

GHADA Meeting January 21, 2019
Hockessin Fire Co. Memorial Hall, 610 Yorklyn Road, Hockessin, DE 19707

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- I. Call to Order by Mark Blake, President & Board Members present and 4 Others.
- II. Pledge of Allegiance Recited
- III. Approval of Minutes-Tina Goldrick, Secretary Approved
- IV. President's Report - Mark Blake, President No report
- V. Treasurer's Report - Tom Green, Treasurer - Approved. A motion was made and passed to move the extra \$2,795.65 remaining from the legal fund to be sent to savings. The money was from a group of business people.
- VI. Legislative Report & Elected Officials - None present
- VII. Land Use Committee Report - Mark Blake, President and Land Use Chairman.
 - 6300 Limestone Road** (Former Community News Bldg.) Modification of existing parking lot to add 15 new parking spaces. Ten (10) of these parking spaces (along Limestone Rd.) will encroach into the 40' DELDOT paving setback and will require a variance from the NCC Board of Adjustment. Landscaping will be preserved and any removed trees, replaced along roadway.
 - NVF Plant** - Yorklyn. No Change/update.
 - 701 Valley Rd.** - (Brick Ranch w/3 car garage) in front of former McGrellis Property - No change/update.
 - 520 Valley Rd.** - "Tweedsvale" Exploratory Plan Presented - Zoned NC 21. Withdrew option to buy.
 - Sunrise Cleaners** - Remediation Project (Now part of EPA National Priority List [NPL]). No changes/update.
 - Camarano Mushroom Farm Proposed Project** - Blenheim Homes. Work postponed for winter. Wants to conform with the plan across the street for the McGrellis Auction House.
 - Walker Farm** - 1080 Old Lancaster Pike. NCC approved open space and released building permits for the last (5) townhomes in January. They have to finish the roadway and landscape. They will turn over the property to the neighborhood.
 - Westhampton development - Blenheim Homes. McKennans Church Rd. (near McKean H.S.). No update/changes. The historic home is finished.
 - Cornish Hills** - 1611 Brackenville Rd.- 6 home lots. No changes/updates.
 - Mundy Farm**, Lancaster Pike/Rt. 141. Most of the building structures have been erected and closed in.
 - Valley Road Focus Group.** The A concept design plan is being put together by developer., which may include initial concepts.
Group meeting date/time/Place, TBD.
-----End Report
- VIII. Old Business - The Hockessin Library Book Sale is this Thursday through Saturday.
- IX. New Business - None
- X. Good of the Order.
- XI. Meeting Adjourned.

Respectfully submitted, Tina Goldrick, Secretary
Minutes January 21, 2019

END

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GHADA Minutes for February 18, 2019 (corrected)

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- I. **Call to order by Mark Blake, President.** 18 Members and 15 Others present.
- II. **Pledge of Allegiance recited.**
- III. **Approval of Minutes by Tina Goldrick, Secretary.** Minutes approved.
- IV. **President's Report by Mark Blake, President.** No report.
- V. **Treasurer's Report by Tom Green.** Approved. Sent under separate email.
- VI. **Legislative Report & Elected Officials**
 - a. **Krista Griffith.** Krista asked for people to call if they had any problems with roadways. She spoke about the Brackenville/Millcreek Project. The road will have a friction surface and a phase timing signal. Krista was on the DELDOT tour. She stated that she had concerns about the property tax proposal that was being discussed at the time. She also stated that the Senate needs to come up with a solution to better fund Del Tech.
 - b. **Mike Smith.** Mike also discussed the Brackenville/Millcreek Rd. Intersection. Mike asked people to call if they had questions.
 - c. **Janet Kilpatrick.** Janet discussed the Senior Living facility to be presented. The proposal has not been sent to County Council yet as it is in the conceptual phase. No re-zoning is necessary and they did not have to present the plan to GHADA. There is a school court case to provide more money to schools of low-income students. There could be mandated re-assessment of \$26 million in NCC. We have to find another source. Of people that pay taxes, 10% will go to the district. The County needs to raise 15%, which they cannot raise. The County owns 900 pieces of land. The County always collects

the money, so the people blame them. The Three Little Bakers land has quotes of how to proceed with the land with the land use.

