

**The meeting was called to order** at 7:02pm, reciting the Pledge of Allegiance. 25 members and 22 others were present.

**Minutes-Tina Goldrick - were approved** from the November meeting.

**Treasurer's report –Neil Greenstein - was read** (see attachment).

#### **President's Report – Mark Blake**

There have been a few bright spots in the local economy that point the beginning of a local economic recovery right here in Hockessin.

A few projects that GHADA has worked closely with our Councilperson, Janet Kilpatrick, NCC, DELDOT, the business community, and the various client developers and engineering firms to help these projects come back to life and tonight we'll get to see those plans and what will be happening in the months ahead.

The former Sunrise project was a terrific concept that fit ideally into the Hockessin Community by providing a place that senior's could have independent living apartments and transition to assisted living arrangements without having to relocate as their needs changed. Many seniors find it appealing to have a individual apartment with full kitchens and ample living space, as they still want to live on their own, while having access to a close knit community environment complete with a "restaurant" style dining room and trained medical professionals all in one location.

We'll hear about the new "Vantage Point" that is picking up where Sunrise left off and will be moving forward with the planning and construction of that concept in the near future.

We'll also hear from Diamond State Development that is pursuing another "in-fill" project that will tie into the existing plans and buildings around it, to provide a small footprint plan that fits nicely into the plan concept for the Limestone Road area across from Lantana Square. You might recall that the Diamond State folks, (The Wittag brothers) are people that have worked in the past with GHADA to site the new Walgreens at Brackenville and Lancaster Pike and with the redevelopment of the former Happy Harry's location at the top of Lancaster Pike. They've earned a good reputation of working with the Hockessin and other communities on these smaller projects to re-purpose small, orphaned parcels that are typically located adjacent or between other developed properties. GHADA has been working on this project for over a year or so now and we're pleased to show what is being planned.

All of these projects represent several new employment possibilities and could provide possibly over a hundred new jobs to the area. GHADA is pleased to have been able to work with all of these businesses and elected officials to continue to shape our local community and strive towards continued prosperity for the Hockessin area.

#### **Introduction of County & State Elected Officials & brief comments**

**Paul Clark** – Praised Janet Kilpatrick for her work on County Council. Paul has been in office 14 months; website is nccde.org. He is getting their financial house in order under the threat of losing federal funding. Public safety was discussed; many of the police are retiring. Most crime is drug related. The Paramedic program has fewer vacancies than usual. There will be no tax increase this year.

**Janet Kilpatrick** – A meeting will be held Feb. 1<sup>st</sup> with Liane Sorenson regarding break-ins. A CPAW (cpawde.org) program teaches people how to watch their own community. Areas of concern are bounded by Rt. 7, Rt.72, Corner Ketch Road, and the PA/DE State line. Janet and Tim Sheldon are sponsoring bamboo legislation to prohibit it from other's property. The Comprehensive Plan is still seeking comments. NCC is still accepting recipes for their Love Your Library cookbook. Dog licenses are available on the County website. The County now has a smoke free policy.

**Liane Sorenson** – The Governor's budget address will be given in two weeks. There are serious issues with the growing healthcare needs and Medicaid. There will be a Medicaid cut for nursing homes, with a proposal to put in a fee. Regency Heights will be affected. Bath Salts legislation is being introduced. A nurse testified about the frightening condition of patients using the drug. The Governor gave an executive order that they cannot be sold in Delaware.

**Joe Miro** – Agrees with Liane's statements. The Yellow Dot Program for seniors was discussed. It is a voluntary ID program for paramedics. Important medical information is kept in the glove compartment, which is endorsed by the police. Eight states use the program. Methods of teacher evaluations are being discussed. Problems arise when a teacher does not see all the kids, i.e. art class. Finances revenues are flat this year; a bump may not be there.

