more often.
- Introduction of Board members - John Flanagan, Diane Hagerty, Jeff Dixon, Mark Blake
- Approval of minutes for July 21 meeting was bypassed as Fran had not reviewed. He will request approval of the minutes at the October meeting.
- Treas. Rpt - Neil Greenstein not present, therefore, no treasurer's report was given
- Attendance: 8 regular members; 22 board members
- Lost and Found - A small black calculator was found at the August political forum. A Ladies watch was found at tonight's meeting.

Comments from Elected Officials:

John Clatworthy: Thank you all for your support in the election. He commended Fleming and Abbott on the campaign. He will always have an open door and look forward to working with all residents.

Liane Sorenson: Some people in the area are waiting for a debris remediation. If you want to know where the project stands she can follow up and see where you are on the list.

Agenda Item: Carousel Park Jan Eckstein, Programs Coordinator for NCC

Carousel Park is known for hayrides and they are looking for suggestions of new events. Special Olympics is being held Sept. 27 and they are in need of volunteers for the event.

Therapeutic Riding is a program for special needs people, and they are in need of volunteers to help with the program. Horses for Heroes is another program held at Carousel and is for Military Veterans. She is attending several civic group meetings for new ideas. Feedback is that Moms are looking for programs and events geared to children younger than 4 years old. Fables and Fairy Tales is a new program for children younger than 4 years. Carousel has a camp for 3 weeks each summer. Many people do not know the programs and resources that Carousel offers. They are planning to do weddings and elegant affairs in the future. The slow months are Jan. Feb. and March. She will leave flyers of the programs and forms for volunteers for Special Olympics. Carousel is interested in holding more concerts, 5k runs, movie nights etc. They are looking to promote family oriented events and are open to suggestions from all community members. Jan's number is 995-7670.

McGovern Road Property update: Dick Saunders was not present and President Fran Swift provided an update that they have given financial info. to the Glenn property owners and they were given an additional 30 days to come up with funding.

Agenda Item: CVS proposal - Dan Wallace from InterState Development Services; Mike Kaszynski and Jeff Bross from Duffield Associates.

InterState Development is a developer from New Jersey and they have recently worked with Commerce Bank and also work with grocery stores etc. They want to introduce a project they have discussed with the County and as of today they have not filed a formal plan with the County. They have an interest for a CVS store at the corner of Limestone Road and Paper Mill Road. They have not fully engineered the site plan or building and would like to introduce their plan for the property.

Jeff Bross from Duffield Associates showed the plan which would be situated near the planned Sunrise community. Land Use strongly urged interstate connectivity with Sunrise. On the interconnection, they are proposing an access road to be shared by CVS, Sunrise, and Traditions Community. They will be filing an exploratory plan shortly but are waiting input from CVS. The property has been vacant for quite some time.

Per Dan Wallace: The standard CVS prototype is red brick and stucco, however, the building will be stone and darker color red brick. The archway in the front will be the same and there will be windows on the

sides. They feel a small retail bldg that will serve residents from Sunrise and the homes directly surrounding will be a good use for the property.

The height of the bldg will be 33 feet at the archway, and the square footage is approx. 12000 sq ft. There will be 70 parking spaces, and will have a drive thru for customers serving approximately 5 -6 customers per hour in the drive thru. The property is currently owned by Frank Acierno. The impervious cover will be 65%. A suggestion was made to possibly use architecture that would compliment the planned Sunrise building in lieu of the current CVS planned building. Mr. Flanagan suggested that they contact DRAC regarding the signage that is proposed. The traffic will be a right in right Out on Limestone Road and right out only on Paper Mill Road.

Committee Reports:

Membership: Jeff Dixon: In May we held nominations of officers for the GHADA Board of Directors and we were left with 1 vacancy. Jeff had talked to some residents of Southwood for a replacement of Steve Borleske. They have now contacted Jeff and would like Alan Nicholls name put in for nomination. Jeff made a motion to nominate Alan Nicholls from Southwood. The motion was seconded by Larry Thurrell. A discussion was then held and John Flanagan stated that the bylaws state that President Fran Swift should appoint Mr., Nicholls because nominations are only held annually in April. If there is a vacancy, the President can appoint someone until the next annual nomination. Per Ken Murphy, John is correct. Jeff withdrew his motion. Joe Lake made a motion to appoint Alan Nicholls, which was again seconded by Larry Thurrell. Alan Nichols was then appointed on the Board. He will have to re-elected at the next annual meeting in May 2009.

Public Safety - There was a firearms incident on Valley road where shots were being fired. There were hunters and the County police responded and the hunters were not within 300 ft. or a residence. DNREC is still investigating. It is hunting season for fowl.

Mr. Keebler from Valley Road reported the incident and stated that the shots start at approximately 6 am until 8 am. He raised the issue due to the timing of school children at bus stops at that time. There is currently no law being broken. It is happening on farmland between Lantana and McGrellis property. It is owned by Foski's. By law they can only use a shotgun with landowner's permission.

Land Use Mark Blake - see attachment below.

Lantana is reconfiguring the entrance to allow more parking and the building of a standalone Friendly's restaurant. Recycling Bins will be moved, however, no one knows where they will be moved to. Lantana is the #1 recycling center in Delaware. A business or property owner must request that the recycling bins be placed on their property.

School on Valley Road - the 2nd floor is vacant and no plans for anything on 2nd floor. They are now trying to have it as a mixed use and GHADA is opposing. The blast wall construction was started and may be complete.

DRAC update by Joe Lake: Commerce Bank made presentation at tonight's DRAC mtg. - they built 4 drive-up windows and only had permission to build 3. DRAC approved the 4th drive thru.

Historical Society – A meeting will be held tomorrow night 9/16 at 7:00 pm at Hockessin Fire Hall and all are encouraged to attend and join the society if interested.

Hockessin Planning Partnership update by Ken Murphy: A group presented a proposed signage program for the Hockessin area. The Hockessin Village Overlay had sign design guidelines. The presentation was made and approved by DRAC and the committee has agreed with the County. The committee is headed by Andrea Mazzuca. Sign design guidelines were established and the purpose was to improve the shopping, living, and business environment. It is to help businesses understand County guidelines. All signs should be integrated with their surroundings. Go to New Castle County link nccde.org and HPP link Hockessinplp.org. for further information.

The purpose of the project is to conduct a review of the signs in the area. They want to increase community awareness of the signs in the area and the sign guidelines.

The scope of the project is to include Hockessin Village and adjacent areas. During the Summer of 2008 a sign inventory was done for each tax parcel. They are asking for input from public and DRAC on guidelines. In 2009 signs will be reviewed south of the PAL traffic light.

New Business:

- Mr. John Flanagan suggested that GHADA possibly send a letter to the political candidates to remove the campaign signs.

Per Joe Lake - the next DRAC mtg. will have a Del Dot representative to discuss where state controls advertising and where Del Dot controls advertising. Per Liane Sorenson, candidates have 30 days to remove political signs. There is a penalty for signs that are not removed, but she is not sure what that is.

Ken Murphy suggested that Del Dot attend the October GHADA meeting after attending the DRAC meeting.

- Jeff Dixon wanted to remind everyone that items get posted on the GHADA website by sending them to Fran Swift. The minutes are posted after Fran approves the minutes. When the minutes are approved they are sent to the GHADA Board and officers. Jeff Dixon posts the minutes, Land Use Rpt. and agenda for the next month to the website. He typically waits until he has all 3 documents before he posts to the website. If you go to GHADAonline.com and if they are not there, it is because they have not all been received and are therefore not posted yet. John Flanagan requested that we find someone to upgrade the website so we are not as restricted as we are currently.

- Mark Blake received an email commenting that they heard at a meeting regarding the Hercules County Club that the wells in that area were contaminated and they would be switching to Artesian Water Co. It is becoming an issue as Artesian is a private water co. that pulls water from the ground.

The meeting was adjourned at 8:40 p.m. The next meeting will be held Monday October 20, 2008 at 7:00 p.m.

GHADA – Land Use Monthly Report – Sep 15, 2008

Brackenville Plaza (Happy Harry's)

A new pylon sign has been erected at the location with provisions for an electronic message board beneath the Happy Harry's sign.

Commerce Bank – Hockessin Fire Hall

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NVF – CCS - Boyd Sorenson to provide update

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Mark Blake, GHADA Land Use Chairman

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GHADA meeting minutes July 21, 2008

Opening Comments by President Fran Swift

President Francis Swift called the meeting to order with the pledge of allegiance. Mr. Swift introduced himself and the GHADA board members. He stated the mission of GHADA and asked that all maintenance corporations provide their contact names. GHADA is currently organizing a by-laws and a legislative committee. Tonight's agenda will include a presentation by members of the community giving their opposition of the proposed Hockessin Town Center on the McGovern Road Property.

Administrative Reports:

Treasurer's Rpt. Given by Neil Greenstein: The balance in the checking account is \$1,010.00; The Savings account balance is \$3,527.00 for a total balance of \$4,538.00.

Secretary's Rpt: The minutes from the June meeting are on the GHADA website and was sent via email to all members of the board. Mr. Swift motioned for approval of the June minutes and asked if there were any changes. The motion was seconded by Mr. Larry Thurrell - all were in favor, none opposed. The attendance at tonight's meeting was 75 regular attendance, and 18 board members.

Land Use: Mark Blake See Separate attachment (below) for Land Use updates.

A buy rite plan means that if a zoning change is not needed, residents cannot stop the building Should we allow these types of buildings to be built in residential areas? NCC President says that the UDC should be changed and that residents should contact their representative to possibly have this changed.

Q. Does the CVS require rezoning? Mark: not sure

Committee Reports:

DRAC Update from acting chairman Joe Lake:

New business was presented by Mark Blake for a Walgreen's sign at the intersection of Limestone and Valley Road.

Hockessin Planning Partnership (HPP) from Ken Murphy:

Transportation - OLP Project - showed a rendering of what Old Lancaster Pike would look like.

Landscape Committee - 80% of landscaping areas are under agreement. The HPP landscape committee will develop an overall vision/theme for Hockessin and provide guidelines for developers.

Economic development - meetings have been held with professionals and a path forward is being developed.

County Exec Chris Coons commented that the HPP is a tremendous effort and provides a way for the community to express their views on what they think Hockessin should be. He then gave a monetary contribution to the HPP on behalf of the NCC.

Hockessin Historical Society from President Joe Lake: Hockessin is the largest unincorporated area in NCC. He needs numerous volunteers that can help with the historical society. He needs help with building a kitchen in the Tweeds Tavern as well as help with the museum. Anyone interested in helping should contact the historical society by sending to PO Box 36 Hockessin.

Legislative Members in attendance: Debra Hudson - no comments due to full agenda.

Announcements:

Jack Harrison handed out a News Journal article announcing that Bill Dunn is running for President of County Council.

Agenda Item: Hockessin Town Center presentation from residents Tom Simpson and Dick Saunders.

Tom Simpson, resident of West Ridge, thanked GHADA for allowing him to provide his findings regarding the Town Center. The proposed development is unnecessary and adds no benefit to the community with the most obvious hazard being traffic. McGovern Road is a small narrow road with many curves and many drivers exceed the speed limit on this road. The proposed development will cause traffic to significantly increase.

Dick Saunders, resident of McGovern Road, provided his comments on his opposition of the Hockessin Town Center. He has 997 signatures on his petition opposing the project which equates to 5 - 6 % of the Hockessin population, and they will continue to get signatures.

The two parcels combined are 6.75 acres and 26 acres. Mr. Saunders stated that he is not against development, however, he does not feel that this is a good idea. He was bothered by the fact that people did not want to sign the petition because they felt it would not matter and that the one with the money always wins. There is a shopping center currently planned for Route 7 and 141 in Pennsylvania that will include a gas station. There is also a considerable amount of development currently underway or planned for Hockessin. He then gave an overview of the Cockeysville aquifer formation and how it affects Hockessin. In 1995, a study indicated that the aquifer was at risk due to intense development. He feels

that the residents must get together to manage all of the development that is currently planned and potentially planned for Hockessin in the future.

Questions and comments regarding the Town Center presentation:

Q. Board member Larry Rosero commented that while the petitions in stores were great, why was GHADA not informed or communicated to its members regarding this petition.

Mr. Jack Harrison requested a motion that GHADA oppose the rezoning for the Town Center on McGovern Road - President Fran Swift requested a show of those in favor - and the response was all in favor, none opposed.

Mark Blake gave a brief overview of what caused the residents to start a petition. A meeting was held from developers in Pittsburgh and they came to GHADA before going to the county. The developers then came to the June GHADA meeting and presented their development plans.

Mr. Rosero stated that there was a meeting with GHADA members and that GHADA cannot make a decision without a vote.

Jeff Dixon commented that this issue moved very quickly and that is why GHADA decided to have the July meeting as they typically do not. The proposal was discussed and interested residents were asked to volunteer for the focus group at the June meeting.

Councilman Tansey clarified that the rezoning does not go to Land Use - it goes to county council for vote.

Mr. Saunders - The initiative for the petition was from neighbors and retail supporters and GHADA was not involved with the petition.

Neil Greenstein posed the question - do we need a grocery store in Hockessin? Community members have stated that they are interested in another grocery store, but not near residential property.

Jeff Dixon commented that Dick Saunders did not have the support of GHADA at the time that he solicited signatures on his petition. The Hockessin Community should not want GHADA to express their opinion - it is merely a system of forming focus groups to get a feeling of what the community wants.

John Flanagan stated that the normal process is to form a focus group and then have the focus group report back on the findings. A vote by the board should wait for the recommendation of the focus group.

Q. Is GHADA going to get back to the Town Center developers and let them know it is not an accepted idea by the community?

Mark: (I) spoke to Glimcher Development earlier this week and they do not feel that they are moving forward at this time due to non-interest among the community. They have not officially said they would not file for the rezoning at this time.

Q. How will we know if Glimcher Development files for the rezoning?

Fran Swift: the family has broken the contract due to GHADA's interest in getting funding for park land.

The filing would go through Rep. Tansey's office and would also be in the News Journal.

Comment by County Executive Chris Coons - the yellow signs put up on the property when a plan is filed with NCC land use indicate that someone has filed an exploratory plan. The Community's ability to stop a plan is at its beginning stages - when the yellow sign is up.

Q from Mr. Saunders - Mr. Coons would you like the petition and would it apply to any development plans in the future?

Mr. Coons: (He) would like the petitions, however, NCC can only intervene when it involves a rezoning.

Per Mark, to reiterate Mr. Coon's comments, the process works best when everyone gets involved early on.

He urged everyone in attendance to keep coming back to the meetings.

