

## GHADA Meeting Minutes from November 19, 2007

Elected Officials in Attendance: Sen. Liane Sorenson, Sen. Dave Sokola, Sen. Charles Copeland, Rep. Nick Manolakos, NCC Pres. Paul Clark, Councilman Bill Tansey, NCC Land Use Rep. Mary Grace Novak

### Opening Comments and Announcements:

- 1) Mr. Flanagan opened the meeting by introducing Executive Board Members and elected officials in attendance, and requested all Board members to pickup the Board of Directors list on the front table.
- 2) The updated list of GHADA Board Members will be added to the GHADAonline.com website. Meeting minutes will be updated on website.
- 3) Volunteers are needed for Land Use and Safety, Fire/Police committees. All committees need volunteers.
- 4) DRAC has 2 vacancies that need to be filled.
- 5) Hockessin Athletic Club Brick Fundraiser – GHADA Executive Board voted at the Executive Board meeting held on Nov. 12 to support the Gateway Project at Valley Road and Route 7 and to use the funds received from the HAC Brick fundraiser to support the project. The project consists of planting trees along Valley Road as well as installing a Gateway sign at Valley Road and Route 7. The trees would match the trees installed by Happy Harry's on the other side of the road. The trees would be planted by the Hockessin Garden Club and 3 bids will be requested. The approximate cost is \$3,000.00. Phase 2 would be the installation of the community approved Gateway sign. A motion was made to approve the use of the funds to pay for the Gateway Project and the members approved the motion.
- 6) The Jan. 21 GHADA meeting agenda will be a Town Hall Meeting. There will be no December meeting.

### Administrative Reports:

- Land Use – Mark Blake – see report below for details.
- Treasurer's Rpt. – by Neil Greenstein – Dues collected of \$180.00, and payment for the electric bill of \$14.00 leaving an ending balance of \$5,110.00.
- Secretary's Rpt.: Attendance at November meeting: Board of Directors: 23 of 39; General Attendance: 17; Total Attendance: 40. Minutes from all GHADA meetings are available on the GHADA website.

### Comments by Elected Officials:

Sen. Liane Sorenson: 1) Congratulated Wilmington & Western Railroad on their Veterans Day celebration. 2) There was a meeting with Del Dot and New Castle County Conservation regarding Tweeds Park – bathroom, picnic tables, and bike rack – they are looking at going back to the Del Dot budget as these

items were originally in the budget for the park. 3) Red Clay flooding – study done 7 years ago regarding the effects of removing dams in Yorklyn and they are now re-visiting that issue.

Sen. Dave Sokola: 1) The deadline for a scholarship of \$1,000.00 for high school seniors is Nov. 20. 2) Education is an important issue in the upcoming Presidential election. 3) Sen. Sokola has started an e-newsletter – please submit your email address in order to be added to the e-newsletter distribution.

Rep. Bill Tansey: 1) Mr. Tansey is soliciting new members for the DRAC which looks at architecture and design of Hockessin. Those interested should contact Mr. Tansey or his office. 2) Issues recently discussed at Council Meetings: Affordable Housing (ADU) legislation to encourage the construction of affordable housing; Public safety issues where they will be proposing to hire five public safety officers.

Rep. Nick Manolakos – 1) Mr. Manolakos attended National Association of School Principals where the key issue was funding for No Child Left Behind and is causing local schools to be under review according to the model. 10 – 30% of kids in Red Clay schools are considered disabled. He encourages the public to attend the Red Clay Board Meetings on the 3rd Wednesday of each month.

#### Agenda Item:

1) NVF Property Sale to CCS Investors – Boyd Sorenson, Yorklyn Planning Group, stated that NVF is under court order to liquidate assets to reduce debt. They have sold land to CCS Investors who owns the Walker Property on Old Lancaster Pike. The purchase includes 47 acres of Gun Club property on the east side of Yorklyn Road and 27 acres on the west side of Yorklyn Road behind the NVF corporate office. Single family homes are planned for the Gun Club property which is consistent with Suburban Estate zoning. The homes will be clustered to preserve open space. There will also be approximately 100,000 square feet of office and retail space planned for the land on the west side, which is zoned heavy industrial. There is a possible sewer capacity issue that will need to be resolved. CCS Investors will be responsible for cleaning up lead on the Gun Club site. DNREC representative Jim Werner said the Gun Club property is expected to be a standard cleanup of lead from gun shells. The site received Brownfield re-development certification and DNREC will oversee the cleanup. Yorklyn Planning Group has not made any recommendations on the site plan. They are planning meetings to communicate the information.

2) Yard Waste Ban – DNREC Representative Jim Warner provided information regarding the 1/24/08 Yard waste ban. Yard waste makes up 1/4 of residential waste in Delaware. In January 2006, a permit was issued to expand the Cherry Island Land Fill, owned by Delaware Solid Waste Authority. The landfill is currently 172 feet high and the permit states that it can now go to 195 feet, however, the permit cannot be extended. In 20 years, the landfill will be filled to capacity. The current cost to dump is \$54.00 per ton. The cost to dump if Delaware has to ship out of state could be \$250.00 per ton. There are 23 states that have a ban on yard waste. Other states use their yard waste to make mulch and compost. Some cities in Delaware pick up yard waste and create mulch. The options for residents are 1) handle the yard waste yourself 2) arrange for someone else to pickup 3) community solutions where the entire community arranges for yard waste pick up. Several yard waste drop-off sites have already been established in Delaware. If you drop off yard waste, you can pick up free mulch. DNREC currently has no enforcement authority regarding the yard waste ban. The number for DNREC is 302-739-9403 or [www.dnrec.delaware.gov](http://www.dnrec.delaware.gov); the number for DSWA is 800-404-7080 or [www.dswa.com](http://www.dswa.com). For information

regarding composting at home, The Univ. of Delaware Extension service number is 302-831-2667 or [www.ag.udel.edu/extension](http://www.ag.udel.edu/extension).

### 3) Offshore Wind Proposal -

Delmarva Power representative Gary Stockbridge provided information regarding House Bill 6 proposed by Delaware lawmakers to initiate a plan to address Delaware's long term energy needs. In the plan, it said to look for in state solutions. In 2007, legislation was passed to change the goal of increasing the amount of energy by clean resources to 20%. 5% of electricity comes from renewable resources. The focus should be 1) educating customers to use less energy; 2) Renewable resources – with wind power being the strongest candidate to meet the energy goal and 3) transmission upgrades – a new ultra state power line. There were 3 Requests For Proposals – Indian River – coal power plant, Bluewater Wind – offshore wind farm, and Conectiv Energy – natural gas.

The concerns of Delmarva Power are cost. The dollar impact per household per month is \$17 - \$22 dollars. The penalty payment would be \$19.00 per month if no renewable energy is found. The wind proposal will be paid for by a select group of Delmarva customers. Offshore wind is experimental and Delaware customers will be locked in a 25 year contract. Delmarva Power wants to let other competitors in the process. Four state agencies will evaluate the proposals. Delmarva Power feels that Bluewater will cost too much and is too risky because it is experimental, and would unfairly burden only a portion of Delmarva customers. They are in agreement that there is a better solution and Delmarva Power is supporting the renewable energy of wind – the question is whether it is on-land or off-shore and they don't support off-shore.

Bluewater Wind Representative Gary Propes gave his remarks regarding the offshore wind project. Bluewater bid on the project in 2006 and 2 other companies looked at the process and backed out. The differences between onshore and offshore wind is that offshore wind is more consistent. Bluewater is the 4th largest wind investor and developer in the world. They have 18 wind farms in 8 states. The proposed wind farm in Delaware would be 11.92 miles off the Delaware coast and would serve 20% of Delaware customers. The pros of wind is that it is stable priced; increases fuel diversity in Delaware; reduces environmental impacts and helps Delaware meet its renewable standards; and enables Delaware to become part of the Global Warming solution. Offshore wind reduces the need for electricity from polluting resources. Bluewater has received over 2000 letters in support of their wind project in Delaware.

The meeting was adjourned at 9:40 p.m. The next meeting will be held January 21, 2007 at 7:00 p.m.