- VII. **WILMAPCO “2050 Regional Transportation Plan” (2050 RTP). Presented by Don Blevins, Prin. Eng.** WILMAPCO is updating the 2050 RTP. The plan sets a broad vision for our region (New Castle County, DE and Cecil County, MD) and identifies actions needed to achieve and measure its goals. Now is your opportunity to influence the document that will guide transportation decision-making for the next 20 years! To view the entire presentation, go to www.wilmapco.org/rtp.
- VIII. **Hockessin Senior Living, by Greg Elmore & Jim Lober, Civil Eng. 6042 & 6060 Limestone Rd.** Preliminary concept plan for construction of an Assisted Living/ Memory Care Senior facility. Please see the conceptual plan under separate email.
- IX. **Land Use report by Mark Blake, Land Use chair, GHADA President**
6300 Limestone Road (Former Community News Bldg.) Modification of existing parking lot to add 15 new parking spaces. Ten (10) of these parking spaces (along Limestone Rd.) will encroach into the 40’ DELDOT paving setback and will require a variance from the NCC Board of Adjustment. Landscaping will be preserved and any removed trees, replaced along roadway.
NVF Plant - Yorklyn. No change/update.
701 Valley Rd. - (Brick Ranch w/3 car garage) in front of former McGrellis property No change/update.
520 Valley Rd. - “Tweedsvale” Exploratory Plan presented Developer has withdrawn their purchase offer/plan.
Sunrise Cleaners - Remediation Project (Now part of EPA National Priority List-NPL) No change/update.
Camarano Mushroom Farm Proposed Project - Blenheim Homes Work postponed for winter.
Walker Farm - 1080 Old Lancaster Pike NCC approved open space and released building permits for the last (5) townhomes in January.
Westhampton development-Blenheim Homes, McKennans Church Rd. (near Mc-Kean H.S.) No changes/update.
Cornish Hills - 1611 Brackenville Rd. 6 home lots No changes/update.
Mandy Farm, Lancaster Pike/Rt. 141 Most of building structures have been erected and closed in.
valley Road Focus Group No changes/update.
_____ End Land Use report.
- IX **Historical Society by Joe Lake chairman.** Want to mention the passing of Tom Marshall.
- X. **New Business** The area on Valley Rd. From Evanston Rd. to Foskey’s property is waiting for the plan. The McGrellis Property developer has no concept plans. Wants to line up the two entrances. The Valley Rd. Focus group needs to set a new date. Out of 30 members, only 3 people attended the last meeting.

Meeting Adjourned.

Respectfully submitted, Tina Goldrick, GHADA Secretary
Minutes February 18, 2019

END

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Greater Hockessin Area Development Association (GHADA)

Minutes for March 18, 2019

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- I. Call to order by Mark Blake, President. 14 members and 7 others present.
- II. Pledge of Allegiance. Recited.
- III. Approval of Minutes, Tina Goldrick, Secretary. Minutes approved.
- IV. President’s Report - Mark Blake, President. None presented
- V. Treasurer’s Report, Tom Green, Treasurer. Treasurer’s Report approved.
- VI. Legislative Report & Elected Officials
Janet Kilpatrick. The reassessment has earmarked certain monies. The Governor also has a fund. \$26 million is the cost of assessment. The Three Little Bakers is on hold again. The Onyx group is going back to court. County is in a budget cycle. The timeline for reassessment depends on what the judge says. All three counties meet with the judge. They are assuming it will be all three counties involved in the reassessment. Janet sent out an informational notice on April first. They are now hiring people for the census. Sewer aprons were destroyed by the plows.
- VII. Rock Steady Boxing (Non-Contact) For those with Parkinson’s disease. By Randy Weave and Katie Minnis. Using the concept of intense forced exercise, suggest certain kinds of exercise may be neuro-protective, i.e. actually slowing disease progressing and improving quality of life. This facility is only used by people with Parkinson’s. It is no contact and located in Lantana Square. They hope to get the word out to people in the area. Parkinson’s is a neuro-degenerative disease-a movement disorder. 60,000 people are diagnosed each year. A demonstration was given by Wayne Peronte, who has Parkinson’s.
- VIII. Land Use Committee - Mark Blake, President and Land Use Chairman.
6300 Limestone Road (Formerly Community News Bldg.) Modification of existing parking lot to add 15 new parking spaces. Ten (10) of these parking spaces (along Limestone Rd.) will encroach into the 40’ DELDOT paving setback and will require a