Q. Will the signatures be sent to the developer? Mr. Saunders did not indicate to the signers that it would be sent to the developer. He only intended for the list of signatures to go to NCC.

Q. Fran Swift mentioned that he was trying to get support buying the land for park use. What can the community do to help? Fran: (I) am sending letters to US senators.

The Town Center presentation was requested to be on the website, however, this could not be confirmed. Those interested in receiving via email would need to provide their web address and the presentation will be sent to them. The list to join the Town Center task force is available for anyone interested.

Comment by Bill Dunn - president of Milltown Civic League: (I) have been working for 4.5 years with the Hercules group, and I suggest that GHADA stay on top of the Town Center proposal.

President Fran Swift announced that a motion was made on the floor and comments were being made. The motion must be seconded and then voted on. He asked Mr. Harrison to repeat what his motion request was and a vote of those in favor was made at that time.

A question was posed on how to join GHADA and John Flanagan provided the details about how to join. There is currently only 1 vacancy on the Board. We could consider expanding the number of board members, but the by-laws would have to be changed.

Jeff Dixon suggested the GHADA website for residents to view meeting minutes, agenda, the land use report, and the list of board members.

The meeting was adjourned at 9:00 p.m.

GHADA – Land Use Monthly Report – July 21, 2008

Brackenville Plaza (Happy Harry's)

Opened July 3rd

Commerce Bank – Hockessin Fire Hall

No change

NVF – CCS - Boyd Sorenson to provide update

Traditions at Pike Creek (Former Pulte project)

No change – plan filed with NCC by land owners

Sunrise of Hockessin – Limestone Rd

No change

Goddard School – Valley Road

No change

Hockessin Crossing, Valley Rd – Children of America Day-Care

Currently still zoned as Residential NC-21, which allows for (1) apartment/dwelling. We will be meeting with the attorney and NCC Land Use to review options for this building.

WSFS – Medori – It will take approximately 12-18 months for this project to be begin. We will be getting a focus group together to meet later this year to go over design, landscaping, signs, and other issues related to this application. The developer is committed to work with GHADA and the residents to address any concerns/issues and feels they bring a quality design that will complement the community. The land development plan has been filed with the county, application #2008-0423. WSFS is seeking to rezone two parcels directly across from Lantana Square Limestone Rd entrance next to the Hair Advantage salon, to build a mini branch (2,500 sq ft) with a drive-up and ATM window and lobby banking and a small office building (3,000 sq ft) at the rear of the bank building.

New Business:

Walgreen's/Happy Harry's – Limestone & Valley Rd is asking for community comment on a request for a pylon sign to be located on the Limestone Rd side of their parking lot. The sign would also have an electronic message board. We will be working with H-DRAC to begin utilizing signage criteria from the Hometown overlay to apply to all of GHADA for the future. I have been in contact with the Walgreen's headquarters people on this matter to see what options they are willing to discuss.

CVS is interested in a proposed store for the corner parcel of Limestone & Papermill Rd (Rte #7 & Rte #42) This is the last land tract between the Naudain Families' two parcels that have the Sunrise of Hockessin & townhome developments. This parcel is at the edge of the GHADA boundary and the plan is such that if feasible under NCC UDC, would provide a good fit due to the nature of the surrounding parcels development plans and the requirement by NCC to interconnect the three parcels.

Respectfully submitted,

Mark Blake, GHADA – Land Use Chairman

GHADA Meeting Minutes June 16, 2008

Opening comments by President Francis Swift

President Francis Swift called the meeting to order with the Pledge of Allegiance.

Mr. Swift introduced himself as the new GHADA President as well as a member of the DRAC as well as other numerous groups. His history with GHADA was that his father, Mr. Francis Swift Sr. was the 1st president of GHADA in the 1960's. GHADA was created to solve problems in the community in an orderly fashion. Mr. Swift will be expanding the GHADA board to include more committees. The main committee will be Land Use chaired by GHADA Vice President, Mark Blake. GHADA wants to retain a village atmosphere that includes safe traffic patterns, as well as a positive effort to achieve commercialism. Other committees will include public safety chaired by Mike Terranova, legislative, membership, by-laws, finance and legal affairs, and resource. He has met with Ken Murphy and Joe Lake to coordinate efforts.

Administrative Reports:

Secretary's Rpt: The minutes from the May meeting were sent via email to all board members - A motion was requested and accepted to approve the May minutes. Attendance at tonight's meeting was 46 community members; 19 board members.

Treasurer's Rpt. – none given

Land Use rpt from Mark Blake – see separate attachment (below)

Valley Road school construction project - Per Nellie Manlove – the County has been notified of the parking violations where patrons are parking on the construction site. The owners have placed post and chains to be put up at night when the contractors leave; however, Mr. O'Neil has stated that the chains are not being put up at night.

A motion was made by Larry Thurrell and approved for GHADA to contribute \$300.00 to the Hockessin Pike Creek Rotary Club for the 4th of July parade and fireworks fund . All in favor, none opposed.

Comments from Elected Officials:

- Rep. William Tansey was not in attendance; however, his assistant Nellie Manlove attended the meeting and was available for any questions.
- Sen. Liane Sorenson: provided a handout answering questions related to the State of Delaware that were asked at the May GHADA meeting
- Sen. Charles Copeland – We are coming to the end of legislative session and there is a significant budget situation with a \$217 million dollar shortfall to get to year-end through \$109 million of cost cutting.

Committee Reports:

Hockessin Planning Partnership update was given by Ken Murphy. Mr. Murphy gave brief comments regarding the HPP website, Hockessinplp.org. He showed pages from the website and provided an overview of the HPP definition and navigated through the website and showed a map of the areas within Hockessin that are included in the HPP.

Public Safety update: Mike Terranova has been working closely with County Police on crime statistics in Hockessin. The main crime issue at this time in Hockessin is graffiti. They are currently offering \$100.00 reward for graffiti offenders. Mr. Terranova then introduced the public safety speaker for the meeting, Lt. Craig Weldin.

Lt. Craig Weldin stated that the #1 problem in Hockessin is graffiti and the faster it is removed the more frustrated the “taggers” become. A lot of what is done in Hockessin is known as tagging. A lot of people see it as gang activity. Most of what is done in Hockessin is tagging and it is a form of art in the young person’s mind. They travel across several states from Maryland to New York to do their tagging. An example of how it’s working effectively is graffiti that is done in their area. The police would like a picture of the graffiti before it is covered over to be used when trying to make an arrest. The majority of the time, the “tagger” is from within the community. He suggests that the community work together to stop the graffiti.

The Hockessin business community is being looked to in order to help stop the graffiti before it starts. Monetary fines are typically not given to the criminals.

Del Dot will replace signs if they are contacted. There is a new paint that Del Dot that is being used, but inhibits the ability of the graffiti to be seen but is extremely expensive to buy. They are also working with Delmarva Power because their power boxes are being painted. Reports of graffiti should be called into the non-emergency no. 573-2800.

Ron Breitigan from ATF (Alcohol, Tobacco and Firearms) – part of Dept. of Homeland Security.

An issue currently in Hockessin pertains to the noise level from the Zoo Lounge establishment on Rt. 41. Any questions about an establishment that sells alcohol or tobacco, residents should contact AFT. They work out of the state bldg. and if there are any questions or complaints, the number to call is 577-5210.

ATF was specifically asked to look at the Zoo Lounge, which holds a tap room license. The license was given to them as a tap room. They have no requirement to serve food. The Zoo Lounge applied for a variance for external speakers but there was a protest hearing and the variance was approved. The speakers must be turned off at midnight and 2 times in May the speakers were playing after midnight. They have been violated 2 times for non-adherence to the variance that was granted to them. Violations result in \$550.00 fine for the 2nd time – the next time they have to appear before the alcohol commission with the State of Del. and suspension and/or revocation of their license. The owners said they were trying to cooperate and are working to remove everything from the patio. They must follow title 4 and part of title 4 states that if you try to go to enforcement division and they haven't solved the problem, you have the right to get 10 residents to sign a petition and a protest hearing must be held. The Fire Marshall or the County would address the gas heaters that are used in the patio in the winter.

A noise violation is a County Code not a State law and that is why the NCC Police are involved. This issue is being taken very seriously with the NCC Police and ATF and they will stay on top of it.

NVF Property Update:

Boyd Sorenson from Yorklyn Planning Group – the Yorklyn Planning Group was asked to provide insight on the development of the NVF property – CCS investors. YPG met with CCS and tried to get the facts about the development. In Oct. 2007 YPG wrote an article for the Hockessin Community News stating the facts to the public. Mr. Sorenson introduced Wendy Stabler to talk about the issues related to the view of open space and development in Yorklyn.

Update from Wendy Stabler: Drake Cavanaugh, David Carpenter, Dennis Snavely of CCS Investors own the property. They also own the Walker Farm and their office is in Yorklyn. NVF listed a portion of their property, but they need to retain 14 acres of the site for their reorganization. CCS Investors has purchased 2 parcels. The parcel known as the Gun Club parcel is zoned residential and currently has 5 houses and there is a proposed additional 16 lots for a total of 21 lots single family lots. The plan is in the beginning process of getting approved. 45% of the property will be open space.

The other side of the road is zoned heavy industrial and permits all types of heavy manufacturing. The proposal is to develop for office and retail – 50,000 sq. ft. office building and an underneath parking level. 85% would remain open space.

Both plans were recently submitted for approval.

Comments from Carlos Alejandro – member of the Yorklyn Planning Group, and owner of the Yorklyn post office and surrounding buildings. The parcel is slated for a bldg of 50,000 sq ft and 185 parking spaces. After built, they will propose another 50,000 sq ft bldg but cannot discuss at this time due to septic issues. The forest that will be removed is the size of 2 football fields and the size of the building is the size of 2 football fields. Warren Reynolds has property next to the parcel and he is donating his development rights and is also working with numerous people to purchase the gun club property in order to preserve the property. He feels that there is more to the plan than is being discussed.

The Yorklyn Planning Group does not have a clear decision regarding this proposal.

Wendy Stabler – correction to statements made by Carlos – 85% of the parcel will be open space and they will continue to work with land use and preserve a significant amt of open space. It has always been part of the discussion that they want to make it part of a Greenways project but needs to be requested to the parcel owner.

Boyd Sorenson: The YPG works on an adhoc basis and they cannot say that they speak for the community as they are not sanctioned as such. They want to see revitalization of Yorklyn, but they did not take a position.

Jack Harrison: Hockessin should realize that they are impacted by this project. Every 5 years the State of Del. Has to report on the amount of impervious cover allowed, but the rpt. has not yet been done and is due.

Mr. Copeland: He will look into it.

Agenda Item: Hockessin Town Center – McGovern Rd and Rt. 41.

Proposed concept for redevelopment. Glimcher Development Services Inc.

Matt Cochran – Glimcher Development Company specializes in retail development. Scott Luedtke and Robert Glimcher were also in attendance. They are in the early stages of performing a site feasibility evaluation for potential retail development. They have solicited Apex engineering representative Carol Ohm, who is assisting in the evaluation. They are looking for input and insight in these early stages so they have a complete understanding in order to perform a development of this concept.

There are 3 parcels included in the plan. 1 parcel is known as the Glen Parcel. The 2nd 2 parcels are on McGovern Rd. and are owned by Tom McVaugh. The proposed concept consists of an anchor retail store and retail strip space beside it. The site would be accessed along McGovern road and would probably include a traffic light. The anchor store could potentially be a grocery store. The total sq ft is 84,000 sq feet with 378 parking spaces.

The purpose of them attending this meeting is to gauge the community's interest in this development plan. It is currently zoned suburban neighborhood and would need a re-zoning to commercial. A quick evaluation indicates that it would be 25% impervious cover and not exceed the 50% disturbance rule.

- Carol Ohm: To clarify, the entire parcel is not in Cockeyville Aquifer. As part of the study it would confirm the limits of the Cockeyville. The recharge area extends above and it is felt that the possibly the service station is not permitted in the recharge area.

Comments from audience:

- Why would anyone want to rezone from suburban to commercial?

- 1 large anchor tenant and 4 – 5 small retail; no restaurants

- Would this involve widening of McGovern road? Yes.
- Traffic light? yes
- Why isn't it staying residential? Why does it have to be changed to commercial?
- Has a survey been done of the current empty retail space in Hockessin area?
- Stormwater runoff plans
- What is the background of the owners that led them to believe that another grocery store is needed or wanted in Hockessin?
- A traffic impact study will be needed.
- Lantana Acme is 54,000 sq ft.
- This is outside the DRAC village overlay.
- There will be no dirt or forest removed along Lancaster Pike
- The feel is that we do not want residential changed to commercial.
- Why is it being called a Town Center? It looks like a strip mall. A) They would like to put more streetscape.
- What % do you expect to be residents from Pennsylvania? They expect them to be local Delaware residents. The proposed tenant may have done studies. Shoppers would come from within 3 – 5miles.
- Total is 9 acres of development on total of 34 acres.
- Was residential development ever considered? Unknown.
- Tom McVaugh owns one of the parcels and he was approached to sell his property. The other parcel has been for sale for some time.
- What would be the next step after tonight? More investigation or decision not to proceed.
- Per Mark Blake, a focus group will be formed and interested residents will be asked to be part of the group and their input will be taken into consideration for all of the plans.

The meeting was adjourned at 9:35 p.m. The next meeting will be held July 21, 2008.

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GHADA – Land Use Monthly Report – June 16, 2008

Brackenville Plaza (Happy Harry's)

Exterior building signs installed. Estimated Summer '08 opening

Commerce Bank – Hockessin Fire Hall

No change.

NVF – CCS - Boyd Sorenson to provide update

(Pulte) Traditions at Pike Creek

No change

Sunrise of Hockessin – Limestone Rd

No change

Goddard School – Valley Road

No change, ground breaking has not yet begun, anticipating summer construction.

Hockessin Crossing, Valley Rd – Children of America Day-Care

It appears that a major zoning violation for the NC-21 parcels exists due to the Eight (8) 2nd story apartments and balconies that are planned. The issue is how can a day-care/school facility with multiple residential apartments on/in the same building/parcel be allowed to be built under Residential NC-21 zoning designation, since the current NCC zoning for NC-21 does not allow for this type of development.

WSFS – Medori - WSFS has filed their exploratory major land development plan with the county, application #2008-0423. WSFS is seeking to rezone two parcels directly across from Lantana Square Limestone Rd entrance next to the Hair Advantage salon, to build a mini branch (2,500 sq ft) with a drive-up and ATM window and lobby banking and a small office building (3,000 sq ft) at the rear of the bank building.