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GHADA – Land Use Monthly Report – Nov. 19, 2007

Brackenville Plaza (Happy Harry's)

Walgreen's/Happy Harry's is projecting a June/July 2008 opening for this store location

Valley Rd & Rte 7 (Happy Harry's)

Work on the store is almost complete. Walgreen's/Happy Harry's advised GHADA that they expect to open the store on December 3, 2007. There will be no formal grand opening event, etc, as Walgreen's doesn't typically hold Grand Openings, etc.

Hockessin Crossing – Valley Rd

Commerce Bank – Hockessin Fire Hall

Pulte - Traditions at Pike Creek

Empire Homes – Brackenville Rd

New Business:

Hockessin Sunoco

Owner, Mr. Romeo Galasso, wanted to thank the Hockessin community for supporting his fuel and vehicle service business for many years. His request for GHADA support for an application for a retail automobile dealer license was as a result of several customers' wanting to have him help sell their vehicles at his service station location in Downtown Hockessin. Mr. Galasso agrees that selling used vehicles is not his primary goal and that he doesn't have much room for more than a couple of vehicles at his current location. He wished to drop the request rather than have the community upset over the issue. GHADA considers the matter/request closed as of today.

NVF – CCS – The Yorklyn Planning Group is actively reviewing the issues pertaining to the proposed NVF redevelopment. Mr. Boyd Sorenson is here tonight to provide GHADA with an overview of the group's research and plans. Any area residents wishing to help out with the YPG are asked to contact Mr. Sorenson.

Goddard School – There have been two (2) focus group meetings with the nearest neighbors at Hampton Pointe development. We have requested a copy of the plan that will be filed with NCC, but have not yet received it as of today. Councilman Tansey's office has set-up a community meeting to discuss the planned preschool for Dec 3rd at 7 PM to be held at North Star School. The owners of the Goddard School will be there to hear comments and answer questions. Other expected attendees include NCC Land Use and other elected officials. Anyone interested in this proposed development should plan on attending. Someone from GHADA will attend.

Respectfully submitted,

Mark Blake, GHADA – Land Use Chairman

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GHADA Meeting Minutes from October 15, 2007 Meeting

Elected Officials in Attendance: Councilman Tansey, Sen. Sorenson, Rep. Manolakis.

Opening Comments and Announcements:

1) Mr. Flanagan opened the meeting by introducing Executive Board Members and elected officials in attendance.

2) Mr. Flanagan attended County Executive Chris Coons meeting on 10/4 and reported that the following items were discussed at the meeting:

- County Assessment process by Charlie Baker and the need to re-assess homes in NCC. The assessments are currently based on 1983 costs.

- Comprehensive Plan – affordable housing – If developer built new development, 10% would have to be affordable homes. This legislation is being looked at by NCC Council and Land Use. Housing costs are up 53% while income is up 6%.

- Weekend Code Violations – County will respond only if there is a health or safety issue. An on-call person will be contacted for those types of violations. They will take action only if there is a pattern.

- Rep. Tansey regarding Super Majority issue never made it to the floor.

3) There are currently issues updating GHADA website.

4) New committee sign-ups are available after meeting for Traffic Safety, Fire/ Police Issues/ Sidewalks and Lighting.

5) Beaver Creek complaints – Per Jim Smith, NCC, they are monitoring their company due to numerous complaints.

6) Hockessin Athletic Club Brick Fundraiser – There is no information regarding the percentage of profit for each organization – Hockessin Fire Co., GHADA, and the Historic Society.

Administrative Reports:

- Land Use – Mark Blake – separate attachment (see below).

- Treasurer's Rpt. – by Neil Greenstein – Balance in account is \$4,658.59 with dues collected of \$280.00 for a total of \$4,938.59 ending balance.

- Secretary's Rpt.: Attendance at October meeting: Board of Directors: 25 of 39; General Attendance: 36; Total Attendance: 61. Minutes from October GHADA meeting will be available on the GHADA website.

Comments by Elected Officials:

Sen. Liane Sorenson: Bike Racks and bathrooms at Tweeds Park – local community transportation funds can not be used on these items due to Rule 12; however, funds can be used for landscaping.

Rep. Tansey: Will vote no on the affordable housing bill. He feels that this needs to be market driven.

Rep. Manolakis – Reported on survey results from residents that he sent to 7000 households. He received 373 responses. The yard waste ban has been delayed until January 2008. Representatives from Delaware Solid Waste Authority (DSWA) will attend the November meeting.

Curbside recycling – 50% were not in favor.

Open container law – There is resistance to this legislation, however, we are losing federal funding due to not having this law in place.

Reforming schools – Red Clay is facing financial issues and program cutbacks.

Gaming issue – coming up in 2nd session – 60% were in favor of sports betting; 52% were against expansion of slots.

Stem Cell Research is a heated bill.

Agenda Item:

1) Safety Representative Cpl. Jeffrey Witmarsh III from Delaware State Police:

The graffiti issue around Hockessin is being aggressively addressed and posters are being distributed. Community members can get involved by calling 911 when they see a crime taking place. Calls should be made for aggressive drivers or graffiti to a road sign or building. Within the next 3 – 4 weeks there will be a crime stoppers affiliation to be able to text message when a crime is seen. The Crimestoppers website is available for any crime-related tips. Troop 6 may also be contacted for concerns or complaints. In some places, graffiti is drug-gang related, but typically the graffiti is done by neighborhood kids or bored teenagers. Drunk driver calls are responded to only when an officer is available in the area.

2) Goddard School Building – Goddard School owners Genelle and Christian Craig purchased 5.8 acres and have filed a plan with NCC for the site on Valley Road and Limestone Road adjacent to the Hampton Pointe development. Residents from Hampton Pointe commented on the plan and expressed their opposition of the plan due to storm water problems, traffic hazards and wildlife disturbances. Genelle Craig explained that the Goddard staff would be committed to educating parents about the expected traffic flow. Others were concerned about the flooding and noted that the Tweed's Tavern had to be moved from the property due to constant water. Several adjoining neighborhoods will be impacted and a focus group will be formed.

3) Hockessin Fire Co. – Gene Bledsoe, 1st Assistant Chief provided info. regarding the Hockessin Fire Co. He stated that the Fire Co. was started by business owners many year ago, and they are currently looking for volunteers for any service they can provide. They currently have 45 – 60 Emergency Medical

Technicians (EMTs) and 300 – 500 members. Professional Firefighters require training and the cost of gear per firefighter is \$3,000.00. The Fire Co. provides 24/7 365 days per year service to the community. They are a professional organization and they have a yearly fund drive where they send 150,000 mailings to the community. The rate of return is approximately 50% with the average donation of \$50.00 per household.

Karen Gebhart, President of the Hockessin Ladies Auxiliary stated that the auxiliary is responsible for fundraising and the funds go to the Fire Co. for needed equipment. They have a monthly breakfast as well as other events throughout the year. Anyone interested in volunteering should contact Karen at the Fire Co.

GHADA – Land Use Monthly Report – Oct. 15, 2007

Brackenville Plaza (Happy Harry's)

Work continues.

Valley Rd & Rte 7 (Happy Harry's)

Work continues on interior of building

Hockessin Crossing – Valley Rd

No new updates to report.

Commerce Bank – Hockessin Fire Hall

Work continues, as reported in the Community News, Commerce Bank has been bought by TD Bank of Canada, and this branch, as well as a few others already under construction, will proceed as planned. Target opening date is still Dec 1, 2007.

Pulte - Traditions at Pike Creek

No change since last meeting. Project approved by NCC council

Empire Homes – Brackenville Rd

No changes

New Business:

Hockessin Sunoco – Owner, Mr. Romeo Galasso, sent GHADA an email requesting support for an application/request for a retail automobile dealer license for his business to allow him to sell customer's vehicles at his service station location in Downtown Hockessin. I've spoke with Mr. Galasso and a meeting

will be planned for a small focus group to meet and discuss his thoughts on what he wishes to do going forward.