**Update on the former "Sunrise" Project** on Limestone Road (Naudain & Malloy properties), now called "**Vantage Point**," represented by Wendi Stabler. Greg Stevens, Vantage Point President, summarized. His company has been operating for 20 years and has done six projects. His wife is the VP and they get to know everyone very well, giving it a "Mom and Pop" perspective. There will be fewer units, down from 185 instead of 205, but the units will be larger. Independent units will have full kitchens, and will be 1,000-1,200 sq. ft. The assisted living units will provide 3 meals per day, 24 hour nurse on duty, and memory care. These units will be all rentals. An opening date of 2014 is expected, creating 100 jobs. The project received 100% support from GHADA Members.

**Limestone Crossing – Presented by Larry Tarabicos, attorney.** (Tolton Property with former Hair Salon & house). Fred and Rob Wittig. The access will be the WSFS across from Lantana. Driving South on Rt.7, enter through the Community News. Driving North on 7, access is at the signal. Properties share the signage and are <7,000 sq. ft. There will be 4 or 5 stores with CN zoning, with good water management and recharge. There will be one large sign and properties can have individual signs. There will be 35 parking spaces and it will take at least one year to begin the project. John Flannigan expressed some concerns on signage and will investigate. A motion was made, seconded and discussed to accept the plan. It received 100% support.

**Land Use – Fran Swift** – Walker Farm will be addressed under "Old Business."

**HPP- Dick Saunders** -No report

**DRAC – Cynthia Gamble** – Businesses in the hometown overlay work with DRAC to develop their designs. When DRAC does not approve of a plan, the business can ask to override the code. HUMC and DRAC have disagreed on landscaping and parking. The issue will be decided by the County board.

**Hockessin Historical Society – Joe Lake** –The goal of the group is to build a museum and a barn behind Tweed's Tavern. The next step would be to move the Harmony School to the site. It is one of the last remaining one room school houses. Donations and funding are needed for these projects.

**Old Business:**

**Walker Farm** – Rene Hendrickson, Charter Oaks President, stated the Focus Group was looking at the effect of rezoning on the neighborhood. As a group they have not decided on the fate of the Walker home. Howard Damude of Charter Oaks presented a petition that was signed by 274 people against townhouses at the Walker Farm. They felt the zoning should remain as is and any building should be consistent with the existing neighborhoods. The Focus Group is still working towards their position regarding rezoning. Shawn Tucker, Land Use attorney for CC Investors, stated a landscaping business is operating in the barn, which is still part of the parcel.

The meeting was adjourned.

Respectfully submitted,  
Tina Goldrick, Secretary  
GHADA

January 16, 2012

END

Page 2 of 2

---

GHADA Minutes for February 20, 2012

Page 1 of 1

**The meeting was called to order** at 7:03 p.m., reciting the Pledge of Allegiance. 19 Members and 26 others were present.

**Minutes – Tina Goldrick- were approved** from the January meeting.

**Treasurer's report** was read by Mark Blake.

**President's report Mark Blake** – none was given due to time constraints.

**Introduction of County and State Officials & Brief Comments**

**Janet Kilpatrick** – There has been an increase in crimes with 40 in Nov., but only 3 in January. Kilpatrick, Sorenson and Hudson have been meeting with citizens. An informative paper, "Security Tips," was handed out (see attachment).

**Michael Katz** – The State Budget JFC is in session. Medicaid wants to have a patient centered medical home. This is an opportunity to increase efficiencies and help the budget. Lobby Reform Bill - Senate Bill 141 wants to amend Title 29 of the Delaware Code relating to lobbyists. This Bill adds comprehensive lobbyist reform provisions including additional financial reporting requirements. It also adds conflict of interest prohibitions and limitations on unethical conduct making such conduct illegal. Crime is rampant in his 4<sup>th</sup> Senate district and he is meeting with community members.

**Debbie Hudson** – She is the lead sponsor for Lobby Reform. Two employees of Kendall were reported for taking items from residents. JFC meetings are taking place. The State is saving money on snow removal due to the weather.

