

## GHADA Meeting Minutes from November 16, 2009

The meeting was called to order by President Fran Swift at 7:00 p.m. There were ?? board members in attendance and 58 in general attendance.

### President's Report:

President Fran Swift opened the meeting and provided residents with the hotline number for complaints or problems with the Old Lancaster Pike project. The DelDOT hotline is 302-234-1670.

Fran requested a motion to approve the October minutes; a motion was made and was 2nd by Neil Greenstein; all were in favor; none opposed.

Land Use Report – Mark Blake (see separate report below)

Safety Issue – Jeff Dixon - Jeff Dixon wanted to make everyone aware that there was a cougar sighting near Kirkwood Highway at White Clay Creek State Park. He contacted DNRC and was told that there have been numerous sightings in the area.

Treasurer's Rpt – Neil Greenstein – The beginning balance in the checking account was \$179.20 with expenses of \$26.21 and receipts for dues of \$170.00 resulting in an ending balance of \$322.99. He urged civic association leaders and board members to pay their dues and the notices were available at the meeting.

### Legislative Member Comments:

Rep. Bill Tansey – The chicken ordinance bill was introduced and will be voted on this week. The qualifications are to have chickens on ½ acre lot – 6 chickens is the maximum number allowed, and they must be a ½ acre lot. The current code requirement is 1 acre. The chicken coupe cannot be closer than 25 feet from the closest dwelling unit and 10 feet from the property line. The bill would prohibit roosters and existing deed restrictions would override this ordinance.

### Questions/Comments:

- John Flanagan – “In a community with deed restrictions, the community would have to enforce this if someone violated the deed restriction. Why didn't you (Rep. Tansey) bring the ordinance to GHADA for their viewpoint? You announced that you were working on an ordinance to allow chickens on .5 acre lots, but did not ask for GHADA's view on the ordinance. The bill was introduced in August. I am concerned that this will open the door for other animals.”

- Rep. Tansey responded that he did bring the issue to GHADA at the September meeting. He also stated that all county ordinances are over-ridden by deed restrictions and it is always the responsibility of the individual civic associations to enforce them.

- Mr. Larry Rasero commented that he agreed with Mr. Flanagan on the point that it is putting a burden on civic associations to enforce the issue.

- NCC Council President Mr. Paul Clark commented that each individual community has deed restrictions and if you don't enforce them you will lose them.

NCC Council President Paul Clark - Mr. Clark wanted to remind everyone that the community will be losing Mr. Tansey as a representative.

- Mr. Clark requested that he be notified when civic leagues or representatives are coming to speak to GHADA about legislative changes. This was in response to the October meeting minutes where comments were made by the NCC Civic League and the Milltown Limestone Civic Association regarding the changes to the UDC code that Mr. Clark spoke about at the September GHADA meeting. He feels that having them speak at the meeting with no opposing view was unfair.

Questions/Comments:

Q. Neil Greenstein – “Under the new law, the General Manager of Land Use could override at a later date”

A. Mr. Clark stated that was not true. Deed restrictions are a legal document and must be followed.

Senator Liane Sorenson – The Senate is not currently in session so there is not a lot going on. She went on a tour at NVF property. The buildings in the flood plain will be torn down. One building is hoped to be developed to light industry; another section of the property for homes; a conservation easement; and a possible project for a steam train path. They are hoping to start cleanup in 2010 with grants from FeMA. She is very impressed with the cooperative effort of all involved.

Agenda Item: Graffiti

Cpl Browning from the NCC Police Dept. – Cpl. Browning has been involved for the last 2 months due to vandalism at the Piedmont Little league. Statistics for graffiti – in 2009 there were only 16 people reporting graffiti. If residents do not call, there are no statistics. He is urging residents to call if they see graffiti. There have been quite a few arrests since the summer and some offenders have been arrested numerous times. They have seen a decline in the “bubble taggers” due to the arrests. They are trying to publicize the arrests and they feel that is stopping some of the graffiti. They are trying to have legislators introduce changes to the laws, so that the offenders are given tougher penalties. The graffiti that has been reported has been to mailboxes and painting in the street or concrete barriers. Communities are urged to clean up the graffiti, take pictures and report it to police. It seems that if the graffiti is painted over ASAP, they tend to leave it alone. Certain tags are linked to certain people and they are in a database.

Officer ?? from the Delaware State Police stated that they have made several arrests and the “tags” are typically found as evidence in the offenders homes.

Questions/Comments:

Q. Is there any way to hold parents accountable?

A. if the offender is under 18, parents would have to pay because the offenders cannot usually pay the fine.

Q. Are kids in the Brandywine Area cleaning up as punishment or doing a good deed?

A. some are and some aren't.

Mike Fleming announced that he is working on the Graffiti Brigade with Mr. Charles Stirk. Mr. Fleming is the Captain for the Hockessin and Centerville areas. His email address is mdfcef@comcast.net for anyone who spots graffiti. He will coordinate with Mr. Stirk and train people. He urges residents to take pictures and clean it ASAP. Mr. Stirk has the Graffiti task force (Brooklyn terrace) and he takes the offenders for community service to clean graffiti.

DelDOT supplies the paint for Del Dot properties to Mr. Stirk. He will also clean businesses but the owners must pay for the paint.

Per Jeff Dixon – if Delmarva Power equipment has graffiti, they will come out and paint over it.

Q. Why are kids not hanging out at the PAL center?

A. Some are, but not all kids want to go to the PAL center.

Q. What is the process for the community when they see graffiti? A community has been “tagged” 4 times and the police, Del Dot, and Delmarva have been contacted, but weeks go by and they are not being cleaned up.

A. The Community should report the incident to the police, but there is no guarantee when/who will come out and remove it.

Ms. Suzanne Boucher commented that in her experience, it is the responsibility of the Civic association and Community to clean it up.

A comment was also made that Business owners have a certain amount of time to remove graffiti or they will be fined.

Mr. Clark stated that all complaints should be reported because one person may amount to numerous graffiti instances.

DRAC – Cindy Gambel

Cindy is a member of DRAC and the sign review committee has been reviewing signs in the area. Their committee is formulating a plan to communicate to local businesses to plan for new signs in conjunction with the Old Lancaster Pike improvement project. They will present their plan and timeline in December.

DRAC - Joe Lake – St. Mary's church requested new signs and they have been installed. DRAC had previously approved the signs. There are other businesses on Old Lancaster Pike who have already come to DRAC for approval of their signs – i.e.: Grassroots, Casapulla's, etc.

There is a potential a new Business opening at Valley Road and Lancaster Pike where the Brewster's Ice Cream shop was formerly. It is a health food café and they have asked for some temporary signage until their permanent signs are prepared.

Joe Lake: Historical Society – Tweed's Tavern – the foundation for the kitchen is in and framing will begin within the next week which would finish the tavern. The exhibit building will be started in 2010.

Dick Saunders – Hockessin Greenways – Dick is a member of the Hockessin Business Association and every month they have a newsletter with activities. This month's has a section regarding graffiti – anyone who wants a copy can let him know and he will email it to them. They meet at the Perfect Cup the third Tuesday of the month at 6:30 p.m.

Agenda Item:

Representatives from Duffield Associates were in attendance to show sign plans for the Medori property on Limestone Road, where WSFS is proposing a branch location. Jeff Bross, President of Duffield Assoc. and John Tracey, representing Young Conway Stargett and Taylor, attorneys for the developers gave a presentation and review of the signage for the project.

They have received re-zoning for the property – it is zoned ON (office neighborhood) which required a variance. WSFS has made concessions regarding the signs on the building. They did studies to ensure that the signs are not visible by residents of Hockessin Hunt. All non-essential lighting will be turned off at 10:00 p.m.

In an ON zone you are allowed 3 signs totaling 97 sq ft. - they are asking for 3 signs – 2 building and a monument sign totaling 270 sq ft. for an increase of 175 sq ft.

Questions/Comments:

Q. Are the signs the same design as Tim's Liquors and Walgreens?

A. Mark Blake - yes that is correct.

Mark Blake requested a motion to take an informal vote at tonight's meeting for approval of the sign variance. A motion was made by Neil Greenstein and a 2nd motion was made by Mr. Stephen Dobraniecki. All were in favor; none opposed

A recommendation will be made with Land Use at the January meeting.

HPP Ken Murphy – There is a lot going on in Hockessin and the partnership relies on our elected officials. The HPP is proud of the relationship with elected officials – Sen. Sorenson and Rep. Tansey – they are always here for us.

Old Business – none

New Business – President Fran Swift would like GHADA to adopt a family for the holidays with a donation of \$300.00. He has contacted the Community Center and they have families in need.

A motion was made by Mr. Tom Gordon with a 2nd motion by Mrs. Sapp; all approved. None opposed.

The \$300.00 will be taken from the GHADA savings account.

A motion was made by Mr. Tom Gordon to adjourn the meeting and a 2nd motion was made by Neil Greenstein. The meeting was adjourned at 8:25 p.m.

The next meeting will be held January 18, 2010. There will be no December GHADA meeting held.

GHADA – Land Use Monthly Report – Nov 16, 2009

NVF – CCS – No Change

Traditions at Pike Creek (Former Pulte project) No change

Former Sunrise of Hockessin – Limestone Rd No change

Goddard School – Valley Road No change

WSFS – Medori – Limestone Rd

Plan to go before the Board of Adjustment for a variance for one additional sign and for area difference for adding approximately 175 sq feet more signage.

John Tracey is here to provide the details of the request, that they would like to have and to again, ask us to support this variance request.

Lantana Square –

Cy Brinn – Limestone Rd Property

Work continues at rehabbing the property and grounds

Walker Property –

No change

Gregg Subdivision - Yorklyn Rd – No change.

