

Attendance: Michele Biliski (Stuyvesant Hills); Mark Blake (Hockessin Hunt); Suzanne Boucher (Wellington West); Jeff Bricker (Hockessin Woods); Tom Bruno (Resident); Trish Cavender (Village of Manley); Mike Censurato (Limestone Road); Howard Damude (Charter Oaks); Sheila Dixon (Stenning Woods); Alan Nicholls (Southwood); Dick Saunders (Resident); Hank Stack (Wellington Hills); Fran Swift (President)  
Public: Jim Blackburn (Valley Rd), Becky Blackburn (Valley Rd), Margaret Eipper (Gateway Townhomes), Bill Dunn (MLCA + CLNCC), John Foskey (Valley Rd)

#### President's Report –

Resource Protection Area Technical Advisory Committee: Wednesday, January 28, 2015 at 9:30am Dept. of Land Use.: 1310 Old Lancaster Pike reference increased impervious surface area from 48% to 65%.

Wilmaco – Maryland has approved road projects. Delaware hasn't approved anything. Next 3- year projects Rt. 41/ Hercules/Stoney Batter. Legislative Report/ Elected Officials

**Janet Kilpatrick** – decrease to paramedics. State only will reimburse up to 30% of what spent 2 years ago. Have to keep same number of staff. People leaving to retire. Can't use overtime.

Ag Easement 1000-2500 per acre per state.

Valley Road project has not been signed off on.

Vacant property – more than one year. Must register and pay. Have no requirement in DE for a bank to notify the county or state.

February 4 or 6 -Floodplain maps. County passed legislation to be part of the program

Affordable housing – next week coming through to do away with the old.

Land Use Committee Report – Mark Blake, Vice President

**Blenheim Homes – Westhampton development, McKennans church rd (near McKean H.S.)** -Project has been approved by NCC and will move forward with the negotiated Deed Restrictions per the surrounding neighborhoods Focus Group consensus. Eileen Fogarty (Land Use Dept.) was very supportive and praised the GHADA Focus Group process and described the efforts of the developer, the community and the Land Use Dept to work together on this project and reiterated her support of the project. NCC Council voted 13-0, a unanimous vote of approval. Thank you to everyone that participated in the Focus Groups and Deed Restriction Committee for all their hard work over the past year and a half.

**Sunrise Cleaners – Shoppes of Hockessin** – Artesian Water and DNREC continue monitoring of Hockessin area public and private wells around the downtown Hockessin area. The pilot testing for air sparging has been completed and now ongoing air sparging at the site is underway and will continue until contamination levels are minimized and reach acceptable levels, in accordance with State and Federal guidelines. If you have a private well in the immediate area and have not already contacted DNREC, please call 302-739-9949 or go to the DNREC website at [dnrec.delaware.gov](http://dnrec.delaware.gov) for more information.

**School 107C, Hockessin (Mill Creek Road)** – The new addition (multi-function hall) has been demolished and the plan calls for restoring the former school's back wall and the interior rooms and bathrooms.

**Valley road – pathway, Hockessin** – The walking/jogging/running pathway along Valley Rd between Evanson Rd and the US Post Office is complete and DelDOT should be removing the sediment filters from the storm drain catch basins shortly.

January 19, 2015

END

Page 1 of 1

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Public: Jim Blackburn (Valley Rd), Becky Blackburn (Valley Rd), John Foskey (Valley Rd), Janet Kilpatrick (New Castle County Representative)

#### President's Report

Greenways walking path ? couldn't hear.

**Trinity Church (Mundy Farm)** to preserve cemetery and preserve the barn. Starting to work on the area. Still haven't found the cornerstone of the house. Want to move the entrance and move the gate close to the cemetery.

1310 Old Lancaster Pike – want to increase impervious cover for an addition to the building and more parking.

George & Sons seafood

Sunoco switching to Exxon on Lancaster Pike

Valley Rd walkway grand opening moved to next month.

Janet Kilpatrick – age 14-20 Explorer group, career choice – 6-9 Thursday 6-8 week class. Training survey that police offers do. Check NCC website. Sewer bill date due change. Mar. 17. DelDOT inspectors not happy with Valley Rd sidewalks. Parking spaces: parking garage threw you into a higher requirement level for approval sq. footage. J.K in favor of garages.

Land Use Committee Report – Mark Blake, Vice President

**Sunrise Cleaners** – water testing. Joe Lake comment that Chippy Chapel church and the people around the church have not been contacted about water testing.

Franciscan Care has been sold. 1.3 parking spaces missing 100-104. "Housekeeping" issue. Get deed restrictions recorded properly.

**Summit – Vantage Point (former Sunrise) of Hockessin – Limestone Road –**

Held an Open House and Tour of facilities and view of model units on Saturday, Feb 14<sup>th</sup>.

**518 Southwood Road – major subdivision – Parcel #08-00700037 –**

Recent site work with tree removal and surveying stakes being place on property

**Blenheim Homes – Westhampton development, McKennans church Rd (near McKean H.S.** -Project has been approved by NCC and will move forward with the negotiated Deed Restrictions per the surrounding neighborhoods Focus Group consensus. Eileen Fogarty (Land Use Dept.) was very supportive and praised the GHADA Focus Group process and described the efforts of the developer, the community and the Land Use Dept to work together on this project and reiterated her support of the project. NCC Council voted 13-0, a unanimous vote of approval. Thank you to everyone that participated in the Focus Groups and Deed Restriction Committee for all their hard work over the past year and a half.

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**School 107C, Hockessin (Mill Creek Road)** – The new addition (multi-function hall) has been demolished and the plan calls for restoring the former school's back wall and the interior rooms and bathrooms.

**Valley road – pathway, Hockessin** – Delayed ribbon cutting until Spring until unfinished (punch list) work is completed.