**Peg Castorini – Announced the Hockessin Business Association** meeting is held the 3<sup>rd</sup> Tuesday of the month at The Perfect Cup 6:30-8:00.

**The Delaware Breast Cancer Coalition will have a Bridal Gown Sale** – March 2<sup>nd</sup>-4<sup>th</sup> at the Sheraton Wilmington South.

**The Historic stone structure at Brackenville Road and OLP** was taken down. The dated stone was saved and will be used on the property.

**Walker Farm Proposal** – Shawn Tucker of CC Investors presented the plan that was agreed upon by the Walker Farm Focus group. (This plan was sent to all Board Members last month with the agenda for review). Rene Hendrickson, Charter Oaks President, added to the review with agreed upon restrictions. She included some landscaping concerns and the request to save trees whenever possible. Tad DeFelice of Charter Oaks will be a point person for this project. **A motion was made to approve and support this plan** by Jim Roache (1<sup>st</sup>) and Aref Aref (2<sup>nd</sup>). **The motion carried with unanimous vote from GHADA** Board Members present (19/37). Janet Kilpatrick voiced support of the plan.

**Limestone Veterinarian Hospital** At the present time, the use permit lists an area as storage that they would like to use as a cat and doggy daycare. The only change is two parking spaces; there will be no other physical changes. The third floor was an attic and is now being used for storage. The land is 3.3 acres. The Cockeysville area is within 20%. The property is zoned "S." **A motion was made and carried to support the change of use.**

**Land Use – Fran Swift**

Walker's Farm

Plans submitted to NCC

Hockessin United Methodist Church

Board of Adjustment – January 26, 2012

Planning Board – February 7, 2012

Limestone Crossing

Planning Board – March 6, 2012 to CN

Vantage Point March 6, 2012

**DRAC – Cindy Gamble** There are two new businesses in town: US Modern Male, near Rita's and the Polish will add hair. Both have been approved. DRAC worked with the HUMC for 7-8 months and they did not accept DRAC changes. Their plans have been approved by the County Boards. Cindy will keep trying to work with them.

**New Board Member Jeff Bricker, Hockessin Woods, was welcomed by Mark Blake.**

The meeting was adjourned at 8:21p.m.

Respectfully submitted,

Tina Goldrick  
GHADA Secretary

**Next meeting: Monday, March 19<sup>th</sup> 7:00, Hockessin Memorial Hall**

Sunday, March 18, 2012 10:37 PM

Subject: Correction of Feb. minutes from Mike Katz

Please note the following correction and clarification from Sen. Mike Katz:

A note of correction on the February minutes: Senate Bill 141 is a Senate Bill. I am the author of the Bill and the Senate Prime Sponsor. I asked Rep Hudson to be a sponsor in the House...we also have other sponsors as well. The minutes incorrectly stated that Rep Hudson was the lead sponsor for lobby reform. She is not.

To clarify with the Medicaid program: the state is working with the Medical Society of Delaware to trial a patient centered medical home project as a way to improve the efficiency and effectiveness of our health care delivery system.

February 20, 2012

END

Page 1 of 1

---

GHADA Minutes for March 19, 2012

Page 1 of 1

**The meeting was called to order** at 7:00pm, reciting the Pledge of Allegiance. 18 Members and 16 others were present.

**Minutes – Tina Goldrick** – Minutes were missing the President's report; otherwise approved.

**Treasurer's Report – Neil Greenstein** – See attachment.

**President's report - Mark Blake** – no report was given.

**Introduction of County and State Officials & Brief Comments**

**Michael Katz** – Wanted to update some items. Lobby Reform SB 141 was discussed in an article in the newspaper. The Corporate Income Tax Jobs Creation Bill was discussed, including how it will be implemented and the need to reach out to citizens.

