

- I. **Call to Order. Mark Blake, GHADA President** 14 Members and 13 Others were present.
- II. **Pledge of Allegiance**
- III. **Approval of Minutes-Trish Cavender, V.P. & Communications** Minutes approved.
- IV. **Treasurer's Report-Tom Green, Treasurer-See Attachment.**
- V. **President's Report- Mark Blake, GHADA President.** No report, but the subject of package thefts was discussed. There have been many packages taken over the holidays. The police would like to know about the thefts.
- VI. **Legislative Reports and Elected Officials:**
 - a. **Janet Kilpatrick-NCC** - They voted on septic moratorium. The main thrust will be below the canal. People cannot build on more than five lots with septic systems. There are 3,000 lots downstate. A Task Force has been formed for three areas: open space, agriculture, and funding. The County wants to partner with nonprofits. There are ten park districts. Janet lastly mentioned that Budget time is coming.
- VII. **Land Use-Mark Blake, GHADA President & Land Use Chair.**
 - NVF Plant - Yorklyn** - No update
 - 701 Valley Rd. - (Brick Ranch w/3 car garage) in front of former McGrellis Property** - New renters have moved into the home and garage.
 - 520 Valley Rd-** No update -Still listed for sale and build able w/ approved 10,000 Sq. Ft. Building*(must meet "By-Right" to be compliant, otherwise a rezoning application is needed).
 - Sunrise Cleaners-Remediation Project (Now part of EPA National Priority list (NPL)** - Work continues in regard to the EPA Superfund site remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike (Dry Cleaners and former gas station lots).
 - Former EXXON Gas Station & Richardson's Nursery** - Proposed redevelopment of both sites into on parcel (plan was presented at October GHADA meeting).

Trish Cavender, Vice President, reported: "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 7,500 ft. Of retail space and the outbuilding (old Exxon Station building) May be used as a coffee shop. The new building of 7,500 square feet will be constructed on the Richardson's property on Yorklyn Road. The developers presented their plans to Janet Kilpatrick Councilman 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." End Trish Cavender Report.
 - "Hockessin Station" - The former McGrellis and other properties along eastern side of Valley Rd.** The Focus Group met on November 11th and were presented with further details of the site concept and placement of "town centered" presentations. There will be another Focus Group Meeting in January to review further detailed plans that are being prepared prior to any former fling with NCC. Notes have been emailed to FG participants.

Note: There are now three (3) different Retirement/Assisted Living Care facilities (Independent, Assisted, Transitional, etc. that are actively engaged in locating in the greater Hockessin area. _____ End Report
- VIII. **Old Business/New Business**
 1. A motion to support DSM's proposed redevelopment of the former Exxon/ Richardson Nursery parcels, as presented at the October GHADA meeting, was made by Trish Cavender and Jeff Bricker. Motion was discussed and passed.
 2. New Board member, Charlie Talkowski, was introduced, Rep. Greater Sharpless Rd.
- IX. **New Business**
 1. Peg Castorani, Hockessin Business Association, mentioned that the Hockessin sign had been destroyed in an accident. It was determined there should be a police report and the car insurance should cover it.
 2. **Hockessin Historical Society-Darlene Amobi**-An historical marker will be placed for the Pierce-Cotts Heldt farm and Shirley Bulah home (Brown versus Board of Education).

Respectfully submitted, Tina Goldrick, GHADA Secretary

- I. Call to Order. Mark Blake, President. 11 Members and 6 others present.
- II. Pledge of Allegiance
- III. Approval of Minutes - Tina Goldrick, Secretary. Minutes approved
- IV. Treasurer's Report - Tom Green, Treasurer. See separate email.
- V. **President's Report – Mark Blake**, President & Land Use Chair - NCC has a task force looking at open space criteria. Attached is a link to a survey they are conducting. Trish emailed the information and link to all GHADA board members and interested folks. Please take a few minutes to go online and complete the survey.
https://docs.google.com/forms/d/e/1FAIpQLSdxqajueRMx_wFVR50wSou9pJ6hJ4OQQueDng3yE56F697XVwg/viewform

Governor Carney will be hosting a Delaware State of the State Town Hall Meeting on Thursday, March 5th from 6:30 to 8 PM at the Brandywine Hundred Library located at 1300 Foulk Rd. Wilmington, DE 19803
 There will also be another Town Hall Meeting on Wed., March 11th from 7-8:30PM at the Newark Senior Center, 200 Whitechapel, Newark, DE.