New Business: none

Respectfully submitted,

Mark Blake,

GHADA – Land Use Committee Chairman

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GHADA Meeting Minutes October 19, 2009

The meeting was called to order by President Fran Swift at 7:00 P.M. There were 22 board members in attendance and 9 in general attendance.

President's Report:

GHADA has been attending county council meetings and a few ordinances have been passed. One of the ordinances concerns cutting the process from 3 steps to 2 steps. Developers will have more input before the public has a chance to comment on particular projects. A developer will have to do all studies and have answers for the public which will now make it harder to fight developers as they will have more money invested in projects prior to community involvement.

Administrative Reports:

September meeting minutes: Per Jeff Dixon, there were some changes made to the minutes since they were sent out.

- 1) The spelling of Sara Barre's name was corrected. The spelling of Larry Rasero's name needs to be corrected.
- 2) NCC has approved the lighting at the soccer field
- 3) Sen. Thurman Adams' last name was omitted and added to the minutes

John Flanagan commented on the discussion at the September meeting regarding the GHADA membership rules and expansion, and feels there was a conflict in the comments made. The minutes stated that one third of Hockessin makes up the GHADA board, and the remaining two thirds are not considered members. If there is a larger board of directors, more members would need to be in attendance in order to have a quorum in a voting situation. John feels that GHADA would just need to have a better contact system in place and doesn't feel the need for the board expansion.

President Fran Swift responded that the suggestion was to expand the membership from 42 members; however, no one will be denied membership. The reason for the board expansion was based on the fact that contact names for civic associations are not up to date and GHADA should be able to contact a larger base of the community and have updated contacts for each civic association. Mr. Swift would like to create a By-Laws committee to come up with ways to have a better contact list.

President Swift requested a motion to approve the minutes. A motion was made to accept the minutes by Mark Blake and seconded by Larry Thurrell. All approved; none opposed.

Treasurer's Rpt. - Neil Greenstein – The beginning balance in the checking account was \$60.20 with expenses of \$81.00 and a balance in the savings account of \$3,259.89, leaving a total ending balance of \$3,439.09.

Land Use Rpt. – Mark Blake (see separate report, below)

Q. John Flanagan – what was the variance that WSFS has asked for?

Mark: The WSFS variance has to do with signage. Mark will have more details at the November GHADA meeting.

Legislative Member Comments: There were no comments

Agenda Item:

Christina Whitehead from NCC Civic League - Ms. Whitehead has been involved since 1966 in the NCC civic league. She provided her comments regarding the revision of Chapter 40 NCC Unified Development Code Ordinance 09066 and 09037. Ordinance 09037 contains changes and there is a strong push for mixed use. Ordinance 09037 currently applies to areas below the canal. The ordinance is 68 pages long.

Ordinance 09066 is to speed up the application process for site developments and enables the public to have input. The most often mentioned reason why plans are delayed are said to be Del Dot. A meeting will be held on Oct. 20 at the police station.

Did the county respond to the comments on the NCC civic league?

A. They responded that the comments were incorrect.

The civic league is contemplating going to legislatures regarding these ordinances.

Bill Dunn VP Milltown Limestone Civic Association:

The Milltown Limestone Civic Association has discussed these changes at the past few meetings and has taken an interest and a definitive position against it. They have taken positions in the past and have recognized that property owners at times have a right to develop, but also recognize when community members need to be involved.

He feels that the sole responsibility of county council is finances and land use issues and they are handing off this responsibility by these ordinances.

Old Business:

Jeff Dixon provided an update on the Hockessin Soccer Club. (See report below)

John Flanagan: Q. If there was a violation (of the agreement) would the person call the Dept. of Special Services?

A. Yes, Mike Svaby would be the contact.

Q. Would they (Dept. of Special Services) have someone there at night?

A. Pres. Fran Swift responded that he believes they have someone on call or somebody working at night due to parks being open at night.

Jeff Dixon responded that if the call was past 5:00 p.m., you would be referred to another number to contact after hours.

Dick Saunders was under the understanding that there was an agreement that lights would never be on that property.

Jeff: Dixon responded that when the Hockessin soccer club originally built the club at the park, they stated that they had no plans at that time to have lights, but there is nothing in the original agreement stating that they could not use lights.

DRAC - Joe Lake: New signage was approved for St. Mary of the Assumption Church on Old Lancaster Pike and Lancaster Pike. A request to replace the canvas awning over the entrance way at the Chandler Funeral Home was approved and will be replaced with a permanent covering.

There was a complaint received from a resident on School House Road about lighting at the Coffee Run Shopping Center – and will be addressed by the DRAC committee.

Joe feels that DRAC is working well and decisions on signage are being made by the DRAC and not at the County level.

Hockessin Planning Partnership - Ken Murphy – no comments;

Hockessin Historical Society – Joe Lake: The Tavern Foundation is almost complete and the kitchen is being worked on. A meeting will be held on October 20th and construction drawings for the museum will be displayed.

The HHS is getting questions from former residents who had relatives in Hockessin to help them build their family history. This is a time consuming process for the HHS members.



Reading Garden at Library –Larry Thurrell: The garden is still under construction and is almost complete.

New Business: John Flanagan wanted to have a discussion on ordinance introduced by Rep. Bill Tansey to allow chickens on ½ acre lots vs. the current 1 acre lots. John feels that it would be detrimental to surrounding residents and also a possible Land Use issue.

Nellie Manlove: The backyard hen ordinance is written for someone to keep up to 4 hens on their property if they have .5 acres. Currently it is unlimited for property sizes greater than an acre. The backyard hen ordinance only addresses hens, not roosters. The Committee had a meeting on Oct. 8 with members from Land Use, U of D, and Del State Univ. The committee is taking public input and it has been suggested that more requirements need to be in the ordinance regarding how far they would need to be from neighboring property – 3 ft vs. 6 ft.

Q. Dick Saunders – are there any health issues having the poultry?

Nellie Manlove A. The hens have to be registered with the state and the coups have to have a covered roof to prevent contamination from droppings from other birds.

Q. What about runoff in streams?

Nellie Manlove A. Four hens have less waste than a large dog.

Mr. Larry Rasero commented about the amount of energy that this issue has taken with the county.

Nellie Manlove responded that this is an issue in other states and they are passing the ordinances. In New York, there is no limit of how many chickens are allowed.

Pres. Fran Swift suggested that the discussion to be tabled until Rep. Bill Tansey is present at the next meeting in November. The ordinance is not scheduled to go before council at this time.

Good of the order: NO

A motion was made to end the meeting; all in favor; none opposed

The meeting was adjourned at 8:15 p.m. The next meeting will be held Nov. 16, 2009.

Here is the report that was read by Jeff Dixon about the Hockessin Soccer Club lights during the 10/19/09 GHADA Meeting:

This is a summary of the decision from New Castle County about the lights at the Hockessin Soccer Field.

NCC issued an interim agreement on September 28th. Signed by Michael Svaby (acting Head of Special Services for NCC) and Peter Hayes, President of Hockessin Soccer Club.

1. NCC will allow the HSC to use lights on one field. This year it will be allowed from September 28th until the end of the Fall season. HSC says that will be November 13th, but NCC says they can use lights thru November 16th. Not sure why the 2 dates are different.
2. The lights are only allowed Monday through Friday, and must be turned off by 8:30 PM.
3. HSC must secure the lights so no one can use them when soccer practice is not going on.
4. If neighbors report that the lights are on past 8:30, someone from NCC will go to the HSC field and turn the lights off. HSC will be charged \$175 per hour for this 'service.'
5. If this occurs more than twice, the permission to use the lights will be revoked for the remainder of the season. HSC can re-apply for next Fall.
6. The decision says a meeting must take place before January 31st, 2010 to reach an agreement for a better type of lighting starting next year. Some confusion about what this wording says about the outcome of such a meeting, and if HSC does or does not agree to the new terms.

We are trying to get a better explanation from NCC about the wording in that particular paragraph. More on that later.

GHADA – Land Use Monthly Report – October 19, 2009

NVF – CCS – No Change

Traditions at Pike Creek (Former Pulte project) No change

Former Sunrise of Hockessin – Limestone Rd No change

Goddard School – Valley Road No change

WSFS – Medori – Limestone Rd

Approved by NCC Council to rezone from NC21 to ON. A complete finalized plan will be presented to GHADA showing the full layout and signage for the parcel which will include the possible variance request for the monument sign to be located at the front of the property, along Limestone Rd. The plan is to have the final version of the traffic signal and intersection configurations available by our November meeting date.

Lantana Square –

A new tenant State Farm insurance has opened in the shopping center and GHADA welcomes them to the Hockessin Community. Prudential Fox/Roach has completed their relocation from their stand alone building into the new building adjacent to Friendly's. Prudential consolidated their Pike Creek and Hockessin offices into this one larger location.

Cy Brinn – Limestone Rd Property

Work continues at rehabbing the property and grounds

Walker Property –

Application #2009-0480 has been received by NCC Dept of Land Use from owners, CCS Farms LLC of Yorklyn. Purpose of the plan is to subdivide the existing 11.661 acres into five individual parcels, located at the southeasterly corner of Old Lancaster Pike and Kings Grant Rd. Basically the original Walker home will be one parcel with an adjacent parcel to be vacant and three (3) other parcels upon which will be built three (3) new single family homes. Access for all will be from King Grants Rd.

Proposed Changes to UDC, by NCC Land Use Dept -

Work Force Housing – No change.

Gregg Subdivision - Yorklyn Rd – No change.

New Business: None

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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GHADA Meeting Minutes from Sept. 21, 2009

The meeting was called to order by President Fran Swift at 7:00 P.M.

There were 24 board members in attendance and 15 in general attendance.