Hockessin Greenways, Dick Saunders

Hockessin Historical Society, Joe Lake

Hockessin Planning Partnership (HPP) Ken Murphy, President

Hockessin Village Design Review Advisory Committee (HDRAC) Cindy Gamble. Recommend George & sons restaurant. In 2008 Casapula. In future the parking requirement would change. 19 in back, 4 in front. 37-24 – short 13 spaces. Shared parking when Lighthouse is not open for business and next door(?).

Wilmapco looking at area of Red clay Valley. Protect the natural resources but anticipate a lot of growth. Online survey.

Old Business – Mark Blake: Gateway Garden Center before DRAC 23<sup>rd</sup> 5:30 at Fire Hall.

Red Clay District referendum -Evonne \_\_\_\_\_ 1st year. Only for operational.

Christina – Trick question – If you vote no on lower. If you vote yes on the second it negates your first vote

February 16, 2015

END

Page 1 of 1

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GREATER HOCKESSIN AREA DEVELOPMENT ASSOCIATION

March 16, 2015 Trish Cavender Notes (no secretary, no minutes)

Page 1 of 1

Attendance: Mark Blake (Hockessin Hunt); Suzanne Boucher (Wellington West) Jeff Bricker (Hockessin Woods); Tom Bruno (Resident); Trish Cavender (Village of Manley); Mike Censurato (Limestone Rd); Howard Damude (Charter Oaks); Sheila Dixon (Stenning Woods); Tina Goldrick (Resident/Charter Oakes); Tom Green (Treasurer); Joe Lake (Historical Soc); Mark McGee (Hickory Hill); Alan Nicholls (Southwood); Dick Saunders (Resident); Ken Banasczak (?) for Hank Stack (Wellington Hills) (Fran Swift (President)

Public: Jim Blackburn (Valley Rd), Becky Blackburn (Valley Rd), John Foskey (Valley Rd), Bill Dunn (MLCA), Janet Kilpatrick (New Castle County Representative), Tom Hounsell (Montgomery Woods), Jill Hounsell (Montgomery Woods)

Janet Kilpatrick (NCC Rep) UDC changes meeting – Thursday March 26, Christiana Fire Hall. Open space meeting -look at purchasing space for buffers around industrial areas.

President's Report

Treasurer's Report – Tom Green, Treasurer - 8 contributions \$1427.32 checking, \$2066.46 savings.

Land Use Committee Report – Mark Blake, Vice President

**Sunrise Cleaners** – Duffield Associates continues onsite monitoring and remediation work to air-sparge the contamination from the local area.

**518 Southwood Road – major subdivision – Parcel #08-00700037 –**

Recent site work continues, most trees have been removed from building sites.

**Valley road – pathway, Hockessin** – Delayed ribbon cutting until Spring until unfinished (punch list) work is completed. Late Spring, early summer.

Hockessin Historical Society, Joe Lake – somebody getting into Walgreens' dumpster and emptying in DPL site. (Note: DPL = electric substation next door)

Historical Society still trying to get a museum at Tweed's Tavern. Meeting postponed to may. Historical society sent letter regarding water to Rev. Marshall of Chippy Chapel.

Hockessin Greenways, Dick Saunders -delayed opening of sidewalk. (Would like to see) Sidewalk Lantana to Brackenville Road. Milltown road to Lantana Square.

Hockessin Village Design Review Advisory Committee (HDRAC) Cindy Gamble, Chair: Exxon – Back side parking – Sunoco station ? Old business – 1310 Old Lancaster Pike. Beauty Bar by Saiko. Want to increase parking. Recharge it under parking. 836 sq. ft. addition 2013 start – Engineers Gilmore Associates. BOARD OF ADJUSTMENT Thursday, March 26, 2015 6:00pm 1310 Old Lancaster Pike, Hockessin - Area Variance to construct an addition to beauty salon. 15-4 vote in favor of motion to support the application for parking lot and addition to Beauty Bar by Saiko.

March 16, 2015

END

Page 1 of 1

GHADA April 20, 2015

Trish Cavender, Vice Presidents notes (no secretary, no minutes)

Page 1 of 1

Attendance: Mark Blake (Hockessin Hunt); Tom Bruno (Resident); Trish Cavender (Village of Manley); Mike Censurato (Limestone Rd); Howard Damude (Charter Oaks); Sheila Dixon (Stenning Woods); Tina Goldrick (Resident/Charter Oakes); Tom Green (Treasurer); Jill Hounsell (Montgomery Woods); Michael Lawson (Hampton Pointe); Alan Nicholls (Southwood); Hank Stack (Wellington Hills) (Fran Swift (President) Public: Jim Blackburn (Valley Rd), Becky Blackburn (Valley Rd), John Foskey (Valley Rd), Darleen Amobi (Hickory Hill); Greg Lavelle (State Senate); Jeff Peters (Pike Creek Valley Civic League); Dave Rudy (Unami Trail); Margaret Eipper (Gateway Townhomes) Abraham Joseph (Quail Ridge); Tom Hounsell (Montgomery woods); Karen Crosby (NCCPD); Cathy Censurato; Vince Lxxxxxx (Southwood); Joe Miro (State Senator)

From agenda – Board of Adjustment, 87 Reads Way, Thursday, April 23, 2015, 6:00 pm a) 845 Old Public road – Area Variance to construct attached Garage with 30 ft setback.

WILMAPCO study on Rt. 141 between Rt.202 and Rt. 13 – How do we reduce the traffic.

Treasurer Checking + 3 dues@ \$25 +.04 = \$1477.37	Savings +\$.10	\$2066.63	Total \$3544.00
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New Castle County Department of Land Use general manager Eileen Fogarty – Presentation by Land Use department

Public Safety – Master Corporal Crowley – NCC Police Community Services. Anonymous 911, 395-8055, 574-2800 non-emergency. Cameras in vehicles. Pilot project for body cameras. Project Lifesaver – people who wander. \$300 fee for transponder, \$20 yearly fee. Change battery once a month. Caretaker can call 911. Reverse 911 community notification. Send email with portal. New Castle County Police on Facebook. Citizens Police Academy resurrected. Free. Would like to have one in the fall and the spring. On Facebook. Put application in with corporal Crowley. 9- week program every Thursday.