NVF – CCS – Sale of 82 acres in Yorklyn to a local development group that intends to build houses on about 50 acres and develop office space on the remaining 32 acres, currently zoned heavy industrial. The sites may be eligible for Brownfield redevelopment status. GHADA members are concerned about seeing the plans for the entire project as it would have a major impact on the watershed areas and Hockessin. We are looking for members from the community to form a Focus group to meet and discuss the issues related to this project on the entire community.

Goddard School – An exploratory plan has been filed with NCCo for building a private school on the site just off Valley Rd and Limestone (Rte #7) adjacent to Hampton Pointe development and just across from Valley Pointe condominiums. As this will likely impact several adjoining neighborhoods, a focus group will be formed to review the plans and meet with the developer.

Respectfully submitted,

Mark Blake, GHADA – Land Use Chairman

The meeting was adjourned at 8:45 p.m. The next meeting will be held November 19, 2007 at 7:00 p.m.

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GHADA Meeting Minutes from September 17, 2007

Opening Comments and Announcements:

Mr. Flanagan opened the meeting by introducing Executive Board Members and welcoming elected officials in attendance. He then provided updates on the Del Dot meeting on 9/12 that he attended. He stated that 95% of the bridges in Delaware are safe according to Federal and State standards.

He also attended the meeting of County Executive Chris Coons where the following items were discussed:

- 1) Former Hercules property – DNRC to cleanup soil before homes are built by Toll Bros.
- 2) Senior property tax introduced by Rep. Smiley will be held for further discussion
- 3) Weekend code enforcement – A meeting is scheduled for 9/20 with Charlie Baker regarding code violations by vendors who are selling items without proper permits. The code is not being enforced because the violation is occurring on the weekend. Mr. Flanagan will report the outcome of that meeting and he requested that if anyone knows of these violations to send him an email.
- 4) Civic League meeting scheduled for Tues. 9/18 was re-scheduled for tonight, 9/17; therefore, Mr. Flanagan could not attend. The topic was a talk on 'Delaware Moving Forward' given by Jack Markell.



5) Hockessin Athletic Club brick program has been extended to 10/19 and benefits 3 Hockessin charities – GHADA, Hockessin Fire Co, and Hockessin Historical Society. Mr. Flanagan will confirm what percent of the proceeds will go to each organization.

#### Administrative Reports:

- Land Use – Mark Blake – see separate attachment below for details.
  
- Ken Murphy and Jack Harrison discussed NVF property and suggested that GHADA become actively involved in the property sale. GHADA may need to work with the Yorklyn Group and may need to form a focus group. Francis Swift and Jack Harrison agreed to be on the focus group. Anyone else who is interested should let Mark Blake know.
  
- Sunoco – request was made to NCC by the owner to utilize the property as a used car retailer. The owner sent an email to GHADA to request to meet and explain his position. Mark Blake will meet with him to discuss the idea and provide the info. to GHADA. He will also form a focus group and Mark requested volunteers to be on the focus group prior to him meeting with the owner.
  
- Treasurer's Rpt. – by Neil Greenstein – Balance in checking account is \$1,368.88 as of June with expenses of \$169.00 for plaque at Rt. 141 flag pole, \$20.91 for electric bill leaving current balance of \$1,114.97. The Savings account balance is \$3,543.62. Mr. Ken Murphy motioned that all funds be moved to one account – either checking or savings – motion was approved by GHADA board.
  
- Secretary's Rpt.: Attendance at Sept. meeting: Board of Directors: 29 of 39; General Attendance: 16; Total Attendance: 45. Minutes from Sept. 17 GHADA meeting will be available on the GHADA website.

Elected Officials in Attendance: Councilman Tansey, Sen. Copeland, Rep. Manolakis, and NCC Rep. Mary Grace Fariello

#### Comments by Elected Officials:

Sen. Copeland: General Assembly ended at the end of June and is not currently in session. The state revenue is growing 2% with expenses growing 6%. The psychiatric facility has many issues, same as healthcare and the correction facility had in the past.

Mr. Copeland also commented that Sen. Sorenson is out of town and therefore, could not attend this month's GHADA meeting.

Rep. Tansey: Beaver Creek trucks are parked on private property. NCC has a complaint and is working on the issue.

The Senior Tax exemption – reason for this being introduced is due to the 6% increase in revenue vs. the 2% growth of expense. It would not apply to current exemptions – only new and would decrease to \$32,000.00 from \$60,000.00. The tax increase is coming up for vote and Mr. Tansey will vote no until he

is convinced that expenditures are down. The issue of trash districts – currently they exist in Kent County, but he is not sure how it would work in NCC due to the number of homes in each district.

Mr. Tansey's bill of Super Majority requires 2/3 (75%) of Council members support in order to raise county taxes. Motion from the floor for GHADA to support the ordinance on behalf of Mr. Tansey – motion was approved. Mr. Flanagan will send an email to County Council and Exec. Chris Coons and also send to civic umbrella groups to encourage them to vote in favor of Mr. Tansey's bill. The ordinance vote is 9/25 at 7pm at the City County Bldg.

Rep. Manolakis – Briefly discussed the results of the survey that he sent to residents. He mailed 7000 and received back 7%. He provided a handout of the results and deferred to be discussed at October's GHADA meeting.

#### Agenda Item:

Discussion of GHADA Agenda plan discussed at Aug. 27 general meeting and Aug. 29 GHADA Executive meeting:

1. Provide phone numbers for community via GHADA website as well as handouts at meetings. (Gov't, Police, NCC Complaints, etc.) The public will be encouraged to handle individual complaints on their own, and GHADA will only get involved as needed.
2. Put name and email addresses of Executive Committee plus Focus Group Chairpersons on GHADA website.
3. Hold more frequent Executive Committee meetings-at least 3 per year.
4. Retain existing committees and form new ones-Traffic Safety/Fire, Police, Crime Prevention/Sidewalks and lighting. (Not discussed at 8/29 Exec mtg. was Jack Harrison's suggestion re Water Management Focus Group, however, this should be part of Land Use/Zoning Focus Group. Mr. Harrison requests that such a Water Management Focus Group look at the Village Plan.
5. Set Agenda with fewer speakers each month (one main speaker). October would be Fire/Safety. Perhaps May also. Every 3rd month would be Political figures, in a Town Hall setting. Mr. Flanagan needs to follow up with Political figures to determine their schedules.
6. Send Political figures letter/questionnaire regarding their interest in becoming members of the Board of Directors (not the Exec Committee). The members voted not to adopt this idea.
7. Have public submit questions for Political figures at least one week prior to the Town Hall meeting for Flanagan to submit to them. The members also wanted to allow questions submitted the night of a GHADA meeting, which had not been given to the President a week before the meeting.
8. Include numbers of attendees at GHADA meetings in minutes.

9. Notify Board members when they miss 4 or more regularly scheduled meetings. Take action to enforce attendance or vote to remove from Board?

10. Use Hockessin Community News, GHADA website, possible newsletter, (we already send EM to Board members) to Board and possibly Civic Assoc. Presidents to send meeting Agenda. Invite Civic Assoc. Presidents to attend to discuss their issues.

11. Set a time limit for Agenda item and the topic should be focused on Hockessin. New meeting time will be 7:00 pm.

12. GHADA should take a stand on issues.

13. Speak for the community of Greater Hockessin; need to delineate/define responsibilities of various groups such as GHADA, DRAC, HPP.

14. Liaison with PTA's.

15. Monthly door prize (value approx \$25) at GHADA meeting end. The members turned this idea down.

17. Have sign-up sheets for Committees at GHADA meetings. (Assign Board members to committees was suggested at 8/27 mtg.; this may not be feasible.

18. Safety: Have a form which members can send to GHADA, who can combine and send info to Police.

Jack Harrison gave out a handout 8/27 but did not raise these matters on the floor - Rapidly rising local taxes, inadequate road and transport systems, dirty air and related health problems, poor performing public schools, floods and water supply problems, infrastructure deficit. Jack also suggests a Focus Group to evaluate how GHADA can better interact with Civic League and other umbrella civic groups. Jack suggests opening up Exec Committee meetings to the public and Board of Directors, with which we disagreed. All actions of the Executive Committee are reported at the next GHADA meeting, and we will be inviting specific Focus Group Chairpersons to some meetings, when appropriate.