President's Report:

There were a few instances within the past month where GHADA has had to contact community members of various civic associations regarding specific issues. When GHADA board members attempted to contact them, there was only one phone number for each association, and in some instances they were not current contacts.

GHADA has 42 members from various civic associations; however, these members only cover approximately 1/3 of Hockessin. The remaining 2/3 do not belong to GHADA, and although they can attend meetings, they are not considered members. There is a need to have current phone and contact information for every development within Hockessin in order to be proactive and not reactive. Due to this, GHADA would like to create an associate membership so that members can join from every civic association, as we would like to have input from various community members. In order to do this,

GHADA would need a by-law change. Voluntary dues will increase from \$20.00 to \$25.00, and voluntary dues for associate members would be \$20.00.

Mr. Rosero commented that he was under the impression that every civic association was represented at GHADA; however, that is not the case. If there is an issue that requires voting, only the 42 members can officially vote.

Ms. Tina Goldrick commented that they had tried to increase membership in the past, however, their experience at that time, was that civic associations do not care to join or pay the dues to GHADA.

Mr. Ken Murphy suggested that GHADA just try to get an updated contact phone numbers or e-mail addresses for all civic associations, and then change the by-laws.

Mr. Mike Kamps from Hockessin Woods stated that there are four people on his civic association board and he would be willing to give alternate contacts for his association.

President Fran Swift made a request for any volunteers that would like to be on the bylaw committee.

Ms. Sara Barre commented that the reason there are 42 members is due to voting and having a quorum in voting situations. There needs to be a limit of how many voting members there can be.

President Fran Swift stated that the GHADA board will send out e-mails to existing members to get updated contact information.

#### Administrative Reports:

June meeting minutes: Pres. Fran Swift requested a motion for the approval of the minutes – Mr. Jeff Dixon brought up the statement in the minutes that Fran Tricia was elected to board. Motion to approve minutes was made and all approved; none opposed

Treasurer's Rpt. – Neil Greenstein – The balance at the June meeting was \$258.38 in the checking account with \$80.00 received for dues; \$300.00 donation for July 4th parade; \$78.18 paid for electricity; leaving a balance in the checking account of \$260.20. The balance in the savings account was \$3,529.07 resulting in a total balance of \$3,519.27.

Voluntary dues have been raised to \$25.00 and are due Dec. 31, 2009. Forms were available on the back table.

Land Use Rpt. – Mark Blake (see separate report, below)

Paul Clark provided comments regarding the changes to the planning board. He feels that the current process leads to frustration. His goal is to merge the state and the county process together. The hope is that the public will have time to comment on projects. Projects will go to Dover and preliminary studies and information will be gathered so that developers have their answers at an earlier stage.

Mark Blake stated that anyone who is interested can contact Councilman Smiley 395-8367 and he will mail them a hard copy of the changes. Mr. Smiley is the sponsor. The NCC civic league website is [www.civicleague4ncc.org](http://www.civicleague4ncc.org) and the 28 page proposal is available on the website. GHADA has not taken a stance on this at this point. The changes will be a three step process that will be streamlined, if approved.

Q. What is the timeframe for the Limestone Road WSFS and the traffic signal? Per Mark, the WSFS project won't break ground until late winter or early spring, so he does not have a date for the light.

Q. Is there any connection with the new shopping center being developed across the Pennsylvania line?

Pres. Swift attends meetings, but has no input. A number of the anchor stores have been approved and construction for those may begin shortly. Del Dot has no authority with Pennsylvania.

Jeff Dixon provided an update on the lights for the Hockessin Soccer Club – Michael Svaby from NCC hosted a meeting on Sept. 8 as a forum to hear about the request by the Hockessin Soccer Club to install temporary lighting on Evanson Road. Residents from Manley attended and were given an opportunity to speak. They are the most affected by the soccer club. Approximately two years ago, the soccer club rented generator lighting and the residents of Manley have continually complained about the lights. The Soccer Club is currently requesting permission from NCC to use the lights. A decision will be made by Friday Sept. 25 on whether the club will be allowed to use the lights for 6 weeks of practice later at night. They are stating they will turn off the lights by 8:30 P.M. Monday thru Friday and will not be used on weekends. The lights will be aimed properly and will be 28 feet high.

Legislative Member Comments:

Liane Sorenson: There was a recent fatal accident at the Yorklyn Bridge and she has requested a traffic study at the bridge. She is waiting on the report from Del Dot.

Senate is going to special session and to swear in the new senator due to the death of Senator Thurman Adams.

Newark Community Day – Liane attended and received bicycle maps and information on the Swine Flu. An initiative is underway to reach out to Obstetric Gynecologists to stress the importance of young pregnant women to get the swine flu vaccine. The State Dept. of Public Health is monitoring the latest updates regarding the swine flu on a daily basis.

County Council President Paul Clark: There are a lot of changes in administration – new Chief of Police, new CIO etc. The County has been working with state to put people to work and looking at different sections of code that possibly slow up the process.

County Councilman William Tansey: If there are county issues that GHADA needs more information on, he suggests they contact his office for more information.

Pending legislation – someone from NRA reported that NCC is not following code.

There is a Hockessin community member who has four hens and they are considered farm animals, so he is working on legislation to change the farm animal allowance from one acre to half acre.

Hockessin Planning Partnership – Ken Murphy: The Hockessin Business Association will have their first meeting on September 29th. The first fall festival will be held October 10th at Lantana Square starting with 5k run and various activities throughout the day.

The Old Lancaster Pike Groundbreaking ceremony held on September 11th was well attended with Governor Markell, Lt. Gov. Matt Denn, Councilman Bill Tansey, County Executive Chris Coons, U.S. Senator Tom Carper, and DE Senator Liane Sorenson. Hockessin received 3.5 million dollars of stimulus money for this project. Ken Murphy played a large role in getting this project underway.

Mr. Ken Murphy thanked the people that helped the project: Mary Grace Fariello-Novak NCC, Thomas Gordon, Fran Swift, Larry Thurell, Liane Sorenson, and other legislative members for their help in getting the funding.

Agenda Item: Del Dot

Del Dot Representative Tom McLaughlin – the Project Engineer for Old Lancaster Pike project. They are currently starting at Valley Road and ending at Erikson Road. Phase I will begin at Lamborn Library and progress to Yorklyn Road. Phase II will start at Erikson Road and progress to Yorklyn Road. The last phase is on the Hockessin Fire Co. side of the road up to Erikson Road. Utilities were installed in June, July, and August. The project is expected to be complete by June 2010. They will need to detour traffic daily to get cross pipes in. Residents are urged to use alternate routes. Del Dot tries to inform business owners when they will be in front of their business on certain dates, if possible.

Q. Have any businesses approached Del Dot about loss of business? Grass Roots stated that her business is down, however, their sewer had to be re-done and they have tried to work with them on a daily basis.

Q. Is the scope from Valley Road to Erickson? It is from the bridge at Valley Road to Erickson for this phase. There are other plans about going up to School House Lane but that is not part of this project. The new overlay will be to Valley Road, but the sidewalk is only to the culvert bridge.

Q. Does Del Dot have resources that can work with businesses, i.e.: signage stating business is still open during construction? Are businesses represented in the weekly Del Dot meetings? Del Dot will be meeting with Mr. Ken Murphy and he can attend the meetings and issues will be channeled through Mr. Murphy. Mr. McLaughlin's phone number is 302-540-4255.

Comment from audience member stating that Drew Casapulla said that Del Dot was very supportive of him and his business.

Q. Are there any plans for changing the intersection at Old Lancaster Pike and Valley Road?

John Hermes, Project Designer: – that intersection is under review by Del Dot. There is no real good fix for that but it is under review but not part of this project.

Mr. Ken Murphy stated that Peg Castorini will be working with Del Dot to represent the businesses in the area regarding the project.

DRAC - Joe Lake – Mr. Lake was not in attendance, but an announcement was made that if anyone sees signs that they feel need attention, please contact Joe.

Old Business:

- Graffiti – Chuck Stirk – Pres. of the Brookland Terrace Civic Club. He is requesting that anyone who has a graffiti issue should contact the Anti Graffiti Brigade for graffiti removal. They take care of Del Dot property along the 41 corridor. Approx. 30 people who have been thru the program are graffiti offenders.

The Anti Graffiti Brigade phone number is 302-463-2239.

The County has a graffiti hotline number that does not get attention.

In order to catch the kids, 911 must be called.

If the graffiti is removed within 72 hours, it cleans like Windex.

The program was started in his neighborhood and now they get paid from Del Dot and are gradually doing other areas within NCC. Graffiti kids are getting sentenced for 200 hours for each graffiti offense and some kids have 1000 hours of service that are due.

- Pastor Steve Trader – The Well House and Market Place at 6949 Lancaster Pike

The building has been purchased, and a coffee house will be on 1st floor with church office space on the 2nd floor. There are a few land use issues with the building, and there are 2 issues that need to be fixed. There are 46 parking spaces and they are not looking to add any, but they need to make some of them legal. They have a produce partner as their primary tenant for the bldg. – Greg Terinoni. Mr. Terinoni is a licensed electrical contractor within the Hockessin area.

Q. What is the anticipated time of opening? The end of October.

Q. Will there be gift baskets and fruit baskets? Yes, they will be available.

County President Paul Clark wished them well and suggested that if they need a variance they should apply as they tend to take some time to obtain.

New Business: Bon Ayre – Bernadette Younker was appointed to the GHADA Board by President Fran Swift.

Motion to adjourn – all in favor; none opposed. The meeting was adjourned at 8:40 P.M.