Janet Kilpatrick: budget book. 1.0 Classes Friday and Saturday train people for hazardous circumstances and emergency preparedness. Injuries, property. Disburse through email. 2.) April 7. Vacant home ordinance went into effect. Registry Free at this point 395-5555 county complaint number. May be on the website. Not vacant if people are still paying utilities and maintaining.

Joe Miro: Money undetermined for Little Baltimore and North Star Roads project. Hopeful may be able to acquire the property to do the improvements. Combined 3 areas into one study. Drainage. Improvements at Autumnwood.

School 107C – no feedback. Said they have money to cut the grass. Hard time raising money.

Walker Farm – The Landscaper (business) may be moving out of the barn. Builder. Site prep.

April 20, 2015

END

Page 1 of 1

GHADA Minutes May 18, 2015

Page 1 of 2

The meeting was called to order at 7:03pm. 16 Board members, 7 others present. Pledge of Allegiance was recited.

**President's report** given- Fran Swift.

The barn and cemetery at the old St. Mary's site will be saved; 35 grave sites will be preserved. The barn may be an historical museum. There will be a 26,000 square foot assembly area, with the entrance near the Coffee Run condos.

Treasurer's Report submitted-Tom Green- See attachment.

**Legislative Report/Elected Officials**

**Janet Kilpatrick**- NCC Council –An oversight committee bill for finances for the county has been held off until after the audit. There have been issues with drones, which have more to do with policing the sight of the operator. Drones cannot operate within 5 miles of an airport. It is only 4.9 miles at the Yorklyn railroad track to the New Garden Airport. Janet feels legislation is needed to ask that drones be registered. Some fit in with

model planes and take constant videos that end up on YouTube. Hunting and fishing have the same problem. Do we create areas where drones can be used? Peeping Toms have been a problem.

**Joe Miro** – DE House of Rep. – HB 140 passed the House raising DMV fees 4.23% on car transfer fees: has not passed the Senate. Increasing the gas tax has been discussed, which will probably be split on party lines. The \$40million transportation trust fund is the operating budget. Approval was given to install a warning light for North Star School. There will be a public hearing for drainage and sidewalk for the Valley Road/Little Baltimore Del DOT project. The Delaware Economic and Financial Advisory Council (DFAC) estimate \$45million decrease in tax collection. A lengthy discussion occurred after Joe mentioned the House approved legislation to allow parents to prevent their children from taking standardized testing in DE public schools

**Land Use report** submitted by Mark Blake, Vice President:

**Traditions at Pike Creek** - No Change

**Summit – Vantage Point** (Former Sunrise) of Hockessin – Limestone Rd

There will be a pre-opening premiere in mid-June of the new facility. Independent living, assisted living and memory care models will be open. The Summit features various dining rooms, taverns, a movie theater, salon and spa, plus more. They have requested a Board of Adjustment hearing for installation of a new monument sign, which is 8 feet tall by 12 feet wide and would include a small EVMS board for community service messages and events at the Summit.

**RCCSD** – New William F. “Buzzy” Cooke Elementary School Graves Road K – 5<sup>th</sup> grade - On track for a fall opening.

**Walker Farm** – 1080 Old Lancaster Pike Met with the developer; he confirms that Ryan Homes is the builder they have contracted with.

**Mundy Farm**, Lancaster Pike/Rt. 141 -No Change

**CVS – Whiteman’s (Dempsey’s)** Garage – Polly Drummond & Papermill Rd-No Change

**518 Southwood Rd** – major subdivision – Parcel #08-00700037 -Homes are being built and most have been fully framed and sheathed, awaiting siding

**Blenheim Homes** - Westhampton development, McKennans Church Rd (near McKean H.S.) -No changes, awaiting beginning of site preparation late sprint/early summer

**Sunrise Cleaners – Shoppes of Hockessin** - Duffield Associates continues onsite monitoring and remediation work to air-spurge the contaminates.

**Misc. Items:**

**Hockessin Valley Falls**

Meet with Tom Green and a few residents this past week that about the Lantana ACME loading dock area to review noise issues and buffering. We’ll be discussing options for mitigation with property owners and ACME to see what can be done to help address their concerns.

**Walgreen’s Limestone & Valley Rd** – No change on a proposed sign at this location.

**Valley Road - pathway, Hockessin** -Delayed ribbon cutting until Spring until unfinished (punch list) work is completed.

-----end report

**Hockessin Greenways update Dick Saunders** –

Penn Farm, one of NCC oldest farms, is now available for weddings and other special events. It is located behind the New Castle Farmers Market. In June, the Valley Road Pathway project ribbon cutting will be held. The path stretches from the Hockessin Library to Lantana Square.

**Hockessin Historical Society** –

Joe Lake- An historical marker is planned for Nick Winters, who was a laborer at Hockessin Supply Center grinding feed. Before that time, he was a member of the Negro baseball league 1919-1933, a pitcher who struck out Babe Ruth. Plans for the Museum Building behind Tweeds have been received from DelDOT and a permit is needed.

HPP-Ken Murphy – No report

HDRAC – Cindy Gamble- no report

Old Business – Bill Dunn spoke at length about the April meeting of the Civic league and problems with the Civic League leadership/Eileen Fogarty.

New Business – Election of Board Members for the 2015-2018 term 2015-2016 Executive Board.

Executive Board: President – Fran Swift, Vice President – Mark Blake, Vice President- Trish Cavender, Treasurer – Tom Green, Secretary – Tina Goldrick

Board Members for 2015-2018 Board

Mark Blake Hockessin Hunt – (VP)

Suzanne Boucher Wellington West

Howard Damude Charter Oaks

Sheila Dixon Stenning Woods

Cindy Gamble

Fox Meadow (DRAC)

Tom Green Hockessin Valley Falls (Treasurer)

Jill Hounsell

Montgomery Woods

Marge Eipper Gateway Townhomes

Gregory Serge

Auburn

Eileen Pasquale Sanford Ridge

Tom Hounsell

Horseshoe Hill

Virginia Benjamin Resident

Respectfully submitted,

Tina Goldrick, GHADA Secretary

I. Call to Order at 7:00 p.m. 18 members and 4 others were present.

II. Pledge of Allegiance.

III. President's Report – Fran Swift President

Road signs along Rt. 41 and Rt. 48. Illegal advertisement that has been called into Del Dot, from being in the Right of Way and called into NCC for violation the signage rules and regulation

FYI Burglaries occurring the area, according to NCCPD they are looking for a 2003- 2005 White Chevrolet Cavalier. Emails are out on the description and license number.

New Castle County is holding a public information Session on Wednesday 6/17/2015 at 5:30 through 8:30 At the Alexis I DuPont HS.

SB130 now is being discussed in Legislative Hall. Land Use Issue to reclassify district's as a Complete Community Enterprise District. Apparently this is regards to Del Dot and the County's. They are looking for the highest possible return on transportation system investments; The State has limited resources to fund the operation, maintenance, and expansion of the State Transportation system. Apparently they are looking for high population density development. -----End report

IV. Secretary minutes - Tina Goldrick Minutes approved for May meeting.

V. Treasurer's Report – Tom Green, Treasurer-See Attachment. An Annual report and donation form will be sent to all Board Members

VI. Legislative Report –no Reports.

VII. Land Use Report- Mark Blake, Vice President and Land Use Chairman

**Traditions at Pike Creek - No Change**

**Summit – Vantage Point (Former Sunrise) of Hockessin – Limestone Rd**

I attended the pre-opening "open house" on Sunday, June 14th of the new facility. The facilities are very nice almost akin to a luxury hotel/resort experience with lots of amenities and activity centers for residents: Bistro dining rooms, Movie Theater, reading rooms with fireplaces and club chairs, and more. The concept is geared toward the social aspect of care versus the traditional institutional model of care. The medical care is there, it's just not as evident due to the way the facilities are designed and laid out. From the concierge front desk entrance for the Independent living sections to the beauty salon/spas on each floor, everything is very well thought out. The facility will employ around 125 or more people when fully operating and currently has about 50 people working there now during the construction phase.

The Board of Adjustment approved their request for installation of a new monument sign, which is 8 feet tall by 12 feet wide and would include a small EVMS board for community service messages and events at the Summit. The Summit will "power off" the sign from midnight to 6 AM each day and will be adding some landscaping to help address a possible concern from a few residents in Adare Village.

I would encourage those interested to attend the official opening later this summer and take a tour of the newest addition to the Hockessin community.

**RCCSD – New William F. "Buzzy" Cooke Elementary School Graves Road K – 5<sup>th</sup> grade School will open this fall.**

**Walker Farm – 1080 Old Lancaster Pike - Ryan Homes is the builder they have contracted with.**

**Mundy Farm, Lancaster Pike/Rt. 141 - No Change**

**CVS – Whiteman's (Dempsey's) Garage – Polly Drummond & Papermill Rd - No Change**

**518 Southwood Rd – major subdivision – Parcel #08-00700037** Home construction continues, exteriors being completed, interior work on some has begun.

**Blenheim Homes - Westhampton development, McKennans Church Rd (near McKean H.S.)** Ground breaking has been slightly delayed and will occur in the fall of this year.

**Sunrise Cleaners – Shoppes of Hockessin - Onsite monitoring and remediation work continues.**

**Misc. Items:**

Hockessin Valley Falls

Meet with Tom Green and a few residents this past week that about the Lantana ACME loading dock area to review noise issues and buffering. We'll be discussing options for mitigation with property owners and ACME to see what can be done to help address their concerns.

Walgreen's Limestone & Valley Rd – No change on a proposed sign at this location.

Valley Road - pathway, Hockessin

Fran and I attended the ribbon cutting this morning for the official opening of the Valley Road pathway, along with many residents and businesses that worked to define the pathway and many of the past and present elected officials were there, as they were instrumental in securing the funding needed to make the pathway possible. -----End Report

**VIII –Hockessin Greenways – Dick Saunders –** There was a ribbon cutting today in conjunction with the Hockessin Historical Society for the new Valley Road path. . I am working on a pathway from Limestone Road to Brackenville Road and Lantana to Milltown Road. Hockessin Valley Falls people don't want sidewalks.

**IX. Hockessin Historical Society – Joe Lake** There was a ribbon cutting for the new Valley Road path. A new path is proposed from the Bulah's vegetable stand at Valley and Limestone Roads to Tweed's Tavern, the late Negro League ballplayer Jesse "Nip" Winters and remains of the first colored school in Hockessin, ending at #107. Shirley Bulah's bus would not pick her up, which eventually ended in the Brown VS Board of Education lawsuit. The Harmony School is being put up for auction. It was the last one room school house in DE.

XI – Old Business

1. Randy Breadwater talked about the limited volunteers at the Fire Hall. They have 10FT and 6 PT. 14 year olds can join. In the past, each store and business had a volunteer. The self employed had more volunteers. Donations were \$170, 000. Donations and volunteers are needed.

XII - New Business

1. Sheila Dixon reported Fed Ex drivers were speeding in the neighborhood. It was reported they are contract workers. People were advised to get the truck # and report it.
  2. Tom Green, treasurer, reported that Board members are only donating 50%. He advised everyone to contact their neighborhood treasurer for donations.
  2. A \$200. Donation was made to the Hockessin Fire Hall for their use of the Hall.
  3. The Trinity Church will restore the barn, with the new Church in front. The cemetery is the location of the first Catholic Church, and will be undisturbed.
- The meeting was adjourned. Next meeting; September 21<sup>st</sup>!