If you haven't had a chance to look at the County's finances, I urge you to check out the "County Checkbook" which can be found on the main county website and then by clicking the link for the "Executive Office" then click on "County Checkbook." This version is much better than what was ever provided in the past.
 You'll find detailed finances showing the Spending Summary for fiscal year 2020 (\$16.06 Million) and the Checkbook, showing over 28,500 transactions of all payments to vendors and service providers, including what it costs us for Debt Service (cost of loans), Sewer Services Operation cost (provided by the City of Wilmington, (Approx. cost of \$1.744 MM/month), and much more.

_____ End report

VI. **Legislative Report and Elected Officials**

Janet Kilpatrick- The reason the sewer bills were so high was: 1) the Governor Printz Blvd.- Needed to replace the sewer pipe and the gas line was next to the pipe. 2) \$20million sewer issue - Everything from the Canal up. At the Wilmington Sewer Plant, divers found where a chunk of concrete came from. Now they need to check other sections, which will probably cost \$30 Million in repairs. The bill is based on the two lowest quarters of the water bill. The bill X 2 is the sewer rate. They will run even to include the \$3million deficit. As far as the Task Force, Farmland and or open space programs last 10 years. State approval is needed. A sub-committee looks at both programs. State preservation lasts twenty years. Must pay any money received to Parkland and Open Space. Council has a grant line; they can give up to \$2,500.

Mike Smith - Mike reminded everyone of his monthly coffees. The next business' meeting is March 2nd. Now there is a sign that says" No stopping or parking" on Limestone Rd. Compliant drivers' licenses must have a gold star on them by October 1, 2020. Little Baltimore is in the bidding process. Educators at Del Tech are trying to retain highly qualified people. Their pharmacy benefits limited insulin costs as part of regulation. The Town Hall setting discussed the I-95 project. There are Town Halls throughout the State. At the Newark Senior Center Town Hall, Mark mentioned that \$8,000 is spent per student. We need new road infrastructure in neighborhoods.

Krista Griffith - stated that the highest needs are given the same amount of money as areas with less need. She compared the 12th district, east of Hockessin and the 48th-Old Wilmington Road. Krista would like to hear feedback about this situation. Also, there are 2-1/2 times more deer here than Wilmington Auburn Valley. At the Super Fund site, nothing has been going on. Now they're getting smaller pockets. There are three bills: 1) bill to allow tax payers to pay down 529 Accounts. 2) data privacy bill. 3) Allow DNREC to recoup money from charging stations. Wegman planned for Barley Mill Plaza. Money has gone to DELDOT to fix curbs and basins.

VII. **Land Use Report - Mark Blake Land Use Chairman and President**

- NVF Plant - Yorklyn** - No update
- 701 Valley Rd.** - No update
- 520 Valley Rd.** - No update

Sunrise Cleaners - Work continues in regard to the EPA Superfund site remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike (Dry cleaners and former gas station lots).

Former Exxon Gas Station & Richardson's Nursery - Proposed redevelopment of both sites into one parcel (plan was presented at October GHADA meeting). NO formal plans filed with NCC at this time.

Hockessin Senior Living (Columbia/Wegman) - 6060 & 6042 Limestone Rd. - Applicant had a Resource Protection Area (RPATAC)hearing on Jan.22,2020 and a Board of Adjustment hearing on Feb.13, 2020 to address site issues/concerns. Both received approval, with the BOA providing unanimous approval. of the requested items. The expectation is that after 2-3 weeks, they receive written approvals from the County and then there is a 30-day appeal period prior to be put into the record as approved.

"Hockessin Station" - The former McGrellis and other properties along eastern side of Valley Rd. - The Focus Group met on November 11th and were presented with further details on site concept and placement of "town center" presentations.