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NVF – CCS – No Change

Traditions at Pike Creek (Former Pulte project) No change

Former Sunrise of Hockessin – Limestone Rd No change

Goddard School – Valley Road No change

WSFS – Medori – Limestone Rd – Plan filed to rezone from NC21 to ON was presented to Planning Board and no one opposed the plan, abutters supported the plan, including Randy Tolland and Hockessin Hunt neighborhood as the nearest neighbors to the parcel. Plan went to BOA to request a landscape buffer in lieu of a solid fence, between Medori property and that of adjacent NC-21 parcel owned by Tolland Builders. Randy Tolland supports the request, as does Hockessin Hunt Maintenance Corp., the other abutter. BOA granted approval, with conditions. Deed restrictions have been attached to the property and will reside with GHADA, as with other surrounding developments, such as with the Community New, Tim's Liquors, Walgreen's Pharmacy, and Lantana Square properties. A copy of those restrictions include types of businesses that may occupy the office building, hours of operation, trash pickup, cut-off lighting, added landscaping, buffering, and fencing for increased noise buffering, etc.

Lantana Square –

After further review and analysis, DelDOT has agreed that a traffic signal will be installed at the Limestone entrance to Lantana Square Shopping Center. The light will be installed for a 3-year trial to give DelDOT the opportunity to monitor the impact on the public and safety for the Route 7 corridor. Medori Enterprises and Lantana Square contracted for a full TIS of this intersection and the surrounding intersections, and presented the 3rd party report to the State of DE for review and consideration. After further review, it was determined that a signal was warranted and a compromise agreement was reached with the State thanks to the leadership effort of Joe Miro Rep 22nd district who worked with Lt Gov Denn and DelDOT Secretary Wicks. Thanks also to all of our local State Reps and Senators and Councilman Tansey, who were all supportive of this issue and assisted in improving the safety for the local community and the motoring public, in general, that travels through the Hockessin area of the Limestone/Route 7 corridor.

Cy Brinn – Limestone Rd Property

Mr. Brinn is the owner of the small brick house and garage located to the west of the Limestone Rd entrance of Lantana Square. The property is zoned commercial and Mr. Brinn is currently doing improvements to the property and has removed several overgrown pine trees at the front of the property and has had others at the rear trimmed up. He intends to rent the house and garage out as a residence and eventually locate his business there utilizing the house as an office. Mr. Brinn lives locally in Autumnwood.

Walker Property –



Application #2009-0480 has been received by NCC Dept of Land Use from owners, CCS Farms LLC of Yorklyn. Purpose of the plan is to subdivide the existing 11.661 acres into five individual parcels, located at the southeasterly corner of Old Lancaster Pike and Kings Grant Rd. Basically the original Walker home will be one parcel with an adjacent parcel to be vacant and three (3) other parcels upon which will be built three (3) new single family homes. Access for all will be from King Grants Rd.

Brandywine Arts Festival –

Obviously was canceled at the last moment by the organizer but several residents of Hockessin near the proposed site @ Walker’s Farm felt strongly that there was not ample notice provided to adjacent property owners and that they should have been given the opportunity to provide input on the topic, prior to NCC granting any approvals.

Proposed Changes to UDC, by NCC Land Use Dept. -

Changes have been proposed to streamline the approval process for land development by the Land Use Dept., sponsored by Councilman George Smiley as ordinance 09-066. Basically, the proposal is to eliminate the Preliminary Review, as details of the planned development aren’t finalized and most members of the public attending these hearings are seeking answers to items that don’t or won’t occur until much later on in the process. We are reviewing these proposed changes as is the NCC Civic League and invite you to take a look at the full 28 pages posted on the Civic League’s website [www.CivicLeagueforNCC.org](http://www.CivicLeagueforNCC.org) or contact Councilman Smiley’s office at 395-5400 to request a copy be mailed to you.

Work Force Housing – No change.

Gregg Subdivision - Yorklyn Rd – No change.

New Business: none.

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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GHADA Meeting Minutes June 15, 2009

The meeting was called to order by President Fran Swift at 7:00 P.M.

There were 17 board members in attendance, and 14 general members in attendance.

Administrative Reports:

President's Rpt: President Fran Swift stated that land use issues have been quiet and GHADA members have been regularly attending County meetings and Land Use meetings. There has been no activity in the Hockessin area, however, there has been in Greenville. Hockessin currently doesn't have anything on the agenda; however, they will continue to attend the meetings.

Minutes: Fran requested a motion for approval of the April and May meeting minutes – Neil Greenstein motioned to approve, and Mark Blake 2nd the motion. All were in favor, none opposed.

Treasurer's Rpt.: Neil Greenstein

Balance in checking account \$284.54; expenses of \$26.16 for the electric bill; leaving an ending balance of \$258.38. The balance in the savings account is \$3,558.19 with a total balance for both of \$3,816.57. Neil will be sending e-mail's to all members who have not yet paid their dues.

Land Use Rpt: Mark Blake – see separate attachment, below.

Legislative Members in Attendance:

Nick Manolakos – State Rep for 20th district – Rep. Manolakos mailed out a survey about 4 weeks ago to 10,000 people. He received 1100 responses which was the most in three years. Handouts were provided with the survey results. The results are used to guide his votes. Mr. Manolakos reviewed the survey questions and results, specifically the results with large differences in percentages.

The budget is the big issue currently in Dover. He feels that the state employee workforce is heavy and they should encourage retirement. He does not agree with and will not vote on an increase for state employees and will not vote on the budget if that is included.

Other issues:

The Recycling law cannot get passed in Delaware because of the differences between NCC, Kent, and Sussex County.

An open container law states that a passenger in a car can have an open alcoholic beverage – legislators are supporting that law and due to that they are giving up quite a lot of Federal money.

A bill has been introduced to consolidate all of the current school districts.

The first Tuesday of every month Nick holds a coffee meeting from 6:45 a.m. to 8:00 a.m. at the Pure Bread Deli in Pike Creek.

John Flanagan had a suggestion to use a sliding scale for the pay cut for state employees – instead of cutting everyone at the same percentage, possibly use a sliding scale so the people who earn the least don't get hit with such a large cut.

Nick's response: The majority of State employees earn \$25,000 to \$40,000 and an 8% cut will impact them greatly.

Q. There has been press in the past few months to reduce the number of county council members. It will require a lot of support to get that legislation passed – how do you feel about saving approx. \$600,000 per year or more with that legislation?

A. Nick has not yet made up his mind on that topic as there have not been any in depth conversations regarding the proposed legislation. He would like to talk to other legislators with experience for help with his decision.

Neil Greenstein contacted the State Division of Revenue regarding bottle deposits. They have a private ruling that does not require escheatment for the bottle deposits.

There is a bill in the House that states that if the bottle deposit is in repeal, that the money will go back to the state.

Mark Blake commented that bottlers get to keep the bottle deposit money when bottles are not turned back in, resulting in millions of dollars per year.

Q. What can GHADA do to support issues of interest?

A. Nick feels that having different organizations come to GHADA meetings – i.e.: school board elections, Del Dot, etc., help keep people informed and engaged.

Councilman Bill Tansey: County Council is currently struggling with the budget. All state employees and Council gave back 5%. There were two unions that have not yet agreed – EMS and the Police. He spoke with county executive and if they don't come up to 5%, there will be police layoffs.

Bill Tansey is in favor of reducing county council to 6.

Old Business – The Hockessin Greenville Rotary Club is requesting donations for the upcoming 4th of July parade. Letters were sent to civic associations for donations. Fran thanked the rotary for supporting the parade. Last year GHADA donated \$300.00. A motion was requested for GHADA to contribute \$300.00 again this year; Tom Gordon motioned and Jeff Dixon 2nd the motion – all were in favor, none opposed.

Donations can be sent via mail to P.O. Box 1653 or online at [hockessinjuly4.org](http://hockessinjuly4.org).

New Business:

President Fran Swift has appointed Fran Trincia to fill an open position on the Board.

A formal vote will be taken at the May 2010 GHADA meeting.

Agenda Item:

Dan Bockover, President of NCC Civic League was scheduled to speak at the meeting tonight however, Dan could not make it. Ken Murphy commented on his behalf regarding the civic league. The civic league is an umbrella group for civic associations in the area. They have a comprehensive website - [NCCcivicleague.com](http://NCCcivicleague.com). Dan was going to address the issue of the size of the county council. He would like to attend the GHADA meeting in September or October. They would like to look at the next decade forward and will be holding an all day seminar sometime in the future.

Jeff Dixon commented that he attends the civic league meetings and requested that if anyone has any issues to take to the meetings he would do that.

#### Committee Updates:

Hockessin Planning Partnership – Ken Murphy: Ken thanked Rep. Manolakos for his contributions in the Hockessin area. The next big topic is a parking facility within Hockessin. Ken feels that the parking issue will become a bigger issue when the Old Lancaster Pike project is complete within the next year/year and a half.

DRAC - Joe Lake: The monthly meeting was held tonight and they are continuing their review of signage in the community. They identified signs that need improvement as well as signs that meet the guidelines. In September, the DRAC committee will have a representative from Del Dot to discuss state signage in Hockessin and what is needed and what can be removed as there are redundant signs in the area.

Hockessin Historical Society – Joe Lake: The last meeting for the summer will be held Tuesday June 16 at 7:00 p.m. at Tweeds Tavern. They will be discussing the preparations for the new kitchen that will be added on to the Tavern and plans for the museum building.

Ken Murphy suggested that GHADA adopt a resolution to support House Bill 214 introduced by Sen. Mike Ramone and co-sponsored by Sen. Karen Peterson. The bill would reduce the size of County Council from 13 members to 7.

A motion was made by Tom Gordon, 2nd by Neil Greenstein.

Ken repeated the recommended Resolution: To support Sen. Ramone and Sen. Peterson's legislation to reduce the size of county council from 13 to 7 members that it once was.

A discussion was held with the following comments:

-John Flanagan feels that since there was no public notice given, GHADA hasn't given anyone a chance to voice negative concerns.