Comments from HPP and DRAC:

Hockessin Planning Partnership (HPP) updates given by Mary Grace Fariello on behalf of Ken Murphy. HPP is incorporated and has filed for Non-Profit status. They received a grant from County Economic Development Office.

Transportation: Del Dot workshop will be held on 10/16 from 4pm – 7pm for residents to speak with engineers regarding the Old Lancaster Pike Improvement project.

Design Committee: A design committee was formed and was responsible for the Hockessin Village Signs. The HPP received a grant from Rep. Tansey for landscaping at the signs. A plaque was placed at the Rt. 41 flagpole to recognize the sponsors of the flowers and landscaping.

Business Community Committee was formed and will meet in October for businesses in the area – there are approx. 200 businesses in the Hockessin area.

Historic Committee: A historic committee was formed.

Water Mgmt: Rep. Manolakis has established a water fund with \$17,000.00.

Design and Review Committee (DRAC) Updates given by Steve Borleske:

DRAC deals with minor sign and aesthetic issues, however, is a re-active committee. One of the main issues is the Beaver Creek trucks parked around Hockessin. The sign inventory is currently underway to document good signage vs. bad signage vs. illegal signage. DRAC has now partnered with HPP. As a partner with HPP, DRAC can now play a pro-active role with issues that everyone wants addressed. DRAC is looking for volunteers to join for design function under HPP.

New Business:

Air Traffic over Hockessin – There is a direct lineup over the Hockessin area to the Phila. Airport. Proposal to invite Phila. Airport to speak to GHADA due to upcoming change in traffic pattern.

Jake brakes – Rep. Tansey needs to keep pushing the issue with County Council.

GHADA – Land Use Monthly Report – Sept. 17, 2007

Brackenville Plaza (Happy Harry's)

Exterior building walls have been completed and roof trusses are being placed.

Valley Rd & Rte 7 (Happy Harry's)

Exterior of building completed interior work being performed.

Hockessin Crossing – Valley Rd

RFQ's (request for quotes) have been sent out for contractors for site work and construction of building. No further information available as of yet as to when construction will begin.

Commerce Bank – Hockessin Fire Hall

As everyone can see, work is progressing rapidly on the site. There was some contamination found in the dirt/debris mounds/pile at the former Gulf gas station. The bank is targeting a Dec 1, 2007 opening date.

Pulte - Traditions at Pike Creek

No change since last meeting. Project approved by NCC council

Empire Homes – Brackenville Rd No change since last meeting other than the 1 ranch home is almost complete.

Lantana Square – (Application #2007-0223-S).

N/A

New Business:

Hockessin Sunoco – Owner, Mr. Romeo Galasso, sent GHADA an email requesting support for an application/request for a retail automobile dealer license for his business to allow him to sell customer's vehicles at his service station location in Downtown Hockessin. A small focus group will be formed to review the impact and issues associated with this request.

NVF – CCS – Sale of 82 acres in Yorklyn to a local development group that intends to build houses on about 50 acres and develop office space on the remaining 32 acres, currently zoned heavy industrial. The sites may be eligible for Brownfield redevelopment status. GHADA members are concerned about seeing the plans for the entire project as it would have a major impact on the watershed areas and Hockessin. A Focus group will be formed to review and discuss this project.

Respectfully submitted,

Mark Blake, GHADA Land Use Chairman

The meeting was adjourned at 8:45 p.m. The next meeting will be held October 15, 2007 at 7:00 pm.

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GHADA Meeting Minutes – August 27, 2007

Elected Officials in Attendance: Sen. Liane Sorenson

What Role does each organization serve?

GHADA

DRAC

HPP – Hockessin Planning Partnership

Comments from Francis Swift:

GHADA has turned into a reporting group vs. a proactive organization to represent the community as a whole.

Comments from Ken Murphy:

The design of Government is to allow people to have a voice. Five years ago there was a summit meeting held and many businesses and community members attended and came up with a plan, however, the plan was never followed through. The need for GHADA is to be available for any group or organization that needs support. GHADA should pick one area that they are going to focus on i.e. land use, planning, etc. The Government allowed an overlay for Hockessin because they recognize that Hockessin is not part of a specific city in New Castle County. DRAC was formed; however, they have no legal authority and are limited to architectural review.

Comments from Jack Harrison:

(Distributed a handout of his response to questions from GHADA officers)

Mr. Harrison feels strongly that GHADA pay special attention to the NCC Land Use comprehensive 5 year plan and become proactive regarding the plan. He also suggests that the GHADA executive meetings be open to the public. He also concerned about the Delaware water problems.

Comments from Joseph Lake Jr.:

Mr. Lake provided a background history of the origination of GHADA. Specific areas within the county were divided and referred to as Hundred's – similar to the way townships work in Pennsylvania. Hockessin was once part of Millcreek Hundred and held a very strong political presence. One of the main reasons for starting GHADA in the 1960's/1970's was because County Government was formed and Hockessin was no longer considered Millcreek Hundred. GHADA was formed at that time by Francis Swift who was a County Council member. Mr. Lake indicated that GHADA board members were once council members or political figures and now that is no longer the case. He thinks that we need more political figures on the board and they should have a strong presence at the GHADA meetings.

Comments by Attendees:

- Lack of communication to Relay Info.
- Divide the board with specific areas of concern
- GHADA newsletter sent each month to each civic association
- Focus on Hockessin as a community and what makes Hockessin a livable community. Where can we give input on where we do have authority
- One organization that's the face of Hockessin
- Need for 1 lead organization
- Better understanding of the various organizations and their purpose

- Utilize Hockessin Community News, as they are a good method of communication
- Structure the committees based on what the community needs/wants
- Political leadership needs to be on the GHADA board as it was when GHADA was first formed
- Political leaders who make decisions need to attend the meetings
- Go to schools for community involvement because of young families and the strength of PTA groups
- Develop an annual budget for flower beds and sign replacement/issues
- Who is responsible for abandoned buildings?
- Moving Billboards – Beaver Creek trucks parked around Hockessin – who should be notified?
- Traffic safety and traffic calming issues
- Sidewalks and street lighting
- Need bigger issues to get people to come to meetings
- GHADA should not replace Government functions
- Development at PA State line will impact Hockessin and will become a major issue in the future
- Address transportation issues before development at PA State line
- Should not rely on 1 councilperson to address our issues
- Overgrown weeds – County code enforcement phone 395-5555
- More meetings where political figures speak about what's going on in Dover
- Need more voting related issues and GHADA doesn't seem to back anyone with particular issues
- Various groups know what's going on but GHADA doesn't always communicate
- Not enough committee members on each committee
- We need to be known to the legislators – GHADA should have a presence at all Council meetings to make GHADA known

- More communication with representatives – possibly schedule every 3mos. To have Political meetings
- Request input from the community to give concerns to representatives prior to each meeting
- Have police representative more often to discuss issues affecting the community and crime prevention. Possibly have one attend each meeting.
- Hockessin appears to be heading towards incorporating – there should be fire, Police, and safety committees; water management committee; zoning issues committee
- GHADA should follow the design of an incorporated town
- Most people don't know the process when it comes to land use issues, water issues, or police issues etc.
- Determine what issues GHADA will take responsibility for and what issues each individual community member should handle on their own – i.e.: code enforcement issues
- All board members should be on a committee whether chosen or assigned
- Encourage all board members to attend and enforce attendance
- In past meetings there have been too many speakers scheduled – limit each meeting to 1 speaker
- Have some open forum meetings
- Make topics more Hockessin instead of broad issues
- Big issues should always be a debate so both sides of an issue are discussed
- Civic association presidents should be invited to discuss their issues
- Change the meeting time to 7:00 p.m.



· Agenda topic suggestion - Recycling

The meeting was adjourned at 9:15 p.m. The Executive Meeting will be held Wed. Aug. 29, and the next GHADA meeting will be held Sept. 17, 2007.

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## GHADA Meeting Minutes

June 18, 2007

### Opening Comments and Announcements:

Mr. Flanagan welcomed GHADA Board members; and elected officials in attendance; Sen. Sorenson, Councilman Tansey, Rep. Manolakis, and Mary Grace Novak and Eva Grier from NCC.