New Business:

Walgreen's/Happy Harry's – Limestone & Valley Rd is asking for community comment on a request for a pylon sign to be located on the Limestone Rd side of their parking lot. The sign would also have an electronic message board. I have rendering from Walgreens showing the placement and design they are looking to install.

A related issue is the large quantity of banner signs mounted on the parking lot poles, which I think are overkill and unsightly, combined with the signs posted in four (4) of the building's windows which state the same messages as the banners (Drive thru Pharmacy, 24 hour photo), along with the store hours.

Respectfully submitted,

Mark Blake,

GHADA – Land Use Chairman

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GHADA Meeting Minutes from May 19, 2008

Opening comments by President John Flanagan

Introduced board members and gave overview of agenda and advised everyone to sign attendance sheets. The minutes of the April meeting are on the GHADA website. www.ghada.com. The attendance at tonight's meeting was 17 general attendance, and 24 board members.

Mr. Flanagan reviewed the agenda and requested that comments regarding the land use report be held until the open forum portion of tonight's meeting.

Treasurer's Rpt. Given by Neil Greenstein: The beginning balance in the checking account was \$1,022.75. \$80.00 was received for dues, and \$ 25.57 was spent for the electric bill leaving an ending balance of \$1,077.18. The balance in the savings account is \$3,551.45 for a total of \$4,628.32.

Elected officials in attendance: Councilman Bill Tansey, Sen. Liane Sorenson, and County Land Use representative Mary Grace Novak. There will be a primary in September, and a general election in November - Any candidates in audience were given the opportunity to introduce themselves.

Sen. Liane Sorenson – running for re-election

Rich Abbott – running for 4th senate district seat

John Clatworthy running for 4th senate district seat

Comments by Elected Officials:

Senator Liane Sorenson: Delaware is in difficult budget situation and she a member of the financial leadership group. They are trying to work thru the deficit for next year. They are looking at making cuts and re-engineering government. They are trying to reduce the number down to \$200 million. On the local level, there may be less money for local projects like streetscape, fire departments, non profits, and agencies. They are doing the best they can with a bad situation. They must balance the budget.

Councilman Bill Tansey: One of the considerations (for the budget problem) is the real estate transfer tax and they are hoping it doesn't get touched.

Agenda Item:

Hockessin Planning Partnership: Ken Murphy: The purpose of the presentation is to highlight some of the community activities that are going on. The HPP formed last June and does most of its work thru other non-profit groups in the Hockessin Area. There are 50 – 60 organizations. The partnership builds bridges between the organizations. It is done through committee structure. There are committees for community parking, economic, administrative, transportation, historic, and misc. The Design and Landscaping committee is chaired by Patricia Boyd and partners with 3 garden clubs in the community. Previously,

each committee would do projects individually and they have now come together. One of the projects is the landscaping in different areas in Hockessin. Since formed in Nov/Dec 07, they have been working to coordinate Lancaster Pike landscaping agreements with Del Dot, designed the Hockessin Village signs, and the landscaping at Valley Road and Limestone Road.

When Del Dot puts landscaping in, they cut the grass and they usually look for a public or private partnership. A small sign is typically placed within the landscaping indicating the partner responsible for landscaping maintenance. When SR 41 was put in, there were 15 designated landscaping areas. There are sponsors signed up to maintain those properties as of this month. In exchange for maintenance they will be allowed to put up a sign stating that they have maintained the site. The other landscape work that has been done is on Valley Road and Limestone Road and was sponsored by GHADA, the Hockessin Fire Com, and the Hockessin Historical Society. The money that was used was raised by the Hockessin Athletic Club for selling bricks. The HAC has agreed to maintain the trees and HPP landscape committee arranged for the work to be done. Eleven trees were planted and there are also landscaping beds. This landscaping matches on both sides of the road. Pat Boyd has done extensive work on these projects and coordinated with Del Dot. Pat Boyd, Peg Castorini, and Clyde Roberts are on this committee.

Q. Is there any special insurance needed when performing this landscaping?

Ken: Del Dot has every sponsor sign a right of way agreement stating they will not sue the state if they get hurt. Del Dot suggests professional landscapers for median landscaping, but the landscaping on the sides of the road is safer.

Q. These groups are doing a wonderful job....Del Dot was failing at keeping these areas cleaned up and maintained. I have a concern about what the businesses are doing. Some businesses are helping but other businesses are putting up signs along the road. Illegal signs should not be allowed.

Liane Sorenson: There are laws around these signs, and sometimes Del Dot does pick them up.

Ken: The Hockessin Village boundaries have an overlay and currently DRAC is taking an inventory of all business signs and will determine what signs are illegal. Businesses will be encouraged to conform to the Hockessin Village sign guidelines. Businesses will be visited in late May or early June.

When it was looked into before, there were 2 people assigned to take down signs for the entire state.

Q. On the other side of Valley Road and Limestone intersection, why weren't there any plans to match the landscaping on the other side?

Ken: I suggested that the entire intersection be done and it is being looked at to do that.

Q. Is there any thought in putting trees in the median areas?

Ken: At the time it was discussed there were many people who opposed the trees. The request was made to Del Dot to make enough room for trees, but put low landscaping for now.

Land Use Rpt. Given by Mark Blake – see separate report below.

Agenda item:

Nomination and election of GHADA board of directors and officers.

Jeff Dixon: Thanked Cathy Censurato for being part of the nominating committee.

Names of members whose 3 year term has expired and agreed to remain on the board:

Cathy Censurato, Michael Censurato, Jeff Dixon, Jack Harrison, Ken Murphy, Check Quon, Lawrence Rasero, Betty Sapp, Hank Stack, Francis Swift

The nominating committee identified 2 new members; Michael Lawson from Hampton Pointe and Michael Kamps from Hockessin Woods.

In addition, Michelle Jordan has agreed to replace Elinor Knodell from the Village of Manley.

There were no appointments made at the annual meeting since May 2007.

The GHADA officers Board of Directors voted for approval and asked for a 2nd motion for the

nominations – All were in favor; none opposed.

GHADA Board of Directors voted for the following officers:

President: Francis Swift

1st Vice President: Mark Blake

2nd Vice President: Jeff Dixon

Treasurer: Neil Greenstein

Secretary: Diane Hagerty

A request was made for any additional nominations from the audience and there were none.

Jeff asked for approval of the Board of Directors nominations and asked for a 2nd motion – All were in favor, none opposed. This completed the GHADA officer's election.

Open Forum: any questions, comments, suggestions from audience?

Jack Harrison – Q. for Mark Blake....by law, every 5 years the state must determine impervious cover throughout the state. That was supposed to be have been done at end of 2007, are you aware of this and should you be aware?

Mark: That is a valid point and I have requested a lot of reports; I have tried to get that particular rpt. Online, but if Jack has a source.....Jack said to talk to Jerry Coffman or Liane Sorenson and ask her what she's doing about it.

Liane: She was not aware of this, but will look into it.

Q. Mike O'Neill – At the December Board of Adjustments meeting concerning the school on Valley Road, they were granted a variance due to 500 feet of propane tank. The variance stated they must build a blast wall. Has anyone seen a plan on that?

Mark: No, we have not, but it must be erected before a certificate of occupancy is issued.

Mary Grace: I know a blast wall is required, but I don't know specifics about it. The County Code states that one caretaker apartment is permitted for NC21. Multiple apartments are not permitted unless a rezoning is requested. The plans do not show multiple residential usages.

Mark: How does the county allow them to build with all those sliding doors?

Mary Grace: A lot of times the plans come thru showing what they are building. Everyone is aware of what is going on with the buildings. They may be making it look like multi residential and just leave the space as storage etc.

Q. Jack Harrison: The newsletter of the Civic League regarding the yard waste ban stated that yard waste would only add 1.5 inches to the landfill per year. Yard waste is biodegradable and we should realize that we are being lied to stating that the landfill will fill up rapidly due to yard waste.

Liane, were you aware of that fact that the landfill was grossly overstated due to yard waste per an engineer that published in the civic league newsletter.

Liane: I don't know if those were the numbers, but we agreed to try to reduce the amount of use of the landfill. They would like to encourage alternative ways of disposing yard waste rather than going to the landfill.

Mr. Harrison requested that she confirm the engineer's numbers vs. the state/county info. that was provided regarding the landfill.

Q. We have a mess with many garbage collectors in the area...I would like to propose to the county to decide on specific days that refuse collectors come into Hockessin.

Liane: Kent County has trash districts where they bid by district. Some in NCC would like to see that. Individual neighborhoods are currently trying to do that.

Ken: In our neighborhood, we have 91 lots, when they rec'd 75% agreement to one collector, they got a 20% reduction in the rate.

Tansey: I would like to defend the county. We are interested in the trash district, and are in negotiation on that issue.

Mike: Goddard school TIS rpt. – what is a preliminary rpt?

Mark: I have not seen it. The rpt. Is being compiled but Del Dot did not allow full access.

Tansey: it is not a full TIS.

Mike: Will a full one be done?

Mark: As I recall it was a mini TIS because they used the one that was from a previous study.

Thurell: Nuisance crime continues in Hockessin – spray painters hit his building Thursday night and items were stolen from the Creative Arts building in Yorklyn.

Ken: Has anyone ever seen anyone spray painting?

Aud. Member: I am a believer in more security cameras to prevent these types of things.

Jeff: As far as graffiti – there was an article in the News Journal where they arrested an individual and some people think it is artwork, while others think it is a serious crime. He was 20 years old and the estimated loss of property damage was in the thousands.

Mark suggests that everyone do their part and in reporting incidents they see. If you see something being done, report it to the police.

Flanagan: At a previous GHADA meeting, a state police officer recommended not to follow or confront anyone, just get license or description of the person. All we can do is report it if we see it.

Elinor: What do you think GHADA should do to get a traffic light at the end of Lantana where the new WSFS building will be?

Mark: There are some folks that don't want a traffic light. A focus group will be formed within the next couple of weeks and that will be looked at.

Liane: At a meeting last week, Del Dot was there discussing the light issue. Del Dot brought a report with different scenarios for that intersection. Someone was there and they had a letter from Del Dot that was called a temporary entrance for Lantana and was supposed to be upgraded when Limestone Road was widened and it was never done. The temporary entrance became the permanent entrance. It should be right in, right out and no access across. Also a turning lane was put in when the road was widened.

Another option showed no exit out, only entrance. Another option is to have a full signal. Del Dot did not give an opinion at the meeting, but they don't want to put in a signal due to lack of money. There is also an issue with the distance from the other light.

Q. How much does the light cost?

Mark: I couldn't get an answer. I suggested that WSFS help with the funding and Lantana also said they may possibly help as well. Del Dot does agree that the intersection is dangerous and will get worse and they know it is inevitable that a light will be needed in the future. The community needs to take a stand on what they want.

Q. Is the WSFS an approved site?

Mark: No, it is not yet, and there have been several other commercial businesses interested in the property. It is currently zoned NC21 and needs to get rezoned to office neighborhood. Impervious cover is now under the requirement.

Ken: Is GHADA going to enter a deed restriction to prohibit them from making changes after?

Mark: All of the details are to still to be determined and are up for discussion. Mark showed a drawing of the planned WSFS building.

Flanagan: it is NC21 and they need rezoning. A lot of discussion needs to take place and it will need to come before the GHADA board of directors for approval.

Q. has there ever been a re-zoning that has been turned down?

Flanagan: I don't know the percentage, but there has been more than one occasion where a zoning was proposed and then tabled due to lack of community support and they usually come back later on. The Route 7 focus group has pulled back re-zoning requests due to community opposition, for example, the proposed Genardi's on Route 7.

Abbott: You have to be careful when re-zoning because the contract could be flipped.

Tansy: There have been rezoning requests withdrawn due to lack of support from the community.

Mark: Mr. Abbott is correct – the Route 7 focus group got together several years ago, and said if you had a choice for Limestone Road, do you want it to look like Pike Creek, Newark, and 202, and all along the way there have been NC21 that have not gone to CN or CR. Commercial re-zoning are typically not supported on Limestone Road between Pike Creek and the Pennsylvania state line.

Abbott: As a customer of Hockessin Dry cleaning, why has the median been extended to prohibit a left turn into that shopping center?

Comments were made by several that no one knew why that had been extended.

Liane will check with Charlie Copeland and Nick Manolakis who represent that area.

Del Dot needs to look at all of the changes in the area because traffic lights are needed at several places in the area.

Mark: Questioned Liane Sorenson about why the state can't mandate that "jake brakes" not be used in the state of Delaware. The signs that were put up don't help because they are not enforced. The state could change the law, but it still needs to be enforced.

Q. Is there any way to get more enforcement in Lantana?

Ken: Centerville hires an off duty policeman to tag cars and that is the only way to decrease it.

Ken: Given the announcement of the new President of GHADA – I would like to thank John Flanagan for his service the past 2 years. Everyone on the board is not paid and I express appreciation for their hard work for the benefit of the community.

The meeting was adjourned at 8:30 p.m. The next meeting will be held June 16, 2008 at 7:00 p.m.

GHADA – Land Use Monthly Report – May 19, 2008

Brackenville Plaza (Happy Harry's)

No change. Estimated Summer '08 opening

Commerce Bank – Hockessin Fire Hall

No change.

NVF – CCS – Meeting was held on April 24th at the Creative Arts Center outlining the planned development for part of the former NVF site

Plute Traditions at Pike Creek

Pulte has confirmed that they are no longer pursuing the proposed development on Papermill Rd. The current land owners are looking go forward with the plan and have filed with the county. They have 4-5 years to complete development before they would have to re-file a different new plan.

Sunrise of Hockessin – Limestone Rd

The BOA granted the variance at the April 24th meeting to allow the roof peaks to be 51-62 feet maximum. The site is a rolling meadow and only the buildings at the rear of the site would have the added floor, essentially below grade of the rest of the site. The Sunrise Focus Group voted to support the variance request, and the GHADA board to vote in favor of this variance and support the application.

Goddard School – Valley Road

The owners are moving forward with the plan and have advised GHADA that they should be breaking ground sometime in May/June. The DELDOT mini TIS report did not favor granting a curb cut to allow two-way entry and exit from the property. Currently the parcel will retain a right-in, right-out access.

Hockessin Crossing, Valley Rd – Children of America Day-Care

Residents have expressed concern over the possible zoning violation for the NC-21 parcels. At issue is a day-care/school facility with multiple residential apartments on/in the same building/parcel. It would appear that the current NCC zoning for NC-21 does not allow for this type of development. We will be setting up a meeting with NCC land use and possibly the County Executive in an attempt to address these issues.