-Ken does agree that we should give notice, but feels that it is an issue that was well discussed at prior meetings and feels that is sufficient.

-Tina Goldrick stated that she usually asks her community for their opinion.

-Susan Boucher stated that based on all of the tax increases, she feels that something needs to be done with all of the spiraling tax increases.

-John Flanagan has never seen significant benefit of expanding the council from 7 to 13 and he would support reducing it back to 7.

-Mark Blake stated that the State of Delaware is the largest employer in Delaware followed by school districts, then Government employees.

President Swift asked for a vote to the resolution - All were in favor, none opposed.

The resolution will be sent to all board members and elected officials and should be done within the next 30 days.

Other new business –

Joe Lake requested help from the County for the historical property - Coffee Run, which is outside of the village area on Rt. 48 where the grass is over 12 inches high. It is a historic house and is not being cared for and needs code attention.

Steve Trader – Pastor of Trinity Church – Steve and his wife Barbara are possibly purchasing the former Tom's Produce building. They want to give back to the community and will be opening a coffee house/marketplace. They will be offering produce, baked goods, and prepared foods. The 2nd floor of the building will be used for office space for the church and church meetings. The name for the business is tentatively The Well Coffeehouse and Marketplace.

Q. How far into the process?

A. They are currently in the due diligence process with property owner Tom Stone.

The structure will not be changed and there will not be any change to the current zoning which is C1 – they do not anticipate any re-zoning changes.

Q. Is there adequate parking?

A. The property currently has 45 parking spaces and they could possibly add more. Forms have been submitted to the county and they are currently awaiting approval.

Comment: The last tenant used banner signs and Joe Lake has requested that they bring signage to GHADA for approval.

A. The signs are currently being used at the Wilmington Christian School on Old Wilmington Road.

Per Mary Grace (NCC), they could go to the DRAC informally even though it falls outside of DRAC.

Good of the order

A Motion was made to adjourn – all were in favor. The meeting adjourned 8:20 p.m.

The next meeting will be held in September.

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GHADA – Land Use Monthly Report – June 15, 2009

Valley & Limestone Rd (Happy Harry's) No Change

NVF – CCS – No Change

Traditions at Pike Creek (Former Pulte project) No change, plan filed with NCC Land Use

Sunrise of Hockessin – Limestone Rd No change.

Goddard School – Valley Road No change

WSFS – Medori – Limestone Rd – No change

Lantana Square –

A new Restaurant is slated to open by the end of June early July in the site currently occupied by Capriotti's. Capriotti's will be relocating to the new building near Friendly's shortly. Once Capriotti's has moved into their new location, Four Sons Inc. t/a La Veranda Italian Restaurant will occupy units 130 & 132, including use of the outdoor patio area. The owners are John Speciale and his son Joe, who also own and operate La Trazza Restaurant on Kirkwood Highway.

An application was filed on May 28th with the Office of Alcohol Beverage Control Commissioner for a restaurant liquor license to include Sundays and a patio permit for outside dining and service and consumption of alcoholic beverages at the location.

The owners have stated that their application does NOT include a permit for outdoor music at the location. They have said they do not intend to seek a music permit for their establishment. Their legal representative, Joseph Green of Green, Green, Godowsky & McFadden, of Wilmington, DE (302) 654-4557 provided the information on behalf of their clients who look forward to becoming part of the Hockessin community and welcomes any questions or comments.

Anyone wishing to protest the application must file a written protest signed by at least 10 residents or property owners within 1 mile of the premises with the ABC 3rd Floor Carvel State Office Bldg, 820 N French St., Wilmington, DE 19801 no later than June 29th. You may also contact the Commissioner's office by calling 3020577-5222.

Work Force Housing – No change.

Gregg Subdivision - Yorklyn Rd – No change. Seeking to add additional 9,840 square Ft of gross floor area to existing site. App #2008-0897

New Business:

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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GHADA Meeting Minutes from May 18, 2009

The meeting was called to order by President Fran Swift at 7:03 PM

There were approximately 45 people in attendance.

Administrative Reports:

President's Report (by President Fran Swift). The GHADA web site will be updated to include Land Use issues and ongoing code enforcement issues for the Hockessin area.

Secretary's Report:

The April meeting minutes will be approved at the June meeting as not all board members had received them prior to tonight's meeting.

Treasurer's Report – Neil Greenstein reported the following balances:

Checking account = \$290.70

Receipts – Dues \$20 received

Expenses - Electricity - \$26.16

Balance as of May 18 was \$284.54

Savings account balance = \$3,842.73

Total funds = \$3,842.73

Land Use Report – Mark Blake (see separate report, below)

The Hockessin Athletic Club electronic variable message sign (EVMS) has ceased flashing messages and is now displaying messages in a static manner for the minimum time as required by NCC code.

**Legislative Members in Attendance:**

Councilman Bill Tansey discussed the upcoming NCC budget based on a 5% pay cut from all employees or layoffs. Three unions have agreed to the cuts, while the EMS and Police FOP have not, as of now. If the 5% cut is not achieved, layoffs will be implemented.

Mr. Tansey stated that he felt that everyone in the county workforce should either give up the 5% as a whole, or he would not vote for the budget.

State Representative Debbie Hudson noted that the deficit has increased from the previous stated amount. There might be furloughs and seasonal layoffs if the situation gets critical. She would like to see where the Governor will be making cuts before she supports any tax increases to the public.

Rep Hudson has met with local officials and is willing to support the purchase of plants for the Hockessin area roadways and entrances to the community. She would support the local Hockessin nursery, Gateway for this. Del Dot has approved the expenditure of the funds and is working with Gateway nursery to get the best possible prices for the trees.

GHADA Nominating Committee: Jeff Dixon from the nominating committee gave a report of the 2009 nominations. The nominee's names were read and the nominations accepted.

All existing board members whose term was up decided to remain on the board with the exception of Harry Bennett from Vallebrook. There were no replacements from Vallebrook; however, Mr. Ben Smith from Charter Oaks did agree to be nominated. A vote was called for by Jeff Dixon; all were in favor for the board nominees, none opposed

The current executive board members were willing to serve for another year, and the floor was opened for any other nominations for the executive board, none were presented. A vote was taken for the nominees for the executive board, all were in favor, none opposed. The voting then concluded.

There are some vacancies for the Board of Directors whose terms are expiring in 2010, please contact Jeff Dixon if interested.

**General Announcements:**

Ken Murphy showed the Old Lancaster Pike improvement project streetscape rendering, noting that Rep Hudson has been a strong supporter since the inception. Ken thanked the state officials for their support and financial backing of the project, which was funded under the Federal stimulus program, as a "shovel ready" project. Del Dot had to get signatures from all property owners on Old Lancaster Pike who were impacted by the project... Construction could start by September 2009. DPL will be doing some preliminary work to relocate the utilities, and Artesian Water will be working on moving the water lines.

**Agenda Item: The Hockessin Marketing Plan**



Christopher Johansen, President of Market Knowledge presented an overview of the study conducted within the Hockessin business community. The study was done via a grant to determine the best market strategy for the Hockessin business community. Secondary research of the area demographics revealed that the local area within a 3 mile radius of Hockessin Center consisted of highly educated people with a high amount of wealth and disposable income; however, many leave the local area to spend it elsewhere.

Mr. Johansen provided an overview of the properties within the village area, using an online community resource, <https://www.villagemanager.net/index.php/villages/view/50>

and showed the vacant buildings and lots of open land, with the former Exxon gas station being the most obvious. Hockessin has strong personal services, (hair, nail, dry cleaning, restaurants, etc). The weak clusters are apparel and toys.

Focus groups within the existing businesses were conducted to identify key customer groups and competitors, Channel partners, and community assets.

The “Touch A Truck” sponsored by the Mom’s group. Businesses downtown aren’t just the commercial aspects, but also include the local community groups, Greenways, etc.

Online and paper surveys yielded that businesses are close to home - not work, and are used for food, meals, banking, library, and convenience. Hockessin is preferred for medicine, cards, garden items, auto, and banking. Lantana Square is utilized for groceries and household cleaning items.

Survey results indicated a desire for sit down restaurants; take out food, and another grocery choice. A chart was shown that detailed the rankings of everything from parking to safety, sidewalks, appearance of stores/building, etc. Strengths were customer service, quality, safety & security, lighting, and cleanliness. The challenges are selection, value, prices, traffic, sidewalks, and hours. If the stores have the products and services desired, parking becomes a non-issue.

Demographics: 66% are age 45-64, 71% over \$100k household income.

A review of the types of people that live and shop in Hockessin was provided showing that the majority of disposable income resides with the working folks that arrive home after the local businesses have closed for the day.

A copy of the detailed study/presentation was available for everyone in attendance. The presentation concluded and Q&A began.

Several local businesses commented on their various methods to attract customers over the years past.

Fran Swift thanked Chris for the presentation

Old business – None

New Business – None

Good of the Order:

There was a brief discussion about the upcoming 4th of July Parade and Fireworks. The organizers/sponsors are seeking funds to offset the cost. Contact the Hockessin/Greenville Rotary Club.

Larry Thurell motioned to adjourn the meeting; John Flanagan 2nd..

The meeting was adjourned at \_\_\_\_\_ P.M.

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GHADA – Land Use Monthly Report – May 18, 2009

Valley & Limestone Rd (Happy Harry's) - No Change

NVF – CCS – No Change

Traditions at Pike Creek (Former Pulte project) No change, plan filed with NCC Land Use

Sunrise of Hockessin – Limestone Rd No change.

Goddard School – Valley Road Some construction equipment on site and appears to be some ground work beginning.

WSFS – Medori – Limestone Rd – No change

Lantana Square – New stores open, parking lots being repaired and the new Friendly's is holding their grand opening today!