There will be another Focus Group Meeting soon to review updated detailed plans that are being prepared, prior to any formal filing with NCC. Notes have been emailed to FG participants.

Note: There are now three (3) different Retirement/Assisted Living Care facilities (Independent, Assisted, Transitional, etc.), that are actively engaged in locating in the greater Hockessin area.

End report

VIII. **Old Business/New Business**

Joe Lake - Grant Avenue is not wide enough for two cars. DELDOT wants to put two pipes under Limestone Road at Lantana Square.

IX. Good of the Order.

X. Meeting adjourned.

Respectfully submitted, Tina Goldrick, Secretary GHADA

Minutes February 17, 2020

END

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March 2020 meeting cancelled due to COVID-19 pandemic regulations.

April 2020 meeting cancelled due to COVID-19 pandemic regulations.

May 2020 meeting cancelled due to COVID-19 pandemic regulations.

June 2020 meeting cancelled due to COVID-19 pandemic regulations.

No meetings July, August 2020.

September 202 meeting cancelled due to COVID-19 pandemic regulations.

GHADA Minutes October 19, 2020

- I. **Call to Order, President. 7 Members, 2 Others Present**
- II. **Pledge of Allegiance**
- III. **Approval of Minutes, Mark Blake, Minutes Approved**
- IV. **Treasurer's Report, Tom Bruno, VP**
- V. **President's Report – Mark Blake, President and Land Use Chair**

Legislative Reports and Elected Officials

Krista Griffith– Roads are being approved for re-pavement. Del Dot will survey all requests. Krista commented on the rising number of COVID 19 cases happening now. They are watching the hospitalization rates carefully and the Governor currently has no plans to get to the next phase of opening things up further.

Janet Kilpatrick – There is still work being done on damages from the August storms. People affected can contact the State or Janet. The County is looking to use COVID 19 money to help the homeless and possibly acquiring hotel space for the homeless for winter. The COVID 19 testing sites at Walgreens locations are backlogged in providing testing results. The County is partnering with local restaurants to use COVID 19 money to increase outdoor dining by building enclosures and using propane heating outdoors.

Land Use Report – Mark Blake, Land Use Chairman and President

Camarano Property – Demolition is now happening on that property. When completed, demolition will start on some of the properties across the street. Construction of the County approved and recorded plan of 56 homes will begin in March/April 2021.

NVF Plant, Yorklyn – No Update

701 Valley Road (Brick Ranch w/3 Car Garage) - No Update, Currently Vacant.

520 Valley Road – No Update, Still Listed For Sale

Sunrise Cleaners (Now Part of EPA National Priority List) – Work continues in regard to the EPA Superfund site remediation.

Former Exxon Gas Station & Richardson's Nursery – Proposed redevelopment of both sites into one parcel (plan was presented at October GHADA meeting). Still not formally filed with NCC.

Hockessin Senior Living (Columbia/Wegman) – 6060 & 6042 Limestone Rd – Project cancelled at this time.

Harmony At Hockessin Senior Living Facility (McGovern Road) – The project is moving along with a variance on the topography of the site. (Height restriction on the backside of the property, due to steep slope, etc.) GHADA supports the variance for topography. There will be later evaluation of a light at McGovern Rd and Lancaster Pike.

“Hockessin Station” – The former McGrellis and other properties along the eastern side of Valley Rd – We are planning to have the Developer here for the November meeting to provide a more detailed update on the size and overall project plans. There would then be another Focus Group meeting to review the new layouts and revised concept plans, which will continue to evolve until ready for a formal filing with NCC.

They are still very committed to the project and have been reassessing the overall impact on their plans, in a post COVID world. They still have 52 acres either under contract or that they have purchased and may still get back to 60 acres by the time the final project designs are completed and ready for filing with the County Land Use Department. The assisted living portion that would have been on the end of Valley Road, nearest Evanson Road, is not going to proceed due to the economic impacts as a result of COVID 19.

The options that were in place on a couple of parcels have expired (the old farmhouse – wood chip pile area), but those were not large parcels and, in the area, that the Assisted Living Facility would have been proposed to be located. They still own the Persolio house on the corner of Valley & Evanson Rds.