Respectfully submitted,  
Tina Goldrick, Secretary GHADA

June 15, 2015

END

Page 2 of 2

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August 14, 2015

Page 1 of 1

**Red Clay Meeting TONIGHT.** From Sen. Greg Lavelle, Rep. Mike Ramone, Rep. Joe Miro.

A reminder that the Red Clay School District is hosting a series of community meetings being held by the Wilmington Education Improvement Commission (WEIC), the first of which is scheduled for tonight.

According to the district, the meetings will focus on "the possibility of Red Clay playing a larger role in the education of Wilmington students." Those in attendance will include Tony Allen and Dan Rich, both from WEIC; Red Clay officials including School Board President Kenneth Rivera; and community leader Yvonne Johnson.

The WEIC, established under legislation enacted this year, will serve in an advisory role to the state as school boundary lines are re-drawn in order to improve schools where there is a high concentration of underprivileged students.

The agenda will include an update on where the process stands and a community comment period for people to ask questions or express their views.

The meetings will be held on the following dates:

\* **Aug. 24** at McKean High School auditorium, 6:30 p.m.

\* **Sept. 1** at Cab Calloway School of the Arts library, 6:30 p.m.

**Milltown Road to remain closed longer.** From State. Rep. Mike Ramone.

DelDOT has notified my office that the Milltown Road closure between Limestone Road and Kirkwood Highway has been extended until September 11th.

From Sen. Greg Lavelle. [School opening dates.](#)

Students in the Brandywine, Christina and Red Clay Consolidated School Districts return to school the week of Aug. 31. Here's the official list, plus the link to each district's web page:

[Brandywine School District:](#) Pre-K and kindergarten orientation and the first day of school for grades 1-6, 9 and 12 is scheduled for Monday, Aug. 31. All students report to school Sept. 1.

[Christina School District:](#) Kindergarten orientation times are determined at each elementary school site. The first day of school for grades 1-6 and 9; grades PK-12, Delaware Autism Program (DAP), grades K-12, Delaware School for the Deaf (DSD), and grades K-12, REACH Program is scheduled for Monday, Aug. 31. All students report to school Sept. 1.

[Red Clay Consolidated School District:](#) The first day of school for grades K-6 and 9 is scheduled for Monday, Aug. 31. All students report to school Sept. 1.

**PUBLIC NOTICE FROM NCC COUNCILPERSON JANET KILPATRICK:**

This is to notify you that the first of the County's three (3) mandatory public meetings regarding the application for an amendment to the deed restriction related to the [Whiteman's Garage \(CVS/Dempsey project\)](#) will be held at the regularly scheduled public meeting of the New Castle County Planning Board on **Tuesday, October 6, 2015**. To date, this is the only application on the agenda for this meeting.

Meeting Date: **October 6, 2015**

Meeting Time: **7:00 p.m.**

Location: **Multi-Purpose Room of Gilliam Building**

Address: **77 Reads Way, New Castle, DE 19720**

This project can be tracked on New Castle County's website [www.nccde.org](http://www.nccde.org). From the New Castle County Home Page, click "SERVICES" at the top, go to "Property Information", click "Project Search." In the project field type: 20150505 and click "Search." Once the page opens, click "Details." [For a direct link to the "details" page, please click here.](#)

The process for the Planning Board meeting is that there will be a presentation to the Board, by the applicant and then the Board will hear comments from the public: in favor, against, and for the good of the order. All comments must be made at the public Planning Board meeting or submitted in writing to the Planning Board. Written comments can be submitted to Ken Bieri at [KRBieri@nccde.org](mailto:KRBieri@nccde.org) prior to the public Planning Board meeting. It is recommended that your comments be concise, to the point and avoid repetition.

Following the public hearing, on the 3rd Tuesday of that month (October 20, 2015), the Planning Board will hold its Business Meeting to discuss and issue a recommendation. Business meetings are held at the New Castle County Government Center, Department of Land Use New Castle Room, 87 Read's Way, New Castle, DE 19720. Meetings start at 9:00 a.m. The Business Meeting is open to the public, but the public is not allowed to make any further comments during the meeting.

The New Castle County Planning Board is a nine member public board, mandated by state law, that is responsible for reviewing proposed changes to zoning, subdivision regulations, deed restrictions, and the Comprehensive Development Plan. Deed restriction changes refer only to those deed restrictions to which New Castle County is a party or a beneficiary. (This does not include community deed restrictions.) Following review and a public hearing, the Board issues recommendations on these proposals, which are provided to County Council prior to their taking action. All interested parties are encouraged to attend the hearing on October 6, 2015 or submit comments in advance.

August 14, 2015

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Page 1 of 1

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GHADA Meeting September 21, 2015

Trish Cavender, Vice President recording – notes

Page 1 of 2

Attending:

**GHADA** - Luke Bernhardt [Stuyvesant Hills]; Mark Blake [Hockessin Hunt]; Suzanne Boucher [Wellington West]; Jeff Bricker [Hockessin Woods]; Trish Cavender [Village of Manley]; Howard Damude [Charter Oaks]; Sheila Dixon [Stenning Woods]; Joe Dudzinsky [Quail Ridge]; Margaret Epper Gateway Townhomes; Tom Green [Hockessin Valley Falls]; Joe Lake [Hockessin Historical Society]; Mark McGee [Hickory Hill]; Ken Murphy [Ramsey Ridge]; Alan Nichols [Southwood]; Lawrence Rasero [Fox Meadow]; Dick Saunders [Resident]; Gregory Serge [Auburn].

**Elected Officials** - Joe Miro [DE State Rep].

**Public Attendees** - Becky Blackburn, Jim Blackburn, John Foskey, Bob Williams.

Absent with notification to executive board: Jill Hounsell, Tom Hounsell, Fran Swift, Tina Goldrick

Unable to attend due to other commitments: Janet Kilpatrick [NCC Rep.] and Greg Lavelle [DE State Sen.]