Work Force Housing – No change.

Gregg Subdivision - Yorklyn Rd – No change. Seeking to add additional 9,840 square Ft of gross floor area to existing site. App #2008-0897

New Business: none

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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GHADA Meeting Minutes from April.20, 2009

The meeting was called to order by President Fran Swift at 7:00 P.M.

There were 19 board members in attendance, and 41 general attendees.

#### Administrative Reports:

March minutes: Fran requested a motion for approval of the March meeting minutes. Alan Nichols requested a correction to the March minutes to include a motion that was made for GHADA to make an appeal to the Board of Adjustment regarding the Chinese Community Center sign. Fran confirmed that the motion was requested, and GHADA tried to appeal, however, the cost to appeal was \$2,500.00, therefore, GHADA decided not to appeal due to the cost.

Alan Nichols then made a motion to approve the minutes as amended, the motion was seconded. All were in favor, none opposed.

Treasurer's Rpt. (by Jeff Dixon in Neil's absence) The beginning balance in the checking account was \$182.96 with receipts of \$160.00, and electrical expenses of \$26.16, leaving an ending balance of \$316.80. The balance in the savings account was \$2,558.19 for a total ending balance in the checking and savings account of \$3,874.99. Jeff Dixon made a motion to approve the Treasurer's Report and the motion was seconded by Alan Nichols and John Flanagan. All were in favor, none opposed.

Land Use Rpt. (Mark Blake) separate attachment

A motion was made by Mike Lawson for GHADA to send a letter to the Hockessin Athletic Club (HAC) and copy New Castle County regarding their sign that is non-compliant. The motion was seconded by Alan Nichols – All were in favor, none opposed.

Nominating Committee (Jeff Dixon) Jeff requested that if anyone else would like to be on the nominating committee to see him. He also announced to anyone on the board, if their term is expiring to please let him know if you would like to remain, or provide him with a name of someone else within that neighborhood.

#### General Announcements:

Vice President Mark Blake gave a report on the Civic Umbrella meeting that was held in March. The Civic Umbrella group is a combination of all civic associations within New Castle County and includes New Castle County civic league, Millcreek, and Brandywine.

- The NCC financial projections show county fund to be exhausted in 2012.
- Budget shortfall projection for 2009 are 26.39% or \$27 million dollars
- Total shortfall of almost \$100 million dollars.
- There were several issues raised at the meeting regarding taxes and county expenses. How long will NCC need to have a tax increase – the answer is approximately 2 – 3 years on top of the planned 25% increase.

- Budget numbers are available in a document from Mark
- There was also discussion about the contract negotiations and union agreement of pay cuts.
- Re-assessment was also suggested, however, the cost associated with reassessment does not usually generate more income. Properties values will go up and some will go down.

County Park Lands - President Fran Swift:

Some equipment on county party lands has been damaged and the county is not currently planning repairs until possibly the next budget year. All developments will be contacted regarding broken equipment on their individual park lands to determine the possibility of getting it repaired sooner.

Legislative Members in Attendance:

Liane Sorenson – Liane provided a Delaware State and U.S. flag to Ken Murphy for the flag poles at Yorklyn Road. Ken thanked Liane and mentioned that she was one of the major contributors of the Old Lancaster Pike project.

Per Liane, there was no legislative news as they were on Easter break last week. Liane serves on the bond bill for the capital budget. She had no further information since they were just back in session today.

A motion was made by Mike O'Neil to adjourn the GHADA meeting. The motion was seconded by Dan Johnson. All were in favor, none opposed.

The meeting was adjourned at 7:35 P.M.

The Red Clay School District Board candidate forum was held immediately after the meeting.

The next meeting will be held Monday, May 18, 2009.

GHADA – Land Use Monthly Report – Apr. 20, 2009

Valley & Limestone Rd (Happy Harry's) --No Change

NVF – CCS – No Change

Traditions at Pike Creek (Former Pulte project) --No change, plan filed with NCC Land Use

Sunrise of Hockessin – Limestone Rd --No change.

Goddard School – Valley Road --No change.

WSFS – Medori – Limestone Rd – No change

Lantana Square – No Change

Work Force Housing – No change.

Gregg Subdivision - Yorklyn Rd – No change. Seeking to add additional 9,840 square Ft of gross floor area to existing site. App #2008-0897

New Business: We are going to be looking at drafting new land use ordinances and make changes to existing ordinances/codes in NCC and the UDC.

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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GHADA Meeting Minutes March 16, 2009

The meeting was called to order by President Fran Swift at 7:00 P.M. Fran introduce the executive board members in attendance. There were 26 board members, and 18 regular members in attendance.

General Announcements:

The Hockessin Community Center is currently trying to raise funds for various programs they provide and are reaching out to the community for donations.

Administrative Reports:

- Fran made a request for a motion of approval of the February meeting minutes, however, there was a request for a correction regarding the Chris Coons listening campaign that was held in February. The minutes stated that the community voted for a slight increase in taxes and should be changed to reflect that the vote also included a decrease in spending by an equal amount.

- Alan Nicholls requested a correction of his address in the February minutes from Sanford Ridge to Southwood, and also a correction of the spelling of his last name.

Fran requested a motion to approve the February minutes as corrected. A motion was made by John Flanagan and a second motion was made by Neil Greenstein. All were in favor.

Treasurer's Rpt. – Neil Greenstein – The ending balance last month was \$139.00 with \$80.00 received for dues; \$36.00 in expenses for the electric bill resulting in an ending balance of \$183.00 in checking account; \$3,550.00 balance in savings account; Total ending balance of \$3,778.00.

Neil requested that individual communities send their dues to P.O. box 238 if they have not yet sent them.

Legislative Members in Attendance:

Sen. Liane Sorenson comments: Gov. Markell has been holding presentations to let everyone know about the budget of the State. In his presentation, he has been providing examples of what programs would need to be cut in order to make up \$600 mm. The State needs to cut the budget by 20%. Gov. Markell will be presenting the budget this week and will give his recommendations on where the cuts will be.

All members of the General Assembly receive a letter every year regarding annual trash pickup. Sen. Sorenson sent a letter requesting that trash be picked up for the Red Clay cleanup on 3/28.

Neil Greenstein suggested that DSWA pick up recyclables at Lantana Square other than on Saturday when the majority of people are dropping off.

He also questioned where bottle deposit money goes when bottles are not turned in – Per Sen. Sorenson, the money goes to distributors and she feels it should be changed to go to the State.

Rep. Nick Manolakos – He reiterated what Sen. Sorenson had said stated regarding the budget and that they have not been in session for 6 weeks and will have more information at the next GHADA meeting.

- He will be sending out a survey regarding “Hockessin” type issues and would like everyone to respond. He also handed out cards with his contact information and stated that he has started an e-news letter and is building his database with e-mail addresses. He requested anyone to contact him they have not received the e-news letter and want to be added to the monthly e-letter.

- He also reminded everyone that he meets on Saturday’s from 9:00 a.m. – 10:30 a.m. at the Pure Bread Deli with an open forum. He is employed by the Red Clay school district at the AI DuPont High School and sees first hand the effects of the economy on the kids and their families.

- He has recently been working on drainage issues with various civic associations. Please contact him if you need help with this matter.

Public Safety Rpt. - Mike Terranova stated that there are currently three issues in Hockessin that are causing police interaction:

1) Graffiti

2) Zoo Lounge violations

3) Vehicle break-in’s

Mike introduced Corporal Browning from New Castle County Police, Community Services Unit. He is responsible for handling community issues and attending civic meetings in the Hockessin area, Richardson Park, and Maryland Av.

1) Graffiti – is a county and statewide problem, and a joint task force is currently being developed for officers to research graffiti. The task force will include officers from Wilmington, Elsmere, New Castle County, and Delaware State Police.

The police are aware of who is responsible for some of the graffiti, but they have to be caught doing the graffiti. Another problem they have is that the judicial system and the Attorney General's office recommend that the offenders take a plea for the cases because they do not want them to go to trial due to court system being bogged down.

Wawa has recently been hit with graffiti and are in the process of checking their cameras. He requested that the community be aware of kids walking around with backpacks. If they have spray paint in their possession, they can be charged because spray paint should not to be sold to kids under 18 years old.

2) Zoo Lounge – The Police have made some arrests there. It is the Delaware State Police jurisdiction. The complaints that are being received are due to the loud music as well as the crowds at the end of the night. The Police have worked with the owners, they did not comply and arrests were made. They currently have four charges of county code violations the fines will continue to increase. Cpl. Browning feels that the establishment will be closed very soon. The liquor commission is also looking at the problems as well.

3) Vehicle Break-in's – The majority of theft occurs in unlocked vehicles. The thieves are looking for GPS, laptop computers, I-pods, cell phones, etc. They made an arrest of three people for robberies on Route 7 where there were 120 thefts and those arrested were charged with the majority of those thefts.

Due to economic problems, people that typically would not be involved in these crimes are going to get desperate. He urged everyone to lock their vehicles and keep items secure and out of sight. The majority of the thieves are coming from outside of Hockessin.

Q&A:

Do the police feel that the graffiti in Hockessin is gang related? No, they are artists wanting to show their art.

Cpl. Browning suggested that community members complain to State Representatives and request that the laws change so that the kids that are caught are prosecuted and not able to take a plea.

Rep. Manolacos commented that there were incidents of graffiti at AI duPont High School and the person was caught. The parents didn't feel they had any reason to be suspicious, but he had over 200 cans of spray paint in his car.

The penalty for graffiti was just raised to a felony and \$1,000.00 fine for the first offense.

Yvonne Tsavalas asked if it was true that you should lock your car with the key rather than the automatic door lock because of some sort of electronic tracking being used by criminals. Cpl. Browning said that he didn't feel that was true and they have never had an incident of that happening in this area.

