

**New Garden Township  
Board of Supervisors  
December 7, 2009  
General Meeting**

**Supervisors Present**

Jim Neal, Chairman  
Stephen Allaband, Vice Chair  
Bob Norris  
Barclay Hoopes  
Robert Perrotti

**Others Present**

Carmen Raddi, Manager

**I. CALL TO ORDER**

Chairman Neal called the meeting to order with a pledge to the flag.

**II. NEW GARDEN NEWS UPDATES**

A. Supervisor Norris stated that Jordan Livingston did a great job working toward his Eagle Scout project at the New Garden Flying Field. He presented Mr. Livingston with a letter of thanks and recognition for his time and dedication in building a new and much needed deck around the flight school building so that future pilots have a place to learn to fly.

**III. OPPORTUNITY FOR RESIDENTS TO ADDRESS THE BOARD**

A. Fire Chief Guy Swift was present to state his concern of the procedures for contacting the building code official in the event of an emergency as there was a fire incident over the weekend at 844 Penn Green Road and was unable to contact the code official to condemn the building. Chairman Neal stated that the Fire Department should continue to call the Township Manager. Supervisor Perrotti stated that for this situation, he has a number of the owner of the building who can take the building down and in the future he should notify the Township of buildings in that condition so that they can be taken care of.

B. Senior Housing- Mr. Wonderly, a volunteer of the Luther House stated that in 1993 the Lutheran Church in Avondale decided to provide affordable senior housing. With support of the Chester County Commissioners they provided a triangle in the County where senior housing should be built. The funding is restricted and public water and sewer is a must. The HUD application conditions do not comply with the zoning in some areas therefore, they are before the Board to see if this type of housing is desired in the Township and where suitable locations are. Mr. Wonderly distributed pamphlets of the current facility in Jennersville and gave a brief description of the current facility and proposed future facilities. Vice Chairman Allaband questioned how the Luther House is structured and Mr. Wonderly explained that each building is a

corporate entity which is mortgaged to HUD for the next 40 years. The rent is based on income and the tenant pays the utilities. Supervisor Hoopes questioned how the taxes are paid and Mr. Wonderly stated that they pay a payment in lieu of taxes but is off the tax roles. It is run as a non-profit organization with all volunteer participation. Supervisor Hoopes stated that he would be in support of the concept.

Mr. Wonderly questioned if there is sewer capacity if they are to find land in New Garden. Supervisor Perrotti stated that it depends on where in the Township. Supervisor Norris stated that he is impressed and touched by the idea and would love to support the cause, although there is quite a process to go through. He suggested that Mr. Wonderly contact Don Suckstorf to see where zoning would allow such a use and sewer may be available. Mr. Conceto, also a volunteer, stated that they came to New Garden because they saw in the paper where New Garden has a need for more affordable senior housing.

#### **IV. NEW MONTHLY BUSINESS**

**A. Financial Report-** *Vice Chairman Allaband motioned to approve the financial report dated November 24, 2009. Supervisor Norris seconded to a unanimous vote.*

**B. November 2009 Disbursements-** *Vice Chairman Allaband motioned to pay November disbursements with the exception of L & L Car Quest in the amount of \$4,483.67. Supervisor Norris seconded to a unanimous vote.*

**C. Approval of October 27, 2009 Minutes-** Supervisor Norris requested that the word "ordinance" be inserted to paragraph five on page two. *Supervisor Perrotti motioned to approve the minutes with the edit and Vice Chairman Allaband seconded to a unanimous vote.*

**D. Approval of November 2, 2009 Minutes-** Supervisor Perrotti motioned to approve minutes as submitted with a second from Vice Chairman Allaband to a unanimous vote excluding Supervisor Norris as he was not present that meeting.

**E. Approval of November 9, 2009 Minutes-** *Vice Chairman Allaband motioned to approve the minutes as submitted with a second from Supervisor Perrotti to a unanimous vote.*

**F. Recreation Report-** Supervisor Perrotti stated that the tree lighting was a great success with 300 people in attendance and Santa came in on a helicopter to hand out candy canes. Every year the events grow and the Township should be proud. Supervisor Perrotti requested a letter of thanks be sent to McGovern for providing the helicopter for the event. Upcoming Spring events include the

Relay for Life on the weekend of April 30<sup>th</sup> and New Garden Day on May 16<sup>th</sup>. Supervisor Perrotti expressed his thanks to Barb Underwood for doing such a great job taking care of the park.

**G. Historic Report-** Dr. Jones stated that History Night was a great success. Dr. Jones stated that the Historic Commission is concerned for the Lamborn House so they secured the services of a contractor to spend a morning at the house. The contractor informed them that the house is in great condition and provided suggestions of things to do to preserve the house. Supervisor Perrotti suggested that looking for restoration funds while looking for funds to move the Lyceum House. Dr. Jones stated that the Commission also discussed setting up a 501.3C so that charitable donations could be made for the restorations.