### Administrative Reports:

· Land Use – Mark Blake – see separate attachment

· Treasurer's Rpt – Given by Neil Greenstein – the beginning balance in the checking account is \$1,708.00; \$315.00 cost for ad in Hockessin Comm. News; \$28.92 cost for flag light at Yorklyn Rd. with an ending balance of \$1,368.88.

· Minutes from May 21 GHADA meeting will be available on the GHADA website.

### Comments by Elected Officials:

Councilman Tansey provided comments on the 17.5% tax increase and asked for county wide concerns. Mr. Tansey was questioned by an audience member about the status of the enforcement of the use of jake brakes along Rt. 41. Mr. Tansey answered that there was no law against them but that the trucks must have appropriate muffler and that is what can be enforced by the State Police. The County Police have no jurisdiction in this matter. County Council members will not enact any legislation to ban jake brakes. It is up to NCC to mandate the enforcement of no jake brakes and that would have to be done by placing signs stating that jake brakes could not be used. NCC and DelDot refuse to pay for signs so legislatures have to come up with funding for the signs. The state police have to be present and stop trucks and if a sound muffler is not adequate, the drive would receive a ticket. Rep. Tansey will work on getting signs installed, but he needs funding. He feels that the signs will not help the problem because the law will still not be enforced.

Sen. Sorenson provided the results of her survey that she had previously distributed to residents. The overall comments were that education is a critical issue in Delaware, and that fresh faces are needed in the Governor's office and the legislature.

Rep. Manolakis provided comments on the 7 days left in the legislative session and numerous bills are being pushed to go through. Mr. Manolakis passed out a survey that was sent to 20th district residents. The key issues are child abuse issues, and the stem cell research bill that the Senate recently passed. Mr. Manolakis provided his web address: repNickManolakis.de.us

Agenda Item #1: Hockessin Planning Partnership – presented by Ken Murhpy

There is currently no Hockessin community group or organization working in a proactive manner. There are 50+ community clubs, and they are each working independently. Approximately 4 years ago there was a Hockessin Summit at the PAL Center where 2000 people attended. Representatives from the various community groups and clubs from Hockessin and Yorklyn were represented.

The Hockessin Planning Partnership is a public/private partnership with development potential and will increase interaction between all organizations. The Partnership will enhance Hockessin as a sense of place. The Partnership maintains a simple structure – community involvement and communication with public access to projects, meeting agendas, and minutes via the website.

Ken provided a slide show presentation showing all of the details of the website and what will be included. One of the projects already completed is the flag pole at Yorklyn Road intersection. The next step is to install a plaque to recognize Hockessin/Greenville Rotary Club for donating the flag pole.

Next will be the installation of the 3 Hockessin Village signs.

Mary Grace Novak facilitated a mini-workshop at the meeting where she asked for an idea from each person in attendance. The feedback should be regarding design, environmental, transportation, historic, administration, and parking. Mary Grace documented all of the ideas that were presented. Some of the ideas were parking issues, walkways, new businesses to Hockessin, community gathering place, more trees, more community involvement, water management, as well as a request to develop a relationship between GHADA, the Planning Partnership, and the DRAC. Additional items can be sent to HPP2007@comcast.net and they will be added to the list. Each person at the meeting was then given 3 colored dot stickers to identify the 3 most important issues to them on the list of issues.

The meeting was adjourned at 9:15 p.m. with a request from the audience that GHADA have a special meeting so that GHADA meeting agenda ideas can be presented to GHADA from the community for the coming year.

The meeting date is to be determined.

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GHADA Meeting Minutes – May 21, 2007

The meeting was called to order at 7:30 PM by President John Flanagan, who then led the group with The Pledge of Allegiance to The Flag.

John introduced the association officers, and then the elected officials in attendance, allowing for comments by all elected officials present.

Administrative Reports were presented by the Treasurer and Land Use and an update on the Tweeds Park project as it nears the completion date.

Land Use Monthly Report – May 21, 2007

Brackenville Plaza (Happy Harry's)

No change – Site work continues

Valley Rd & Rte 7 (Happy Harry's)

No change – Parking lot final grading is currently being installed. Some landscaping installed

Hockessin Crossing – Valley Rd

No change since last report.

Commerce Bank – Hockessin Fire Hall

No change since last report.

Pulte - Traditions at Pike Creek

The NCC Council approved the zoning change for the property in spite of overwhelming public opposition in attendance at the Council Meeting, including State Rep. Joseph Miro, who spoke against rezoning the property and allowing access from Rte 72 for several safety reasons. Councilman Tansey also spoke against rezoning approval stating traffic is horrific and he couldn't in good conscience support the rezoning request. Vote was 7 Yes, 6 No

Empire Homes – Brackenville Rd 3 Homes will have access onto Brackenville Road, while the other 2 will be onto Old Lancaster Pike. Presently there are four (4) homes across from this mini-development that share a common entrance on Brackenville Rd.

Lantana Square – (Application #2007-0223-S). N/A

Respectfully submitted, Mark Blake, GHADA – Land Use Chairman

Jeff Dixon, chairman of the Nominating committee provided an overview of current GHADA election process by which GHADA elects members to serve. At each annual meeting of GHADA, 1/3rd of the board of the Board of Directors are voted into office to serve for three (3) years. There was confirmation by election of two board members to serve unexpired terms. He announced those who' terms were expiring and those being nominated to serve, based on the recommendations from the nominating committee. He

called for any other nominations from the floor, and having none, it was moved and seconded that nominations be closed. It was voted and passed to close nominations.

The Nomination Committee presented their report and asked for open discussion about the nominees, having none, he called for a “Yea” or “Nay” vote for the entire slate of nominees from the general membership in attendance. The vote was unanimous in favor of electing the Board of Directors as presented.

Once the Board was elected, Jeff read off the nominations for the Officers for the 2007-2008 term. Officers are elected each year at the annual meeting by the board members and serve for one term at a time. There were no new nominations for GHADA Officers for the 2007-2008 term, and all current officers agreed to serve for another year, thus it was moved and seconded that nominations for officers be closed. It was so moved and seconded. A vote was taken and passed to close nominations. A call to vote for the nominated officers was put forth as a motion and seconded . A vote was taken and passed unanimously to elect the officers for the 2007-2008 term of service. Having concluded the annual elections of the GHADA Board members and Officers, the elections were closed.

A Presentation by Dr. Paul A.Herdman, president and chief executive officer of the Rodel foundation of Delaware provided an overview of Vision 2015, a plan to improve Delaware’s public education system over the next several years. He provided a background of the reasoning for needing such a plan and the present status of implementation of the program and major milestones in the future. He also provided information about the benefits the plan would provide to all the residents and families living in Delaware. There was much discussion and questions from the audience and several residents made mention of issues with the current school district and some of the problems that seemed to constantly be occurring and wondered if this plan would address some of those concerns.

A Presentation by Mark Blake, the civic group’s first vice president discussing Home Insulation for Energy Efficiency was presented and illustrated the need for building code changes to improve the designs for new home construction in New Castle County and Delaware in general. Through the use of larger exterior walls, a home can be almost 65% more energy efficient and provide for lower operating costs to heat and cool year round. He also discussed what existing homeowners can do to help offset higher energy costs by adding insulation to attics and basements as well as using CFL’s (Compact Fluorescent Lights) to reduce electric bills. He called for changes to be made at the county and state levels to bring Delaware homes up to the latest US Department of Energy recommendations for minimal insulation levels, which aren’t currently being utilized in the general construction market here in Delaware.

The meeting was adjourned at 9:22 PM

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GHADA Meeting Minutes

April 16, 2007

Opening Comments and Announcements:

Mr. Flanagan welcomed GHADA Board members; and elected officials in attendance; Sen. Sorenson, Sen. Copeland, Councilman Tansey, Former Rep. Roger Roy, and Mary Grace Fariello from NCC.

#### Administrative Reports:

- GHADA Board Nominations - Jeff Dixon: The nominations for GHADA board members is currently in process for the GHADA board. If a term expires in 2007 you will receive a call from Jeff Dixon or Tina.
- Land Use – Mark Blake – see separate attachment
- Treasurer's Rpt – Given by Neil Greenstein – the beginning balance in the checking account is \$1,559.00 and \$120.00 for dues was collected. Ending balance \$1,679.00. This month GHADA will start paying the electric bill for the flag at Yorklyn Road.
- Mr. Flanagan announced that Jack Harrison would like everyone to know that there will be a presentation given on May 9 at 10:00 AM about the Army Corps of Engineering study on ground water supply in New Castle County. The meeting will be held at the DNREC auditorium in the NCC building, 89 Kings Highway, Dover.

#### Comments by Elected Officials:

Sen. Sorenson spoke about jake brakes and the understanding that jake brakes cannot be used, however, signs need to be installed. The Bond Bill states that jakes brakes cannot be used on any road in Delaware, but signs must be up in order for the police to enforce the law. Councilman Tansey stated that the sign for Limestone Road had been requested by the County, but to his knowledge no sign had been requested for Lancaster Pike/Route 41. The signs need to be requested by the County. Ken Murphy proposed that GHADA request the sign for Rt. 41 from the County.

Sen. Sorenson also commented that Delaware has no jurisdiction concerning the commercial development that included a Home Depot in Pennsylvania.

Nick Manolakis, brother of George Manolakis commented that they will be sending a survey to the community within two weeks to get community input for future planning. Mr. Manolakis has monthly coffee meetings at Purebread Deli to discuss any issues. The meetings are held the 1st Saturday of the month from 9:00 AM – 10:30 AM. Mr. Manolakis would like anyone who has any issues with flooding to contact him if you have questions or concerns.

Councilman Tansey commented on 4 topics 1)Traditions development at Rt. 7 and 72. The plan was before council and the issue was tabled. 2)The NCC comprehensive plan has a 6 month extension and is still underway. 3)Mr. Tansey does not support the 171/2% tax increase, stating that 75% of the budget is employee compensation. 4) Accessory Dwelling Units legislation was passed as the last council meeting.

Agenda Item #1: Mr. Darren O'Neill, DelDot project manager gave a presentation regarding the 5th Lane Project of the I-95 expansion program. The 5th lane project will start in the summer of 2007 and is a multi-year, multi-phase improvement program. The project started with the Churchman/SR7 project,

which is complete, and will finish at the toll plaza. The project will add a new 5th lane to both North and South lanes of I-95. The contractor will build barriers and add two lanes and drainage to the center median. When the project is complete there will be five full lanes plus shoulder on the sides and in the middle. The awarded bid went to RE Pierson and the contract time is 544 days and will start in June 2007 and is scheduled to be complete in November 2008. The cost is \$52 million dollars and there are timing penalties of \$35,000.00 per day for every day past the scheduled completion date. The lane closures will occur at night and I-95 will be down to two lanes past 9:00 PM. The new median barrier will be one foot higher than current. The current volume is 250,000 cars per day. The new expansion will be a separate roadway and the new 5th lane will be the maximum number of lanes allowed. The project took 15 years for environmental approval due to the surrounding Marshland.

Agenda Item #2:

Mr. Flanagan requested that Ken Murphy, Mark Blake, or Joe Lake give their input on how they feel GHADA and DRAC should interact with each other.

Mr. Joe Lake explained that DRAC doesn't have to do with planning and that in some people's opinion, GHADA has fallen short on its planning capabilities for Hockessin. Mr. Lake feels that there may be a need for a planning organization for Hockessin and the County and the State need to communicate better.

Mr. Murphy commented that the council members and representatives are working together more and the DRAC committee is new and will take care of aesthetics and signage to help build a sense of place.

Mr. Mark Blake stated that simple issues get over-sized because no one wants to accept responsibility and no entity seems to want to work together. He feels that people need to take interest and get involved in issues and not let other people handle issues for them. He feels we need to work together to make changes.

Mr. Flanagan would like the GHADA board to meet to discuss what their focus should be.

Mr. Jeff Dixon asked that everyone look at the GHADA list and contact members who are not involved and see if someone from a particular community is interested in joining and getting involved.

The meeting adjourned at 9:15 P.M. The next meeting will be held on May 21, at 7:00 P.M. and there will be a Tweeds Park Project update.

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GHADA – Land Use Monthly Report – April 16, 2007

Brackenville Plaza (Happy Harry's)

No change – Site work continues

Valley Rd & Rte 7 (Happy Harry's)

No change – Work on building exterior, façade, and roofline continues. Grading of parking lot and storm water drainage is currently being installed.

Hockessin Crossing – Valley Rd

No change since last report.

Commerce Bank – Hockessin Fire Hall

No change since last report.

Pulte - Traditions at Pike Creek

The NCC Council tabled the rezoning request, due to nearby residents concerns about storm water runoff and traffic issues. Paul Clark requested that the project engineers hold a public meeting(s) or workshop with council members, to provide more details about the planned storm water management for this site. No meeting(s) date yet.

Flag Pole @ Yorklyn & Rte 41

Delmarva has installed the light providing illumination of the US and Delaware flags displayed on the new flag pole. Thanks to Ken Murphy for getting the flags flying again.

New Items:

NCC Council approved the ADU legislation making it legal for some home owners, (not limited by deed restrictions) to add onto existing homes and put in separate living quarters and entrances for them. The ADU would also allow a free-standing unit to be built on lots that are 2 acres or larger. In all cases, the property owner must live in one of the two units.

The “Water Resource Mitigation Recommendation for Future Development, Hockessin Village Plan” – (Water study Report) Councilman Tansey’s office was kind enough to get copies of this report made for Ghada and Jack Harrison so we can read it and use it when reviewing future development in the area. The reports were produced by Duffield & Assoc., and were so limited, due to the high cost of reproduction, that most copies were only available for elected officials and NCC Land Use personnel. Copies can be obtained by filling out a FOIA application and paying \$60 for a report. Once we have a copy, anyone is welcome to borrow the report.

Empire Homes – Brackenville Rd Yvonne Tsavalas was going to look into the entrance & exit driveways for the 5 homes being built.

Lantana Square – (Application #2007-0223-S). We are still awaiting a requested a copy of the exploratory plan for review.

Respectfully submitted,

Mark Blake,

GHADA – Land Use Chairman

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## GHADA Meeting Minutes

March 19, 2007

### Opening Comments and Announcements:

Mr. Flanagan welcomed Ghada Board members; and elected officials in attendance; Councilman Tansey, Sen. Sokola, and Sen. Copeland.

### Administrative Reports:

GHADA February meeting minutes can be obtained from the GHADA website.

Treasurer's Rpt – given by Mr. Flanagan as Neil Greenstein could not attend. The bank balances are the same as February, with \$460.00 received in income. Neil Greenstein and John Flanagan have been discussing ways to generate revenue in order to advertise in the Community News.

Land Use Rpt submitted by Mark Blake - see attachment

Mr. Flanagan attended civic meeting on March 8 and the major item discussed was emergency medical services. County officials have done a study and the location will be Kirkwood Library. The goal is to get to a residence within 9 minutes. The new site will have 12 hour shifts.

A Focus group on traffic and transportation will be formed.

Membership – Mike Terranova and John Flanagan are trying to get updated lists of all developments in order to create a master email dist. List.

Jeff Dixon is working on the GHADA website in order for it to be more pro-active and informative.

The Tweeds Park focus group will be re-activated to get with Del Dot to address the status of the project.

John Flanagan made a request for 3 people to be on a nominating committee. 1/3 of the GHADA board gets elected each year. Jeff Dixon, Tina Goldrich, and Cathy Censurato volunteered.

### Comments from Elected Officials:

- Sen. Dave Sokola spoke about credit scoring for auto insurance. Senate Bill 31 is strongly supported by insurance commissioner Matt Denn and is up for discussion this week. A similar version of the bill passed the Senate but did not pass the House vote. There was a committee hearing 2 years ago and 5 people attended to give their reason why they had higher car insurance. The people who attended were a widow, a victim of identify theft, a mother who co-signed a loan, a victim of down-sizing, and a person with a gambling problem. Reg. 906 states that Insurance companies cannot use bad credit as the only reason, however, if that is all that changes, they are raising rates. Insurance companies are trying to get people to vote against the bill.