President Fran Swift suggested that all community members report all suspicious incidents they see whether they feel it is valid or not.

Land Use – Mark Blake – see separate attachment, below.

A suggestion was made to have GHADA take a stand on the light up signs at the Hockessin Athletic Club. They should not be brightly lit, flashing, or have the message change. A motion was made by Mark Blake that GHADA oppose electronic land use signs. Neil Greenstein made a second motion. All were in favor. No opposition and no discussion points.

Yvonne Tsavalas suggested that a group of people appear at the Land Use meetings along with the petitions to be presented. GHADA will make an appeal within two weeks regarding the electronic signs.

Hockessin Planning Partnership – Ken Murphy

Status of Old Lancaster Pike Project – A number of years ago, Sen. Liane Sorenson and others funded the OLP design study. The study was combined with contributions from the State of Delaware and the Federal Government. The project was completed, but there were no construction funds available.

The recent stimulus package has now provided funding for the project. An agreement had to be reached by all OLP residents – 33 property owners for property easement. Of the 33 owners, 13 have signed, 16 are in the process. There is 1 property owner that has not yet been located, and another property owner who has not yet signed.

Ken had a display board showing the improvements that will be included in the project.

Pat from the HPP landscaping committee showed a display board with the landscaping that will be provided in the Hockessin area. She also noted that they have other landscape spaces available and would like businesses to become sponsors. All of the landscaping areas are maintained by the individual business sponsors.

A concern was raised regarding the tall trees in the center medians being a possible safety issue.

In the latest Hockessin Community Publication there was an article regarding economic re-development and a survey has recently been sent out. The HPP is trying to get 200 – 400 surveys completed that will be used as the basis for the marketing plan for the area.

Design Review Advisory Committee – Joe Lake

The DRAC is a true governing authority for the Department of Land Use. They are currently working on signs in the area and have photographed and inventoried all of the signs within Hockessin. They are carefully reviewing the signs to help them develop the procedures, letters, and forms for new merchants. The role of DRAC also includes other designs throughout the community.

Q&A:



Do you think Hockessin should incorporate? Per Joe, he feels that Hockessin should have been incorporated many, many years ago. He feels that Hockessin almost always loses at government agencies such as Land Use because we are not incorporated.

Old Business:

Dave Vandepoele is now a permanent member of the GHADA Board of Directors.

New Business:

- Jeff Dixon, Chairman of the GHADA Nominating Committee requested a volunteer for the May elections. Jeff requested recommendations for board members or civic members who may be interested. Other members of the nominating committee are Tina Goldrick and Cathy Sensurato.

- Carol Ireland provided handouts regarding the Delaware Bike Summit to be held Friday April 24. She is encouraging anyone who is interested in bicycling to come to the summit at the Del. Tech. campus in Dover. They will be discussing ways to improve bicycle safety and create friendly communities.

- Joe Lake announced that the Hockessin Historical Society needs a Vice President for a one year term, and anyone interested to contact Joe. The next HHS meeting will be held Tuesday March 17, at 7:00 p.m. at the Hockessin Memorial Hall.

The meeting adjourned at 8:40 P.M. The next meeting will be held Monday

April 20, 2009.

GHADA – Land Use Monthly Report – Mar. 16, 2009

Valley & Limestone Rd (Happy Harry's)

We will be trying to have a meeting with a representative of the Walgreen's company in late March early April to review their sign requests for this location. They are asking for support to add (2) signs, one each along Valley and Limestone Rd with EVMS included. The Land Use Committee will review the design and meet with DRAC to review conformity to village sign guidelines once we have met with Walgreen's.

NVF – CCS – No Change

Traditions at Pike Creek (Former Pulte project) No change, plan filed with NCC Land Use

Sunrise of Hockessin – Limestone Rd No change.

Goddard School – Valley Road No change.

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

The shared parking ordinance #08-129 has passed. The ordinance requires a contiguous 8' tall solid fence and landscaping buffer, in order to utilize the shared parking statue.

WSFS – Medori – Limestone Rd – No change

Lantana Square – Work continues with the new buildings being constructed and the revised parking lots. The Friendly’s restaurant, Tanning Salon, and Coffee shop all plan on opening shortly.

Work Force Housing – No change.

Gregg Subdivision - Yorklyn Rd – No change. Seeking to add additional 9,840 square Ft of gross floor area to existing site. App #2008-0897

New Business:

Walker Farm 1082 Old Lancaster Pike – Rumor has it that the former Walker Property might be for sale or being considered for various redevelopment scenarios.

Chinese American Center 1155 Little Baltimore Rd – Area variance request for a new sign with an electronic variable message sign (EVMS) 14 ft from Little Baltimore Rd (20 ft setback req’d) and to permit EVMS within 75 feet of Residential use. App# 2009-0009A. Board of Adjustment Hearing, Thursday, March 12, 2009 at 6PM NCC Land Use Conference Rm, 87 Reeds Way, New Castle. The BOA granted conditional approval for the message sign. Any appeal must be received in writing within 20 days by NCC Land Use Dept.

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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GHADA meeting minutes Feb. 16, 2009

The meeting was called to order by President Fran Swift at 7:00 P.M.

Administrative Reports:

January Minutes – A request for motion of approval of the January minutes was made and Tom Gordon motioned; Neil Greenstein seconded the motion and all were in favor.

The Treasurer’s Report was provided by Neil Greenstein – The opening balance in the checking account was \$738.00 with \$20.00 received for dues; expenses of \$317.00 for website development, and \$302.00 for the Adopt a family program in December, leaving an ending balance of \$139.06. Neil made a request for the GHADA annual dues to be paid by any individuals or corporations or have not yet paid them.

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

#### Comments on Land Use Rpt

1) June Weaver from Charter Oaks, whose property adjoins the Walker Property on Old Lancaster Pike, commented that there was a re-zoning request made to Land Use for the property, but the request was withdrawn.

Mark will speak to someone from CCS Farms to find out what their intention is for the property.

2) Mr. Jack Harrison commented on the Board of Adjustment meetings and has seen that projects have been approved that previously been turned down by individual committees – i.e.: RPTC and DNRC.

Per Mr. Tansey, the board of adjustment is made up of community members; however, there are no qualifications for the members.

Mr. Harrison would like GHADA to find out the statistics of the board of adjustment and their record of approved projects vs. turned down projects. He also suggested the possibility of getting a representative from the board of adjustment at a future GHADA meeting to discuss their role and responsibilities.

3) A question was raised regarding the traffic light at Lantana Square where the WSFS branch would be built. Is the light going to be installed, and is that entrance going to be closed?

Per Mark – the intersection was pre-wired for the traffic light when the shopping center was built; however, Del Dot is not yet convinced that a light is needed at that entrance.

A study was done and indicated that the entrance is the highest used intersection for Lantana Square and based on that, the light is now needed or the entrance will be closed. The WSFS developers, as well as Lantana Square owners have offered to pay for the installation of the light; however, Del Dot has not yet agreed to install the light.

Joe Lake made a motion for GHADA to send their position in writing that they recommend the light be installed. Joe then withdrew his motion.

Ken Murphy suggested that GHADA have Del Dot come to a GHADA meeting and present the pro's and con's of the light. Per Fran, we would tentatively plan for Del Dot at April's meeting.

4) Ken Murphy made a suggestion that Land Use add the Workforce Housing request on Rt. 41 and 48 to their report. Two houses on that property (The Marra Property) would be workforce housing. Per Fran, they do not have all of the approvals that are needed at this point, so GHADA will keep watching the situation for variances etc.

5) Mike from Hampton Point commented that his development opposes the electronic sign for Happy Harry's at Limestone Rd and Valley Rd.

Legislative Members in attendance:

Rep. Bill Tansey – The County budget will be presented on March 17th.

General Announcements: (Fran Swift)

1)GHADA Agenda Update for 2009 – NCC police will speak at the March GHADA meeting regarding the noise issues at the Zoo Lounge; as well as the ongoing issues with graffiti problems in the area.

Fran requested suggestions from GHADA members on who they would like to see at future meetings to discuss issues.

- A suggestion was made to request a representative from Del Dot.

- Ken Murphy suggested that someone from historical review board attend a future meeting to speak about the process for developers when they purchase land that is historical property and what the guidelines and process are regarding land use.

2) There have been many questions regarding Hockessin Crossing and why GHADA is continuing to make an issue of the parking and building use on the property. GHADA feels that there is a dangerous situation with the parking that has been going on for a number of years and there have been businesses that had to move due to the parking problems. The ice cream shop – Brewster’s - had to leave the shopping center, and Mortgage Company – Wells Fargo - had to put up signs to stop people from parking. It’s an ongoing issue and GHADA has attempted to work with the developer to resolve the issue. Several years ago, the developer bought 2 residential properties and told GHADA they would renovate the homes and use the back lot for parking. They then demolished the buildings and presented a plan for an 18 thousand square foot building with 4 stores and apartments on the 2nd floor, and GHADA felt that would create even more of a parking problem. They then presented plans for a school and GHADA agreed. The developer presented plans to the County that GHADA did not see before approval. The 2nd floor is shown as apartments, but the developer states the space is for the school. GHADA feels that in the future, the developer will try to have the property zoned commercial. GHADA is merely trying to resolve the parking issue as well as fight for the residential rights of the nearby residents of that property.

Comment from Bill Lowery - Representative from Harvey Hannah, Managing Agent for Hockessin Crossing - stated that apartments are not planned for the 2nd floor – they are looking for a tenant for that space.

3) Listening Campaign - County Exec. Chris Coons, Rep. Bill Tansey, and Council President Paul Clark came to the Hockessin Memorial Hall the week prior to speak about the county budget. At the end of the session, a vote was taken, and the majority of people in attendance voted to increase taxes slightly to keep services that are currently in place in the county.