Vice President Mark Blake, in the absence of President Fran Swift, called the meeting to order with the Pledge of Allegiance to the flag.

The minutes of the last meeting were accepted.

Tom Green, treasurer, reported \$1,032.53 in checking and \$2066.73 Savings for a total of \$3,099.26. There were two \$25 dues contributions and \$.09 interest added to the checking account, and donations of \$200 to the Hockessin Fire Company and \$200 to the 4<sup>th</sup> of July Celebration since the last report. Tom plans to transfer \$200 from savings to checking to keep the balance above the \$1000 needed to keep from having a service fee.

**Joe Miro** reported:

1. The Phase I of the Little Baltimore/Valley Road improvements has funding of \$1.5 million. It will be from Autumnwood to the Chinese American Center at the intersection and will include the bridge [culvert], sidewalks and drainage. DelDOT will announce a workshop to display the project before Thanksgiving to be held either at the Northstar Elementary School or Hockessin Memorial Hall. Land must still be acquired on both sides of the road to fix the culvert.
2. There is money in the budget for the yellow warning light on Little Baltimore Road for the Northstar Elementary School. The project will cost \$83,000 and cannot be done until spring.
3. There were 900,000 motorists on Route I-95 and Route 1 over Labor Day weekend, 9/4 to 9/7/2015. The estimated revenue was \$2.6 million. This amount of revenue should have some bearing on DelDOT's financial ability to take care of the roads. Joe will see about getting more information on the revenue generated from tolls.

**Land Use Report by Mark Blake:**

**Traditions at Pike Creek** – Stonework facade is being installed. The purchasers of the project said it was not needed, but were reminded that it is included in the deed restrictions.

**The Summit** – held an opening celebration recently. The project has had the fastest fill they've ever had at a project. They have hired a number of local people to work there. They will have 575 -650 employees. There is 73% open space left. The lighted sign will shut off at night. It will have no advertising, but will post community events and messages.

**518 Southwood Road** – one home is finished.

**CVS- Whiteman's Garage** – A petition has been filed to add "drugstore-pharmacy" to the permitted use in the deed restrictions. There was a question, "has GHADA taken a position on this?" Mark Blake called for a motion to support or oppose the petition to change the deed restrictions and there was no motion made. GHADA members will support or oppose the project individually if they wish.\*\*

**Hockessin Valley Falls** – Tom Green and others from Hockessin Valley Falls have had meetings with the owners of Lantana Square and Acme Markets to discuss noise abatement from the trucks unloading at Acme. The parking lot is 10' to 12' above the affected residences in HVF. Lantana is willing to do landscaping to try to abate the noise.

**2 Stones Pub** (former Mike and Nick's in Lantana Square) – was granted a license with a variance to Rule 42.1 to permit external speakers and a wet bar on the patio. Commissioner John H. Cordrey agreed that there was no reason to completely ban outdoor speakers. Commissioner Cordrey told applicant Michael Stiglitz he would hold him to his commitment to address any issues. There will be no live music. At 10:45 pm the music will be turned off and by 11 pm the patio will be vacated. After a year they can petition for a removal of the restriction.

Sheila Dixon of Stenning Woods asked why she was not invited to the meeting between Michale Stiglitz, owner of 2 Stones Pub and affected communities. She said she filed a protest. She objected to the fact that the restrictions will be lifted in one year and that any subsequent owner will not be subject to input from neighboring communities.

**Orsini Properties on Mill Creek Road** – The Orsini properties [approximately 5 acres] on Mill Creek Road are for sale.

4328 Mill Creek Road, Parcel #0800700051, S Zoning, 2.47 acres; 4334 Mill Creek Road, Parcel #0800700050, unknown zoning, .65 acres; 0 Grant Road, Parcel #0800700053, S zoning, 1.57 acres, unknown owner.

Joe Lake asked if a landscaping operation could operate on these properties. The answer was yes.

**Hockessin Greenways Report by Dick Saunders:**

A preliminary study is going to be done to determine if a walking pathway can be constructed from Yorklyn near the quarry to the area of Gateway Nursery on Lancaster Pike. There needs to be enough property to make it feasible, especially under the railroad bridge.

The Valley Road pedestrian walkway has a problem with the grass strip between the asphalt path and the curb. Greenways is looking into a way to get rid of the grass strip.

**Hockessin Historical Society Report by Joe Lake:**

At the Day on the Farm at Woodside Farm Creamery recently, Joe learned that there are 4 dairy farms left in New Castle County including the Woodside Farm and the University of Delaware dairy.

The Historical Society is looking into a way to create a Historic Trail in Hockessin that will include Historic School 107C on Mill Creek Road and go to a marker at the intersection of Evanson Road and Valley Road. This would create a path from School 107C to the Library.

The building permit for the historic exhibition building next to Tweed's Tavern should be picked up this week.

**Hockessin Business Association Report by Greg Serge:**

On October 31 there will be Halloween in Hockessin with Trick or Treat at Hockessin businesses. On Thursday Oct. 29<sup>th</sup> Gateway Nursery will host a pumpkin carving and Friday Oct. 29 an Enchanted Woods with lit pumpkins. Information will be in the newspaper and on the website.

There was a question from the audience about the state plan to put all the students from two other current districts in Wilmington into the Red Clay School District. GHADA Board members want to have elected officials come to the next meeting and explain the reason for this and discuss the ramifications of this decision especially in regard to tax rates.

Dick Saunders asked that GHADA have a knowledgeable party come explain how citizens can call for a school referendum.

Mark Blake said that recent radar tracking by New Castle County Police has demonstrated that traffic on Valley Road is going significantly faster than the 25 MPH posted speed limit. There are ongoing discussions about how to slow traffic on this road. In the meantime, traffic tickets will be issued by police.

There was no other business and the meeting was adjourned.