**H. November Disbursements Continued-** Manager Raddi stated that he found the purchase order for the L & L Carquest bill and found that there was a key punch error and that the amount should be \$155.37 not \$4,483.67. *Supervisor Perrotti motioned to pay the invoice. Vice Chairman Allaband seconded to a unanimous vote.*

Manager Raddi provided explanation of the GTS billings. Supervisor Norris stated that the Managers' previously provided recommendation is supported by fact and *he motioned to pay the outstanding GTS invoices. Supervisor Perrotti seconded to a unanimous vote.*

## **V. OLD BUSINESS**

**A. Consideration of contract with McMahon Associates for \$46,000 for West Baltimore Pike Reconstruction Improvements-** Manager Raddi stated that the Board previously asked for a revised contract and McMahon has satisfied all requests. Chairman Neal questioned the project manager rate and Manager Raddi stated that would have no effect on the price as the contract price is for the total work. *Vice Chairman Allaband motioned to accept the revised version of the contract with McMahon Associates not to exceed \$46,000 for West Baltimore Pike Reconstruction Improvements. Supervisor Norris seconded to a unanimous vote.*

**B. Consideration of contract with McMahon Associates for \$3,300 for traffic signal revisions at Rt. 41 and Newark Road-** Manager Raddi stated that Supervisor Norris requested a proposal and that McMahon will cross out the ownership of documents from the presented proposal. Supervisor Perrotti questioned the road work contribution to come from the project next to the Sunoco. Supervisor Norris stated that Newark Rd and Rt. 41 is a dangerous intersection in New Garden. He stated that between PREIT and New Garden Crossing being a long term fix, this current proposal is a good, quick, short term

fix for the intersection. Supervisor Norris stated that the State may pick up the cost of the signalization because both are State Roads. Supervisor Perrotti stated that currently there are left turning lanes but no turn arrows which may be helpful. Supervisor Norris stated that the suggestion is that traffic on Rt. 41 remains the same but Newark Road will only have a green light one way. *Supervisor Norris motioned to authorize McMahon to charge New Garden no more than \$3,300 to develop a study to change the signalization at Rt. 41 and Newark Road for the short term, Vice Chairman Allaband seconded to a unanimous vote.*

## **VI. OTHER BUSINESS**

**A. Resignation of the Township Manager-** Chairman Neal read the resignation letter of Carmen Raddi effective December 31, 2009. Vice Chairman Allaband motioned to accept the resignation with a second from Supervisor Norris to a unanimous vote.

**B. Resignation of the Township Secretary-** Chairman Neal read the resignation letter of Kathryn Parlier effective Feb 1, 2010. Supervisor Perrotti motioned to accept the resignation with a second from Supervisor Hoopes to a unanimous vote.

**C. Financial Statements-** Supervisor Norris questioned advertising and publishing the financial statements. Manager Raddi informed that the audit is not complete yet but should be done on the next couple of days. Solicitor Land stated that the statements should be published upon completion.

**D. Pizzini Condemnation-** Supervisor Norris questioned the status of the Pizzini condemnation. Solicitor Land stated that further financial discussion is needed but anticipates speaking further in the next week.

**E. Rt. 41 Planning-** Supervisor Norris stated that a public meeting related to the Rt. 41 corridor is planned to be held on the 8<sup>th</sup> at Hartefeld at 6:30pm and invited the public to attend.

**F. New Garden Flying Field Taxiway Extension Grant-** Supervisor Norris stated that Manager Raddi achieved a grant award of 1.6 million from PennDot for New Garden Flying Field to extend the taxiway and improve safety. He expressed his gratitude to Manager Raddi.

**G. DARE-** Supervisor Hoopes questioned the status of the previous DARE inquiry. Supervisor Norris stated that he spoke with Officer Raimato, Chief Dampman and the School Board regarding the DARE program and discovered that it is supported by Kennett Township, Kennett Square and New Garden

Township which supplies officers. New Garden ran programs at the local middle and elementary school. The middle school decided that DARE did not fit into their program. Officer Raimato has been running the elementary school program and the school board would like him to continue. The program costs less than \$1,000 to run for the year. Vice Chairman Allaband agreed to continue the DARE program. Supervisor Perrotti questioned how many hours are spent on the program and was informed that he spends one session of 2 half days a week for 5 weeks and then another session of 5 weeks.

**H. Executive Session-** Manager Raddi requested an executive session for personnel and property acquisition. Chairman Neal stated that the Board held an executive session on November 10<sup>th</sup> meeting regarding personnel.

**I. Sietz Property-** Mr. Gerry Zeworth was present and stated that he is authorized to make a decision on behalf of the acquisition of the Sietz property.

## **VII. ADJOURNMENT**

By a unanimous vote the meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Kathryn Parlier,  
Township Secretary