The Auction House and the residential brick house in front of it, will be demolished shortly after demolition is completed at the former Camarano property sometime in the Fall.

AT&T Cell Antennas on Artesian Water Tower in Stenning Woods – AT&T will be removing their cell phone antennas from the Artesian Water Tower November 2020 as the lease is up and they have decided not to pursue renewing the lease with Artesian Water. These are the only cell antennas that AT&T is removing in the Hockessin Area. They are currently looking for new cell tower sites and they may be looking to add at the Hockessin Fire Co. There is also a possibility that HAC may erect a tower.

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

VI. Old Business/New Business

Joe Setting – Joe Setting provided an update on his property at 701 Valley Road. The 1.5 acre parcel will be the site of a single medical office facility, approximately 12,000 square feet. The structure will be a one-story barn style building with parking in the rear of the facility. There will be no parking fronting on Valley Road and no retail business at the facility.

Joe Lake – Joe made an appeal for grants to the Longwood Foundation for Tweeds Tavern. The October Hockessin Holler publication features an article highlighting Daniel H Kent. Daniel was a devout Quaker and a key abolitionist who worked with Thomas Garrett in getting slaves across the Mason Dixon line. He was a Captain of the Delaware Regiment in the Civil War and became seriously wounded in the right arm. When the war ended, he became a Hockessin resident and landowner and a prominent local business man.

Kevin Barrow – There will be a meeting of the Hockessin Business Association October 20th at 6:30 pm at the Hockessin Fire Hall.

Dick Saunders – Dick commented on the lack of walkways on the areas around the Valley Road and Little Baltimore improvements that are being done.

VII. Good of the Order

Dan Carrier – The number of calls is picking up for the Fire Company. There are more ambulance calls happening.

Sarah Roberts - The Hockessin Fire Hall has a handful of events currently booked.

Halloween – Halloween will be celebrated in a contactless manner in some neighborhoods. Residents will be placing candy outside. The annual pumpkin carving event will not be happening this year.

Meeting Adjourned.

- VIII. Call to Order, President. 9 Members, 9 Others Present
 - IX. Pledge of Allegiance
 - X. Approval of Minutes, Trish Cavender VP, Minutes Approved
 - XI. Treasurer's Report, Tom Bruno, VP
 - XII. President's Report – from Mark Blake, President and Land Use Chair -
(COVID 19 Impacts on our community, Next Meeting January 18, 2021)
 - XIII. Legislative Report and Elected Officials
-

Krista Griffith– Krista was unable to attend but sent a message that she is continuing to evaluate funding for road repairs in neighborhoods.

Laura Sturgeon – Laura advised that the Legislature will be back in session in January. There was a request to continue the mail in ballot process for future elections. Laura advised they will be looking into it.

Spiros Mantzavinos – Spiros introduced himself as the new Senator elect for the 7th District,

Dave Sokola – Dave advised that individual school districts may close if outbreaks occur within their schools. The number of testing sites is rising and vaccines are close to approval. There is a focus on clean air quality within schools. COVID 19 relief offers are listed on the State of Delaware website. Delmarva Power will begin doing upgrades along Benge Road in the beginning of December.

Mike Smith – Mike advised that further restrictions may be coming from the Governor regarding restaurants, however there are no current plans to close schools at this time. The Little Baltimore Road project will commence paving this week and should be completed by Thanksgiving. The storm damage and drainage issues are being evaluated by the owner of Lantana Square and DelDot. There will be some changes made by March that may include retention ponds. The Polly Drummond Yard Waste site has had some capacity issues and employed temporary shutdowns recently. Mike also made a “shout out” to the efforts of the Food Bank Program.

Janet Kilpatrick – There is COVID 19 relief money still available and can be applied for. Sewer bills will be coming out in December. They will contain a questionnaire to add 1% to 3% to the NCC Property Tax to be used for open space additions. There is a NCC Planning Meeting scheduled for November 18th from 6 to 8 pm. This will address possible road upgrades and a prelude to issues for the upcoming Comprehensive Plan.