**\*\*Planning board Meeting October 6, 2015 Gilliam building – Special Purpose Room, 67 Reeds Way, New Castle, DE.**

App. 2015-0505-D. West side Paper Mill Road (SR-72), north side Corner Ketch Road. To Amend a Declaration of Restrictions dated April 28, 1998 by Gladys W. LaFountain/Dempsey Corporation in association with a rezoning from NC21 (Neighborhood Conservation) to CR (Commercial Regional) by Ordinance 97-173. The proposed amendment will expand Paragraph 1 of the declaration by adding drug store and pharmacy to the list of permitted uses on the premises. CR (Commercial Regional) zoning district. CD 3. [From the GHADA Agenda of 9/21/15]

September 21, 2015

END

Page 2 of 2

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October 19, 2015, 7:00 pm GREATER HOCKESSIN AREA DEVELOPMENT ASSOCIATION Hockessin Memorial Hall, Hockessin, DE  
Trish Cavender, Vice President recording – notes

Page 1 of 1

GHADA Members attending [from the sign-in sheet]:

Sara Barre, Walnut Hill; Mark Blake, Hockessin Hunt; Tom Bruno, resident; Trish Cavender, Village of Manley; Mike Censurato, Limestone road; Howard Damude, Charter Oaks; Sheila Dixon, Stenning Woods; Margaret Eipper, Gateway Townhomes; Jackie Filak, Sanford ridge; Cindy Gamble, DRAC; Tom Green, Hockessin Valley Falls; Jill Hounsell, Montgomery Woods; Joe Lake, Hockessin Historical Society; Michael Lawson, Hampton Point; mark McGee, Hickory Hill; Ken Murphy, Ramsey Ridge; Dick Saunders, Resident; Hank Stack, Wellington Hills; Fran Swift, President.

Members of the public attending: [from the sign-in sheet]:

Sue Rekart, Hockessin Library; Darleen Amobi, HHS; Jim McGinnes, Hockessin Hunt; Debbie Hudson, State Representative; Bob Williams; John Foskey, Valley Road.

Treasurer's Report: Checking - \$1057.66 with \$25 deposit and \$.03 interest. Savings - \$2055.84 with \$.10 interest. Total - \$3,124.40.

The Red Clay School District/**Wilmington Education Improvement Committee (WEIC)**, Elizabeth Lockman Vice Chair for the Commission, and Dr. Merv Dougherty, RCCSD Superintendent, gave a presentation to GHADA to explain the process they are going through to address Governor Jack Markel's proposal that Red Clay take over the failing school districts in Wilmington. Information is online at [www.SolutionsForDelawareSchools.com](http://www.SolutionsForDelawareSchools.com) and in books published by the commission.

County Representative Janet Kilpatrick reported that NCC has a drone. The county is looking at a liaison for economic development to make the process easier for people who are unfamiliar with it. Janet is also looking for ideas on Farmland Preservation. There is some proposal for public intervention in high crime areas.

Land Use Report by Mark Blake:

**Traditions at Pike Creek** – Building continues on development.

**The Summit** – The new sign has been installed along Limestone Road.

**Walker Farm – 1080 Old Lancaster Pike** – Ryan Homes is the builder for the project.

**CVS- Whiteman's Garage** – the Planning Board hear the request to amend the Declaration of Restrictions, dated 4-28-1998. Proposed amendment will expand Paragraph 1 of the declaration by adding drug stores and pharmacy to the list of permitted uses on the premises. Application #2015-0505 – The Planning board removed this item from their Business meeting agenda, "It has come to our attention that the CVS/Dempsey project deed restriction change application will not be discussed at the October 20, 2015 Planning board Business Meeting and, therefore it is not on the meeting agenda. This application has been deferred until further notice. This is all the information we have currently. As soon as there is additional information available, we will pass it along to you. Additionally, you will receive notice should this application be placed on a future agenda.

Blenheim Homes – Westhampton development, McKennans Church Rd (near McKean H.S.) – Met with the focus Group members last week and review the DR's and landscaping plans. The Developer will be going before the Council's Land Use Committee and County Council in the next few weeks to present their final record plan. Site prep will possibly begin next month.

**Misc. Items:** - Board of Adjustment, Nov. 5, 2015 at 6 pm – Area variance request to facilitate the recordation of a subdivision plan to create 3 residential lots from 1 lot. 966 Old Wilmington Road (1.54 acres). Other lots around it are 0.49, 0.51, 0.56, 0.53, 0.37, 0.63, 0.47 and 0.52 acres respectively/.

**Hockessin Valley Falls** – Awaiting final approval from the Lantana Square owners in regards to the modified landscaping plan that three Hockessin Valley Falls residents have agreed to participate in installation.

**Orsini Properties on Mill Creek Road** – are being put up for sale – three separate parcels totaling 4.69 acres. 4328 Mill Creek Road, Parcel #0800700051, S Zoning, 2.47 acres; 4334 Mill Creek Road, Parcel #0800700050, unknown zoning, .65 acres; 0 Grant Road, Parcel #0800700053, S zoning, 1.57 acres, unknown owner.

Cindy Gamble, DRAC chairman, discussed the recent problem Hockessin business owners had with county inspectors citing them for improper signs.

**HISTORIC REVIEW BOARD**

Tuesday, October 20, 2015, 5:00pm

- a) Demolition Permit for 19<sup>th</sup> Century Barn, 4101 Kennett Pike, Centerville, DE

**BOARD OF ADJUSTMENT**

Thursday, October 22, 2015 6:00pm

- a) 4101 Kennett Pike, Centerville, DE. Divide two Lots into 7 Lots

October 19, 2015

END

Page 1 of 1

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GREATER HOCKESSIN AREA DEVELOPMENT ASSOCIATION Hockessin Memorial Hall, Hockessin, Delaware

November 16, 2015

Trish Cavender, Vice President recording

Notes

Page 1 of 2

GHADA Members Attending [From sign-in sheet]:

Sara Barre, Walnut Hill; Luke Bernhardt, Stuyvesant Hills; Mark Blake VP, Hockessin Hunt; Jeff Bricker, Hockessin Woods; Trish Cavender VP, Village of Manley; Mike Censurato, Limestone Road; Howard Damude, Charter Oaks; Sheila Dixon, Stenning Woods; Joe Dudzinsky, Quail Ridge; Margaret Eipper, Gateway Townhomes; Tom Green Treasurer, Hockessin Valley Falls; Jill Hounsell, Montgomery Woods; Tom Hounsell, Horseshoe Hill; Michael Lawson, Hampton Pointe; Hank Stack, Wellington Hills; Fran Swift President. Absent with notification: Tina Goldrick Secretary.