variance from the NCC Board of Adjustment. Landscaping will be preserved and any removed trees, replaced along roadway. Voted to support at Feb. meeting
NVF Plant-Yorklyn No change/update.
701 Valley Rd.-Brick Ranch w/3 car garage) in front of former McGrellis property No change/update.
520 Valley Rd.-"Tweedsvale" Exploratory Plan presented by Developer who has withdrawn their purchase offer/plan.
Sunrise Cleaners-Remediation Project (Now part of EPA National Priority List (NPL) No changes/update.
Camarano Mushroom Farm Proposed Project-Blenheim Homes-No change/update.
Walker Farm - 1080 Old Lancaster Pike-All five townhomes have been framed and are being completed.
Westhampton development-Blenheim Homes, McKennans Church Rd. (near McKean H.S.) No changes/update.
Cornish Hills - 1611 Brackenville Rd.-6 home lots. No changes/update
Mundy Farm, Lancaster Pike/Rt. 141. Site work for parking lot almost done and building exteriors are being completed.
Valley Road Focus Group No changes/update.

_____End Report

- IX. Old Business
- X. New Business The fire siren has stopped for 90 days. Members have sirens in their homes.
May [GHADA board] elections will be held soon. If emailed, please return the email to Trish.
Historical Society - Joe Lake -At their annual meeting, they brainstormed about raising money. They need \$3,000 to complete the first floor and \$50,000 for other projects.
- XI. Good of the Order
For the April 15thGHADA Meeting, we will be holding a Community Town Hall with local elected officials to discuss County and State issues of concern of residents and businesses through the Hockessin area.

Respectfully submitted, Tina Goldrick, Secretary of GHADA
Minutes March 18, 2019

END

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GHADA Minutes for April 15, 2019

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- I. Call to order by Mark Blake, President. 14 Members and 18 Others present.
- II. Pledge of Allegiance recited.
- III. Approval of the Minutes, Tina Goldrick, Secretary. Minutes approved.
- IV. Treasurer's Report, Tom Green, Treasurer. Not Present.
- V. President's Report - Mark Blake, President.
The Valley Road Focus Group met earlier this week and had a productive meeting. We took time to review the properties under ownership, contract or with purchase agreements, etc. with the developer. Then the discussion of the various types of zoning on the existing parcels and the minimum percentage of the required Open Space required by County for zoning classifications and what sorts of development could be built under those Zonings. Also, in reviewing all of the several different zonings presently and that a major development could result in request(s)for reasoning of all or some of the current parcels. Also noted that there is a parcel that is currently zoning "I" for Industrial, that could be down-zoned. Then we proceeded to discuss what sort of architectural designs we, as a community, would like to see utilized and how the "mix" would be designed, if there were offices, shopping, and residential units to be built. We'll be getting the group together again soon and see if we can get the developer and his representative to attend and explain their vision and possibly show some of the concepts they've been working on, form layout/utilization of the properties to locations of buildings and the size, etc. We'll also have our Councilwoman, Janet Kilpatrick attend the next meeting, as she was unable to attend this meeting, but normally she only attends the 'kick-off' meeting for GHADA Focus Groups, as she would have to vote on any rezoning of major developments plans, once submitted to NCC.
- _____End Report
- VI. GHADA Board of Elections nominations for May Elections-Trish Cavender, V.P. Trish is trying to find people to serve. Seven positions are available. If you know anyone who would like to serve, please have them notify Trish.
- VII. Community Town Hall Meeting with State and County Officials including:
Matt Meyer, New Castle County - County Executive
Janet Kilpatrick, New Castle County- County Councilwoman, 3rd District
Mike Smith - State Representative-22nd District
Mike Ramona, State Representative- 21st District
Krista Griffith, State Representative - 12th District
DELDOT Project Manager, Jerry.

Respectfully submitted, Tina Goldrick, Secretary GHADA
Minutes April 15, 2019

END

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Attending:

Mark Blake (Hockessin Hunt); Jeff Bricker (Hockessin Woods); Tom Bruno (Resident); Trish Cavender (Village of Manley); Mike Censurato (Limestone Road); Margaret Eipper (Gateway Townhomes); Tom Green (Hockessin Valley Falls); Joe Lake (Hockessin Historical Society); Donna Marshall (Highland West); Alan Nicholls (Southwood).

Notified absence: Tina Goldrick, Martin Taylor.

Public attendees: 4.