New Business:

WSFS is seeking to rezone two parcels directly across from Lantana Square Limestone Rd entrance next to the Hair Advantage salon, to build a mini branch (2,500 sq ft) with a drive-up and ATM window and lobby banking and a small office building (3,000 sq ft) at the rear of the bank building. The former Medori home at the top of the property will be demolished and the lot landscaped (reforested). We've met a few times with the applicant and the developer (Medori Enterprises) and most recently with a DELDOT representative, to review the proposed plans. The focus group will be meeting shortly to review and address issues with the proposed plan, as the project moves forward. We also have artist renderings of the Bank & Office buildings and overall site plans for review.

Respectfully submitted,

Mark Blake, GHADA – Land Use Chairman

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GHADA Meeting Minutes from April 21, 2008 Meeting

President John Flanagan opened the meeting by welcoming everyone and introducing the GHADA Board of Directors and Elected Officials.

Administrative Reports:

Land Use: Mark Blake – see separate attachment below. A Board of Adjustment meeting will be held on 4/24 at 6pm at the NCC building. A motion was made on the floor for GHADA to support the variance

request for Sunrise of Hockessin – Limestone Road. The motion received a 2nd motion from the floor; results were one opposed; one abstention; all others were in favor.

Treasurer's Rpt – Neil Greenstein – not present. No report given.

Secretary's Rpt – Minutes are on GHADA website. Attendance at tonight's meeting was 29; 17 Board Members.

Vice President: Jeff Dixon, nominating committee. Jeff is currently contacting people whose term expires this year to see if they want to remain on the board or if they have someone to take their place. He has not received a very good response. He has also contacted people whose terms will not be expiring this year, but have not attended meetings regularly to see if there are people to take their place. Names will be submitted at May meeting. Nominations close at the May meeting.

Elected Officials in Attendance: Councilman Bill Tansey, Senator Liane Sorenson

Comments by elected officials:

Senator Sorenson announced that the Yorklyn Planning Group is having a Yorklyn community meeting Wednesday April 23 from 7:00 – 9:00 with CCS Investors scheduled to talk about their development proposal on the NVF property for 15 homes.

Councilman Bill Tansey: Mr. Tansey commented that the County is in a deficit situation and are asking for newer sources of revenue – i.e.: lodging tax like the city of Wilmington has. Also, the County receives \$1.00 per landline call to the 911 service, but nothing for cell phone calls, so they are losing revenue. They are also losing revenue from the real estate transfer tax due to the housing market slump.

Senator Liane Sorenson: The Wilmington lodging tax was formed due to a task force that was formed, so she suggests that a task force possibly be formed for the County.

Agenda Item I:

Jim Sapp, HFC Fire Chief, announced that the Fire Company just received a new fire truck to replace a truck that was sent to Mississippi to help Katrina victims. The truck was purchased with the funds provided by donations from community and State funds. The HFC Fund Drive is about to start and the mailings will be sent out shortly. Brochures are available at tonight's meeting and they are trying to raise \$180,000.00 this year. The new engine is unique because it holds 1000 gallons of water and firefighting foam which is very effective when fighting fire. The truck will help the most in non-hydrant areas which is about 65% of the district where there are no hydrants, ponds, or streams. The engine cost was around \$600,000.00 and should last around 25 years. Mr. Sapp sent letters to all of those associations to offer to go to each association to talk about the Fire Company and their services. If anyone is interested in the Fire Co. coming to talk to their civic group or association, contact Jim Sapp.

Agenda Item II: Cards were distributed to audience members for questions to be submitted. Verbal questions will also be allowed.

Red Clay Candidates:

Gary Linarducci District "A" incumbent

Charles Cavanaugh District "B" incumbent

Leah Davis District A opponent

Douglas Suiter Candidate – could not attend

Kenneth Woods District B opponent

Candidates were given time to introduce themselves:

Gary: current member. Married 32 years, 2 children pursuing graduate degrees. Gary Has a business degree, tax degree, and law degree. He practices as an attorney representing the disabled. He has been on the Red Clay board for more than 4 years. Red Clay school district is a very diverse and the school board is very challenging. He wants to increase the financial stability of the district. He would like to get the community involved in how the school district operates their budget.

Leah: opponent in District "A". She has chosen to run because she has lived in the district for 30 years and retired from the district in 2006. Her children graduated from Red Clay schools. She has degree in education. She would like to bring a balance to the board and would like to bring a teacher's perspective to the board. Charter schools and Choice have been very successful. She would like to bring some discipline to the board in the upcoming fiscal year.

Charlie: current member. Lifelong resident of Red Clay and attended Red Clay schools – his 3 children attended. He graduated in 1968 from McKean and then went to Del Tech. He has been an employee of DuPont Co. for 40 years. His involvement began as a PTA president when his son was in kindergarten. One of the biggest challenges as a district is working with the legislatures to help them better understand the financial situation within the Red Clay district.

Ken: Opponent – attended Red clay schools all his life. He is running to restore services that were cut and accountability for the budget. He is a new face with fresh ideas. There seems to be very little communication between the school board, the teachers, and the PTA groups. If there was a financial review committee in the 90's, why are there so many problems with the budget now? He has knowledge of bids and contracts and monitors school construction and can find ways to save money.

Q1. Do you believe school board members are individually responsible for the way the money is spent or misspent?

Gary: Yes, it is important that the money is spent wisely. The financial recovery team had 20 recommendations, but none of them stated that they were being misspent or not spent on the children.

Leah: Yes, it is one of the jobs of the board members. At the last school board mtg. Gary had a motion on the floor to make a review committee for the budget. From my point of view, that has been his job for the past 4 years and was not done.

Charlie: Yes it is the job, but there are many facets of the school board member's jobs. They review the line items of the budget. The past financial crisis was questioned by the school board in 2006.

Ken: I would say it is the board members responsibility. After looking at things and attending financial review meetings, you see these types of things. You have to look at everything and not trust anyone. You must always have oversight of your money. Board members have to get involved with line items. Every month there are different expenditures for construction and they must be checked individually to bring Red Clay back in line.

Q2. The state just cut funding 8 – 10 %, we just had a referendum that would not cut after school activities. Will you pledge to never cut costs for these services in the future?

Gary: I cannot make a pledge because I have no idea what the funding will look like. We are hoping that it is not an 8 – 10 % reduction across the board and will be more painful than it was in previous years.

Leah: I would never say never, but I would agree with Gary that it is going to be a difficult time. There are ways of consolidating things among the district or across the state. We should look for solutions to the problem. One of the things I am hoping for is that Hockessin supported the all day kindergarten and make sure that is what the money it was raised for.

Charlie: This discussion happened at the last board meeting. My proposal at that meeting is to discuss with them exactly what our financial situation is. The tax rate would have to be cut back until the full day kindergarten happens because it may take 100 – 150 teaching units to make that happen.

Ken: I would like to try to get local businesses to help finance some of the afterschool programs. There are things we can do besides waiting for the state funding. It may be possible to have a business sponsor a school or an activity. The cuts will be devastating to Red Clay.

Q3. Since the school board haswhat are your plans to return these students to AI, Dickinson, and McKean?

Gary: Since we put a charter school at Wilmington High, we can't keep them out. Prior to that, we couldn't get kids to go there. We need to make sure that McKean and Dickinson improve their services and provide a curriculum to draw kids to those schools. We want to attract students to a school, not force them to go to a specific school.

Leah: I do support charter schools, but I feel we have enough in Red Clay. We may need to look at how we fund them. We need to make McKean and Dickinson more attractive. I think we need partnerships with businesses. That is what makes the Charter schools so successful –they have support from area businesses. Smaller schools within the schools make them attractive to students.

Charlie: Before Choice I was concerned that schools would lose enrollment. A policy was put into place that a school that dropped below 80% of enrollment had to provide a plan to entice enrollment.

Ken: I also support Charter schools, but one of the things is that we have magnet schools that we can control in the district. The charter schools take the best of the best and our high schools are lacking in the best students. His idea is to do the same thing as the charter schools in the regular schools.

Q4. Leah: How would you have handled the recent fund mismanagement differently?

Hindsight is wonderful, but I would like to think that if I were on that board that I would have been much more aware of the finances. I am learning the process now and I would be asking a lot of questions that I don't think were asked.

Q5: Incumbent:

Charlie: Knorr enterprises was a group that worked with city students who had problems and they worked with the student and parents to help solve their problems. Knorr Enterprises was a no-bid contractor but the only group who provides this service.

Gary: I want to add that you might have remembered fights are Wm. Penn and Mt. Pleasant and one of the things did was to let us know when fights would take place. Also the district spent money on alternative schools and takes the disruptive child and puts them in a smaller class setting.

Q6 The district refused outside donations in order to maintain after school activities, is that something they would consider going forward now that the referendum has passed?

Gary: I don't know - the board would have to vote on them. The donations were not accepted because they were from affluent areas and were specific to programs and schools.

Leah. I agree with Gary. We don't know what kind of cuts we will have, but I do believe that a pool of money would be equitable to be distributed to all schools.

Charlie: One of the things would be to come up with alternative ways to save money instead of cutting teachers and support staff. I encourage all legislatures to come to a meeting with the school board to discuss these alternative ideas.

Ken: One thing I would have to say is that I look at donations from different groups and I have to agree that we should try to accept money, but put it in a pool so that all children benefit from it. If someone wants to contribute to a particular school, we should look at that and evaluate.

Q7. incumbents – In Spring 2006 the Board voted against smaller class room sizes due to money, but also voted for the Linden park lease that cost \$8000.00 per year – what based that decision?

Charlie: The Linden park decision was based on the fact that the office space at Brandywine Springs was needed for classrooms. The smaller class was more than likely the waiver that is voted every year. There are variables that make the class room size go up and they have to be voted on every year. The issues are separate but the movement was based on the space need at Brandywine.

Q8. Suggestions: cutting money for summer school, and get rid of DSTP.

Would you be in favor of those 2 suggestions as a way of saving money for district?

Gary: I agree with getting rid of DSTP testing – it was a waste of money and does not provide accurate test results. You have to look at ways to save money.

Leah: It is my understanding is that we are under contract with DSTP until 2010. We as a district have been looking at a growth test and will save money and it is important that it is aligned with content that we teach our children.

Charlie: Summer school cut was another suggestion at board meeting. Working with legislatures will make that happen. The growth model test will test at the beginning of the year and then again at the end of the year. DSTP costs \$10 million dollars.

Ken: I agree with doing away with DSTP.

Q9: There were comments about charter schools – with regards to the Wilmington High school feeder, do you think it is fair that these students don't have a feeder since this school closed 15 years ago?

Gary: 15 years after the fact, we need to re-visit. With no child left behind, there is an issue every month, the district is working on a type of feeder pattern for Wilmington students.

Leah. I believe that kids in Wilmington have been "homeless" for a long time. It is hard to ask them to come to McKean or Dickinson – they have no sense of community. I believe that some kind of feeder will work. There is talk of putting a high school in Wilmington.

Charlie: I am part of the Wilmington feeder and after Wilmington was changed to a charter school, those feeder students were sent to AI, Dickinson, and McKean and it is time they have their own school.

Leah: Originally when it came to choice and charter, Wilmington high school students were supposed to be given first choice and I don't think that happens.

Ken: I would have to say that if you visit any city schools, then come to the suburbs there is such a difference. You have to bring that sense of community back to the Wilmington students. With the finances, it may not be possible.

Q10. To compensate for the state funding cut, would you favor another referendum?

Ken: I supported the last referendum, but I don't think we can go to the public again and ask for more money and now that money is not going to be used where it is supposed to be used.

Charlie: There is no way to ask again. There are things that need to be addressed thru state and funding mechanisms from the state need to be changed. We need to have some sincere discussion to avoid having

to go to community every 3 years for funding. Without the funding mechanisms being changed, it will never change and it is tougher each time to get referendums passed.

Leah: No I would not go for a referendum. This is a joint concern between legislatures and school board. We are one of few states that have to go to referendum for school funds. It is becoming more difficult to get the referendums passed. We need to find solutions.

Gary: I would also say no. When the state funds 70% of school costs, it would be unsustainable to make that up with local dollars. We have to address the state funding first. Red Clay residents are doing more than their share. 3 million dollars every 10 years goes to Colonial and other districts and that needs to be fixed.

Q11. What would the incumbents or opponents do to get more detailed info. on how district money is being spent and make it more transparent to community?

Ken: We need to sit with administration consistently and make them account for every penny. There are an awful lot of gray areas that need to be addressed. We need to have independent audits. I can see where money is being wasted in construction.

Charlie: We had a lot of construction. How will you make it more transparent going forward? We need to find better ways to communicate with the community. We have asked for audits from the state auditor's office to have a more in depth audit than they do currently. Mr. Wagner said they could provide more detail but would not have been an in depth audit that was needed to uncover the financial problems that exist today.

16 out of 25 schools had major construction and a lot of the projects were stopped due to funding issues.

Leah: The district suffers from a trust problem but now they are attempting to be more transparent. I have background knowledge and I would say we need an independent audit and we have to say that enough is enough. As a board we need to listen to taxpayers.

Gary: My suggestion is to put every dollar that is spent on the website. Every taxpayer is contributing to that and they have a right to see that. I spend about 3 nights at meetings concerning the school board to make sure we are on track with the budget. The problem isn't that we weren't paying attention; it is that we didn't have the correct information in front of us. We need to make sure that we dig deeper into information.

Q12. How would you handle children with disabilities? What would you put in place for a child that has a documented disability?

Ken: I don't have a lot of knowledge on what a child would need for specific disabilities.

Charlie: All the Federal laws tell what services you must provide for each disability. It is already spelled out in law and make sure they are adhered to. The school board has to address these issues that are

brought to the school board. He suggests that people go thru proper channels before going to school board.

Leah: It is federally mandated. Depending on severity, we have tuition reimbursements to make sure that children with severe problems get the services they need. Students in Red Clay will be in the least restrictive environment for them to succeed.

Gary: It goes without saying that everyone with a disability is entitled to an education. As a matter of fact the law states they are entitled up to age 21. It is an expensive issue for the school board.

Questions from Audience: None

Mr. Flanagan thanked the candidates. School board elections are May 13 from 10:00 am – 8:00 pm.

The meeting was adjourned at 9:00 pm.

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GHADA – Land Use Monthly Report – Apr. 21, 2008

Brackenville Plaza (Happy Harry's)

Exterior completed, interior work progressing. Estimated completion is summer '08

Commerce Bank – Hockessin Fire Hall

Construction activity resumed. The completion date is unknown at this time.

NVF – CCS – The Yorklyn Planning Group and Councilman Tansey will hold a public meeting in conjunction with CCS Investors to discuss a development proposal for a NVF land parcel of mostly undeveloped open land. The meeting is this Wednesday, April 24th fro 7-9 PM at the Center for Creative Arts on Creek Rd. All interested residents are encouraged to attend.