Members of the public attending [from sign-in sheet]:

James Blackburn, Valley Road; Becky Blackburn, Valley Road; Darleen Amobi, Hickory Hill; John Foskey, Valley Road; Vince Lokim [?], Southwood; Joe Miro, State Representative. Janet Kilpatrick, New Castle County Representative.

Treasurer's Report: Tom Green

Checking - Opening Balance: \$1,184.59. Ending Balance: \$1,057.56. Interest: \$.03. Dues/Contributions: \$225. P. O. Box fee: \$98.

Savings – Opening Balance 6/30/15: \$2,066.74. Ending Balance: \$2,066.84. Interest: \$.10. Grand Total \$3,251.43.

Many Communities have contributed that did not last year.

There are still 3 books about the school redistricting available.

**Janet Kilpatrick, New Castle County Representative** reported on farmland preservation efforts. There are vacancies on boards and commissions. Information is available at [ncde.org/Board](http://ncde.org/Board) and Commissions. Stenning Woods has had car break-ins. Remember to lock your cars and do not

leave garage door openers in the cars. New Castle County would like to put money into a Board of Trade, but there is concern about putting money into a private enterprise. There will probably be no search for a new Land Use Manager since this is an appointed position.

**Joe Miro, Delaware State Representative** reported that everyone at the hearing was in favor of DelDOT's proposal for the plans at Little Baltimore Road and Valley Road. The drainage improvement will cost \$1.5 million and DelDOT is moving forward to acquire the necessary land. On Dec. 8 at McKean HS at 5:15 pm there will be an information meeting about an improvement to Mill Cree Road and Stony Batter Road triangle. Drainage is needed and improved traffic flow. A ditch has to be fixed.

Mike Lawson asked why Hampton Point had no community input on things being installed, specifically a solar speed limit sign and speed bumps.

### **Mark Blake, VP, Land Use Report**

**Traditions at Pike Creek** - Building continues on development.

**Summit – Vantage Point (Former Sunrise) of Hockessin – Limestone Rd** -The new sign is now operating. Note, we have an agreement that the sign will not be operated 24 hours a day

**Walker Farm – 1080 Old Lancaster Pike** -Ryan Homes is the builder for the project.

**Mundy Farm, Lancaster Pike/Rt. 141** -No Change

**CVS – Whiteman's (Dempsey's) Garage – Polly Drummond & Papermill Rd**

The Planning Board deferred this item until their next Business meeting, which will be tomorrow, Tuesday, Nov. 17<sup>th</sup> @ 9AM. Public may attend, but no public comment is allowed at the Business meetings.

**518 Southwood Rd – major subdivision – Parcel #08-00700037**

**Blenheim Homes - Westhampton development, McKennans Church Rd (near McKean H.S.)**

Final presentation to NCC Council occurred last week and the proposed project passed 12 Yes, 1 Absent. Site prep will possibly begin late this month. The GHADA Focus group process was very helpful in getting the best possible plan that will fit in nicely with the existing, surrounding communities, which were all represented and participated in supporting this plan. Blenheim Homes developer [Westhampton] is going to improve turning lanes for adjacent community Thomas Point (18 homes).

#### **Misc. Items:**

Board of Adjustment, Moved to a later date – Area Variance Request to facilitate the recordation of a subdivision plan to create 3 residential lots from 1 lot. 966 Old Wilmington Rd (1.54 Acres) Other lots around it are 0.49, 0.51, 0.56, 0.53, 0.37, 0.63, 0.47, 0.52 Acres respectively.

Old Wilmington Road: three lots will be created from one lot with a common drive.

**Hockessin Valley Falls** Simeon of Lantana Square is doing landscape to mitigate the noise to Hockessin Valley Falls from Acme trucks.

The Lantana Square owners approved the modified landscaping plan that three (3) Hockessin Valley Falls residents have agreed to participate in installation. (Landscape buffering plan) and trees have been ordered to be installed later this week.

**Walgreen's Limestone & Valley Rd** – No change on a proposed sign at this location.

#### **Orsini Properties**

on Millcreek Rd are being put up for sale, Three (3) separate parcels, totaling ~4.69 acres: 4328 Millcreek Rd (Parcel #0800700051 ) S- Zoning, 2.47 Acres; 4334 Millcreek Rd (Parcel #0800700050) unknown zoning, .65 Acres; 0 Grant Rd, (Parcel #0800700053) S-zoning, 1.57 Acres, unknown owner

#### **Richardsons & former Exxon**

The Richardson's Nursery and the former Exxon gas station locations are being offered for a ground lease. The site is 1.42 acres and is zoned CR (commercial regional) and could accommodate a variety of uses at the location. Access points would be on both Lancaster Pike (right in/right out) and full access on Yorklyn Rd. We will contact the land owners and discuss future plans and request they bring their concepts to GHADA, once they have an interested business.

end of Land Use Report

**Greg Lavelle, State Senator**, to be at WEIC meeting, and at Drip Café meeting 8-9 am tomorrow.

Hockessin Business Community, DRAC and GHADA are working on new sign guidelines for Hockessin Village Signs.

DelDOT will be talking about walking bridges across creeks next year.

Hockessin Historical Society – plaque to honor Negro League player Nip Winter to be dedicated.