Recently all county employees were asked to take a 26 day furlough to balance the budget which equates to 26 less police officers on a daily basis.

Old Business:

1) Follow up on Sanford Ridge traffic light – Alan Nickolls, a Southwood resident, contact Del Dot about 3 weeks ago and the person he spoke to (Carol) committed to investigate the tripping mechanism. The light is controlled by side road tripping and could possibly be malfunctioning.

Jeff Dixon commented that he reported the issue to Del Dot, but felt that the issue had been resolved and did not follow up.

Mr. Saunders also reported the issue to Del Dot.

2) Jeff Dixon received a letter from The Civic League of NCC asking to join for a fee of \$10.00 and requested a motion for GHADA to join the civic league – Tom Gordon motioned for approval, and Jack Harrison seconded the motion, all approved.

Fran appointed Dick Saunders as a new member of the GHADA Board until the next election in May 2009, to fill an existing vacancy.

New business – none

The meeting was adjourned at 8:15 P.M. The next meeting will be held Monday, March 16, 2009, beginning at 7:00 P.M.

GHADA – Land Use Monthly Report – Feb. 16, 2009

Valley & Limestone Rd (Happy Harry's)

We will be trying to have a meeting with a representative of the Walgreen's company in March to review their sign requests for this location. They are asking for support to add (2) signs, one each along Valley and Limestone Rd with EVMS included. The Land Use Committee will review the design and meet with DRAC to review conformity to village guidelines.

NVF – CCS – No Change

Traditions at Pike Creek (Former Pulte project) No change, plan filed with NCC Land Use

Sunrise of Hockessin – Limestone Rd County Council voted unanimously to approve the rezoning and development plan. Also, the Sunrise group will not be undertaking the purchase of the site, due to unrelated circumstances that have no bearing on the location or plan. The Naudain's and Malloy's are currently seeking another organization, like Sunrise, to fulfill the development plan and will keep GHADA and the community apprised of their efforts. GHADA continues to support the plan and will work with the families as they seek out a comparable entity to continue the development as planned and approved.

Goddard School – Valley Road No change.

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

The shared parking ordinance #08-129 will be discussed at the NCC Land Use Committee Meeting on Tuesday, February 17th at 3:00 PM at the City Council Bldg, 8th floor conference room. It was given conditional approval by the NCC Planning Board at their business back on Jan. 20th. The next step will be to go before NCC Council at their next meeting and then to County Council meeting on February 24th.

WSFS – Medori – Limestone Rd – No change

Lantana Square – Work continues with the new buildings being constructed and the revised parking lots.

Work Force Housing - The stay enacted by NCC Council has expired, but it appears that the bill's sponsor Councilman Penrose Hollins is awaiting a response from the DE State Legislature, before revising or moving the ordinance forward. Many people have expressed concerns that the county law will create traffic congestion, school crowding, sewer issues, emergency services coverage problems, and other problems associated with high-density development throughout NCC. House Bill 29 aims to address these issues in a year where the State projects a \$600 million dollar revenue shortage this year.

Teekatt Assoc (7209 Lancaster Pike) Old Happy Harry's – DRAC approved and GHADA Executive Board & Land Use Committee views the requested parking variance favorably as the building is redeveloped for new tenants and recommends that the GHADA board vote to also support the variance. App #2008-00919

Gregg Subdivision - Yorklyn Rd – No change. Seeking to add additional 9,840 square Ft of gross floor area to existing site. App #2008-0897

New Business:

Walker Farm 1082 Old Lancaster Pike - The former Walker Property has withdrawn their Board of Adjustment variance request for an Antique Shop and a Sign that was larger and incorrectly located under code. The NCC Land Use Dept. states that the property is now in compliance. There remains a possibility for a request for the entire parcel to be rezoned commercial to allow other uses not currently allowed at the location as currently zoned.

Chinese American Center 1155 Little Baltimore Rd – Area variance request for a new sign with an electronic variable message sign (EVMS) 14 ft from Little Baltimore Rd (20 ft setback req'd) and to permit EVMS within 75 feet of Residential use. App# 2009-0009A. Board of Adjustment Hearing, Thursday, March 12, 2009 at 6PM NCC Land Use Conference Rm, 87 Reeds Way, New Castle.

The GHADA Land Use Committee will be discussing these plans at our next meeting tentatively scheduled for March 11th. @ 6:30 PM. Location TBD.

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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## GHADA Meeting Minutes from January 19, 2009

The meeting was called to order by Vice President Mark Blake at 7:00 PM. Mark introduced the executive board members in attendance, and announced that President Fran Swift would be unable to attend as he was in Washington, DC.

### Administrative Reports:

November Minutes – A motion was made to approve the November meeting minutes; the motion was seconded and all approved. Mark requested that any corrections be sent via email to Secretary or Vice President.

Treasurer's Rpt. (Neil Greenstein) The beginning balance in the checking account was \$490.43. The income received was \$300.00 for dues, and expenses of \$52.20 for electricity for the flag lighting on Yorklyn Road. The ending balance in the checking account was \$738.23, and the balance in the savings account was \$3,554.68, for a total combined balance of \$4,292.91.

In 2008, GHADA received \$424.49 of income, with expenses of \$1,284.68 resulting in a loss of \$860.19.

### General Announcements: (Mark Blake)

Adopt a Family – GHADA contributed \$301.44 to the Hockessin Community Center which helped a single mother and 4 children ages 2 – 11 from the Hockessin area for the holidays.

A notice was received from The Hockessin Community Center that they are looking to replenish food banks in the area;

St. Mary's Church is sponsoring a "Souper Bowl" where they are coordinating a food bank drive. Canned goods and non-perishable foods can be dropped off at WAWA, Wilmington Trust branches, and the State Police Troop 6 Building at Prices Corner.

Legislative Members in Attendance: none

Per Jeff Dixon, Nick Manolakos could not attend but left a voicemail message that the State Legislature is back in session and is extremely busy with discussions regarding the budget. He is looking into traffic light problems in the district as well as drainage problems.

Land Use Rpt – Given by Mark Blake (see below)

Hockessin Planning Partnership (HPP) – No update, however, Peg Castorini suggests that anyone interested go the HPP website for updates.

DRAC – no update

Hockessin Historical Society – no update

#### Old Business:

- From Alan Nickolls: Any update on the traffic light problem at Sanford Ridge? Per Jeff Dixon, he reported the problem to DelDOT and has not heard back from them, but he recently noticed there was no longer a problem with the light.

#### New Business:

– A Land Use committee has been formed and they are looking for community members to be part of the committee. This committee will replace the Focus Groups that were developed in the past, and the hope is that with more people on the committee, all land use meetings held by NCC would be attended by someone from the committee. This will allow GHADA to take a more pro-active approach to upcoming projects in the area.

- The 2009 meeting dates will be added to the GHADA website.

- A request was made that the GHADA financial statements be added to the website and Jeff Dixon is currently working on doing that.

- Jeff Dixon received an email from Mr. Morris at Hockessin Meadows complaining about the noise at the Zoo Lounge. Jeff directed his comments to Ron Breitigan from the Delaware ABC who spoke at a previous GHADA meeting. If anyone hears any noise from that area, please contact the police.

#### Upcoming Events:

- Chris Coons and Paul Clark are having a “Listening Campaign” on Feb. 9 at 6:00 p.m. at the Hockessin Memorial Hall. Councilman Bill Tansey will also be in attendance.

- Larry Thurrell – Used Book sale will be held the weekend of Jan 23, 24, 25, 2009 at the Hockessin Memorial Hall benefiting the Hockessin Library.

The meeting was adjourned at 7:45 PM. The next meeting will be held Feb. 16, 2009.

#### GHADA – Land Use Monthly Report – Jan. 19, 2009

##### Valley & Limestone Rd (Happy Harry's)

We have received new renderings of requested monument signs with electronic message boards integrated into them. Happy Harry's/Walgreen's is asking for support to add (2) signs, one each along Valley and Limestone Rd. The Land Use Committee will review the design and meet with DRAC to review conformity to village guidelines.

NVF – CCS – (Yorklyn) 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

NCC Land Use and Planning Board granted “Conditional Approval” for the plan as supported by GHADA and several surrounding communities.

Goddard School – Valley Road

No changes.

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

The parking situation is being addressed by NCC legal department. A new ordinance was presented to Land Use and the Planning Board for consideration. It will go to the business meeting on Tuesday, Jan. 20th and then on to County Council.

WSFS – Medori – Limestone Rd – No new information

Lantana Square – Work continues with the new building being closed in and the revamped parking lots are almost completed. Several new business tenants are slated to fill most of the vacant store fronts in the coming months.

Work Force Housing

A stay enacted by NCC Council will expire on January 31st. Several members of the DE House of Representatives have proposed tabling the WFH ordinance for 6 months so the State can consider the impact to the state as a whole. Many people have expressed concerns that the county law will create traffic congestion, school crowding, sewer issues, emergency services coverage problems, and other problems associated with high-density development throughout NCC. House Bill 29 aims to address these issues in a year where the State projects a \$600 million dollar revenue shortage this year.

New Business:

We have formed a new Land Use Committee and will review all items that affect the Hockessin area in the way of land use topics and development plans. Meetings and agenda items will be provided so interested residents can attend and provide comment and input.

Teekatt Assoc (7209 Lancaster Pike) Old Happy Harry’s – seeking a parking variance as the building is redeveloped for new tenants and use with the removal of Notes 31 & 37 from the filed plan. App #2008-00919

Gregg Subdivision - Yorklyn Rd – Seeking to add additional 9,840 square Ft of gross floor area to existing site. App #2008-0897

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman