

## GHADA Meeting Minutes September 20, 1010

The meeting was called to order by Mark Blake, President, at 7:03pm. There were 21 Board Members and 22 interested people in attendance (J Dixon excused). The Pledge of Allegiance was recited.

The President's report by Mark Blake: September 20, 2010

Welcome back. Hope you enjoyed the Summer and the warm weather we're still having.

We held a Special Candidate's Forum & Debate back on August 23rd in conjunction with the Civic League for NCC and Hockessin Community News. Jesse Chadderton, the editor of the Community Newspapers, was our moderator and did a wonderful job of keeping the forum running smoothly and on time, as we only exceeded the timetable by less than 5 minutes for the entire event. I want to also thank Chuck Mulholland and David Carter of the Civic League for helping throughout the night getting questions from the audience for the candidates to answer. Thanks also to the Hockessin Fire Company and Memorial Hall for setting everything up for us, as usual they did a great job!

We had an excellent turn out of both candidates and voters and had at times over 150 people in attendance. We'd like to thank everyone for their support and we wish all the candidates well in the general election.

We'll be looking to have another Candidates Forum prior to the General Election on November 2nd, if you think that would be beneficial, now that the primary races have been concluded.

We'd also like to thank everyone in the Hockessin Community for their participation in the Fourth of July festivities and to Kenny Wynn for spearheading the effort. Thanks also to Harvey Hanna for the use of their parking lot at the Children of America day care off Valley Rd.

GHADA needs a volunteer to fill the 1st VP & Land Use Chairman position. I will continue to provide assistance to whoever comes on board to make transitioning easier. The good news is that there aren't many new land use issues presently, so this is a great time to get involved while you get up to speed, while things are slow.

The June meeting minutes were approved.

The Treasurer's report was reported by Neil Greenstein. It will be forwarded with November minutes.

Legislative Members Comments:

Liane Sorenson: A one day session is needed to approve confirmations. HB 399 for the DSU Inspire Scholarships program for 140 students will be signed. Two main agenda items for her include the HAC hearing and the Route 7 paving from Rt. 72 to the State Line. Community approval for night work is needed. Also, Liane has been pleased with the full day Kindergarten program progression.

Nick Manolakos: Gearing up for the return in January and work with the planning commissions and civic associations.

Land Use Report – September 20, 2010- Mark Blake, Land Use Committee Chairman

Traditions at Pike Creek (Former Pulte project)

Lantana Square – The Padi restaurant opened for business in the former Prudential Fox-Roach Real Estate location (the stand alone building near the True Value Hardware store).

Hockessin Athletic Club - HAC Café - The ABCC hearing was postponed from August 26 to September 23, 2010 @ 6:00 PM. The HAC applied on June 9, 2010 to the ABCC requesting approval of a variance from the provisions of Rule 42.1 of the ABCC rules to have wet bar, external speakers and a paging system, and the ability to provide live entertainment with the outdoor pool area of the HAC, located at 100 Fitness Way. The HAC is currently licensed for the consumption, service and sale of alcoholic beverages on the premises, including within the outdoor pool area.

Goddard School – Valley Road - No change

Marra Landing (Marra Property) Newport Gap Pike - No change

NVF – CCS - No Change

Sunrise of Hockessin\* (formerly known as) – Limestone Rd - No change

Walker Property - No change

WSFS – Medori – Limestone Rd - No change.

New Business:

Harvey Hanna & Associates submitted a three page letter, "Remarks to GHADA", concerning the Mundy farmhouse at 6580 Lancaster Pike. Please see the three attachments above in this email.

The Hockessin Planning Partnership's Ken Murphy, President, had no new information to report.

Hockessin Athletic Club – Variance request to liquor license Old Business. The result of an e-mail vote sent to GHADA Members was submitted to Mark Blake with 14 voting "no" and 9 voting "yes" to the request. Board member Mike Lawson felt there was no need to have another vote at this meeting. Mark Blake felt four of the provisions should be discussed and voted on individually. This request included modification of the HAC Café's Liquor license under Rule #42.1 to permit: 1) Wet bar on the currently licensed patio; 2) External speakers; 3) Paging system; 4) Music Live Entertainment. There was extensive discussion on each request. The majority voted no on each of the four items. A final vote was tallied with 17 "no" and 10 "yes." This vote will be presented to DE-ABCC at the Sept. 23, 2010 meeting.

New Business and Good of the Order – None Meeting Adjourned.

Respectfully submitted, Tina Goldrick, Secretary, GHADA

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GHADA Meeting Minutes May 17, 2010

I. Call to Order: The meeting was called to order by Pres. Fran Swift at 7:10 p.m.

There were 15 Board of Directors and 15 Regular members in attendance.

II. The Pledge of Allegiance: The meeting opened with the pledge of allegiance.

III. President's Report – Fran Swift

The new roadway looks good and the traffic flow and storm systems have been working well. The new roadway will be complete by the middle of August and they will have a road dedication ceremony. The construction will not affect the parade – all equipment and barriers will be removed for that date and it will be safe for people to walk.

IV. Approval of the Minutes:

The April meeting minutes were not distributed. They will be distributed and approved at the June meeting.

V. Treasurer's Report - Neil Greenstein

Beginning Balance in Checking Account as of April 15: \$434.15

Receipts: \$0

Expenses: \$26.63 (Electric bill)

Ending Balance: \$407.52

Balance in Savings Account: \$2,861.38

Total balance in checking and savings accounts: \$3,268.90

VI. Legislative Members in Attendance:

Nellie Manlove (Councilman Tansey); Janet Kilpatrick; Rep. Nick Manolakos; Sen. Liane Sorenson

Nellie Manlove – New Castle County Council will be discussing the Traditions at Pike Creek plan on Tuesday May 25, at 3:00. The budget will be voted next week and there is no property tax increase proposed.

Janet Kilpatrick – Debra Hudson is out of town; Mike Ramone is out of town; they are on two week break and then are in session for five weeks.

Rep. Nick Manolacos – Legislature is in two week interim where the budget is being prepared for the house and the senate to vote on. No new news regarding the budget. Mr. Manolacos brought copies of the News Journal article regarding state funding for private schools and the article explains – funding for nurses, drivers ed. This year he has switched to an online survey with issues regarding budget of the state. Please provide him your e-mail address if you would like to receive the survey.

Q. What is the public recycling committee?

A. The bill was passed regarding the bottle deposit. He feels it was a bad way to go. The public recycling committee has been around for quite awhile and the committee is appointed. It was a planning commission to get involved with recycling in Delaware.

The 5 cent bottle deposit will be going away and a new 4 cent deposit will be imposed for all carbonated beverages.

Sen. Liane Sorenson had no comments for tonight's meeting.

VII. Traditions at Pike Creek / Naudain property Rt. 72 and Rt. 7:

The plan was presented approx. 2 years ago and the plan went thru the approval process and GHADA voted on it and all were in favor. The point of concern was the entrance on Paper Mill Road. When Pulte backed out of the project, the land owners found a new developer so there is a small change in the entrance to put it on Limestone Road instead of Paper Mill Road. Originally Del Dot thought they would have to widen Paper Mill Road and that is no longer the case.

The new plan was presented by Sean Tucker representing the current owner –

The client purchased the property from Naudain who had a plan with Pulte and Pulte backed out of the project. The zoning change from S to ST was voted on and approved previously. The only significant change was to change the entrance from Paper Mill Road to Limestone Road. The original plan was 1500 square feet for the townhouses,. however, that may change due to market conditions. There is a Land Use meeting on Tuesday May 18, at 3:00 p.m. to discuss and review the plan.

Q. Jeff Dixon - What type of entrance will be on Limestone Road?

A. Right In Right Out only - No left in or out.

Q. Will there be access on Paper Mill Road?

A. No

Q. Jeff Dixon - There originally was a plan to have the gutters and road surfaces maintained by the association, is that still the case?

A. This community would fall under a Maintenance Corporation which would be handled by the property owners and they would have to maintain all of the open space and storm water management. Basically everything but the roads. There is a possibility that the property could be turned into condominiums.

Q. If you want to convert to condos do you have to go back to the planning board?

A. The state law reads that any community can be converted to a condominium community so they would not have to go back to the county for approval.

Q. Fran Swift - Is your company in contact with the other property owners?

A. Yes, they are in communication with them and have contacted or attempted to contact them.

Comment – Janet Kilpatrick: Comment on roads – public vs. private – when builders are building private roads and they have a set fee they are still having problems maintaining them. If the state is not building them, they are not built to the correct requirements and they are falling apart sooner. Going to private streets has been cumbersome to the Govt. and to the residents that live there.

Per Sean, for this project the streets will be dedicated and built to Del Dot standards.

Q. Jeff Dixon - What is the timeframe of when construction will start?

It is going to be driven by the market – could be summer or fall this year or it may be a year – two years tops before you would see ground breaking.

VIII. Citizens for Responsible Growth – Mr. Richard Beck

Mr. Beck read the resolution to the members.

Pres. Fran Swift requested a motion on the floor to discuss the resolution. He then requested that Mr. Beck e-mail the resolution to everyone and we will table the motion until the next GHADA meeting and then have a discussion and vote to support or not support the resolution.

Jeff Dixon made a motion that the motion to discuss the resolution be tabled until the next GHADA meeting. The motion was 2nd by Pres. Swift. All were in favor; none opposed. Pres. Swift will get a copy of the resolution and send to all members to be discussed at the next GHADA meeting.

IX. Land Use Report – Mark Blake: - No changes from last month.

Q. Is there anything going thru the planning board regarding the Trinity Church?

A. Yes, it goes before the planning board on June 1 – per Greg Terinoni from Greg's Produce – his understanding is that some of the parking spots had to be removed and they will need to rezone the property from R2 to C1. The plan was submitted by Trinity Community Church.

Nellie Manlove will follow up and will have info at the June GHADA meeting.

Greg from Greg's produce expressed his concern over the traffic problem on Rt. 41 at the entrance to his produce store. He has made several attempts to have the traffic situation investigated – he has contacted Del Dot and Janet Kilpatrick and has not received an answer.

Per Nick Manolakos – all transportation issues should go to Janet Kilpatrick and this particular issue is currently in the hands of Del Dot. Del Dot could come there and give the decision that no left hand turns can be made in or out. Del Dot checked the timing of the traffic lights several times and has determined that the traffic lights are timed correctly.

Rep. Manolakos will check on the request with Del Dot and will give an update at the June GHADA meeting. He will have Janet bring Del Dot out at the time of day he feels it is posing a problem.

Per Janet Kilpatrick, in the past, she has asked for a full blown study and then the property owners are not happy with the solution they (Del Dot) come up with.

X. GHADA Annual Elections - Jeff Dixon

Tina Goldrick and Cathy Censurato contacted the members whose terms were expiring to see if they would be staying on the board. Two Board members declined and did not offer recommendation; and two people did not return calls or e-mails.

Nine people whose three year term was ending have agreed for another three year term beginning June 2010 and ending in May 2013:

Sara Barre

Stephen Dobraniecki

Tina Goldrick

Neil Greenstein

Dan Johnson

Alan Nicholls

Dick Saunders

Michael Terranova

New three year term: Cyrus Brinn (representing Autumwood)

Motion to approve the nominees; seconded – vote was in favor.

Nominees still needed for the following communities:

Bon Ayre

Chestnut Valley

Stenning Woods

New Board of Directors Officers: (three nominations and two vacancies)

Agreed to nominate:

President: Mark Blake

2nd VP: Jeff Dixon

Treasurer: Neil Greenstein

Any additional nominations from audience: NO

Motion to approve the Board of Directors; seconded – vote was in favor.

Two vacancies on the Board: 1st VP and Secretary

Nominations: Tina Goldrick will serve as secretary. All in favor

Need 1st VP position filled.

XI. Hockessin Planning Partnership – (HPP) Ken Murphy, President

Landscaping will be done at Limestone Rd. and Valley Rd – plants are ordered and will be installed. Mr. Murphy thanked Sen. Liane Sorenson, Rep. Nick Manolakis, and Rep. Debra Hudson for the drainage study funding. A working group will form in August or September with representatives. from the community.

Mr. Murphy also thanked President Fran Swift for his participation as President of the GHADA Board.

XII. Hockessin Village Design Review Advisory Comm. – (DRAC)

Cindy Gamble, Chairperson

A short presentation of the revised sign guidelines will be given at the June GHADA meeting. Also, a walkable workshop will be held and anyone interested should let Cindy know. Everyone is welcome to the DRAC meetings the 3rd Monday of every month.

Greg Terinoni from Greg's Produce requested to know what the rules are for signage. Pres. Fran Swift will give him the rules for signs. There are different rules for State vs. County as well as different times of the year.

XIII. Hockessin Historical Society – Joe Lake, President:

There was no meeting May as they will be making presentations at the county meetings in May. The presentation will be about Del Dot wanting to demolish Harmony School House. It is one of the last used one room school houses in Delaware. Del Dot would like to demolish it as it has become an eye sore and a safety hazard. There was an agreement with the Secretary of Transportation in 2003 that the school would be moved to the Tweed's Tavern site on Valley Road. Unfortunately, the Secretary of Transportation changed and the state's funding has changed and it has been put on the back burner. The presentation will be made to the county review board.

Q. What happened to the school bell? The bell is gone but the belfry is still there. The rafters and attic windows are original.

Q. What are the dimensions and what is the estimate to move the building?

A. The building is stone and has no foundation so steel beams have to be inserted to lift it. An engineer has stated that it is possible to move the building. The estimate is roughly half million dollars

Q. Does the Historical society feel that it would be more cost effective to replicate?

A. It would be more expensive.

Q. how old is it?

A. approx.1820.

Q. who owns the land and what are plans for the land?

A. Del Dot and they have no plans for the land.

Q. Is the option to get funding?

A. No, they just want to demolish it and are asking the Historical Society for they're ok.

Tweeds Tavern is finished and fund raising is under way for the exhibit building.

The next meeting will be held in June.

XII. Old Business:

After the April meeting Jeff was contacted about concern over the sign on Valley Road about the May fair on the grounds of the Auction House.

Jeff called Mr. McGrellis and he said that he agreed with the Hockessin Athletic Center (HAC) to allow them to use his property for the Fair. Jeff contacted the person at the HAC about the Fair and the concern about the Fair and was the HAC obtaining necessary permits for the function?

Jeff never received a response.

Per Sara Rush from Manley - Sue Costa contacted the County regarding permits and the fair was cancelled because there were violations on the property.

XIII. New Business: None

XIV. Good of the Order: None

Motion to adjourn the meeting; seconded – vote was in favor.

The meeting was adjourned at 8:35 p.m.

The next meeting will be held on Monday, June 21, 2010

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GHADA Meeting Minutes from April 19, 2010

The meeting was called to order by President Fran Swift at 7:05 PM

There were 52 people in attendance.

The meeting opened with the Pledge of Allegiance to the Flag

Administrative Reports:

President's Report (by President Fran Swift) The Old Lancaster Street Project seems to be moving along pretty well lately and a lot of progress has been made, in spite of the inclement winter weather.

Historic Review Board Meeting: April 20, 2010 at 5 PM at 87 Reeds Way to review the Demolition of a Historic Structure without a permit (Coffee Run Mission Stone House located @ 6580 Lancaster Pike)

Board of Adjustment Meeting: April 22, 2010 at 6 PM at 87 Reeds Way. On the agenda is 107 Hickory Spring Rd – request for a variance to maintain a detached carport in the front.

Secretary's Report: - (Diane on vacation)

The March meeting minutes were approved as submitted.

Treasurer's Report – (Neil on vacation) Jeff Dixon read Neil's report

Checking account = \$182.96

Receipts – Dues \$160.00 received

Expenses - Electricity -\$26.16

Checking Account Balance as of April 19 was \$316.80

Savings account balance = \$3558.19

Total funds = \$3874.99

Legislative Members in Attendance:

Sen. Liane Sorenson; Rep Nick Manolacos, Rep Debbie Hudson; NCC Councilman Bill Tansey

Sen. Liane Sorenson, along with other elected officials, is hosting a Senior Health Fair on May 11th from 9 to 12 at Limestone Presbyterian Church. There will be free health screenings with booths from area health organizations and free giveaways for those attending. All residents are invited and welcome to come out and participate.

Rep Nick Manolacos – Has a couple of bills working their way through the house. One bill addresses getting cystic fibrosis designated as a disability, since there are about 50 families in the State that currently are affected by this debilitating disease that currently doesn't qualify for Medicare. By changing the designation, those affected would be able to receive benefits to help offset the high costs of living with CF. Another bill that is getting a lot of public comment deals with the current 5 cent bottle deposit and is called the Universal Recycling Bill #234. Seems that there has been a lot of discussion about this and he handed out a summary sheet that highlighted the goals of the bill. The other bill he is working on deals with School Districts and how they determine what qualifies a student's legal residence when it comes to getting them into a particular school. Seems that there are many cases where a child is listed as living with another relative in order to meet the residency requirements for a school. His bill would require more formalized information to help better determine the facts of residency to help reduce the large influx of new student registrations at certain (desirable) schools. Lastly another bill will address an issue of businesses soliciting business via mailings in the State of DE and limit them to only businesses that are registered and licensed to do business in the State of DE. There have been many consumer complaints

about some businesses that are targeting DE residents with mailings, but these companies aren't legally licensed to conduct business in the State.

Rep Debbie Hudson has sponsored a couple of bills dealing with the impossibility to find out just how many consultants and consulting firms are being used by all of the various State agencies and what each individual consultant is getting paid, etc. Currently there are 237 employees in the Red Clay School District and they have consultants earning \$306,000 a year. Her bill would put all of this online and make it easy to see who the consultants are and what they are supposed to be doing and exactly who hired them and what the consultants are being paid. Another bill deals with Insurance companies denying claims for certain procedures or tests performed. If a test or procedure were deemed medical necessary and your Insurance Company denied coverage, you would be reimbursed for the cost.

NCC Councilman Bill Tansey mentioned that the County is about 75% through with the NCC budget cycle preparations and the County will be looking to severely cut back on County services across the board (services will diminish) and he also sees a possible tax increase on the magnitude of what happened last time, possibly around a 25% tax increase may be possible next year. He also noted that Toll Brothers, which had purchased the remainder of the Delaware National Golf Course, has filed an exploratory plan to develop the present 18-hole golf course into 250 single family homes and also plans for multi-family units and condos, etc.

Old Lancaster Street Project – Update report by Tom McLaughlin, DelDOT

Tom noted that they have been working on “both ends” of the project in an attempt to get back on schedule and meet the goals for completion. There were many delays this past winter due to the unusual weather and due to many of the utility relocations having to be addressed on the fly, due to unforeseen problems with the underground locations and obstructions, etc.

Currently work on the curb line and sidewalks are being completed and plans are to have the Yorklyn Road section paved by the end of this week. All of the underground work is completed and now the landscaping work is beginning. There are several large trees that have been marked for removal, after review with the community landscaping committee members. It was determined that these trees were not in the best of condition and needed to be cut down. There will be eleven (11) new trees replanted along the street to provide a nice visual along the street. These trees will be about 8 feet tall, as any larger trees would not be able to withstand transplanting or start growing as quickly as these younger trees. Typically older, larger trees take longer to re-establish themselves once transplanted, thus the decision to use younger, albeit smaller trees.

The existing roadbed was in terrible shape and required a lot of work to make it useable, including “wedging” the roadbed which basically is tilting the road to one side so water will be redirected into the new drainage ditches along the street. The existing bridge isn't included in the ARRA funds for repairs or replacement of the culvert, as they are structurally sound, but ugly and will stick out like a sore thumb once everything is done. IT might be possible to have the bridge painted by DelDOT once the project is completed, but it would have to be done on another work order and it would have to go through the planning department process. Maybe residents could do the painting themselves on a volunteer basis, if there's enough interest.

Every effort has been made to keep the street open as much as possible, but sometimes closures have been needed to get certain work done. The final phase of the project will be the landscaping, so once you see trees and shrubs going in, that will be a good indication that the end is near. It is expected that the project will be completed by the end of August 2010.

Land Use Report – Mark Blake

WSFS – Medori – Limestone Rd

Awaiting NCC Council meeting scheduling for discussion and final vote.

Cy Brinn – Limestone Rd Property (adjacent to Lantana Entrance/Exit)

Exterior site work is just about complete. Final preparation for paving the driveway and parking are being worked on and should be done shortly.

Lantana Square – A new restaurant will be opening soon in the former Prudential Real Estate (stand alone) building near the True Value Hardware location

NVF – CCS – Story in Community News highlights the preliminary planning stages for former NVF site. More detailed plans will be made available to the public once all agreements are signed and approved.

Gregg Subdivision - Yorklyn Rd – No change.

Traditions at Pike Creek (Former Pulte project) A new owner has supposedly purchased the property and will be moving forward with the previously filed development plan.

Former Sunrise of Hockessin – Limestone Rd No change

Goddard School – Valley Road No change

Walker Property – No change

Marra Landing (Marra Property) Newport Gap Pike – Project site work being staged to start

Hindu Temple – Yorklyn Rd – Attended the RIPATAC meeting at NCC Government Center in April. The expansion plans were presented to the panel for review. There was only one (1) member of the public on hand to provide any input or comment about the plan, (your's truly). I provided a recap of the previously approved building expansion and parking lot changes and reminded those in attendance that they'd agreed to no further changes to the overall size and footprint of the buildings, etc.

The Temple representatives were apologetic and stated that they didn't realize that this would be an issue, etc. I spoke to the existing water problems in Hockessin and this site in general and the plan does include new and improved storm water management and a new rain garden will be installed next to one of

entrances to further reduce run off from the downspouts. The proposal was unanimously approved with monitoring by NCC Special Services for 3 years of storm water systems.

We will be contacting the Temple officials to discuss some other concerns and seeking to reach a compromise to resolve some old issues that community members have expressed a desire to correct. We'll be getting a group of interested people together to discuss and present the concerns and potential resolution to them.

New Business: None

GHADA Nominating Committee: Jeff Dixon

Jeff Dixon reported that the Annual Elections to the GHADA Board of Directors and Executive Officers will take place at the next GHADA meeting in May. He also reported that Fran Swift will be stepping down as President and that Diane Haggerty will also be stepping down as Secretary after serving for over 6-7 years. Jeff noted that Mark Blake has agreed to have his name placed in nomination for President and Jeff noted that by doing so, doesn't mean that he would be considered an automatic "shoe-in" for the position and that anyone may place their name or nominate someone for any of the positions on the Executive Board prior to and at the next meeting.

The election of the Board of Directors will occur at the next meeting and then nominations for the Executive Board will take place. All existing board members whose term is set to expire in 2010 have been contacted as to whether they wanted to continue or requested to provide the name of another person that would like to represent their neighborhood.

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

General Announcements:

HPP - Ken Murphy stated that HPP had nothing to report on this month.

HV-DRAC – Cynthia Gamble, Chairperson reported that the Village Sign Standards are being finished up and a presentation will be made to the Hockessin community to show the outcome of the effort.

DRAC is also working on a "walk ability" project and will coordinate with WILMAPCO on it. Anyone interested in helping out on the committee would be welcome to participate, please contact her.

Old business – none

New Business – Larry Thurrell noted that about 3 shrubs/bushes were stolen two weeks ago from the reading garden at the Hockessin Library

Good of the Order: - none -

Motion to adjourn the meeting; seconded – vote was unanimous (in favor)

The meeting was adjourned at 8:00 PM

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GHADA Meeting Minutes from March 15, 2010

The meeting was called to order by President Fran Swift at 7:00 P.M. There were 24 Board of Directors and 27 Regular members in attendance.

President's Report – Fran Swift

The Mundy farmhouse on Lancaster Pike that was torn down on March 2 is still under investigation as to why the house was demolished without a permit.

Administrative Reports:

February meeting minutes: Pres. Fran Swift requested a motion to approve the February minutes. Jeff Dixon mentioned that the February Land Use Report did not include all phases of the construction project at the Berea Church however, the February minutes reflected the correct details of the construction phases. A motion to approve the minutes was made and was 2nd; all approved; none opposed.

Treasurer's Rpt. – Neil Greenstein

Beginning Balance in checking account as of 2/15: \$267.46

Receipts \$520.00

Expenses: \$381.62

Ending Balance: \$405.84

Balance in Savings account: \$2,860.71

Total Balance in checking and savings accounts: \$3,266.55

Land Use Mark Blake: separate attachment, below

Q. The Hindu temple – they doubled their size and increased the impervious cover – The News Journal on Saturday stated that they are now requesting the impervious cover to be 34% . They keep going for more and more coverage and they are in flood plain and why doesn't anyone question them?

A. Mark will take a look at the plans. The last changes they had surpassed their impervious cover capacity.

Comment from Fran Swift – they installed a parking lot without asphalt and now they would like to put asphalt down.

Q. Ken Murphy: Are you going to mention the new food service on Old Lancaster Pike?

A. Fran Swift: It will be mentioned under new business.

GHADA annual nominations: Jeff Dixon – Nominations will be done in May. If you have a seat on the Board and your term is expiring, please let Jeff know if you want to step down from the board. Cathy Censurato and Tina Goldrick have agreed to help again, but Jeff would like a few more volunteers to contact the board members and request if they would like to stay on board.

Jeff Dixon will email the board members whose term is about to expire and respond to Jeff if you are going to step down and find someone to take your place.

Legislative Member Comments:

Debra Hudson:

- Stoltz Property proposed re-development – The Citizens for Responsible Growth Organization is a great organization that is helping the community with various projects.

- A fatal accident on Route 82 and Yorklyn Road at the Yorklyn Bridge caused a study to be done by Del Dot. The study was complete and the recommended changes were completed in August. Del Dot put a marker on the bridge, made curve warning signs, and the speed limit, which is 25 mph, is now marked.

- The Del. Economic Financial Advisory Committee met today regarding state finances. \$57.5 million dollars was found and was allocated for 2010 money. For 2011, \$52.5 million dollars was found. The Governor has already put \$40 million dollars of that into the budget because he expects the legislation on table games to pass. That is positive news.

- A citizens group has been formed to determine how to cover the graffiti on the bridge on Route 141. The group has many volunteers and has opened a bank account as they will be raising money to defray the costs. The bridge will be painted in May.

- Family Promise is a new program to help homeless families in the suburbs. There are 11 congregations that are participating and will be hosting homeless families. Area churches will identify homeless families who can stay at church at night, but at a home during the day to use computer to search for a job. The children will go to school during the day. A van has been purchased to provide transportation.

- Secretary of Transportation Wicks has been contacted about reimbursing civic associations for money spent on snow removal. Ms. Wicks has assured that there is state and federal money available for reimbursement to associations.

- Pot Holes – Citizens are urged to contact Del Dot as they are currently in the process of filling pot holes.

- Transportation Enhancement Project – created from a citizen request – A parent had requested sidewalks to HB Dupont Middle School. There will be ¼ mile sidewalk on Benge Road and ½ mile on Meeting House Road. Fox Meadow residents want the sidewalk to get to their community as well, and are trying to get that portion added.

- School bus speed – some parents have complained about the speed of school buses in the area. There is a tracking system on all buses that can track the speed of the bus so citizens should report the license of the bus and the bus can be checked.

- Greenville shopping center – the state of Delaware planted trees in the State's right of way and they were to be maintained by Kennett Pike Assoc. The landscaper for the Stoltz Management Company has pruned them and they now appear to be dying. A letter was sent from the State of Delaware in January to Stoltz to request the trees to be replaced. A 2nd letter was sent March to due to no response.

Per Brad Coburn from Stoltz Mgmt. who was in attendance at the meeting, the tree issue is an honest mistake on behalf of the landscaper. When the issue was brought to their attention, the landscaper went and took a look and agreed that perhaps the trim was aggressive. If the trees were compromised the landscape company will replace the trees.

- Rep. Hudson responded that the letter was sent Jan. 11 and there was no response.

Mr. Coburn stated that the landscaping company will reimburse or replace the trees and he will put it in writing.

- The website for the Hockessin Fourth of July Parade and festivities is [www.hockessinjuly4.org](http://www.hockessinjuly4.org). They are accepting donations for the relays and the July Fourth parade.

- Rep. Hudson will be sending a newsletter on Friday containing 15 questions – last year she received 900 responses.

Q. Ken Murphy – where was the (State) money found?

A. Debra Hudson: Abandoned property money. The State has consultants looking for companies that would owe the state the money and they have been very active finding the money.

Senator Liane Sorenson:

- Pot holes are in the process of being repaired by Del Dot; please contact them if you see one that needs to be repaired.

- March 27 is the annual Red Clay Valley cleanup.

- There has been speed surveillance on Valley Road recently.

- A resolution about new car inspections to go to new car dealers has been pulled and will not happen

- Legislatures will be back in session on Tuesday 3/16. There has been a 6 week break due to budget discussions.

Q. Mark Blake: Is there a task force for Del Dot? Why does it take them so many days to clear secondary roads? I would like someone from Del Dot to go to Vermont or New England to see their best practices for snow removal.

A. Sen. Sorenson: Main roads are always done first.

Q. Some secondary roads have branches and trees in the road, what is the practice to take care of those?

A. Sen. Sorenson: Contact Del Dot and they will take a look and contact homeowners if needed.

A suggestion was made to go to Del Dot online and input the address and it will be answered.

Councilman Bill Tansey:

- There have been numerous stops on Valley Road due to speed surveillance.

- There is a meeting on Tues. 3/16 at 6:00 p.m. at the City/county bldg – County Exec. Coons will give his budget address which is bare bones. Last year county employees gave back 5% of their pay to balance the budget. This year they have asked for the same from the employees and they have said no, so they are going to lay people off – approx. 40 – 50 people will be laid off. County service for the DRAC will be removed as part of the cutbacks. The budget address will be broadcast live on WDEL radio.

Q. Ms. Hudson arranged for the House to be streamed on the web. Is there anyway to put a stream of the council meetings on the web?

A. It was tried previously and there was objection to it.

Q. was there ever an ordinance?

A. We tried a resolution to have meetings taped but council members had problems with it.

Comment from Debra Hudson – it was done with existing equipment and was not costly.

A. Rep. Tansey – the problem was that some council members were against it because people did not want to be recorded.

Comment: Rep. Tansey was urged to bring it up again as it was requested more than a year ago.

A. Rep. Tansey responded that he would try and request it again.

Agenda Item:

Representatives from Citizens for Responsible Growth were present at the February GHADA meeting provided comments regarding the planned Barley Mill Plaza project by the Stoltz Company, but no one from the group could be present at this (March) meeting.

Brad Coburn of Stoltz Real Estate Partners and Steve Davies from Apex Engineering were present and explained the plans for the Barley Mill Plaza project.

The Barley Mill Plaza plan was filed in March 2008. The plan has been through the planning board twice, and Stoltz is proceeding in accordance with county plan. Barley Mill is a 100 acre piece of land with 24 buildings. Most buildings are leased to Dupont. The State of Delaware occupies one building. The plan calls for 2.9 million square feet of retail, office, and residential space.

The entrances will remain at Route 48 with right in right out entrance and exit, and no traffic light. Storm water areas will stay intact. The plan is as it was filed and has not changed. When approved, it could be a 10 – 15 year build out.

Rep. Tansey commented that County Council does not vote on the plan – all they (Stoltz) have to do is comply with UDC.

A. Mr. Coburn: I should have said accepted by council, not voted.

What is the role for the state as far as funding the roads?

The traffic increase is under review and the state will respond with their requirements.

Q Any idea what the cost would be to the county?

A. No idea until they receive the requirements.

Comment from Rep. Debra Hudson – The state is doing an impact study in the area and that has not been completed.

Q. The access from Route 48 (west bound) to Route 141 (north-bound) allows for approximately 12 cars at one time because of the traffic light cycle. No one will be able to make that turn and the area will be bottle necked with the increase in traffic.

A. Mr. Coburn: When you have multiple uses it generates traffic at different times of the day. There is a different flow of traffic for multiple uses.

Q. How do you justify the plan as re-development? I thought re-development was to take areas that were rundown and turn them into productive areas for the community?

Explain what your understanding of the concept is?

A. Mr. Coburn: The intent is to upgrade a facility that was built in the 1970's. They are using provisions in the code that fit Barley Mill. They feel they are consistent with code.

Steve Davies (Apex Engineering) commented: There has been misconception of redevelopment code. The actual definition is basically defined is if you tear down 50% of buildings or 50% of one building.

The intent was to improve sites that need improvement. They don't have to be dilapidated to need improvement.

Comment: that may be how the code was written but not what was intended or what the community understood. The public got a bait and switch by County Council. It is agreed that what is being done is fair based on what is written, but not what was intended.

Q. Why is it considered re-development?

A. It is re-development due to the fact that they are tearing down 50% of a site. They are not asking for any additional square footage bonuses.

Comment – Ursuline Academy has sports fields on the site - is there any impact to those? Any change to the shared entrance?

Mr. Coburn: There is no impact on that land as it is owned by them. No change to the entrance.

Q. Is Stoltz a self-funded organization?

Mr. Coburn: We have access to funds and we think we can achieve what we want to at Barley Mill from a funding perspective.

Comment – my concern is that your internal design creates more (traffic) problems. Greenville center needs a better design currently.

Greenville center is a different property and they are constrained by the configuration.

We are the owners of Greenville center as well as other properties and the track record is good based on those properties.

Comment – Citizens for Responsible Growth has strongly opposed the project. Do you care about the community input when doing a project like this? Are you only concerned about the community's opposition?

Mr. Coburn: We are sensitive to it and we have met with the group and the community. We offered alternatives, so we have had a dialogue with them. It is hard to gain consensus among all groups. We only have one rule book and that is the land use requirements.

Q. In Greenville, how are you getting extra capacity?

A. Mr. Coburn: The UDC zoned it that way.

There is very little extra capacity at Greenville center. They are going to tear down an existing building and build one new free standing building.

Q. What are the potential benefits for the area?

A. Mr. Coburn: When plans were announced, there was an estimated 8000 jobs in construction and then employment with use of the buildings. There is demand for additional retail services, restaurants, and office space. They want to be flexible with Dupont as well.

Q. How much do you anticipate the project will affect the business in downtown Wilmington? Specifically office space.

A. Mr. Coburn: We do not feel we will impact downtown Wilmington at all.

Comment: Areas are overbuilt now, especially Greenville – when you live here and traveling to Wilmington and traffic is added at Barley Mill area, and the traffic will be bottle necked worse than it is now.

Q. What are primary and secondary markets?

A. The market is the surrounding areas and we feel there is a demand for additional retail space.

Q. local surroundings – are you talking about Delaware or other states?

A. local in Delaware – this is not for anchor stores and is not a mall. No big box stores like Lowes, etc.

Q. Are all base buildings designed to go up? Is this going to become a high rise development?

A. No, we are under maximum height and we don't move in height once the plan is in place.

Steve Davies: typically we don't build up and that is not the intention.

Comment from Rep. Tansey - The UDC does not get reviewed every 5 years, the comprehensive plan get reviewed every 5 years

Hockessin Planning Partnership (HPP) Ken Murphy: HPP has committee work with different organizations working together. As you may recall, the landscaping on Route 41 was done thanks to funding obtained by Rep. Hudson. We also have local companies that are maintaining those areas. Mr. Murphy wanted to thank them for sponsoring the landscaping.

The Hockessin Business Association started their association last August. They have events to enhance the downtown area of Hockessin. Dick Saunders has created a locator map with businesses in the area. The maps will be available to non-profits so that whenever there is an event they can use the maps to get from business to business.

Q. where can we get copies of the maps?

A. The Hockessin Business Assoc. is having them printed and may be available through GHADA or civic organizations.

Hockessin Village Design Advisory Committee (DRAC) - Cindy Gamble – New chairman of DRAC – currently working on revised signage guidelines for review later this year. They are working with the HPP and the Hockessin Business Assoc. on signage on Old Lancaster Pike. They are looking to initiate a walk ability analysis. There are openings on the DRAC if anyone is interested in joining.

Hockessin Historical Society - Joe Lake – The Mundy house on Lancaster Pike was destroyed by fire. One year prior to the fire, Joe wrote the County a letter warning them that the property was in danger. Five days later, he received a response from the Historic review board stating that the property has been reviewed and the demolition was for out buildings and not for the house.

Christine Quinn made comments and there was no overlay to protect the property. The power of the historic review board within the County is in neglect. They should bring these problems to County Council. Hockessin has many pre-revolutionary structures that are being lost and there is no county protection. I hope Rep. Tansey can help strengthen the review board.

Old business:

- Jeff Dixon – On Monday 3/8, a meeting was held in NCC regarding lighting at the Hockessin Soccer Field. There were 3 people from NCC, the President of the Hockessin Soccer Club, and Jeff Dixon in attendance. The NCC expert on sports athletic field lighting presented a brochure on lights that have been installed in NCC. The Hockessin Soccer Club will need to file a new plan with the county. Jeff feels this is an issue between Hockessin Soccer Club and the development of Manley and not GHADA.

When Jeff read the report, there was a misunderstanding within the report. They had miss-worded what would happen if certain things were not met by January 10 and it will not be allowed in the future. They will have to have a more permanent plan to install the lights each fall.

New business:

The Marvel property on Old Lancaster Pike next to the entrance to Swift Park has become a multi-mixed building. The first floor will be a take-out restaurant and the 2nd floor is rented as an apartment. The property was purchased by 'Gormley's Corner.

The property on Valley road – Children of America building – Family Worship center will be leasing 2nd floor. Sean Lee has been the Associate Pastor for over 14 years and helps kids develop musical skills and holds summer camps.

Vandalism at Swift Park - The Piedmont little league club house was vandalized. Yorklyn has been hit by graffiti again.

Dick Saunders: Delaware Greenways – brochures were available regarding the 'No Child Left Inside' program which is a campaign to get kids to go to parks and outdoor facilities.

Cy Brinn from Autumn Wood would like to start a process to see what can be done about sidewalks on Little Baltimore Road – There is a very narrow bridge over a creek and no shoulder. You cannot safely

walk or bike down the road and there have been accidents along that road. When it snowed there were spots where you could not get 2 cars through. They feel it would benefit the community to have a shoulder or sidewalk.

Comment from Sen. Sorenson: – they worked on the drainage issue and she took the information from Mr. Brinn.

Good of the order:

A sidewalk was installed on Valley Road – do they plan sidewalks all along Valley Road?

Janet Kilpatrick – The sidewalk was for the McGrellis property only. Previously a study was done and they have looked at construction of greenway or pathway along Valley Road. Transportation enhancement project is a federal match 80/20. There is a current request from the library to Lantana Square.

Motion to Adjourn – A motion was made to adjourn the meeting and a 2nd motion was made. All were in favor; none opposed. The meeting adjourned at 8:45 P.M.

The next meeting will be held Monday April 19, 2010.

GHADA – Land Use Monthly Report – Mar 15, 2010

WSFS – Medori – Limestone Rd

Awaiting NCC Council meeting scheduling for discussion and final vote.

Cy Brinn – Limestone Rd Property (adjacent to Lantana Entrance/Exit)

Rehabbing is almost complete site grading and seeding completed at rear of property. The buildings and grounds are all visually in much better condition than prior to Mr. Brinn's acquisition.

Lantana Square –

NVF – CCS – No Change

Gregg Subdivision - Yorklyn Rd – 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

Walker Property – No change

Marra Landing (Marra Property) Newport Gap Pike –

Resolution #10-029: Plan of Marra Landing, Millcreek Hundred, west side of Newport Gap Pike, Approx 500 feet northwest of the intersection of Newport Gap Pike and Loveville Rd. Open space planned subdivision (Workforce Housing) that creates 27 lots, S zoning. Had been tabled at previous meeting, but was brought up at most recent NCC Council meeting, was voted on and passed.

New Business:

L&N Management, LLC doing business as "Take The Lead Dance Studio, applied on Feb 22nd with the Office of the Alcohol Beverage Control for a Multiple Activity Club License to sell alcohol for consumption on the premises where sold, including Sundays (located at 320-322 Lantana Drive, Lantana Square Shopping Center (former Video Store location, next to True Value Hardware).

Restaurant Associates, Inc applied on March 10 with the Office of the Alcohol Beverage Control for a Caterers license for premises located at Winterthur Museum, Rt. 52, Winterthur, DE.

NCC Land Use Committee Meeting, Tuesday, March 16, 2010 @ 3PM @ City/County Bldg, 800 N French St, 8th Fl conf. room.

Also at 6 PM there will be a Special Meeting of NCC Council for County Executive Budget Address.  
Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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GHADA Meeting Minutes Feb. 15, 2010

The meeting was called to order by President Fran Swift at 7:00 P.M. There were 17 Board of Directors and 10 Regular members, for a total of 27 in attendance.

Administrative Reports:

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

The Civic League for New Castle County meeting was held on Jan. 30 and there was a presentation regarding a new law that affects Maintenance Corporations. This new law requires Maint Corp's to have a licensed Professional Engineer inspect all the storm water facilities and issue a written report about their condition, and the estimated cost to keep them operational over the next few years (say, 3, 5 or 10). Then the Maint Corp will have to have a separate account established to ensure that money is available to make these repairs. There are some other provisions in the new law, too about having a formal budget, formal By-Laws, etc.

January meeting minutes: Pres. Fran Swift requested a motion for the approval of the minutes. The motion was made by Larry Thurrell and 2nd by John Flanagan. All were in favor; none opposed.

Treasurer's Rpt. - Neil Greenstein

Beginning Balance \$373.19

Dues Received: \$190.00

Electric Bill Expense: \$26.43

Adopt a Family Donation: \$269.30

Balance as of Feb. 15, 2010: \$267.46

Savings Acct Balance: \$3,259.89

Total Balance in Savings and Checking Acct: \$3,527.35

A motion was made to approve the treasurer's report. All were in favor; none opposed.

The below information was not included in the January minutes:

Beginning Balance: \$280.78 (October 2009)

Dues Received: \$150.00

Electric Bill Expense: \$52.59

Ending Balance: \$373.19

Savings Acct Balance: \$3,259.89

Total Balance in Savings and Checking Accts: \$3,638.08

Legislative Member Comments:

Rep. Nick Manolakis:

- The Legislature was back in session in January and has spent the last 3 or 4 weeks on the budget. It is currently the attention of everyone in Legislative Hall. There have been some new additions and proposals in the headlines i.e.; cutting education. Representatives are struggling with trying to maintain services for people who need them. The joint finance committee is meeting for 6 weeks and after that the final budget will be decided.

Q. Joe Amon - where on the agenda is the consolidation of school districts?

A. The state auditor put out that recommendation and it seems to make sense, but the Governor stated that there are some areas such as purchasing and personnel that he felt could be consolidated. The problem seems to be the pay differentials between NCC and Sussex County and the expected savings may be leveled off by the difference in pay scales. Rep. Manolakis is not expecting anything from that in the near future.

- Gambling venues - the Governor has focused their attention on the additional venues which has not yet been passed.

Based on Rep. Manolakis survey results, there seems to be a 50/50 split on additional venues for gambling.

- Rt 301 bypass - There were extended discussions about bond financing where you pay for construction thru expected tolls that will be generated plus Government funding, and this has caused a lot of concern.

Rep. Mike Ramone:

- The Project at Limestone and Milltown Road has been tabled for the second time. In speaking with the community that project has been tabled and can't be for a third time.

- Rep. Ramone suggested that GHADA request someone to come and speak to the GHADA community about the Maintenance Corporation's bill that was introduced by retired Senator Steven Amick and passed into law. The bill was supposed to address issues with the maintenance corporations and had been introduced for several years.

- The consolidation of schools – Rep. Ramone has been a proponent of this and really understands the reasons behind keeping the 19 school districts. Consolidating purchasing would save thousands of dollars. There is also an initiative to consolidate administrators among the districts. There is an initiative to consolidate the size of county council, back to the size it was in 2003.

- The Gambling initiative – Rep. Ramone's opinion is to open bids for the casino licenses and sell 1 and then wait a few years to see how it goes. He feels that table games will do well in Delaware.

Rep. Bill Tansey:

- There was a Land Use Meeting on Feb. 16 regarding the Marra Property on Rt. 41, just north of the intersection with McKennan's Church Rd. It will be voted on next week. There are 6 planned housing units for low to moderate income, in the "Workforce Housing" provision. There are a total of 27 units for that property. There is a formula that determines the cost of the housing unit and it must sell for that amount.

Q. John Flanagan: Isn't it true that, while the workforce houses must look similar to the other houses from the outside, there will be internal differences?

A. No, that's not true; there's nothing in the legislation about that.

Agenda:

Berea Presbyterian Church – Louis Petolicchio, Elder at the church and Hockessin resident.

Mr. Petolicchio and GHADA 2nd VP and church member Jeff Dixon showed plans for an expansion project at Berea Church located on Rt. 41 directly across from Sanford School. The plan consists of 3 phases: Phase 1: Enclose a courtyard, expand classrooms and install a new kitchen.

Phase 2: Erect a free standing multi-purpose room beyond the existing sanctuary. The room will be used for youth group activities and small banquets, a basketball court and a volleyball court.

Phase 3: Internal renovations.

There are no anticipated changes in attendance so therefore no need for a traffic study and no additional parking spaces will be needed or required. There are approximately 120 families attending the church and part of the reason for the expansion is to provide for the children of the member's families, as well as children of families within the community.

There will be a groundbreaking ceremony on Sunday March 7. The total square footage being added in the enclosed courtyard is 954 square feet. The freestanding multi-purpose room is 3,536 square feet.

Public Safety Committee Rpt. Mike Terranova

Corp. Wesley Reynolds from the community services unit is the new community officer in the Hockessin area. Corp. Reynolds reported on Wellington Hills, Southwood Estates, Pierson's Ridge, and Stenning Woods. The latest break-ins were all involving unlocked vehicles and involved thefts of GPS devices and personal paperwork such as licenses and registrations. There were 2 vehicle thefts that were stolen from open garages in the Stenning Woods development. Some of the property stolen from Stenning Woods was recovered and anyone who had something stolen can contact Corp. Reynolds at wreynolds@ncc.org or by calling 395-8050.

He advised residents to keep vehicles locked and to close and lock garages. There was a reverse 911 call on Jan. 15 to advising residents in the affected communities to lock vehicles and remove items from vehicles. Corp. Reynolds advised residents at the meeting to call 911 if you see any suspicious vehicles in the area, and report any break-in even if nothing has been stolen so the police can be aware and possibly take fingerprints.

There were a number of false alarms and NCC police will charge a fee after 3 false alarms. NCC has a website – ncc.org – where residents can log in and choose public safety and the crime mapping option where you can input your address and see crime within the area. If you hover over the balloon it will give the date and the reason for the call –i.e. theft, assault, etc.

Jeff Dixon commented that if you have a GPS and you can suction cup it to the windshield, remove it from the windshield and clean the suction cup mark from the window as it may cause someone to break in the car looking for the GPS.

Citizens for Responsible Growth – Richard Beck, Land Use Attorney

Mr. Beck asked those in attendance to imagine the Re-development of Lantana Square which was developed prior to 1997. Suppose someone bought it, tore it down and re-developed it. It would not require a traffic impact study, a waiver of all impact fees; there would be code requirement relaxation, expedited processing and only 1 public hearing. You would be able to have 180 ft. high building. How would the community feel about that?

Mr. Beck does not feel that the County understands the mixed use and re-development. We are learning how these 2 ordinances are creating a potential for havoc by undermining the UDC that was put into place under the Gordon administration with respect to everything prior to 1997. The UDC stated that if a building or property was vacant, abandoned, or under-utilized it would be considered for re-development.

An example of this is Barley Mill Plaza. It is a low office campus occupied by Du Pont Co. and wants to move to Chestnut Run and consolidate. The property is considered underutilized. The buildings total 1 million 300 thousand sq feet. The developer is proposing buildings up to 11 stories high with a total square footage of 2.8 million.

The CRG group is in the process of trying to stop the re-development of property in Greenville and they are in the process of trying to raise money for legal counsel to help clarify the re-development ordinance. There are instances where re-development makes sense.

Q. What is the position of county council and land use?

A. CRG is in the process of trying to meet with them, but county council does not have a vote. It is considered a 'by right' project and do not require approval by any governing body.

The community will be contacted to help support this financially.

John Danzeisen, Pres. Kennett Pike Assoc. – The Greenville Center Project is on Delaware's scenic byway and the project is putting the byway in jeopardy. The KPA would like the support of GHADA. The Kennett Pike Assoc. will be working with county council on a possible resolution however, it will not be retroactive.

Ken Murphy suggested that they have a resolution in place so that the umbrella groups can vote whether they are in support or not.

Pres. Fran Swift will schedule the Kennett Pike Assoc. for the March GHADA meeting so they can come back with their resolution and possibly have a vote by the GHADA board.

Hockessin Village Design Review Advisory Committee (DRAC) – Joe Lake

There is a new Chairman for DRAC – she will be invited to the next meeting.

Hockessin Historical Society – Joe Lake

– Tweeds Tavern – the tavern kitchen building is complete. Tweeds Tavern is now complete except for some interior work. It may be open some time this year.

- During the blizzard there was a fire at Coffee Run which is the site of the 3rd oldest Catholic Church in the U.S. It was previously the Mundy property and was acquired by a developer. The Fire Dept. could not get to the building and the historical house was lost. There was an article on the property history in this past Sunday's News Journal. The Historical Society was working with the Catholic Church in possibly acquiring the property. The building is 100 years old and the Priests from St. Josephs and St. Mary's lived there and farmed the land. The developer's plans were to tear down the building. The fire is under investigation with the Fire Marshall's office. The property was owned by Harvey Hannah. The cemetery is owned by the Catholic Church.

New Business:

Jeff Dixon – The Hockessin Village sign on Valley Road has been broken in 3 pieces. It was broken by the force from a snow plow during the snow storm.

Per Fran Swift, since the sign has been damaged numerous times it will be stored until another location is determined.

Janet Kilpatrick: Comments regarding multi-use and UDC – looking at some of the laws that have been passed it appears that the UDC is being dismantled. Council seems to be saying that we want to have higher density and little by little they are creating laws that create higher density. She feels that there is an overall higher density issue that needs to be considered when looking at the Stoltz property and the Greenville property.

Joe Lake – County Govt. replaced Levy Court in the 1950's. At that time a lot of the farm land was not developed. The suggestion now is to change the government again where each area is incorporated and each area would be responsible for their own UDC – is: public works, Police etc. There would be 15 or 16 areas – Middletown, Delaware City, Townsend, Claymont, Hockessin, etc.

Good of the order: None

The meeting was adjourned at 9:05 P.M.

The next meeting will be held Monday March 15, 2010

GHADA – Land Use Monthly Report – Feb 15, 2010

WSFS – Medori Property – Limestone Rd

Awaiting scheduling for NCC Council meeting for final discussion and vote.

Cy Brinn – Limestone Rd Property (adjacent to Lantana Entrance/Exit)

Work continues at rehabbing the property and grounds

Lantana Square –

NVF – CCS – No Change

Gregg Subdivision - Yorklyn Rd – 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

Walker Property – No change

Marra Landing (Marra Property) Newport Gap Pike –

Resolution #10-xxx is being introduced at the NCC Council Land Use Committee meeting on Feb 16th @ 3PM @ the City/County Bldg, 8th floor Conf Rm. Plan of Marra Landing, Millcreek Hundred, west side of Newport Gap Pike, Approx 500 feet northwest of the intersection of Newport Gap Pike and Loveville Rd. Open space planned subdivision (Workforce Housing) that creates 27 lots, S zoning.

Brea Presbyterian Church

Brea Presbyterian Church @ 957 Old Lancaster Pike is moving forward with their planned and approved building addition (permit #200908812) that effectively encloses the courtyard area and joins the “U” shaped building space between them.

New Business:

The Civic League held their meeting on Tuesday, January 19th where they had a presentation of the new Maintenance Corporation legislation that became effective on Sept. 30, 2009. Former Senator Steve Amick gave a presentation and overview of the legislation he crafted which affect any Maintenance Corporations with annual fees of \$500 or greater and/or more than 25 homes. I was under the impression that this was aimed towards home associations, such as Pots Net and Condo associations, etc. It is not.

We will try to get Sen. Amick to provide a presentation at a future GHADA meeting to provide details and insight of this new law and how it affects existing Maintenance Corps in NCC.

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman

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GHADA Meeting Minutes from Jan. 18, 2010

The meeting was called to order by President Fran Swift at 7:00 p.m. There were 24 Board of Directors and 11 Regular members, for a total of 35 in attendance.

President's Report – Fran Swift

Ken Murphy has met with several members of the community and the county within the past month in order to get ideas for proposed use of available land. Ideas that were suggested included a dog park, and skate park. President Swift would like for the February GHADA meeting to be used for residents to give examples of what they would like to see. The Old Lancaster Pike Project will be complete in the summer and Hockessin residents should have ideas for next steps for improvements. GHADA will open the floor at the February meeting for ideas. GHADA will send an e-mail to addresses on file to remind them.

GHADA donated to the Adopt a Family program and the family consisted of a Grandmother and her 2 grandchildren. Toys and household items were purchased and donated.