**Liane Sorenson** – The meeting on home invasions filled the hall. Community Watch Groups are being organized. There are two competing Bond Bills in the Senate. One is DELDOT's Capital Improvement and the other is \$13 million for trails. The Hockessin Historical Society is looking into the Issue of the Harmony School. Most of Liane's email (4/5) is regarding the Newark Charter School. Newark High School is also a Blue Ribbon School. Liane would like to hear people's opinions about this issue.

**Joe Miro** – Joe is receiving lots of emails concerning the direct sale of wine. There are pros and cons about receiving wine in the mail. People who lose their license can get a temporary one to attend school. The DREAM Act was discussed; Joe is the sponsor in the House. It would allow children of undocumented residents, who meet certain requirements, to pay in-state tuition to colleges and universities. 5-10 studied at the U of D and 15 at Del Tech. The May and June financial reports will determine the budget for next year.

**Nick Manolakos** – There are many Bills that can be found on the State website. The Bill and its' number can be typed in to get more information. Today's newspaper article talked about government opening up. Nick discussed the DREAM Act and the SEED and ASPIRE Scholarships and his opposition to the DREAM Act. Nick would suggest children of illegal parents join the Peace Corps, military, etc. It is unconstitutional to ask people if they are citizens for the SEED program. Nick has received emails on the wine issue also.

Dave Sokola – The budget is the big issue. The Teach for America program is being extended another three years under HB 239. The first three years, all were asked to return except one.

**Mark Blake** – mentioned two topics listed on tonight's agenda: Hockessin Business Association (HBA) will be Tuesday evening, March 20 @6pm is the NCC Annual Budget Address.

**Fran Swift – Land Use** – See following email.

**HPP – Ken Murphy; presented by Cindy Gamble.** Group meets monthly, building bridges between organizations. As the organizations come together they become stronger.

**DRAC – Cindy Gamble** – There are new signs in Swift Park stating "Parking for Park only." Discussion followed regarding dual purpose parking use by William and Merry restaurant. Owner Merry Catanuto was introduced and had no comment.

**New Business:**

Neil Greenstein, treasurer, discussed the consent to change the Registered Agent of GHADA to Delaware Entity Services LLC. The consent was discussed and a motion made to change the agent.

**Old Business:**

There are banners in front of the old Exxon station, owned by Dave Richardson. GHADA has filed a complaint, but the situation has not changed. To file a complaint, call 395-5555.

Ashland RC Valley clean-up is 8:00 Sat. morning.

**The meeting was adjourned at 8:17pm**

Respectfully submitted,

Tina Goldrick

Secretary

March 19, 2012

END

Page 1 of 1

---

GHADA Minutes April 16, 2012

Page 1 of 2

The meeting was called to order at 7:02, reciting the Pledge of Allegiance. 19 members and 11 others were present.

The minutes - Tina Goldrick-were approved from the March meeting.

The Treasurer's Report – Neil Greenstein- was read. (see Attachment).

Introduction of State and County Elected Officials and Comments

Joe Miro, Michael Katz, and Nick Manolakos – notified Mark Blake they could not attend.

Janet Kilpatrick – Budget hearings are held every Monday. There is an overhaul of the proposed budget. In every area, the money available is the lowest in 8 to 10 years.

Debbie Hudson – Tax Salvation is a non-partisan research group. It states the average tax amount takes 107 days of work to attain. Recycle of telecommunication electronic items will be held at Barley Mill Plaza on April 28<sup>th</sup>. Two boxes of shredding will also be accepted. Reed's Way will have hazardous waste this Sat. The parade was discussed. The Greenville/Hockessin Rotary is planning relays and the parade. They need funds for the fireworks and parade.

President's Report – Mark Blake

There have not been many land use or other issues of concern in the Greater Hockessin Area the past few months and it looks to be the same for the months ahead.

We do have several land use issues that are working their way through the NCC process and are at various stages of either public hearings, meetings, reviews and/or approvals by County, etc.