- Rep. Nick Manalacos commented that he was not prepared to take a position on the insurance bill. In the past 3 or 4 months he has been working on getting constituent support and getting his website



running. He reported that the Yard Waste Ban has been postponed for 1 year; and the stem cell bill is upcoming. He mentioned that there are 41 representatives in the House of Rep. and he represents the Hockessin area. His website is FriendsforNick.org

- Rep. Bill Tansey spoke regarding the Accessory Dwelling Units and that no amendments were done – it will be going through the way it was proposed. The NC 2-acre zoning will now go away due to this bill and he is not comfortable with that as most of the properties within his district are single family homes on 2 acre lots. The NCC budget will be presented to council on March 20 and Mr. Tansey praised County Ex Chris Coons for make budget cuts that reduced operating expenses.

- Sen. Charles Copeland supports Gov. Minner's proposed 5% tax increase and was not opposed to raising the \$20.00 annual auto registration fee which has not been raised in 40 years. He is opposed to increases in auto title fees that would impact consumers more. He said that the transportation trust fund was set up in order to be used for capital expenditures and the fund has been used for other operating expenses and now a tax increase is proposed to try to "pay back" the fund – Sen. Copeland opposes that increase.

#### Agenda Item #1 – Personal Safety Tips – NCC and De. State Police

A representative from the County Police presented tips on personal safety:

Women should appear confident and maintain a safe distance from other people.

Always maintain eye contact and be prepared at all times for an escape.

Park your vehicle under a light post and avoid carrying a lot of packages.

If attacked, yell fire or try to create a diversion.

The New Castle County Police website is NCCPD.org and you can obtain crime stats by community.

A representative from the State Police stated that they do not make phone calls to residents to solicit money from the community, and if anyone calls for money, do not pledge.

Personal safety tips were that women should carry their handbags close to their body and keep it closed at all times. Men should not keep their wallets in their back pocket. He stated that criminals are looking for an opportunity to commit a crime.

#### Agenda Item #2 – Old Lancaster Pike update – Mr. Ken Murphy

Mr. Ken Murphy provided an update on the OLP design that will include filling open ditches, widening the street, lighting, and sidewalks. The final design is scheduled to be complete in June or July and will be submitted. Once final plans are submitted a meeting will be scheduled for public review and comments.

#### Agenda Item #3 – DRAC/GHADA Interaction – Mr. Steve Borleske

The Design and Review Committee (DRAC) for Hockessin meets once a month at 5:30 on the same dates as the GHADA meetings. The agenda is published in the News Journal 2 weeks prior. There is an effort to ensure that GHADA is represented at the meetings. A new process is now in place to have the County respond back to DRAC when they go against a DRAC recommendation.

#### Additional Comments/Issues:

A resident from the Deerfield housing development brought up the new construction of retail space directly over the Pennsylvania Line and was looking for any help GHADA members could give him in trying to get more info. And possibly deter the traffic from Rt. 41. Mr. Ken Murphy suggested he contact officials in Pennsylvania officials for more information since the project was previously addressed by Delaware representatives.

#### GHADA – Land Use Monthly Report – March 19, 2007

##### Brackenville Plaza (Happy Harry's)

No change

##### Valley Rd & Rte 7 (Happy Harry's)

No change

##### Hockessin Crossing – Valley Rd

No change in status. Code enforcement visited site recently to view state of site and reported that site needed to have both temporary and permanent fencing repaired along with collection of refuse picked up. The owner/developer has been made aware of site issues requiring their attention and repair.

##### 6 Paupers Restaurant

The property owners (Harvey Hanna) did submit their revised plans for the additional parking spaces in compliance with the county's time requirements. The Dept. of Land Use has responded with changes required for the area, such as redirecting any runoff from the area into the bio-swales located at the front of the property instead of to the sides or rear of the lot, etc. With the required changes, the 16 parking spaces will be approved.

##### Commerce Bank – Hockessin Fire Hall

No changes to report other than a statement by Commerce Bank Founder and CEO Vernon W Hill II that Commerce Bank plans to open 2 possibly 3 new Delaware branched in 2007. Hill said he is certain the bank will open one branch in Hockessin and one in Dover, and possibly a third at Marsh and Silverside Roads, as reported in The News Journal on March 13th.

##### Pulte - Traditions at Pike Creek

NCC Board of Adjustment has approved the variance request for the roads to be 18 foot instead the normal 25 from the right-of-way. Plute still needs to go before County Council's Land Use Committee in April and the plan is still subject to the approval and construction of the new sewer interceptor connector and other land use issues at the site.

Flag Pole @ Yorklyn & Rte 41

Delmarva will be installing a light in the near future so the US flag is properly illuminated after dark. GHADA will receive and pay for the installation and lighting costs.

New Items:

Revised UDC - The timetable for the implementation of the proposed revisions of the UDC has been extended 6 months to allow for further review and discussion. It is the desire of NCC to obtain all public comments and review the plan as soon as possible.

Lantana Square – An exploratory re-subdivision plan is under review to revise previously un-built gross floor area and revise parking at Lantana Square on the East side of Limestone Rd and South side of Valley Rd (Application #2007-0223-S). We have requested a copy of the exploratory plan for review by GHADA.

Respectfully submitted,

Mark Blake,

GHADA – Land Use Chairman

The meeting adjourned after 9:00 PM. The next meeting will be held on April 23, 2007.

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February 19, 2007

Opening Comments and Announcements:

Mr. Flanagan welcomed Ghada Board members; and President of County Council, Mr. Paul Clark. Mr. Flanagan reported that Sen. Sorenson and Sen. Copeland could not attend.

Administrative Reports:

GHADA January meeting minutes can be obtained from the GHADA website.

Treasurer's Rpt – not given

Land Use Rpt submitted by Mark Blake - see attachment

Agenda Item #1 – Mr. Paul Clark, President, NCC Council

Mr. Paul Clark reported that the Accessory Dwelling Unit proposal will be presented before council within the next few weeks. He also stated that NCC reserve money was left by the previous administration and the reserve money will be running out soon. \$1.27 is spent in NCC for every \$1.00 collected. A task force was established to help with the fiscal issue. Contracts will be renewed differently in the future. Half of the county budget is public safety. NCC is still studying storm water management, and ponds are being cleaned up and retention ponds are being created. Code and property task force is in place to check on property and code complaints. The building at Reads Way – the Gilliam Bldg – will be used for historic review board meetings and other county meetings that are usually held in Wilmington.

A discussion was held regarding civic groups and getting the overall opinions of the community and civic groups do not usually represent the opinion of the majority of the public. Mr. Clark provided his number for anyone who wanted to contact him – 395-8340.

Mr. William Tansey comments: Important Issues for council are the tax increase which he is currently opposed to. 75% of the budget goes to personnel. Other issues are the accessory dwelling units and the majority of the communities seem to be against it. Mr. Tansey will not be voting. He is also opposed to the Traditions at Pike Creek. Mr. Tansey provided his number – 395-8343.

Agenda Item #2: - Mr. Tim Brown, Delmarva Power

Mr. Tim Brown spoke regarding the Delmarva Power rate increase and that it was due to the fuel price increase. He stated that in order to manage the rising prices, Delmarva Power is installing Smart Technology or Smart Meters that will help communications between Delmarva Power and their customers. Smart Meters will be paid for by the customers and they allow two-way communication between the customer and Delmarva Power. The meter will adjust individual thermostats in homes at peak times and will cycle electricity to help save money on customers electric bills. The meter will also tell Delmarva Power when power goes out.

They are also working on changing rates for customers who own electric vehicles to have a lower electric cost when their vehicle is plugged in.

Del. Power was charged by legislation to get bids for electric on a long-term basis for power plants in Delaware. They received 3 bids from various companies who are interested in building coal, natural gas, and wind plants in Edgemoor and Lewes. There are current plans in place to give incentives to people who sell electricity back to Delmarva Power – i.e.: solar panels.