Administrative Reports:

November meeting minutes: Pres. Fran Swift requested a motion for the approval of the minutes. A request for an update to the number of board members in attendance was made. The motion for approval was made and all were in favor; none opposed. The number of board members present at the November meeting was updated as 25 Board of Directors and 18 Regular members for a total of 43 in attendance.

Treasurer's Rpt. – Neil Greenstein

Dues are due and flyers were available at the meeting for anyone who needs to submit their dues.

Land Use Rpt – Mark Blake: see separate report below

Q. Is there a light signal going in at the entrance to Lantana Square and Limestone Road?

Mark: Yes – based on the studies that were done, a light will be installed.

Q. Is there any further info. regarding the project over the state line in Pennsylvania?

Mark Blake: No new info. - Just the same plan for a "big box" store and a supermarket, but due to the economy it is running at a slow pace.

Ken Murphy: the SAVE organization has the plans and info. regarding the project.

Per Mark: Any maintenance corporation who wishes to have NCC do their billing contact Jeff Stuart  
jstuart@nccde.org

Legislative Member Comments:

Sen. Liane Sorenson:

- The Legislature is back in session with the main issue being the budget deficit. After the huge deficit last year, there is a \$350 million dollar deficit and are looking to cut services and not raise taxes. The Governor will present his budget before the session adjourns – he proposes his budget and the general assembly votes in June.

- The H1N1 vaccine is now available and public health is strongly urging everyone to get the vaccine. It is avail at Doctors offices and pharmacies.

- Dog Park – Sen. Sorenson feels there would be tremendous support for dog park as well as a skate board park.

NCC President Paul Clark:

– NCC will be starting their budget within the next few months. They are in similar situation (as the State) and would ask that people contact their State Legislatures to request that they try to leave NCC alone with cuts.

– There are discussions on what should be done with Carousel Park and they are also looking at Rockwood Museum.

– There are 364 police officers and public safety is one of the biggest expenses for NCC. Other counties in the state do not have that expense.

Rep. Bill Tansey – Nellie Manlove was present in Mr. Tansey's absence.

- The planning board will have an item before council in March or April for a Historic overlay request from a property in Yorklyn.

Agenda Item:

Hockessin Community Center - Roslyn Smith

Ms. Smith has been in Hockessin for 30+ years and works at the Hockessin Community Center and has been the Executive Director for the center for 10 years. The center is one of the oldest non-profit organizations in Hockessin. When the Hockessin School (107C) was closed in 1954, Ken Berry, a Hockessin resident, received a bid from the AI Dupont school district and the building was purchased for the community as a social gathering place for residents. In 1954, Mrs. Sarah Bulah wanted equal opportunity for her daughter who attended the school designated for African American children. Mrs.

Bulah became part of the Brown vs. Board of Education School district case. Roger Roy was able to get a plaque for the building and they were able to participate in the 50 year celebration.

The Community center offers services to residents in zip codes 19711, 19707, 19808, 19804, and 19805. They offer homeowner and foreclosure counseling. They are partnered with the State Attorney General's office to meet with people who are facing foreclosures and see what can be done to possibly help them save their homes. There are approximately 3000 foreclosures in the state with only 8 housing counselors and 3 located at the Hockessin Community Center. If anyone is having issues with their mortgage they can contact the center for counseling assistance.

The center is currently under construction and under contract with a contractor. The Center is planning fund raisers to help raise money to move back to the Community Center as they are currently renting space at 1304 Old Lancaster pike. The clothing closet is operated in conjunction with the Hockessin Methodist Church. Between the food closet, housing counseling and utility needs, they have serviced over 699 clients within the past year. Most of the clients are low to moderate income families within the 5 zip codes.

Hockessin Planning Partnership – Ken Murphy – Each non-profit organization in the area is providing their goals for 2010 and GHADA will also offer theirs based on the suggestions at their February meeting. HPP will be looking at all of the goals of all of the organizations and making a decision what are the highest priority goals.

Hockessin Village Design Review Advisory Committee (DRAC) - Joe Lake

There were 2 items on the agenda – 1318 Old Lancaster Pike - formerly Marvel property which is a 2 story Victorian home. The request was to modify the parking from 9 to 6 and that a portion of the building be used as a take out restaurant. The modification to parking was approved with some conditions that at least 4 of the 6 parking spaces be used by public and not owners of the property.

2nd item – 720 Yorklyn Road – Stone Mill – there was an exit door where a Doctor has requested a deck be added for employees to use as a break/lunch area. The request was approved.

Hockessin Historical Society – Joe Lake:

- The addition has been added to Tweeds Tavern and is almost complete. It is the original kitchen wing and they recently went looking for iron stove and picked out an item for use in the kitchen area. Tweeds Tavern was one of the first taverns to use an iron stove. This will complete the entire tavern structure. On January 26th the society has their annual banquet and elections at the Back Burner Restaurant.

Old Business: None

New Business: None

Civic Umbrella leadership meeting – a gathering of all of the civic leagues in the area. One of the topics was the economy and a report was given of the local economy. The State is approaching 10%

unemployment rate. Based on the estimates the county was going to run out of money in 2011, it now looks like it won't be until 2012.

Good of the order:

Q. Clyde Roberts asked if there is anything that came of the graffiti task force.

A. Mike Fleming was to start a task force.

Jeff Dixon will be touching base with Mike Svaby from NCC Special Services regarding the lighting at the Hockessin soccer field. A short report will be provided on this at the February meeting.

Q. What is the amount of the sewer fees that are owed by NVF?

A. Millions of dollars – no exact amount.

Motion to adjourn – Tom Gordon motioned to adjourn the meeting. All approved; none opposed. The meeting was adjourned at 8:05 p.m.

The next meeting will be held Monday February 15, 2010.

GHADA – Land Use Monthly Report – Jan 18, 2010

WSFS – Medori – Limestone Rd

Variance request went before the NCC Board of Adjustment on Jan. 14th seeking additional signage adding approximately 175 sq feet more signage at the site. Note that some of these are instructional signs currently limited to a total of 4 square feet and that all parts of a sign count towards the square foot limits, such as the foundation, frame and decorative trim, etc.

GHADA spoke in favor of variance hearing and requested that the variance be granted, as we have been working with the developers and their representatives for almost 2 years and that it is in keeping with the nature of the other nearby businesses, including conveyed deed restrictions that reside with GHADA and the community of Hockessin. The NCC Land Use Dept. noted that the request is reasonable and with the removal of signage from other sides of the building, acceptable and voted to allow. The BOA also voted in favor of the request and it moves onto NCC Council for final discussion and vote.

Cy Brinn – Limestone Rd Property (adjacent to Lantana Entrance/Exit)

Work continues at rehabbing the property and grounds

Lantana Square –

NVF – CCS – No Change

Gregg Subdivision - Yorklyn Rd – 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

Walker Property – No change

New Business:

The Civic League for NCC is holding their meeting on Tuesday, January 19th at the NCC Public Safety Bldg @ 3601 DuPont Hwy (Rt 13) where they will have a presentation of the new Maintenance Corporation legislation that became effective on Sept. 30, 2009. Former Senator Steve Amick will give a presentation and overview of the legislation he crafted which affect any Maintenance Corporations with annual fees of \$500 or greater and especially pertain to communities where you own your home, but not the land upon which it sits, (such as Pots Net, Condo associations, etc.)

Also, NCC is offering annual billing services for any Maintenance Corporation at set cost of \$6 per parcel, with price subject to change in the future. Registration is required by February 15, 2010 to participate. Details were provided in Councilman Tansey's December newsletter and can be viewed online. For those wishing to get further details, please contact Jeff Stuart @ 395-56199 or via email at [jstuart@nccde.org](mailto:jstuart@nccde.org)

Respectfully submitted,

Mark Blake, GHADA – Land Use Committee Chairman