Some of the issues that GHADA has been involved with these past several months are:

Limestone Veterinary Hospital, minor use issue for old building – GHADA worked with, reviewed plans, and approved to support request  
Limestone Crossing, rezoning and "bundling" with adjoining properties (WSFS & Old Community News Bldg) to demolish 2 older houses to build small retail units. – GHADA worked with, reviewed plans, and approved to support request

Vantage Point Retirement Living facility, refilling of original plans that were approved when under Sunrise project – GHADA worked with, reviewed new, smaller unit plan, and again approved and reaffirmed to support request

Walker Farm, rezoning plan for mixed use, - GHADA worked with, reviewed several plans, and approved support of the modified plan

The time has come for others from the greater Hockessin community to come forward and volunteer to serve on the GHADA board as we have a few open positions this year. We'll also have some Executive Board openings as our Secretary, Tina Goldrick, will be stepping down, while continuing to serve as on the Board. Also, Neil Greenstein, our long serving Treasurer will be "retiring" this year as well. I want to thank both Tina and Neil for their volunteer service as it truly has been my pleasure to work with them.

I also, will be stepping down as President next month as I will be running for election as the next NCC County Executive this fall. I will remain as the representative for my neighborhood on the general board. It's been an interesting, sometimes challenging, but very fulfilling stint on the GHADA Board for these past 8 years, having first served as the VP and Land Use Chairman and as the President for the past three (3) years.

It is my hope and desire that GHADA will continue to serve the Hockessin Community well as one of the oldest and longest active Civic Umbrella organizations in Delaware and, I might add, one of the most respected civic groups by our elected officials at all levels of government.

If you are interested in serving your community as a volunteer on the GHADA board, please see Trish Cavender so we'll be sure to have your name on the nomination list for consideration at the elections next month.

\*\*\*\*\* End of report

Nominations for Board Members and officers – Trish Cavender The need for new officers as described in the President's report and for 6 Board members was discussed. Please call/email Trish if you are interested or know of anyone who might be interested.

Nate Schwartz – Community Crime Watch Program. Nate presented a power point presentation which will be emailed to members next week. Larry Rasero mentioned a website, spotcrime.com, to view locations of crimes in our area.

Land Use – Fran Swift –

Hindu Temple – 760 Yorklyn Road Met with the Board of Adjustment on March 22, 2012. to reduce the bufferyard capacity from 20 feet to 15 feet. We have met with them this is to be able to place a roof on their outside sidewalk area.

Hockessin Community Center – Millcreek Road

Property lean was bought by Friends of School #107 from Petrocon.

Hockessin United Methodist Church – 1155 Old Lancaster Pike

They are still going through the process of a 24,510 sq. ft. building expansion. They would also assist GHADA on anything they would need in to address the public in reference to their goals. They have presented their 8 variances for their HUMC addition. to the Board of Adjustment and the County land use has also approved the variances. Contact persons Att. Gary Bryde and/ or Howard Brecht

Limestone Crossing Plan has been proposed before the Planning Board for a 6,960 sq ft retail building. Have a hearing scheduled before RPATAC (Resource Protective area Technical Advisory Committee) on April 25 at 9:30am. Have requested 100% land Disturbance construction and 80% impervious cover

Vantage Point

Has present ed their exploratory plan to the Planning Board. This plan is to construct a 228,036 GFA elderly care facility. 94 assisted living units and 91 independent living units. Still with the County Land use for final review

Walker's Farm

Plan has been introduced to the County. Now being reviewed by County Engineer.

Wilmington Savings Fund Society – 6274 Limestone Road

The project is fully under way.

\*\*\*\*\* end of report

DRAC/HPP – Cindy Gamble HPP focused on meeting with HUMC April 18<sup>th</sup>. They feel it is important that the Church understands civic obligations, including storm water, heated island and loss of trees. The large parking area with many adults and children walking in the lot , while cars are entering and leaving, is a concern. Hockessin Wine & Spirits wants to add a refrigerator onto the building where it is already paved. On OLP Beauty Bar by Seiko will be opening May 1<sup>st</sup> (where the mail place was). Piedmont baseball parking is a problem.