Plute Traditions at Pike Creek

Pulte has confirmed that they are no longer pursuing the proposed development on Papermill Rd. They advised that their options will expire at the end of April and they have communicated to the land owners that Pulte will not go forward with the development they presented to the community at a previous community meetings. However, the current land owners are seeking to move forward with the plan and are currently working to select a development company for the plan.

Sunrise of Hockessin – Limestone Rd

A requested variance to the NCC UDC height limit of 40 feet to allow roof peaks to be 51-62 feet maximum, will be presented at the BOA meeting this Thursday, April 24th starting at 6 PM at the NCC

Government Center on Reeds Way. The proposed 125 independent living units and 80 assisted living units & parking on the Naudain property is consistent with the development desires the community has expressed for the non-commercial in-fill of Limestone Rd/Route #7 corridor. The Sunrise Focus Group voted to support the variance request, and requests the GHADA board to vote in favor of this variance and support the application. (A motion req'd to 2nd & vote needed.)

Goddard School – Valley Road

The owners are moving forward with the plan and have advised GHADA that they should be breaking ground sometime in May. Presently, a DELDOT TIS report is pending of current traffic conditions on Valley Rd and might favor a curb cut to allow two-way entry and exit from the property. The Craig's have expressed their continued desire to work with GHADA on the project as they move forward and have pledged to keep the community informed of their progress. We have a rendering of the proposed building, which is complementary with the surrounding neighborhoods and reflects high quality design, materials and a residential look.

Hockessin Crossing, Valley Rd – Children of America Day-Care

Building construction continues. We will meet again with NCC in an attempt to address the two (2) other lot entrances/exits and attempt to find a workable compromise on access and usage. We are hopeful that the applicant will work in cooperation with GHADA to reach an acceptable agreement for all parties and that ensures a good outcome for the entire Hockessin community.

New Business:

WSFS is seeking to rezone two parcels directly across from Lantana Square Limestone Rd entrance next to the Hair Advantage salon, to build a mini branch (2,500 sq ft) with a drive-up and ATM window and lobby banking and a small office building (3,000 sq ft) at the rear of the bank building. The former Medori home at the top of the property will be demolished and the lot landscaped (reforested). We met with the applicant, representatives, developer (Medori Enterprises), Councilman Tansey, along with several nearby neighbors, adjacent land, business owners at the site to review the conceptual plans (Lantana, HH, HG, Hair Advantage, etc.). Overall, the plan was well received and those attending agreed with the applicant, that a traffic signal would be the best way to prevent accidents as the intersection is currently dangerous. Many noted that with a traffic light, they would fully support the plan. John Flanagan will contact DELDOT to explore what needs to occur to determine if a traffic signal is warranted. A focus group will be formed to work with the applicant and provide input as the project moves forward. We have artist renderings of the building and site plans for review.

Respectfully submitted,

Mark Blake,

GHADA – Land Use Chairman

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GHADA Meeting Minutes from March 17, 2008

Opening Comments and Announcements:

Mr. Flanagan opened the meeting by introducing Executive Board Members and elected officials in attendance and made the following announcements:

1) Mr. Flanagan attended mtg. with Executive Chris Coons and heads of civic umbrella groups – a neighborhood resource page is avail on NCC website, so if help is needed on property maintenance codes, go to NCC website.

Also, county finances were mentioned – transfer tax revenue is down, as well as loss to the county due to interest rate decrease by Fed.

The County budget will be presented by Executive Coons on March 18, at 6 p.m.

2) Jeff Dixon commented about the GHADA nominating committee – Jeff will be the head of the nominating committee with Cathy Censurato. Tina Goldrick will not be available to help this year.

A motion was made for Jeff and Cathy to be the nominating committee, and there was a 2nd from the floor. All were in favor, and none were opposed.

In addition, Jeff stated that there are openings for board members for terms that will expire this year. Anyone interested should see Jeff Dixon after the meeting.

Administrative Reports:

Land use Rpt. provided by Mark Blake (also see separate attachment below)

Treas.Rpt. not provided

Secretary's Rpt. Meeting minutes are available on GHADA website.

Attendance at tonight's meeting was 36 general attendance; 25 Board members.

Land Use agenda item: Sunrise Plan for Naudain Property:

Representatives from Sunrise Assisted living were in attendance.

Wendy Stabler, Lynn Naudain, the Malloy's, and Dave Ennis from Sunrise and Tom from engineering.

Lynn Naudain provided background information on the property: There were originally two parcels – Naudain/Chambers property, and the Dennison property. Mr. Dennison died and Mr. Naudain and his brother purchased one side of the property and continued farming on the property. It is now Naudain Enterprises, which is a paving and site contractor.

Jack and Donna Malloy have 1 parcel – and the other where the chicken house used to be is owned by Mr. Naudain and his brother. His mother owns the 3rd parcel next door.

Adare village is a new development next to them and they have now decided to open up to a development. There was a proposal from Weiss grocery store as proposed developer, but due to too much opposition they decided against the proposal. Approximately 3 years ago Sunrise proposed to them the development of the property that would not impact traffic, was environmentally friendly, and would not change the structure of the property setup.

Dave Ennis, Sunrise project manager: Sunrise is a large senior living provider in the country. They currently have many home developments in the United States, Canada, and UK. Demographic studies were done and Hockessin was found to have good demographics as far as elderly population and also elderly children - 46–64 year olds who are placing their parents in assisted living facilities. Hockessin has a strong demographic in this area but not a lot of competition. Hockessin would be a great market for Sunrise due to elderly services being needed.

The proposed development is for 125 units of independent living – average age is 78 years old; 80 units of assisted living homes - average age is 85 years old. The difference between the 2 – assisted living residents need 24 hour care and can no longer take care of themselves. Independent living is apartment style living. Services will be offered like meals, fitness, etc. Individual residents will drive; Assisted Living residents will not drive. Staff times are staggered so they are not reporting during rush hour and will not impact current high traffic times.

Buildings are residential and not institutional. Decorating and landscaping are well maintained. The average assisted living room is 450 sq. feet; and the Individual living space is 1000 sq. feet.

Wendy Stabler: Showed a map that the property is on Limestone Road and consists of 20 acre aggregation of properties and would have three 4 story buildings. There would also be a number of acres of open space. They are currently applying for property re-zoning and Naudain Enterprises would be eliminated from the property.

Tom: The property is entirely within Cockeysville aquifer. 25% of the site will be re-forested. State regulation passed recently that volume management is done on the property in the form of retention basins for water storage and used for landscaping. 24% will be impervious cover. All other land will be open space with walking trails, gardens, gazebos, etc. Sanitary sewer existed on the property. No sewer capacity at this point. NCC has a plan to upgrade Pike Creek system and should be complete by construction time.

Wendy: Re-zoning will be needed to ST from SP to allow higher capacity. The re-zoning process has begun with an exploratory plan - the height restriction is 40 ft. for ST – the proposed bldg is a 3 story structure with a peaked roof which puts them in excess of 40 ft. restriction.

Rezoning is an 18 month process.

Jeff Dixon: Sunrise currently operates on Shipley Road in Wilmington. The building is for Assisted Living and is 78 units with 54000 sq ft. It is quite a bit bigger but is only on 5 acres.

Historic structures on the property will be used as sales office and marketing approximately 14 months prior to opening. Post opening, there are no plans for the structures, except to be restored and used as office space.

Jack Harrison: The county has done a survey of how well the retention ponds have worked or not worked.
Question: According to RPTC, ponds are supposed to drain in 48 hours but they do not- is there something unique about your ponds that is different?

Answer: these are not infiltration based; they are holding ponds and are there to hold the water to be pumped out for landscaping and watering needs on the property.

Wendy: Am confident that they can bring it from 24 to 20% but cannot be feasibly done within this project.

Q. Will there be a fence in addition to the trees?

Answer: No fence is planned at this time.

Q. What is best guess of when this will be up and running?

Answer: 18 months for approval and then 14 months for construction –planned opening in 2010.

Q. Why have they not included skilled care beds?

Answer: Manor Care is down the street and they have plenty of nursing home beds there and there is a nursing home planned for Pike Creek. We are not in the nursing home business – we are in the assisted living business.

Mark Blake: Naudain has been approached by many different developers and when the community was polled, this was what they said they would like to see there.

Q. what else could go there if not the Sunrise plan?

Wendy: Under current S zoning with sewer – they could probably get 28 - 30 lots and open space requirements would be a lot less.

Q. What are the fire safety requirements?

Answer: The entire bldg. will fall under Delaware Fire safety code based on the use. The bldg. is designed to have fire lanes around the entire bldg. with limited parking against the bldg. The plan has been approved by the Fire Marshall's office.

The assisted living bldg. will be fully sprinkled and will be a concrete and steel bldg.

Agenda Item:

Panel discussion with elected officials moderated by Joe Amon.

Panel of elected officials were introduced: Lt. Gov. John Carney; Sen. Charlie Copeland 4th district, Sen. Liane Sorenson, Rep. Joe Miro 22nd district, and Rep. Nick Manolakis 20th district.

Questions were submitted previously, but were also submitted by audience members.

Q1. Lt. Carney – we need to stop taxing property owners for education –do you support state income tax for education?

Carney: No, we have a mix of revenues that support all services that the state provides. States that have allocated sources get into deep trouble. The State of Delaware has challenges – but to provide adequately for education we would need to look at all avenues. They looked at it about 10 years ago, but were not felt it was the best to do. Instead they decided to propose a reduction to senior citizens for property tax and now if you are 65 years of age or older you get a 50% reduction in property tax.

Nick Manolakis: the referendum process is a unique opportunity for citizens to vote regarding their taxes. School tax is the one single tax that taxpayers can voice their opinion on and is separated from the general election process that take place.

Q2. Are you in favor of having 1 school district in each county to reduce expenses?

Manolakis: No, there is a possibility of some consolidation for districts that are close, but school districts and their Board members represent local communities and there is a great deal of resistance outside of Delaware to that type of process.

Carney: Not in favor of 1 district in the county and would be regressing in the education process and would dilute the power that people have. School board elections and referendums are intended so people have a say. You need to have the ability for people to have a say in their educational system.

Sorenson: Not 1 district, but could be consolidated some. The business roundtable and Rodel just did a study to find out how to get more money – we have 19 districts in a small state - I don't think 1 is the answer, but we could consolidate.

Copeland – Christina had a \$20 million deficit problem, Red Clay had a deficit not as bad, but close, and Brandywine had to get their referendum through so they wouldn't be in trouble. Decreasing or increasing the no. of districts will not change this. It comes down to our ability to understand where they are spending the money. That would be a transparent accounting system that is audited every year and posted online so everyone has access to view. It's not a matter of how many districts, but that the district finances are transparent.

?? The prospect of saving money by having fewer districts is appealing. One of the things that always comes to mind when you ask people, but it is not the no. 1 priority. On the business side there are efficiencies that could improve and consolidate. I do know that we should look for opportunities in efficiencies in the Administrative side of the operation and I agree with the transparency issue to give residents of the district access to the correct data.

Can the legislature be bold and consolidate all school admin. Functions?

?? I suggested that is what we should be doing as we are a very small state...I have friends in Texas, California, and Delaware is the size of a county in most states. Districts were consolidated in 1968 so it can be done.

Copeland: It makes sense to consolidate admin. functions but there is no way to determine what is being spent in each district to even try to consolidate. There needs to be a way for each district to account for each so they can be separated.

Sorenson: Efficiencies could be had with purchases, energy, transportation, etc... but it is more important is that we can't take books from each district.

Miro – The first step to consolidation could be purchasing power in districts and the fact that we have the same tests across state there is no reason why we could not have the same books used across the state which would save money, consolidate personnel and have more efficiency and effect.

Manolakis: Most issues have been touched, but there are professional associations within all levels of education across the state. There are standards of conduct and carrying out of responsibilities. Each job is conducted in a manor that is open to public and has a good two way conversation with the public.

Q. Del. Law allows any district resident to vote on an increase even they don't pay taxes – I call this representation without taxation. They get a free ride – do you think that's fair?

Sorenson: 18 is the age to vote and we should stick with that. I don't see making exceptions to voting.

Copeland: I agree with Liane – you have to have a system and not all systems are fair and they have issues with it. I feel we should re-assess and that is scary process to elected officials b/c you want it to be neutral b/c some taxes will go down, and some will go up. And there should be re-assessment every 3 years.

Carney: In all cases of Democracy all should be able to vote.

Miro: In addition to what has been said, 18 is the age to vote and higher participation is always welcome. Also, those individuals who may vote for the increase, they are also going to receive an increase in their rent if they are not a homeowner. An increase in the school tax will reflect an increase in the rent whether, directly or indirectly.

Manolakis: I've spent 29 years working in education and this issue comes up frequently and is reflective of a larger problem in the community. It in many ways brings out the fact that the discussion was heated. The recent tax increase brought out many issues regarding school board member's length of service and

that school board elections should be aligned with general elections. I would be supportive of referendums and school board election at the same time.

Q. Do you support and will you enact legislation to make districts fully report all spending in the district?

All responded that should be the law now and a bill is in progress.

Miro: I have a bill now that says that every district in the state has to be accountable for all money and if an individual cannot account, they will be taken to civil court. It is time for us to bring forward to legislation for individuals and school board to be accountable.

Q. What is the state population growth rate and what percent is due to illegal immigration?

Sorenson: The numbers are difficult to be certain, but from July 2001 – 2007 it went up 78,000 and it is estimated that 11,000 are unauthorized.

Miro: It is difficult to determine a status of an individual. U of D students who come from different parts of the World to study, their status as student ends, but often there is a different number of students in Newark who stay pending employment. They will be considered as illegal until they are employed and their status changes.

Manolakis: On educational level, we are seeing significant strains with regard to English language learner programs for non-English speaking students. In the last 6 – 7 years, those numbers have more than doubled while the resources have not been increased and this is driving up cost to accommodate those individuals.

Q. What is the impact on the state of both legal and illegal immigration and what will you do about it?

Sorenson: New people into state – particularly seasonal workers who are important to the economy, but social services to unauthorized aliens will be a cost for everyone.

Miro: This is a federal issue and I think we lost an opportunity this past spring to bring immigration reform into this county. I will not take a position one way or other, but the opportunity was there at the Federal level and did not happen. We will not see changes this year until after the election. I will say that one of things that need to happen is to make sure that borders are secure and that issues should get resolved before we do anything in terms of immigration reform. Deportation is not the answer. Immigration has always been the fiber for this country. There has been significant positive contribution to our society due to immigration. We should concentrate on securing the borders and provide a program for those that are here illegally.

Manolakis: we all have come from somewhere. I think that the argument has been eloquently stated, but I would like to see a process where we can identify individuals within the county on some basis. My wife was in an auto accident with an individual that was here illegally and many issues arose due to this. There are so many individuals that are under the radar and they are receiving the benefits of our tax dollars and we need to find a way to help offset the cost.

Copeland: Rep. Miro said the basic – we have to seal the border in some way. The reason they are here is due to work and decent paying work vs. where they are coming from. How do you make it more difficult for them and how do you make it easier for them to come here legally? We need to make sure that when businesses are doing business with the state you must sign a document stating you are not employing illegal immigrants,. Until you stem the illegal flow and make it easier to come in legally.

Carney: There are positive effects of legal immigration. We have to encourage physicians from India and Pakistan to come here because we do not have enough physicians in the state. We have a lot of technical IT people and medical who come on legal visas who have a positive effect on our economy. We need to train our own people so we don't have to bring them in.

20,000 of the 100,000 of Delaware residents are non-citizens that don't have health insurance, but they will get health care regardless. The challenge is to focus on the illegal and the problem is that contractors are hiring as sub-contractors not employees. The next question is where is employee number so when businesses check that box, they don't really have a way to check unless Social Security gets back to them on those numbers. In poultry in our state, if we didn't have illegal, the poultry industry would collapse. We need to be able to distinguish who are here legally vs. illegally. If they commit a crime they should be deported immediately.

Over a decade of effort and patience has been promoted to OLP streetscape project, is there anything that can be done to include in next year's budget? Would any of you host a meeting with Del Dot to start construction?

Sorenson: It is difficult this year. It is the worst since the 90's. As far as streetscape is concerned, they received many letters to include in this year's budget. A number of us have supported over the years, but it is very difficult b/c we are competing with road projects that are safety issues. We would be willing to host a meeting to move forward.

Copeland: I agree, I am happy to attend a meeting but don't want to give false hope. When Nathan Howard was Secretary, the 5 year plan, there was a backlog of projects that didn't get done. They are still out there and we don't have the money. The economic forecast is down for the current year and also for the coming year.

Manolakis: I had spoken with Janet Kilpatrick who has worked closely with GHADA and it may be possible to phase in the project in sections. We've all spoken about our willingness in any way we can to help this along.

Q. Why is Del Dot always in financial crisis mode when our state is so small yet spends more than larger states on highway maintenance?

Copeland: I haven't seen stats on where we spend vs. other states, but we do pick up money from other states that aren't used. The general assembly raided the transportation trust fund. There is \$3 million per year for operating Del Dot and back in early 90's Congressman Castle was Governor and they took funds from general fund and into transportation fund and now is up to \$3 million taken out every year. It's a failure that started many years ago.

Carney: I don't know stats, but being involved for more than 20 years, in late 80's there was a list of projects that include 273, Naamans Rd, Churchman's crossing area and others that sat there and lasted forever. There are many projects that need to still get done and each Rep. from each district has projects that are important to them. The transportation trust fund was a good idea that enabled transportation revenue to be dedicated to transportation projects in order to get them done. In recent years, one of the major revenues is the gas tax for that fund, but the tax has not increased.

Miro: The first year I was elected 1998, I remember a debate on whether to raise the gas tax 4 cents and we spent hours and it was not raised. Today, 10 years later, we see a fluctuation of gas of 10 – 15 cents within the day. We did not have the votes to do anything 10 years ago and should have been done at that point. It was not done and has escalated to where we are today. This is not the year to do it so we will not see a change in the way we fund road improvements.

According to The New Journal, the general assembly is the only state body not opening their decision making them open to public. Would you support it to be more open?

Manolakis: All processes within the house are open to public except for caucus. In the caucus meetings is the opportunity to discuss strategy for bills that are open to the house. All voting records in the house of reps. is also posted on website. I feel the house has gone to great length to allow openness with the exception of the caucus.

Miro: To reinforce what Nick said, that is the way the house operates. The question should be how do we make the senate to open their format to reflect how the house does it. There are many things we send to the senate that never see the light of day. Some bills go in and do not come out. We do need the senate to have a more open government. There are new bills in the house that will address the issues of open government, but it is not the house that needs the open approach. Every single committee meeting is open to the public, so you are encouraged to come to cover. One of the questions is why aren't committee meetings at night so people can come and participate? We do hold hearings on important legislation at night and we also try to hold them in all 3 counties when it is significant importance when it will be a dramatic change for everyone. I invite the senate to do the same.

Sorenson: There are a number of open government bills – the open government bill is senate bill 4 and I am sponsor for that. I agree with Joe and am amazed that the house and senate do not operate the same. The desk drawer veto exists today.

Copeland: There are a number of aspects to open government: 1 is freedom of info. And senate bill 4 would remove the exemption in code for general assembly; 2 is having every bill have a public hearing so the public can weigh in. Proponents and opponents should have ability to state their views; 3 is to have every department in state to post online all receipts with a link to the purchase order. Salary and benefits by job title should be posted as well. Pennsylvania just went through a similar course of action and their house of representatives is 123 Democrats to 122 Republicans so it was able to get thru without a negative vote.

Carney: Common sense frankly – there isn't anything to hide. If there is something to hide, it shouldn't be hidden. There isn't anything that shouldn't be shared.

Q. Sen. Copeland – talked for several minutes but never said he would support senate bill 4?

Copeland: I am in support of senate bill 4 and am in support of the bill, but you have to convert to constitutional amendment or it will expire. Yes but we need to convert to amending otherwise on June 30th it expires.

Q. There is a bill to increase state transfer tax to fund building for Del Tech Community College. Delaware already has the highest transfer tax in the nation, do you believe home buyers and sellers alone should fund this project? Would you vote for it? Would you vote to lower the tax?

Carney: The problem is that we've got more people to go to Del Tech than we accommodate with the space we have. The only way to create a 21st century economy is to have more people go to college. I don't think passing a specific tax for a specific project is the way to do it. We need to incent kids to go to college.

Copeland: There is a need for the college, but I am not in support of raising taxes for this purpose. If we have needs in the state, we have to prioritize them, but shouldn't hand out revenue streams.

Sorenson: I don't think it will pass this year but it is a tremendous need for Del Tech capacity.

Miro: I would not support the tax increase but recognize the issue. U of D needs to step up and is not admitting as many students as they should in my opinion. They take 65% out of state students into their campus. They need to give more consideration to our graduates and provide them the opportunity to attend a 4 year college. It is not the same to say that you are going to a 2 year program at Del Tech where life is not the same. Del Tech does not provide college life to our students that help them mature. The alternative is to look at programs within the boundaries of U of D.

Manolakis: In my experience with young people almost all of them need 4 years to mature. I would not support a separate revenue stream to fund Del Tech. I do believe they are training many of the 1st responders for our state but we have to find alternate ways other than tax at this time.

Q. Are you in favor of expanding the slot machine operation to include table games and where do you believe the proceeds should go?

Carney: No, do not expand and would not designate proceeds for any part or purpose.

Copeland: same

Sorenson: agree

Miro: agree

Manolakis: Agree and not in favor of increasing the no. of sites. Wilmington came up on Riverfront, but we should keep option for sports betting open.

Q. Would you favor a bill that would return Delmarva Power to a regulated monopoly like it was before?

Carney: We forced energyit's tough, but we should support the wind farm proposal and intends to do an inversion of deregulation by purchasing a specific amount of their electric supply from them. We can argue the cost and we should, but Delmarva Power has sold those assets and we can't do it legally.

Copeland: It would be difficult to try and re-regulate and have them take those assets. There is a huge role in public service commission and Washington Gas is in the market place and you would be kicking them out, so it would be hard to do and not sure it would benefit in the long run.

Sorenson: We are just beginning to get the competition that we had hoped for.

Q. Why is the state senate supporting the derailment of Blue Wind?

Sorenson: I am lead sponsor of House Bill to move the issue forward. Some members are opposed and some are in favor and it is not a party issue.

Copeland: I am not in favor of the current proposal – I have no problem with Blue Water putting in a wind farm, and they should strike a deal with NJ, Del, and Feds. NJ said for them to get power purchase agreement and whoever gets agreement we will give \$19 million dollars. I heard earlier today that Delmarva Power has gotten 10, 15, and 20 year onshore proposals and are 83% less expensive than Blue Water wind proposal. No existing capacity in the region will shut down with the Blue Water proposal. We will be building wind farms offshore, the question is how to make it affordable.

Carney: I don't believe senate opposes but there are different reasons why they are for and against. Mechanism is needed to install stable energy and we have to do both things. We have to have cleaner generation. We have a unique opportunity that they have chosen Delaware for their wind farm. Wind energy will grow in the next 10 – 15 years.

Sorenson: Wind farm in Atlantic City has made tremendous difference.

Miro: Copeland is right – the word is affordability. One way to make it more affordable is to distribute the cost to all the right people. Right now, Delmarva Power customers will be the only ones paying for the wind farm cost. There are other users who will receive the energy and are exempt from participating but if we were to incorporate all residents to pay for it, the affordability would be decreased. If you do not include all, you are putting customers of Delmarva Power at a risk that it is so expensive it would not be affordable. The growth of Kent and Sussex County is all within boundaries of co-op and not Delmarva Power.

Manolakis: I serve on the house energy committee on Liane's House Bill 38 which spreads the cost among Delmarva Power customers only and House bill 40 which spreads across all of Delaware. I am co-sponsor on both of them. I want to make sure that the wind farm bill comes out of it. 83% of public says they want the project but the issue now is that senate bill 6 created the process and there are flaws in the process.

Q. Lt. Gov. Carney – We would like to have a debate for office of Governor - will you participate?

Carney: It depends on when and where it is. I have 20 debates scheduled, but am happy to go anytime to talk about ideas for Delaware. I suspect you will hear more this time than any other time.

Mr. Amon thanked the panelists for their patience.

Audience questions:

Why can't legislature mandate uniform accounting system for all public schools?

Copeland: We could and it would be a good idea. There is an object expense report that is somewhat like that where they accumulate data and it is regrouped in other budget units which are where a lot of detail gets lost. But not every school district uses each unit the same.

Sorenson: There would be expense in a new system and there is no money.

Carney: There is a project funded to put a new financial system in.

Which one of you would introduce the bill to say that each district has to use the same accounting system?

Manolakis: I would introduce the bill, but we are being told that they cannot answer questions about where money is spent currently. We have heard loud and clear and the demand is going to make it happen very soon. Be a little patient as it was very difficult the past month with the school referendum.

Copeland: The districts have to post it online every month what they are doing accounting wise. How do you get each district to agree on where postings should go? A lot of the problem is the mis-coding of accounting. Entries are done by each district.

With the challenges of the finances, is the sales tax a possibility that is being considered?

Copeland: Chris Coons has done a decent job in cutting costs, it is premature to say we have to raise taxes.

Carney: We have to look at opportunities to find the savings that Copeland has talked about.

Q. Responses are longer and fuzzier than they need to be, could you just try to make it concise and to the point. We would get more done and more people might attend.

Miro: I agree and my suggestion would be that the scope of the town meeting be limited to 1 or 2 items. The questions are not yes and no answers and need explanations. The range of questions were all over the place and need to be more focused.

Q. Like to know if there is anything being done to alleviate the real estate problem in Delaware? I heard to raise transfer tax which would hurt buyers and not help buyers. We have a problem with buyers not buying and foreclosures. Has anything been brought up to help right now?

Carney: Chairing task force to help families that are 90 days delinquent, but in many cases they cannot be helped. There is bridge funding that may help them protect and save their home. Unique situations can be

helped. One of advantages in Delaware is that many who are moving into Delaware are retirement homes and many of them have nest eggs in their homes. I have been focused on foreclosures.

Q. When schools ask for a referendum and don't get it, they can spend more money and ask for it again within 90 days. Yet we as taxpayers cannot limit that and it seems to always be in early part of year when retirees are down south. Why can't we limit to 1 referendum per school year? Get the issues in the open, but we have a school district that spent \$5 million on an accounting error and the financial guy got a bonus and raise for doing that. That is taxpayer money being misused. I believe legislatures have the power to do this and it hurts when you see school tax as the highest on the tax bill.

Miro: I think we need to improve the public perception of school system and bring accountability and there is a bill being put together for school board members to take the oath of office. The frequency of referendums and there is something in the code that has to be modified before legislation to be brought forward. There is something in the code that allows them to bring referendum up many times.

Manolakis: 3 levels – board level, administrative level, and then have referendum be with general elections.

Mtg. adjourned at 9:25 PM.

GHADA – Land Use Monthly Report – Mar. 17, 2008

Brackenville Plaza (Happy Harry's)

No change

Commerce Bank – Hockessin Fire Hall

No change

NVF – CCS – The Yorklyn Planning Group is working on this project and issues related with the proposed NVF redevelopment. Boyd Sorenson will keep GHADA updated.

Sunrise of Hockessin – Limestone Rd

Presentation tonight to explain their application for pre-exploratory development plan with a request for rezoning 21.36 acres from S (Suburban) to ST (Suburban Transition) for a proposed 125 independent living units and 80 assisted living units (w/parking) for the west side of Limestone Rd, 1,000' north of Paper Mill Rd. This plan is consistent with the development desires the community has expressed for the non-commercial in-fill of Limestone Rd/Route #7 corridor.

Goddard School – Valley Road

GHADA met with the applicant, their builder, and engineering firm to discuss and review the proposed plans. We have a rendering of the building and signage showing the proposed building concept. The

applicant is moving forward with their plans and we hope to have the opportunity to work with them to minimize the impact on the surrounding residential and overall community. We will try to bring the principals together to see what changes and/or compromises can be reached prior to the plan being finalized and construction commencing.

Hockessin Crossing, Valley Rd – Children of Amercia Day-Care

The parking lot is completed and building construction continues. We will trying to meet again with NCC in an attempt to address the two (2) other lot entrances/exits and attempt to find a workable compromise on access and usage. The ongoing concerns is the non-conforming use will become a continual code enforcement problem. The 2 other lot access ways have been closed until a resolution is reached.

New Business:

WSFS is requesting a rezoning to ON for two parcels directly across from Lantana Square Limestone Rd entrance and adjacent to Hockessin Hunt's retention basin and Hair Advantage salon, to build a mini branch with a drive-up and ATM window and lobby banking. Also included in the plan is a small office building at the rear of the bank building. The home at the top of the property will be demolished and the lot landscaped (reforested). We will be having a meeting with the applicant on either March 30, April 1st or 2nd to go into more details about the proposed plan. We have some renderings of the building and site plans for review with us.

Respectfully submitted,

Mark Blake, GHADA – Land Use Chairman

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GHADA Meeting Minutes from February 18, 2008

Elected Officials in Attendance: NCC Pres. Paul Clark, Councilman Bill Tansey, Rep. Debbie Hudson, and Rep. Nick Manolakis

Opening Comments and Announcements:

Mr. Flanagan opened the meeting by introducing Executive Board Members and elected officials in attendance and made the following announcements:

Administrative Reports:

- 1) A community safety fair will be held Feb. 29, 5:00 – 9:00 and Sat. March 1, 8:00 – 5:00. They will be training volunteers to assist police during a disaster. Contact Janet Kilpatrick at 577-5190 or email at Janet.Kilpatrick@stateofdel.org
- 2) Contact Barbara Miller at 239-4349 or John Flanagan if interested in Hockessin Skate Park.

- Land Use – Mark Blake – see separate attachment for details.
- Treasurer’s Rpt. – Given by Neil Greenstein – As of Nov. 19, 2007, the balance in the checking account was \$1,560.62 with \$120.00 collected for dues, \$105.00 cost for advertising, \$57.03 cost for electricity, and \$25.00 cost for tax with an ending balance of \$1,439.59. Balance in savings account is \$3,551.45 resulting in total account balances of \$5,045.00.
- Secretary’s Rpt.: Meeting minutes are updated on GHADA website.

Attendance at the Feb. meeting was 92 general members, and 25 board members.

· Agenda Item:

Town Hall meeting with Red Clay panel discussion. The moderator was Joe Amon and panelists were given 1 minute to answer questions.

Pro-referendum panelists were Jill Floore, Finance Director of Red Clay, Irwin Becnel, President Red Clay School Board, and Robert Andrzejewski Red Clay district superintendent.

Opposing referendum panelists were Bill Dunn, a former member of the Red Clay school board, Mark Blake, GHADA’s land use committee chairman, and Kris Chalfant district resident.

Q1. When does the current teacher’s contract expire? What is the current teacher’s salary range and what were the salary increments negotiated in the current contract?

Becnel: The teacher contract expires this year. The salary increases were 3, 4, and 5. The range of teacher’s salaries – state and local together, are \$35,000.00 - \$75,000.00/\$80,000.00 depending on degree and years of service. Teachers can also receive extra pay for extra activities.

Q2. If a tax increase is approved, won’t the teachers union demand most of it?

Andrzejewski: No, We have always been able to negotiate teacher’s salaries.

Q3. How many students are in the district this year? Does this number include students from outside the district and does the district finance those students from other districts?

Floore: There are currently 15,700 students as of Sept. 30, 2007. There are two groups of kids – Charter school students and Red Clay students who attend other districts through choice. I don’t know the number of students, but there is \$4 million in charter payments this year, and we import \$2.3 million for students coming into Red Clay.

Becnel: Students bring local money from their money that their district would have spent on them as well as state money. The concept that Red Clay is paying for outside students is not true.

Dunn: His answer refers to operating dollars. What doesn't follow is the cost to expand or improve existing buildings. The other districts capital improvement dollars do not follow.

Becnel: Added capacity in Red Clay was added so local students could attend schools close to home – not so that outside students can be accommodated. Charter schools take approx. \$3500.00 from treasury to the charter school.

Dunn: North Star school was not financed the same way Brandywine Springs was purchased.

Q4. What is Red Clay's dollar per student ratio? How does this compare with other districts and what is Red Clay doing to bring this number in line with other districts?

Becnel: The 2007 cost per student was \$11,900 per student compared to \$12,600 in Brandywine; \$11,700 in Colonial; \$11,100 in Christina.

Floore: The state average is \$12,700.

Blake: State data indicates \$14,140 per student and per Standard and Poor's report provided by the state, the cost per student in Red Clay was \$14,140.

Becnel: His amounts were for regular students, not capital or special education students.

Floore: The data the district is using is 2005 and 2006 data from State of Delaware website downloaded today. The state average on the website is \$12,710.

Chalfant: The numbers would be easier to understand if there was one set of numbers everyone could agree upon.

Q5. I send my 2 children to Wilmington city parochial school at a cost of \$688.00 per month for 2 kids for 9 months - \$3500.00 per student per year. What is the tuition cost for Red Clay per student per month? Why is parochial education better?

Andrzejewski: We serve ALL children.

Chalfant: Cost per student – heard many different numbers and not sure what is the accurate number.

Floore: There are two separate programs in the district and the numbers are sometimes combined when reporting the data.

Q6. According to state demographics, student populations in NCC will continue to drop. How will this drop in the number of students affect future financial needs?

Floore: We have seen ½ of 1% increase in assessment value over 3 years. They are not estimating a decrease in the next 3 years.

Dunn: It depends on how many students choose out of district and attend Charter schools. He doesn't think headcount is an accurate way of calculating.

Q7. Teacher efficiency – face time is very low. Recent work schedule is 7 hours with 1 ½ hours spent monitoring students. Only 4 hours of exposure of professional teaching.

Andrzejewski: Teachers are required to spend time monitoring students. Could teachers be used better? Yes. But there is no funding for supervision activities.

Dunn: Since 2001, the district has only added 6 teachers but 19 administrators – time spent by teachers is minor compared to admin. Times.

Andrzejewski: They added 11 asst. principals to aid discipline services due to community requests.

Dunn: Discipline can be a problem, but the number of times they would review a child for expulsion was limited during his time in 1997 – 1999. Since he left, there are 5 – 6 kids considered for expulsion at each board meeting.

Q8. Red Clay has 27 asst. principals and 29 district administrators that were paid \$6 million dollars last year. Why don't they reduce the number?

Andrzejewski: You have to have administrators to successfully run schools.

Becnel: The 11 principals will be eliminated this year and 14 office staff has already been eliminated. They left due to attrition and will not be replaced.

The 11 assist. Principals are 12-month employees and their absence will be noticed.

Dunn: The 58 paraprofessionals, 24 clerks and secretaries, 18 teachers, and 4 technicians that were cut between 2007 and 2008 are not saving the taxpayers money because there was \$168,000 more paid in salaries for instructional support that was added to offset the cost of those 58 people.

Blake: Enrollment trends show districts declining 1–2% in the first year – 2% in 5 years. Vo-tech and charter schools are gaining. Red Clay is the only district in the state that utilizes a substitute teacher contract.

Floore: Substantial cuts were made to the 2008 budget to pay for teacher increases. Many districts use Kelly. In 2007, substitute teachers were hired for daily use, but greater than 10 days are in-house.

Dunn: All administrators make greater than \$100,000 per year.

Becnel: Substitute teacher contract was a mistake and they will no longer use that service.

Blake: District has a history of deficit spending. Expenses exceed revenue every year and there is a surplus being worked down.

Q9. Payroll costs are 70% with 40% in retirement costs. Why does Red Clay assume to continue defined pension plans?

Floore: Red Clay staff are state employees and follow their plan.

Q10. Why did the board approve a 9.6 % raise for the superintendent and a 4% raise for the administrators in the face of a fiscal crisis?

Becnel: The superintendent's raise was based on previous year's performance and his salary was the lowest of the other districts and was to recognize the accomplishments of the district.

Floore: Administrators only received the State increase, no local tax dollars were used for the increase.

Q11. Since the community school is closing, and students are being re-assigned to local schools, how does this affect safety in our schools?

Andrzejewski: Students were re-assigned to local schools and will be monitored closely.

Q12. Do you get state funding for special education students?

Floore: The state funding formula is complex. There is more funding for special education students and it can increase based on need. The state pays 60 – 70 percent of teacher's salary for each teaching unit and the district earns one teaching unit for every 17.4 kindergarten students in a regular education program. The district could earn one teacher for every 8 special education students.

Dunn: There were 68 teacher units earned for Red Clay's 4 special education programs last year, but the district chose to pay 41 of those teachers entirely with local funds.

Floore: Paraprofessionals are one on one aides and the state code allows you to put 2 paraprofessionals into one teaching unit. It is actually cheaper because of the benefits and more cost effective to put paraprofessionals into the unit and pay the teacher locally. The district was actually saving money.

Q13. What teaching philosophy does Red Clay apply when mixing students with special needs?

Andrzejewski: They are included with parent's request or permission.

Q14. Have you cut special needs programs excessively?

Floore: No, there was a reduction in staff in Christina and there has not been a reduction at the special schools. They don't see a major shift.

Q15. Tell us more about how the community financial review committee works with the Red Clay School Board. For instance, is the board required to act on recommendations from the committee?

Becnel: The board has to take the recommendation and then decides if they accept them. They must report to the Board monthly.

Q16. Jill – you are a new director of finance for the school district. What practices have you employed to ensure accountability and a balanced budget?

Floore: The budget is being monitored very closely and the finance recovery team is working closely to make sure that the budget and referendum requests are warranted. Cuts were made to programs and internally they are working with the auditor's office.

Blake: A financial presentation that was made weeks ago shows that Red Clay outspends every other school district combined by 50% in all categories. Library and textbooks is the least amount spent and is the lowest percent for all districts.

Floore: The numbers Blake used are flawed. The report has been seen by many and includes data that combines many fiscal years and the data is not correct.

Blake: Why is it only flawed for Red Clay?

Floore: Based on her financial data it is not correct. The data does not include salaries.

Chalfant: If the numbers are wrong, why doesn't Red Clay prove that the report is flawed and replace it with the correct numbers?

Floore: The state and auditors office is working on doing that and all the districts do not code their expenses the same way.

Blake: The Red Clay budget – house assessment value has grown 56% and the county only 19% in three years. School and government should learn to balance their budget.

Floore: The budget for this year is balanced. The community can vote on whether they want money for next year.

Q17. Of the 20 recommendations of the financial recovery team report, what remains to be done? Will Red Clay do a full financial audit and will the results be available to the public?

Becnel: A yearly audit would cost approximately \$150,000 per year and a one time audit of the past 3 years would cost \$500,000 and take at least 9 months to complete.

Floore: All 20 recommendations have been addressed. There were a number of things that are all completed and the remaining is ongoing.

Dunn: Many recommendations are procedural and should be implemented. For the state audit, if 4 board members write the state, an audit will happen. When will the board request this audit?

Becnel: State audit does not support a 3-year audit due to cost. The auditor supports the state audit. Special audits are ongoing now but don't have any outcome yet.

Chalfant: Her big issue Charter schools and their impact on public schools. Red Clay responsibility is the schools and she has a problem with charter schools in our Red Clay buildings. She wants an independent audit.

Becnel: Red Clay has 3 charter schools. Whether they are Red Clay or another district makes no difference – the money follows the student.

Q18. Do Charter schools pay rent and how much?

Becnel: Charter of Wilmington is the only Red Clay building and pays all operating expenses for their space. No rent is paid.

Dunn: Some of the students at Charter schools are from outside districts and our referendum shouldn't pay those expenses.

Q19. Will full day kindergarten be implemented in the fall of 2008 if the referendum does not pass?

Andrzejewski: Full day kindergarten is the law.

Floore: Red Clay has been full day as a pilot for the state.

Q20. Has the Red Clay district considered buying all supplies as 1 entity?

Floore: They can use the state contacts to piggyback.

Q21. How do you compare academic performance and would you send your child to Red Clay, Brandywine, or Christina?

Dunn: If he moved in to NCC today, Red Clay would not be his first choice. Brandywine or Appoquinimink would be his first choice. Red Clay has fallen short in many aspects.

Blake: Based on 2007, Appoquinimink had the highest graduation rate.

Andrzejewski: Demographics cannot compare between districts.

Chalfant: Depends on where you live in Red Clay. She is currently choosing a high school for her son, and comparing a school in Wilmington to North Star school – you cannot compare. Warner was a top school 8 or 9 years ago. A lot of students were sucked to Brandywine Springs – which resulted in a lot of programs that were cut at Warner.

Q22. Based on the current status of the school district finances, transparency will be the key to earning the community's trust. What plans do the school board and the district have to improve communication to the community?

Floore: Financial reports and meeting minutes are on the website. Board meetings are publicized. Public forums are held regarding the referendum.

Becnel: Financial review committee meets monthly at the regular board meetings and they try to ensure that someone works with people with concerns so they are addressed. Phone calls and emails are also answered.

Q23. Is there any chance or changes anticipated to give financial help to seniors?

Becnel: The state and county provide help.

Audience Questions:

Q24. Why not hire a disciplinarian instead of a teacher as they do for assistant Principals?

Becnel: Assist. Principals and Principals have to have an education background. The best teachers already make the highest salary and have to raise their salary to make it attractive.

Andrzejewski: A change from 40 years ago – assist. Principals work with teachers and principals to provide instructional role as well as disciplinarian. They also perform evaluations on staff.

Chalfant: Why for a teacher leaving a classroom be a step up to an administrator?

Q25. Delaware ranks 7th in Nation for expenditures and 37th in achievement. In a 13-year school career – district spends \$140 - \$210 thousand per student. We should be graduation more seniors.

Andrzejewski: Money is not the answer. Teachers have trouble motivating students in the classroom.

Dunn: State has allocated funding to limit class size in the early years but Red Clay ups their class sizes and get waivers every year.

Q26. The district has been teaching 18-year-old students how to vote for the referendum.

Andrzejewski: They are eligible to vote at age 18.

Becnel: The children are being taught to vote – not to vote yes.

Dunn: Renters should be able to vote because their rent will be increased.

Q27. What is district doing to ensure the class waiver does not happen?

Andrzejewski: All districts struggle with this because the state does not allow teaching units for extra classes – i.e.: library, art, etc.

Becnel: The problem is the funding formula is 17.4 students per teaching unit. The formula needs to change. 10 districts in the state applied for the class size waiver.

Dunn: In 1999, they wrote a waiver for 29 classrooms among Red Clay schools – since then Brandywine Springs and North Star have opened – yet with this they continue to write almost as many now as in 1999.

Becnel: It's not the space, it's the funding.

Dunn: The window for providing a teaching unit – it's a range and it can be met.

Q28. If the referendum does not pass, 60 teachers will be cut – how many administrators will be cut? 11 assistant Principals and 14 administrators.

Floore: It is not known the number that will be cut, but \$3 million is the amount of the cut. They cannot say exactly what/who will be cut.

The web address for more info. regarding the referendum is:
www.voteforRedClaykids.com

www.schoolwatch.us

Closing Comments:

Floore: A referendum failed last year – the community spoke.

The financial review committee has looked at where the money is being spent and what the bottom line looks like. The budget this year is balanced. Going forward, they are doing all they can to communicate to the public what the referendum includes. She does not want the vote to be based on the past. The referendum addresses the most critical items.

Becnel: Red Clay resident and knows the impact of a tax increase. Historically they have been good stewards of tax money. They don't like to have a surplus. Property tax in 1981 was and is now 91 cents. He hopes people will listen and vote to put programs back in place.