Public meetings will be held, and a decision will be made whether to choose one of the company bids or to do nothing.

Additional Comments/Issues:

Comments by Mr. Flanagan:

- Mr. Steve Borleske is intending to talk to Claymont's DRAC group to see how they interact. This is regarding the interaction between the Hockessin DRAC committee and GHADA. Also, there are vacancies on the DRAC committee and anyone interested should contact Mr. William Tansey.

- There is a workshop on land water mgmt. on 2/24 at the Independence School.

- There is a civic league meeting on 2/20 and Mr. Flanagan will be attending.

- Mr. Ken Murphy was scheduled to speak tonight regarding the Old Lancaster Pike Project and the signage at Tweeds Tavern and this topic will be deferred until the March GHADA meeting.

- A GHADA executive meeting was held recently and approx. 20 – 25 topics were discussed. A few of the main objectives to be addressed in the future are:

- o Re-introduce focus groups that were previously held in the past.

- o Updating the website in order to be more user interactive as well as contain more current information.

- o Get a current list of civic groups in the community in order to get more information to and from them.

- o Set up a finance focus group to try to get funds collected for membership dues for GHADA.

The meeting adjourned at 9:30 PM. The next meeting will be held on March 19, 2007.

GHADA – Land Use Monthly Report – February 19, 2007

Brackenville Plaza (Happy Harry's)

Work began in early February with site prep and installation of slit fencing.

Valley Rd & Rte 7 (Happy Harry's)

Work on the building's roof line and tower entrance continues having been slightly hampered by the extremely cold weather recently. GHADA will be contacting Happy Harry's to confirm inclusion of the "Hockessin Gateway" from the early planning stages and community involvement as previously agreed upon by all the parties involved.

Hockessin Crossing – Valley Rd

No change in status. Unclear as to what might be causing a delay in start of construction. GHADA will contact NCC to get updated status of project.

6 Paupers Restaurant

The Property owners (Harvey Hanna) were granted a one-time, 2 month extension (By Feb 15th) to basically either remove or bring into compliance, the 16 parking spots/spaces on the side of 6 Paupers Restaurant. Presently, only a partial plan was filed/submitted.

#### Commerce Bank – Hockessin Fire Hall

DRAC met on January 20th where Commerce Bank presented signage and lighting design proposals. Further action was tabled pending better illustrations and pictures of proposed lighting and signage for DRAC to view before making a final decision.

#### Pulte - Traditions at Pike Creek

NCC has tabled the project's Ordinance to rezone the Naudain property slated for a vote on 2-20-2007. The plan must go before the Board of Adjustment to get a variance from the 18' right-of-way, now that the roads in the development will be public instead of private ways. If Plute obtains the variance, the developer will then have to go before the NCC Council's Land Use Committee and the Ordinance would be voted on at a later date. Normally requests for rezoning s are typically voted on only in February, June and October, but County President Paul Clark said that they (NCC Council) didn't think it was fair to delay the vote by council on the rezoning until June. Thus, Mr. Clark expects the vote to take place in April.

The variance request has already been scheduled for 3-8-07 at the NCC Government Center according to a News Journal announcement published 2-17-07 and all Board of Adjustment hearings are open for public comment.

#### Flag Pole @ Yorklyn & Rte 41

The flag has been removed pending resolution and installation of proper lighting for nighttime display. I have contacted DelMarVa and engineers have agreed to take a look at the site and make a couple of recommendations as to how best to accomplish our goal of illuminating the flag at night. Some options are pole mounted light with a dusk-to-dawn sensor shining down on the flag with flat-rate monthly billing, or placing a meter at the site for installation of up-lighting, or another way to properly illuminate the US Flag at the site. Recommendations will be provided back to me in early March.

Respectfully submitted,

Mark Blake, GHADA – Land Use Focus Group Chair

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GHADA Meeting Minutes

January 15, 2007

Opening Comments and Announcements:

Mr. Flanagan welcomed GHADA Board members; Anne Farley from NCC special services. Mr. Flanagan announced that Bob Juharden resigned from GHADA and will be replaced by Jeff Dixon. The new board member list was updated and printed copies were available to all members along with the map of the GHADA boundaries.

#### Administrative Reports:

GHADA November meeting minutes can be obtained from the GHADA website.

Treasurer's Rpt - Neil Greenstein - Beginning balance in checking account \$1,599.39 with \$100.00 received for dues for a closing balance of \$1,699.39. The balance in the Savings Account is \$3,452.21.

Land Use Rpt submitted by Mark Blake - see attachment

Agenda Item #1 – Col. Rick Gregory, Commander, NCC Police

Col. Gregory is the new police chief as of 9/21/06. He has 25 years of law enforcement experience and prior to that was in the fire service. His previous employment was with the Florida Highway patrol for Southern and Eastern part of Florida.

2006 statistics for NCC police: 1695 burglaries, 338 robberies, 3733 thefts, 3967 criminal mischief's, 22000 people arrested, 29000 traffic citations, 560 firearms off streets, 362 personnel on police force.

The majority of crime is driven by the need to have money to buy drugs. Drugs are a major issue in NCC.

A graffiti bill was passed to make retail owners responsible for selling supplies that are used for graffiti. The new graffiti hotline is 302-571-7332.

Incoming calls to NCC police are prioritized but quality of life issues are the most important to most people. Traffic and driving impatiently is currently a big issue within the state. A special operations command has been established and starts Tuesday, Jan. 16, 2007. The team will go to communities to address their various issues and concerns. Col. Gregory would like a list of concerns sent to him from each community or from Hockessin in general. His email address is RGregory@NCCDE.org.

#### Agenda Item #2: Accessory Dwelling Units (ADU)

Ordinance No. 07-001 was introduced Jan. 9. Mr. Flanagan read section H and described along with Anne Farley what the change are to the UDC. Questions regarding the ordinance:

Is there a size limitation to the ADU? Yes, there are size limitations in regards to the property size and setback.

If an ADU becomes a rental property it will be part of the rental code inspections. Mr. Jack Harrison suggests that Ghada dispute Item 6 so there is a limitation of square footage for the ADU. Mr. Flanagan requested audience feedback to be directed to Mr. Tansey. The audience was overall in favor of relatives living in the ADU. ADU rentals to non-family members were opposed by the audience and very few agree that rental was OK.

Mr. Mark Blake's concern is the code enforcement of fire code regarding smoke detectors that are not connected to main dwelling ADU smoke detectors and they should be. The code should be the same as a multi-unit dwelling.

Ms. Anne Farley stated that there are currently over 1000 ADU's in NCC. They are being built and inspected prior to kitchen appliances being added. There are currently code provisions as to how many people can live in a house by square footage and also the number of non-related people, which is 4. She also stated that this ordinance is not meant to solve the affordable housing problem, but will be an additional housing option. It will also assist person's with disabilities.

Community members are invited to attend the planning board meeting to make comments. The meeting is Feb. 5. The time and location has not yet been determined.

Mr. Flanagan would like any additional comments sent to him via email or phone.

#### Additional Comments/Issues:

Mr. Jack Harrison commented on the draft of the NCC Comprehensive Land Use Plan for 2007. Public comments will be accepted until Jan. 30, 2007 and will be finalized in March 2007. Mr. Harrison would like anyone to contact him for questions regarding this plan and urged everyone to read it and for Ghada to be actively involved in the comments of the plan. Mr. Harrison's email address is JRHarrison\_Pepe@hotmail.com and his phone number is 239-4322.

Mr. Joe Lake, member of the DRAC committee and Mr. John Flanagan will meet with Steve Borleske regarding the union of the DRAC and GHADDA so they can address community issues together and talk to Mr. Tansey. Per Mr. Lake, there should be an appeals process.

Mr. Gerry Safranki brought up the fact that the new flag at the intersection of Route 41 and Yorklyn Road is not illuminated. Mr. Mark Blake responded that he is currently working with Del Dot and Ghada regarding lighting and who will be responsible for the cost.

Mr. Nick Manolakis , who was recently elected as a new legislator, will be sending a survey requesting feedback from the community regarding issues that are important to them.

The meeting adjourned at 9:35 PM. The next meeting will be held on February 19, 2007.