Hockessin Historical Society – Joe Lake – The exhibit building on Valley Road is moving along. He is ready to “throw in the towel” on the harmony School. He has a concern on the machinery working the track on Valley Road Needs to determine what they are doing.

Old Business

Hockessin Community Center – The Friends of the School 107 bought the lien for \$213,000.

Community News – GHADA meetings and lack of their presence is a concern. They promised to have a reporter at the meeting, but no one was here. Business owners convinced the publisher of need for articles. They will not have advertising from Hockessin.

The meeting was adjourned.

Respectfully submitted, Tina Goldrick, Secretary, GHADA

April 16, 2012

END

Page 2 of 2

---

GHADA Minutes May 21, 2012

Page 1 of 2

The meeting was called to order at 7:10 p.m. by President Mark Blake with the reciting of the Pledge of Allegiance. 17 members and 13 others were present as recorded on the sign in sheets. Because there were no sign in sheets until after the meeting had started, some people did not sign in. Officers Neil Greenstein, Fran Swift, Mark Blake and Trish Cavender were present. Tina Goldrick is on vacation.

Minutes – Tina Goldrick- were approved from the April meeting.

Treasurer’s Report – Neil Greenstein: No activity to report. Checking account balance is \$298.46. E-mail requesting dues for the coming year will be sent. Dues are due this month.

Introduction of State and County Elected Officials and Comments

Janet Kilpatrick and Debbie Hudson notified Mark Blake they could not attend.

Janet notified Mark by email that she has placed on the May 22, 2012 County Council agenda a resolution to honor and acknowledge GHADA, formed in 1967, for 45 years of continuous service to the greater Hockessin area. Mark will attend to accept the resolution.

Nick Manolakos (Representative):

Announced Paul Parets, A. I. HS Band Director, retirement celebration was held at the A.I. DuPont High School Athletic Field. He was given a tribute from the Delaware House and Senate.

Will run for election as Representative of 22nd District in the Republican primary 9/11/12. The 22<sup>nd</sup> District combines areas formerly in the districts of Mike Ramon, Joe Miro and Nick Manolakos.

A resolution was passed in the Delaware Legislature on Cystic Fibrosis

85<sup>th</sup> anniversary of Mill Creek Fire Hall.

Dick Saunders was recognized as Volunteer of the year for his work with Delaware Greenways for his work along Valley Road. Six legislators worked together to get the funding.

Joint Finance committee looking at budget line items for deletions and additions.

A Home Invasion Bill passed in the House. There is a fight in the Senate over two versions of the bill.

The Sheriff’s powers controversy in lower Delaware is not a problem in New Castle County.

Every third Thursday of the month from 6:30 to 8 am Rep. Manolakos meets with constituents at the Pure Bread Deli on Limestone Road.

Joe Miro (Representative):

House Bill 333 –Will enable placing bets from computer. Cleared committee and up for vote in House 1<sup>st</sup> week in June. Joe is concerned because it does not exclude possibility of minors using the site. It could cause a great deal of debt and losses would be the responsibility of parents. Online betting would also cause a loss of revenue for small businesses that sell lottery tickets.

On 5/22/12 Joint Finance Committee will review the budget proposed by the Governor. Subtractions and additions will be made.

Has filed for reelection as representative in 22<sup>nd</sup> representative district,

Michael Katz (Senator):

Senate taking up Senate Bill 146 which addresses transparency in open government and lobbying reform. Senate Bill 19 will prohibit lobbyists from serving on state boards. There will be a requirement for financial disclosure.

Dave Sokola (Senator): (Has served for 22 years.) Chair of the Education Committee

Working on setting up bullying reporting standard for schools. Currently there is huge variation in reporting policy among schools. There are free speech issues that have to be addressed to make restrictions legal and defensible by the Attorney General’s Office.