Andrzejewski: Mistakes were made and have been corrected. The budget is balanced and schools will open in the fall of 2008. Four schools were recognized in Red Clay – Stanton, Brandywine Springs, Delaware Military Academy.

Blake: We all have budgets we have to live with. He would support the referendum if it were for the benefit of the kids. He would like to see 19 districts consolidated down to 3. Board and Administrators should take a pay cut or forego bonuses. That could bring up opportunities to save money. Put textbooks back in kid's hands.

Dunn: He doesn't like the phrase that you would vote if you cared about the kids. He cares about all the kids in the Red Clay district. He has studied education issues and there is no accountability for the financial problems in Red Clay.

The meeting was adjourned at 9:40 p.m. The next meeting will be held March 17, 2008 at 7:00 p.m.

GHADA Meeting Minutes January 21, 2008

Elected Officials in Attendance: Sen. Liane Sorenson, NCC Exec. Chris Coons, NCC Pres. Paul Clark, Councilman Bill Tansey

Opening Comments and Announcements:

Mr. Flanagan opened the meeting by introducing Executive Board Members and elected officials in attendance and made the following announcements:

1) The Hockessin Planning Partnership sent a letter to Gov. Minner regarding Old Lancaster Pike project and he urged the community to write your state legislators regarding this issue.

2) Received a call from Barbara Miller regarding a skateboard park. Anyone interested in this project should contact Barbara Miller at 239-4349.

Administrative Reports:

· Land Use – Mark Blake – see report below Minutes for details.

· Treasurer's Rpt. – none provided

· Secretary's Rpt.: Meeting minutes are updated on GHADA website. Attendance at January meeting: Board of Directors: 25 of 39; General Attendance: 72; Total Attendance: 97.

Agenda Item:

Town Hall Meeting with NCC Executive Chris Coons, NCC President Paul Clark, and Councilman Bill Tansey. Joseph Amon, publisher of the Community News was the moderator and audience members at the meeting submitted questions.

Mr. Amon introduced the panel members and they each provided opening comments:

Mr. Chris Coons gave an overview of the status of the county stating that the finances of NCC are the biggest challenge. It was initially thought there would be a reserve at the end of 2008. NCC continues to be in a position where expenses are higher than revenue. NCC's revenue is generated from property tax and transfer tax and the County is currently looking at new ways to generate revenue. Safety is a big issue and Paramedic Unit #9 was recently opened. The Hockessin Library is a \$9 million dollar project that is

half state, half County money and is scheduled to open April 5, 2008. The problem property task force has cleaned up the 50 most problem properties in NCC.

Mr. Paul Clark said he was encouraged by the amount of attendance at tonight's meeting.

Mr. Bill Tansey mentioned a few highlights of what is going on in Hockessin:

- Hockessin Redevelopment/Hockessin Village Plan

- DRAC is doing a good job

- Hockessin Athletic Club (HAC) is a new addition to Hockessin and is the 1st Land Use plan adopted by NCC.

- Old Lancaster Pike streetscape plan.

Question #1: What have you done to assist Hockessin in planning initiatives?

Tansey: He attends all community meetings with GHADA, DRAC, and HPP.

He hosted a "Coffee With Your Councilman", however, it was not well attended. He is very accessible to Hockessin residents.

Coons: His staff typically attends community meetings on his behalf and spends a lot of time on the planning process. He would like suggestions from the community if he needs to do more. They look for projects with partnership funds – not just NCC. He feels that Hockessin can make progress without becoming incorporated.

Clark: He is known for being honest and feels that some areas in NCC do better than others. His job is to help all county council members – 13 people – to get what their community needs. NCC is a very diverse county and each area's needs are very different.

Question #2: With disbanding of Office of Community Governing – who are the people and their phone numbers who were shifted?

Clark: Each dept. should be called in place of those individual people.

Coons: There were vacancies in some areas and those people were integrated into those departments where they had expertise.

Gail Taylor – Dept. of Finance, Assessments and Billing 395-5044

Paula Marcelli – Code Enforcement 395-5044

Chip O'Conner – Community Development 395-5464

Eva Grier – Maintenance Corp. Issues 395-5424

Joyce Pasaro – Community Services 395-5536

Norm Spector – Community Services 395-5621

Carolyn Hogg – Special Services 395-5284

Tansey: Call him for any problems 395-8343. He pushed to do away with Community Governing.

Question #3: Why does the County buy Dodge Durango SUV's and allow them to be taken home by NCC employees?

Clark: Only a limited number of vehicles are taken home where it is a proven requirement.

Coons: NCC has 1500 – 1600 vehicles. Most take home vehicles have been given back. 25 Durango's were purchased and 19 are used for Police. They look to American made cars and are mindful of fuel efficiency.

Question #4: Hockessin contributes to County money – in what ways could the County help Hockessin? Specifically, the OLP project which would be beneficial to NCC.

Clark: State Rep. would be better able to help with funding. NCC staff is available for planning – it is time for the Community to take over the plan. The business community should be more helpful.

Coons: The perception is that Claymont gets more attention than Hockessin. OLP is a different situation than Claymont due to many different projects. He encourages business owners to invest. State and County representatives should be contacted for help regarding business owner support and he would be happy to help in any way.

Tansey: Many projects stall because of money and the County can support with staff but not money.

Question #5: Will each of you write a letter to DelDot in support of the OLP project?

Clark: When letters get sent they usually don't get good results, however, he is willing to support.

Question #6: Who controls re-assessment of property values and has it been considered to re-assess?

Coons: NCC hasn't re-assessed in 23 years. State law provides that County must conduct and pay for the re-assessment, however, it cannot result in an increase of more than 15%. There are sections of the County that may do better and it would help the schools.

Question #7: Your comments on State considering Hotel Tax vs. County Hotel tax.

Coons: One of the new revenues sought last year was a hotel tax and it didn't get out of committee.

Clark: NCC has to go to State to impose tax and get approval from the State. The recommendation for new revenue is to diversify.

Question #8: There has been talk in the press about consolidating military bases on the East Coast – what will be done to our area?

Coons: The process of closing a military base is quite critical and is voted on Nationwide. NCC Air Guard was at risk. Fort Monmouth NJ will re-locate and 28000 jobs will re-locate. Job opportunities will re-locate but many will not and NCC Is working with them on re-locating to NCC> It is possible to have 1500 jobs in NCC for folks working with the military. It is a significant move of job opportunities to NCC>

Clark: Advocating Baltimore, MD train line to come to Delaware. NCC is looking at this as a great opportunity for jobs in Delaware.

Question #9: 1991 sewer capital was initiated – it was stripped out in 2005 and 2006 – did Council authorize in a public meeting?

Coons: There is \$57 million in undesignated funds in the sewer program – the recommendation was to spend that money rather than leave in reserves. NCC had an obligation to upgrade the Sewer system, which is old and failing. It is 40 – 60 years old. There is no Federal money available. \$140 million dollars will be spent over the next 15 years to upgrade to comply with the Clean Water Act.

Clark: Bill Tansey is very active on this committee and all council meetings are open to the public.

Question #10: Alarm monitoring – will NCC officials be responsible if info. leaks into Phila.?

Coons: County Police has tried to get this passed several times. It requires registration of private security info. How will private info. be secured – he is not sure.

Tansey: He and Chris Coons will make sure it gets addressed.

Clark: Alarm system companies have the info. – why is it an issue?

Question #11: How many 911 calls regarding aggressive driving have resulted in convictions? Is it a waste of funds?

Coons: He is not sure but will have to get a status from the Police Dept.

Question #12: Yard Waste ban – Advise us how NCC is addressing the ban. How can NCC help us negotiate the rates?

Coons: NCC has worked with DNRC for yard waste drop off – and 2 are now open, and 2 are in progress. NCC is trying to find sites so there are places to dispose of the yard waste. The challenge is getting a reduction in fees from haulers. In general, NCC does not interfere with services not provided by the County. The issue is recycling. Districts should not be designated. County facilities are setup for recycling.

Tansey: DSWA has a program and he supports that program.

Clark: The landfill is a problem affecting NCC but has no jurisdiction in the landfill problems.

Question #13: What plans exist for meeting the county deficit in future years?

Clark: Make cuts, raise taxes, and ask what people want out of County Govt. Most people want more services and they all have costs associated with them. NCC is using their funds well, but is spending more than they bring in. People need to tell NCC if they want cuts or they want more. County tax and school tax is separate.

Coons: Average homeowner pays \$354.00 per year – not including school tax. When questioned, people want more police, more services, newer libraries, etc.

Residential growth will help in the future. County employees are direct service employees. Provisions in NCC labor contracts will have to be addressed.

Tansey: Spending needs to be cut. There are 12 council districts and each district should share 8% or 9% of costs. District 8 – Hockessin – pays 15%. The county needs to be more diligent in spending. 80% of rental units in NCC are members of Rental Assoc. He voted against contractors license fee of \$400.00 per year.

Question #14: NCC does not collect garbage, remove snow, deliver mail, and no police are in my neighborhood – why do NCC officials feel a money tree is growing? Can we expect a tax increase this year?

Clark: No tax increase – he will not vote for one. If no police are in your neighborhood that means there is no crime. NCC is a service industry. 75% of cost is people. A large % of labor costs is police. Lawyers and engineers do not want to work for County Govt. because they prefer to work privately due to better pay.

Coons: He hopes there will be not tax increase but makes no promises. Budget rules will be changing going forward. Reserves will be gone between 2011 and 2012. The primary budget focus will be labor costs.

Tansey: 2/3 of costs are labor costs. A lot of costs are with Union negotiations.

Question #15: We've got a great Comprehensive Plan – improves Community strength, quality of life etc. – How can the Community provide comments on the Comprehensive plan?

Clark: Comments should be given when the plan is written. Concerns can be voiced at that time.

Coons: The Comprehensive plan can be viewed via the County website and a team spent a year on the plan and will spend another year implementing the plan. It is re-done every 5 years.

Tansey: He attended several meetings and heard many comments and they were all documented.

Question #16: For Bill Tansey – Thank you for all of your hard work, Will you run for office?

Tansey: Ask my wife.

Question #17: Who is responsible for road lighting – County or State? What does NCC pay each month and is there a reduction for non-working lights?

Clark: The state pays for lights on State Roads. If the community wants more lights they go to NCC and they collect the money and pay Del. Power.

Tansey: Call his office to report a light outage.

Question #18: What will you do to reduce the proposed Daycare development in Hockessin?

Clark: There is no way for County to control the request for daycare centers in Hockessin.

Coons: Land Use Dept. holds owners accountable for development of land and meeting requirements. Del Dot is responsible for operational survey. Where land is zoned for a particular use, NCC does not get involved. Council can only affect how the plan plays out – not stop it.

Tansey: Regarding the Goddard School, he has attended meetings and let everyone know there was nothing he could do to stop the school. He will listen to concerns but it is a by-right plan where NCC cannot intervene.

Question #19: How do I get a list of projects that were cancelled?

Coons: List will be provided after meeting by his staff.

Question #20: How can Commercial and Residential projects be approved if there is no sewer capacity?

Coons: They aren't. There are sewer improvements in progress. If you see a new project, the capacity has been completed.

Tansey: No building permits are issued if the sewer capacity isn't there.

Question #21: Dec. 20 Board of Adj. Meeting – they approved the variance to have allow a Daycare to be built 500 feet from explosive tanks. Did GHADA approve this?

Clark: He attended the Board of Adj. Meeting. When Shields property was turned over it was part of the Village Plan. Land Use suggested a code change. The Board of Adj. made the decision. He feels the Board of Adj. may be granting too many variances. The Board of Adj. Agrees with Land Use 90% of the time.

Tansey: He feels the County should have changed the code – not grant a variance from 500 feet to 300 feet. The Board of Adj. over-ruled Council. Land Use makes the recommendation.

Coons: He is concerned that the Board of Adj. feels they need to help every applicant work their way through the code. He discourages Council from individual code changes.

Closing Comments:

Clark: He was impressed by tonight's turnout and looks forward to future Town Hall meetings.

Coons: Felt the questions were informative.

Tansey: Felt all questions were relevant.

The meeting was adjourned at 9:10 p.m. The next meeting will be held February 18, 2008 at 7:00 p.m.

GHADA – Land Use Monthly Report – Jan. 21, 2008

Brackenville Plaza (Happy Harry's)

Walgreens/Happy Harry's is projecting a June/July 2008 opening for this store location

Hockessin Crossing – Valley Rd

Children of America, (learning center for infants to 6 yrs.) is under contract to lease the building, once completed. A Board of Adjustment hearing was held on December 20th seeking a variance to the 500' minimum distance for day-care facilities from gas pumps, underground storage tanks and/or other combustible materials and a conditional variance was granted provided the builder install a safety barrier (wall) between the day-care and the fully operating Shell gas station on Lancaster Pike. Pumps and tanks are less than 360' from the day-care building.

Commerce Bank – Hockessin Fire Hall

Board of Adjustment hearing postponed at request of applicant seeking a variance for signage and other issues related to the site.

Goddard School – Valley Road

There have been two (2) focus group meetings with the nearest neighbors and several smaller group meetings to review and discuss the proposed plan and a community meeting back on Dec 3rd that Councilman Tansey held at North Star School. The focus group has asked for advice and input by a land use expert to review the plan for conformance to federal, state, and county codes/laws as this site has several areas of concern from environmental issues with the Army Corp of Engineers; such as active streams and part of the land being located within the Cockysville Formation (DNREC, EPA). We have also requested DelDot undertake a Traffic Impact Study (TIS) to determine the current traffic situation and what impact this business will have on the based on the travel flow and present congestion on Valley Rd.

The next step is to review the information gathered by the focus group members and to meet with the owners and developers to discuss the details of their proposed plan and operation of the day-care business.

New Business:

NVF – CCS – The Yorklyn Planning Group is actively reviewing the issues pertaining to the proposed NVF redevelopment. Boyd Sorenson will keep GHADA updated.

Sunrise of Hockessin – Limestone Rd

An application for pre-exploratory development plan with a request for rezoning 21.36 acres from S (Suburban) to ST (Suburban Transition) for a proposed 125 independent living units and 80 assisted living units (w/parking) for the west side of Limestone Rd, 1,000' north of Paper Mill Rd. Councilman Tansey has set a public meeting for Thursday, Jan 24th @ 7:00 PM at The Independence School, 1300 Paper Mill Rd, Newark. Interested residents are encouraged to attend. Please contact Mr. Tansey's office at 395-8363 with any questions.

Respectfully submitted,

Mark Blake, GHADA – Land Use Chairman