Elected officials: Janet Kilpatrick (New Castle County Representative), Laura Sturgeon (Del. State Senator), Mike Smith (Del. State Representative)

I. Call to Order by Mark Blake, President

II. Pledge of Allegiance recited.

III. Minutes of meeting for April 15, 2019, Tina Goldrick, approved with "Land Use" in blank before "End Report."

IV. Treasurer's Report, Tom Green. \$75 dues contributions, \$.03 interest. Current checking balance: \$1,128.96. Savings account \$.08 interest. Balance: \$4564.05 Total: \$5,693.0. There were 18 dues contributions, \$450 for the year.

Treasurer's report approved. \$95 payment for GHADA Website reported under new business.

V. Legislative Reports:

Laura Sturgeon: The budget process is coming along well for the state.

Janet Kilpatrick: The county is in the budget cycle. There will be no new taxes. The 7.5% second half of the 15% increase approve last year will be implemented this year. It is actually a 6.9% increase. On Wednesday county executive Matt Meyers held a town hall meeting in Pike Creek. There is a plan to implement a new method of assessment for road improvement fees for developers. At present the first developers in an area do not have to bear the costs of road improvements because their project does not impact traffic significantly enough to trigger the fee. This leaves the later developers stuck paying all the 50% of the total costs for road improvements, with DelDOT paying the other 50%. The new plan would require all developers to contribute to an escrow fund for the future needed road improvements.

Mike Smith: The recycling event at North Star Elementary School on Saturday was successful. The traffic light project at Brackenville Road and Mill Creek Road has been delayed due to the rainy weather. The improvements on Stoney Batter Road will not include a traffic circle, just drainage work. There is a plan to implement a second "rainy day" fund from the 2% of funds available this year. The governor wants to focus on one-time expenditures. New Castle County has many more miles of roads needing repaving than other areas of the state, but legislators in those area do not want to give up their money. Something has to be done to make road funds distribution more equitable.

VI. President's Report: Yorklyn Day is June 2nd. There is additional parking at H. B. DuPont Middle School. The 4th of July committee is busy raising funds. Go to the website Hockessin4thofJuly.org for information. There is need for funds and for volunteers to help with the parade. Mark checks and envelope: Memo-Hockessin 4th of July.

Send to: **Delaware Community Foundation, Memo: Hockessin 4th of July, P. O. Box 1636, Wilmington, DE 19899**

VII. GHADA Board Elections: Elected to board 2019-2022 terms: Sara Barre (Resident); Tina Goldrick (Resident); Mike Terranova (Southwood Estates); Donna Marshall (Highland West).

Dick Saunders declined to run. Neil Greenstein and Tina Showalter did not respond.

Officers elected: Mark Blake (President); Trish Cavender (Vice President); Tom Bruno (Vice President);

Tina Goldrick (Secretary); Tom Green (Treasurer).

VIII. Land Use Report – Mark Blake.

The Valley Road Focus Group met and discussed what they would like to see on Valley Road. The focus group will try to meet with Jay Sonecha the developer to see what he has in mind. The developers are allowing McGrellis to hold more auctions. Community groups are allowed to use the property.

Camarano Mushroom Farm property development is on hold. They have 5 years before they would have to go through the land use process again. The plan was changed to include single family homes as well as townhouses.

Joe Setting Property – Moving forward with plan to develop a strip mall. Land Use Department has stipulated that it must have access to the other development that will take place on the McGrellis Plus Valley Road property.

Cornish Hills on Brackenville Road – continuing construction.

X. New Business: Motions approved for the following appropriations.

Motion to contribute \$200.00 to Hockessin Fire Company - unanimously approved.

Motion to contribute \$400 to Hockessin 4th of July Celebration – unanimously approved.

XI. Adjourn

Trish Cavender, Vice President recording

GHADA Meeting Notes for June 17, 2019

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Attending: Mark Blake (Hockessin Hunt) President; Jeff Bricker (Hockessin Woods); Trish Cavender (Village of Manley) V.P.; Mike Censurato (Limestone Road); Margaret Eipper (Gateway Townhomes); Tom Green (Hockessin Valley Falls) Treasurer; Donna Marshall (Highland West); Check Quon (Westover Chase)

Notified Absent: Tina Goldrick, Tom Bruno

Public attendees: 3

Elected officials: Janet Kilpatrick, New Castle County Representative; Mike Smith, Delaware State Representative.