XIV. Land Use Report – Tom Bruno VP

Camarano Property – Demolition of all buildings on the site has been completed and the site cleared of trees where new construction will begin in early Spring 2021. Construction of the County approved and recorded plan of 56 homes will begin in March/April 2021.

NVF Plant, Yorklyn – No Update

701 Valley Road (Brick Ranch w/3 Car Garage) – As reported at the October meeting, Mr. Setting has a commitment from a prospective tenant that will utilize the entire building for a medical services business. The project will proceed with the original design concept of a barn style exterior that was shown and approved and supported by GHADA more than a year ago and with all the entrances to the building and customer parking in the rear of the building. Plans are to begin demolition of the existing (vacant) ranch house and 3-car garage soon and start site work afterwards.

520 Valley Road – No Update, Still Listed For Sale and buildable w/approved 10,000 sq ft building. (Note – must meet “By Right” to be code compliant, otherwise a rezoning application is needed.)

Sunrise Cleaners (Now Part of EPA National Priority List) – Work continues in regard to the EPA Superfund site remediation. There are new wells being drilled at this location as well as a couple of properties on Lancaster Pike.

Former Exxon Gas Station & Richardson's Nursery – Proposed redevelopment of both sites into one parcel (plan was presented at October GHADA meeting). Still not formally filed with NCC.

Hockessin Senior Living (Columbia/Wegman) – 6060 & 6042 Limestone Rd – Project cancelled at this time.

Harmony At Hockessin Senior Living Facility (McGovern Road) – The project continues to move along after receiving minor variances during a Board of Adjustment (BOA) hearing on September 24th that addressed a couple of small issues due to the topography of the site (height restriction on the backside of the property due to the steep slopes and grades, etc.) The Developer will be holding a meeting with residents nearby to review concerns and address questions. Councilwoman Janet Kilpatrick has met with some residents and will likely attend future meetings.

“Hockessin Station” – The former McGrellis and other properties along the eastern side of Valley Rd – With the recent economic changes, the project has been delayed, but the Developer is committed to designing and building a quality project and continues to work towards finalizing the layout for the mixed-use project that will contain housing commercial (stores, shops, restaurants, etc.) and office space. Since everything has been delayed, we will have a more detailed update sometime in the Spring of 2021, likely at the April GHADA meeting. We will work on getting the Ficus Group together for meeting(s) to review any new layouts and revised concept plans, which will continue to evolve until ready for a formal filing with NCC. Again, nothing has been finalized or filed with the County at this time.

The Developer is committed to the project and is actively reviewing their plans in a post-COVID world. They still have 52 acres either under contract or that they have purchased and have just secured another 8 acres which will get them back to 60 acres by the first of the year.

Again, the assisted living portion that would have been on the end of Valley Road, nearest Evanson Road, is not going to proceed due to the economic impacts as a result of COVID-19.

The Auction House and the residential brick house in front of it will be demolished next and should be starting shortly in November and/or December.

AT&T Cell Antennas on Artesian Water Tower in Stenning Woods – AT&T has begun removing Their cell phone antennae that have been on the Artesian Water Tower and there will no longer Be any cell phone antennae at that location by the end of November. The leases were expiring and Artesian Water decided not to renew them or pursue any new leases for cell antennae. These are The only cell antennae that AT&T is removing in the Hockessin Area

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

VIII. Old Business/New Business Joe Lake - Joe advised that the first meeting of DRAC was held today prior to the GHADA meeting. Interested persons can apply for membership through NCC as the membership needs to be built back up. The WSFS building on Lancaster Pike which was recently damaged by fire will no longer be a bank. The WSFS sign will be re-designed to include four vendors to occupy the building. The sign will be the same size and re-designed to list the new tenants. North Valley Road has had continual problems with speeding and other traffic issues. Janet Kilpatrick has attended a meeting on these issues and advised that DelDot will be utilizing a traffic calming consultant. Drainage issues were also discussed in this area of North Valley Road and the West Ridge communities. Joe announced that there has been major drilling done by a new firm this week at the Sunrise Cleaners site to determine the levels of toxins in the area.

XV. Meeting Adjourned

Respectfully Submitted, Tom Bruno, Vice President GHADA

November 16, 2020

End

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December 2020

no meeting