- I. **Call to Order** by Mark Blake, President
- II. Pledge of Allegiance recited
- III. Meeting notes for May 20, 2019 prepared by Trish Cavender, V.P., approved in lieu of minutes.
- IV. **Treasurer's Report**, Tom Green. Checking account deposits and credits - \$50 +\$0.03 interest. Payments - \$95 to Pronto Web Services for website; \$200 donation to Hockessin Fire Company. Available balance as of 5/31/19 - \$883.99. Savings Account: \$0.15 interest; balance \$4,564.12. Grand Total \$5,448.11. Annual Report presented. Treasurer's Report approved as presented.
- V. **Legislative Report** by elected officials.
Mike Smith –
It is the final two weeks of the legislative session. Bills on a \$15 minimum wage, medical marijuana, clean water, and same-day voter registration are unlikely to be addressed this session. A criminal justice reform proposal to not charge before the age of 11 needs to be looked at very carefully.
The Harmony Road project will be delayed. Discussions are ongoing about the closure of the Polly Drummond Hill yard waste site. There should be two years of funding to allow time to find another solution.
Mike is starting community councils for Education, Community Development, and Healthcare to better obtain community ideas on these subjects. Other bills to consider: 4-year school board terms; licensing exercise therapists so their services can be covered under healthcare insurance.
Janet Kilpatrick –
New Castle County is looking to buy a parcel of land for a park to be used as compensatory land to remove the restriction from land designated in the overlay. A new method of assessing monetary requirements for developers to pay for traffic improvements has passed requiring every developer to pay into a fund for improvements, not just the last one to develop. The road improvement cost should be assessed every year so that there will be a fixed, known cost for developers interested in building in Delaware.
New Castle County is trying to work with the state to obtain the 50% reimbursement for paramedics that was reduced previously.
The Three Little Bakers developer has gone back to court to ask about density. The case probably won't be heard for about a year.
- VI. **President's Report**, Mark Blake.
The minutes from the Valley Road Focus Group should be sent out soon.
McGrellis is still allowed by the new property owner to have auctions.
- VII. **Land Use Report**, Mark Blake.
6060-6042 Limestone Road, Senior Living, Columbia Wegman Hockessin LLC - There may be a meeting in July or August to address issues of concern to immediate neighbors. There has been no reply to the question of what they plan to do for the Hockessin Fire Company in compensation for the likely additional calls for paramedic assistance. Since this is a by-right development, there is little leverage by the community on any issue.
Mundy Farm, Church on Lancaster Pike/Rt. 141 – The rumor is false that they will take over the historic Coffee Run Cemetery, owned by the R. C. Church and take it for current use. The church has its own land to use if it wishes to have a cemetery.
- VIII. Old Business/New Business
The Hockessin 4th of July Committee is still looking for donations and volunteers.
Dues of \$25 for the 2019-2020 year are due. Tom Green will send notices in September when people are back from vacations.
- IX. Good of the Order - Next meeting will be Monday, September 16, 2019
- X. Adjourn

GHADA Meeting Notes for September 15, 2019

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Attending: Mark Blake, President (Hockessin Hunt); Jeff Bricker (Hockessin Woods); Tom Bruno, Vice President (McGovern Road); Trish Cavender, Vice President (Village of Manley); Sheila Dixon (Stenning Woods); Joe Dudzinsky (Quail Ridge); Joe Lake (Hockessin Historical Society); Tim Martin (Walker Farm); Mark McGee (Hickory Hill); Lawrence Rasero (Fox Meadow), Marge Spittle (Highland West substitute for Donna Marshall).

Notified Absent: Tina Goldrick, Tom Green

Public Attendees: 26 signed attendance sheets

Elected Officials: (arrived late) Mike Smith, Delaware State Representative; Janet Kilpatrick, New Castle County Representative

- I. **Call to Order** by Mark Blake, President
- II. Pledge of Allegiance recited
- III. Meeting notes for June 17, 2019 prepared by Trish Cavender, V.P., approved in lieu of minutes.
- IV. **Treasurer's Report**, Tom Bruno for Tom Green. Checking account deposits and credits - \$500 transfer from savings; \$0.16 interest; \$100 dues/contributions. Payments - \$400 to 4th of July celebration. Beginning balance: \$883.99. End balance \$1,084.15 as of 8/31/19. Savings Account: \$0.36 interest, \$500 transfer to checking; balance \$4,064.33. Total All: \$5,148.48. Treasurer's Report approved as read.
- VII. **Presentation by Blenheim Homes** – *(VRH) of their proposed redevelopment concept/plans for their properties on Valley road.*

Jay Sonecha, Shaun Tucker - Blenheim Group. The working name of the project is " Hockessin Station."

The property includes road frontage of about 2000 feet along the south side of Valley Road from E. at Evanson road to W. the properties of Joe Setting and John Foskey. The Setting property, brick ranch house east of Lantana Square, takes a bite out of the corner of the triangular-shaped property that extends south toward Village of Manley and Hockessin Valley Falls with Valley Road as the long side of the triangle.

The assembled property is about 50 acres. The objective is to develop the property as a whole and prevent piecemeal development. The intention is to create a destination in Hockessin. Most of the land is currently zoned residential with McGrellis property zoned industrial. The proposed concept includes residential, senior housing, office space, restaurant and retail space, with walking paths and a gathering plaza in the center of the property.

There are currently 13 curb cuts on the south side of Valley Road that would be reduced to 2 using the McGrellis driveway as the main one, the second near Evanson Road, and possibly having a 3rd driveway for service trucks.

At the back point of the property is a 13-acre area designated for conservation easement, flood plain, stormwater management, wetlands mitigation and a sanitary sewer easement. There is a stream and wetlands area separating the eastern third of the property near Evanson Road from the remainder. The eastern section of the property near Evanson Road is proposed as senior housing and residential development. The rear central area of the property adjacent to the conservation area is proposed as residential development. The section of the property on west side of the McGrellis driveway is proposed as two blocks, retail/restaurant (1) behind the Stetting property, with office space (1) next to conservation section. The central area east of McGrellis driveway is proposed as six blocks; two retail/restaurant along Valley Road; Gathering Plaza (1) east side of driveway and office space (1) toward the stream; and retail/restaurant (2) adjacent to the residential area.

In answer to questions – Stormwater management to recharge the aquifer with treated water will be state of the art. The intention is to separate merchant traffic from residential traffic. Parking will be around the buildings. There will be a landscape buffer along Valley Road. It will take 5 to 7 years to build something. The homes will be in the \$400,000-\$500,000 price range.

Actual plans will be worked out in cooperation with the Focus Group before being prepared for submission to New Castle County Land Use Department for approval. Additional information will be provided at GHADA as available.

A triangular-shaped property on the North side of Valley Road has been previously approved for Valley Grove, 20 acres with 17 single homes and 39 townhomes.
- VI. **Legislative Report** by elected officials. Delayed by late arrival due to other meetings.

Mike Smith – The traffic light at Brackenville Road and Mill Creek Road is nearly done. It includes special non-skid paving and a smart light that will not trigger an opposing green light if there is traffic moving too fast. The yard waste site on Polly Drummond Hill Road has received funding for another year to allow time to find an alternate site. The public is invited to Mike's Coffee Wednesday 7:30 to 9 am at Paper Mill Park and at the Drip Café in Lantana Square. Mike Ramone and Mike Smith are sponsoring a Small Business Caucus at the library next month. They wish to also have a caucus on healthcare and economic development. Speed limits are changing on Limestone Road and others in the area. Residents can email questions to Mike Smith concerning Little Baltimore Road improvements.

Janet Kilpatrick –
- V. **President's Report**, Mark Blake.

Delaware came in 42nd in all in the annual highway report, 38th in peak congestion.
At \$0.23/gallon Delaware is 36th, generating \$301 Million for DelDOT.
The DelDOT app for reporting dead animals, potholes, etc. is very effective.
The fire department stormwater system is now used as a national standard, having won a #1 national award.
Yorklyn NVF site won a national award for its Public/Private partnership.
State of Delaware paid \$272 million for state fire services.

VIII. **Land Use Report**, Mark Blake.

701 Valley Road – plan filed and approved. If built must work with adjacent developer.

Mundy Farm, Church on Lancaster Pike/Rt. 141 – will be ready to open in the coming months.

520 Valley Road – Tweedsdale

Sunrise Cleaners – continuing cleanup

Cornish Hills – all 6 homes are complete and sold

IX. **Old Business/New Business**

Q: Caboose on Valley Road? The brick ranch belongs to John McGrellis who purchased the property from Wilmington and Western Railroad.

Q: Some land on Rt. 41. (I have no idea what the question was or the answer.)

X. **Good of the Order - Next meeting will be Monday, October 21, 2019**

1. Diamond State Management will provide a presentation of their proposed redevelopment concept for the former Exxon gas station on Lancaster Pike and Richardson's Nursery on Yorklyn Road.

2. Hockessin Fire Department will make a presentation.

XI. Adjourn

Trish Cavender, Vice President, recording
Meeting Notes September 15, 2019

END

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GHADA Meeting Notes for October 21, 2019
7 PM Hockessin Fire Hall, Yorklyn Road and Lancaster Pike, Hockessin, De 19707

Attending: Sara Barre (Walnut Hill); Mark Blake, President (Hockessin Hunt); Jeff Bricker (Hockessin Woods); Tom Bruno, Vice President (McGovern Road); Trish Cavender, Vice President (Village of Manley); Mike Censurato (Limestone Road); Joe Dudzinsky (Quail Ridge); Margaret Eipper (Gateway Townhomes); Mark McGee (Hickory Hill); Hank Stack (Wellington Hills); Martin Taylor (Bon Ayre). (from attendance sheet)

Notified Absent: Tina Goldrick, Tom Green

Public Attendees: 15 signed attendance sheets

Elected Officials: Mike Smith, Delaware State Representative; Dave Sokola -Delaware State Senator

I. **Call to Order** by Mark Blake, President

III. Meeting notes for September 15, 2019 prepared by Trish Cavender, V.P., approved in lieu of minutes.

IV. **Treasurer's Report**, Checking account - \$1,084.24; Savings account - \$4,064.40. Total All: \$5,148.64. Approved as read.

V. **President's Report**, Mark Blake. - The Hockessin Fourth of July Committee plans to hold 4 fundraisers a year for the fireworks. There will be a fundraiser at the Drip Café on October 24th.

VII. Presentation by Diamond State Management of their proposed redevelopment concept plans for the **old Exxon gas station site located on Lancaster Pike and the current Richardson's Nursery on Yorklyn Road**. The two sites will be combined into one parcel for redevelopment with access from both Lancaster Pike and Yorklyn Road.

Robert G. Wittig of DSM Commercial Real Estate Services made the presentation. No rezoning is needed. There may be setback issues. There should not be issues with pervious and impervious cover. They want the redevelopment to "reflect the community and character of Hockessin." There will be 7500 square feet of retail space and the outbuilding (old Exxon station building) may be used as a coffee shop. The new building of 7500 square feet will be constructed on the Richardson's property on Yorklyn Road. The developers presented their plans to New Castle Councilman Janet Kilpatrick first and GHADA second. The new construction will likely have 5 units of which only one can be food due to parking requirements. The structure will be single- story.

VIII. **Hockessin Fire Company** - Presentation on the need for Volunteer Fire fighters and continued financial support from the Hockessin area businesses and homeowners. The Hockessin fire Company is the primary Emergency Services Providers. The Hockessin Fire Company needs help. The number of volunteer members has dropped and the operating costs have greatly increased. Since the founding of the company 86 years ago the number of calls and the type of calls have overwhelmingly increased. The type of training and equipment required for today's emergency responders requires much time and money. There has been a need to have paid staff to fill in the positions that there are no volunteers to

fill. Emergency medical responders are especially in short supply. Contribution dollars have stayed consistent over the years, but the number of people contributing has dropped. The local neighborhood civic associations need to understand that increased contributions are needed to keep providing the services to the community.

VI. **Legislative Report**

Senator Dave Sokola reported. (without microphone – no idea what he said). Representative Mike Smith is a member of the Interagency Pharmaceutical Task Force. A redistricting plan is needed by 2021. The Little Baltimore/Valley Road DelDOT project generated over 200 response cards. People do not like the plan to close the road to do the work. There has been a problem with crime in the shopping centers.

IX. **Land Use Report, Mark Blake.**

NVF Plant Yorklyn – Site work continues with new food bridge abutments being installed to connect over the Red Clay Creek. More "dirt work" being done. State Park Pavilion last of metal roofing being installed this week.

701 Valley Road – Brick Ranch with 3-car garage -plan filed and approved. Builder must work with adjacent developer.

Sunrise Cleaners – Remediation Project – no change or update

Mundy Farm, Church on Lancaster Pike/Rt. 141 – Awaiting grand opening of church.

520 Valley Road – Tweedsdale – Still for sale. Buildable with approved 10,000 sq. Ft. "by right" approved. Otherwise a rezoning is needed.

Former Exxon Gas Station & Richardson's Nursery – See presentation above.

Hockessin Station -Valley Road combined properties Evanson Rd. to Lantana Square – Focus Group meeting to review. There are 3 different retirement/assisted living care facilities actively engaged in locating in the Hockessin area.

XI. Adjourn

Trish Cavender, Vice President
Meeting Notes October 21, 2019

END

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GHADA Meeting Notes for November 18, 2019

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Attending: Mark Blake, President (Hockessin Hunt); Jeff Bricker (Hockessin Woods); Tom Bruno, Vice President (McGovern Road); Trish Cavender, Vice President (Village of Manley); Mike Censurato (Limestone Road); Peggy Centrella (Hockessin Chase); Margaret Eipper (Gateway Townhomes); Jill Hounsell (Montgomery Woods); Tom Hounsell (Horseshoe Hill); Joe Lake (Hockessin Historical Society); Mark McGee (Hickory Hill); Lawrence Rasero (Fox Meadow); Martin Taylor (Bon Ayre). (from attendance sheet)

Notified Absent: Tina Goldrick, Tom Green

Public Attendees: 23 signed attendance sheets

Elected Officials: Mike Smith, Delaware State Representative; Dave Sokola -Delaware State Senator; Janet Kilpatrick, New Castle County Representative

I. **Call to Order** by Mark Blake, President

III. Meeting notes for October 21, 2019 prepared by Trish Cavender, V.P., approved in lieu of minutes.

IV. **Treasurer's Report**, Checking account - \$1,000.32; Savings account - \$4,064.47. Total All: \$5,048.79. Approved as read.

V. **President's Report**, Mark Blake. - Three assisted living facilities are intending to build in Hockessin.

VI. **Legislative Report Janet Kilpatrick** – New Castle County is waiting one more year to get back the \$3 million the Tom Gordon Administration lent to the (Stock exchange?) private organization. Nothing came of the organization. Somebody bought it and the software collateral is still worthless. The Southwood Road project brought out a lot of comments in opposition to DelDOT's plans to close the road. Police in negotiation for a contract. Landfill is at 140 feet. NCC doesn't have a standard. The county needs a start-to-finish process. Open space task force has until June to finish the task force look at farmland preservation and parks. Dave Sokola – He's in favor of open space. Mike Smith – Valley Road/Little Baltimore meeting information will be sent out next week. A group including Smith and Laura Sturgeon are looking at the deer overpopulation.

Joe Lake asked if the state was trying to sell Tweed's Park property.

VII. **Presentation by John Tracey, Esq. of Young Conaway of his client, Smith/Packet for their proposed development concept/plans for the Glenn Family's 27.43 Acre property that is located along Lancaster Pike from Valley Rd. up to McGovern Rd. as a Senior Living facility (By-right Plan) no rezoning required. Property is currently zoned as "S" (Suburban)**

The company is family owned and has 12 locations under construction and 14 in development. It is a rental model with 100% private pay. The building is 200,000 square feet 3 story with underground. The plan is for 86 independent units with full kitchen; 62 assisted units with partial kitchen; 32 memory care units on the 1st floor. There will be 180 units. A single entrance driveway will be located off McGovern Road. Independent units allow residents to have cars, but developer stated that most residents give up their cars after seeing that they don't need them because of the programs the facility provides. Three employee shifts will change at off-peak hours. There will be a conservation easement for part of the property. The drainage will meet requirements. A concept of a building with the center open to the sky was shown. The open center was

said to be the exercise area for memory care residents. How they plan to drain rain and snow accumulation from the building center was not given. Residents questioned the number of 911 calls for service, but no answer could be provided. The chiropractic property adjacent has a conservation easement.

VIII. Land Use Report, Mark Blake.

NVF Plant Yorklyn – paving complete, foot bridge. RR turntable not done.

701 Valley Road – Brick Ranch with 3-car garage -property being emptied.

[However, a nearby resident reports that there are new renters.]

Sunrise Cleaners – Remediation Project – no change or update

520 Valley Road – Tweedsdale – Still for sale. Buildable with approved 10,000 sq. Ft. "by right" approved. Otherwise a rezoning is needed.

Former Exxon Gas Station & Richardson's Nursery – presentation at last meeting.

Hockessin Station -Valley Road combined properties Evanson Rd. to Lantana Square – Focus Group

Lancaster Pike at Old Wilmington Road – pylons for new traffic signal.

IX. Old business/New business.

Motion to support DSM's proposed redevelopment of the former Exxon/Richardson's Nursey parcels as presented at the October GHADA meeting. Approved by acclamation.

Goldy Beacom named the ball field Doyle Field (Jan. 20, 2020).

XI. Adjourn

Trish Cavender, Vice President

Meeting Notes November 18, 2019

END

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