Last week at a meeting of Kids Caucus Senator Liane Sorenson, one of the four co-founders, was recognized for her work

President’s Report – Mark Blake:

I attended the NCC Board of Adjustment hearing this past week to voice the support of GHADA and the Hockessin Community for Limestone Veterinary Hospital. The issue was a non-conforming use of the old yellow house as a boarding facility for dogs and cats, instead of as storage use. The property pre-dated the County UDC and was brought into compliance with the granting of the variance for the building to be allowed for use by LVH. The approval of adding two (2) parking spaces was also granted, so as to be in full compliance with the current regulations for the total building square footage, etc. This was more of a housekeeping issue, so as to be certain that there would be no future concerns by NCC over any other pre-existing, non-conforming issues. The site still has ample open space to accomplish this without concern.

The variances were supported by NCC Land Use Dept and were voted unanimously by the Board of Adjustment.

The rezoning of Hockessin Crossing II (Two) has been completed and the owners will now submit the Deed Restrictions to the State in order to obtain a Letter Of No Objection (LONO) which is a formality needed to finalize and attach the Deed Restrictions to the parcel. In essence DELDOT needs to review the Deed Restrictions to make sure they don't contain items that would preclude DELDOT from future actions. Once the LONO has been received, the Deed Restrictions will be attached and granted to GHADA, as has been done with other such issues in the Hockessin area.

GHADA is please to have been able to facilitate the compromise and Deed Restrictions to the mutual benefit of all parties involved. \*\*\*\*\*end of report

Mark Blake, President of GHADA, is stepping down to run for the office of the next NCC County Executive this fall. He will remain as the representative for his neighborhood on the general board.

Members of GHADA thank Mark for his dedicated service during the past 3 years.

If you are interested in serving your community as a volunteer on the GHADA board, please see Trish Cavender as the position of Secretary has still to be filled.

My Neighborhood Presentation by Sean Matthews and Josh Shannon

A demonstration was made to GHADA on their Web based program [www.MyNeighborWeb.com](http://www.MyNeighborWeb.com) to help Civic and Maintenance Groups deal with information collection and typical group tasks. The software is made available to all civic groups generally at an annual rate of \$2/household input in the database. Question and answer period ensued. Interested parties may contact them at [info@MyNeighborWeb.com](mailto:info@MyNeighborWeb.com).

Nominations for Board Members and officers – Trish Cavender

The following slate of board members for the terms 2012-2015 was approved: (1)Mark Blake/Hockessin Hunt; (2)Suzanne Boucher/ Wellington West;(3)Sheila Dixon/Stenning Woods; (4)Tom Gordon/ Belle Terre; (5)Eleanor Smith/Walnut Hill; (6)Larry Thurrell/ Auburn; (7)Larry Rufo\*/Sanford Ridge; (8)Tom Green\*/ Hockessin Valley Falls; (9)Rene Hendrickson\*/Charter Oaks; (10)Cindy Gamble\*/resident. There are 4 seats vacant. [\*New]

The following members did not choose to remain on the board: (1)Peg Casorini/business; (2)John Flanagan/Past President (Hockessin Valley Falls); (3) Diane Hagerty/Old Lancaster Pike; (4)Sue Lipsy/ Auburn Heights; (5) Clyde Roberts/Bon Ayre-Hockessin Methodist Church; (6)Yvonne Tsavalas/Sanford Ridge; (7)Edd Williams/Williams Farm-business.

Officers: The following slate of officers was approved for the year 2012-2013.

President: Fran Swift; Vice President of Land Use: no candidate; 2<sup>nd</sup> Vice President: Trish Cavender; Secretary: no candidate; Treasurer: Neil Greenstein. Neil Greenstein has said this would be his last year as treasurer.

**Presentation by Hockessin Wines & Spirits:** Mike Kaszyski of Duffield Associates presented plans to expand the walk-in cooler space into a paved area of the site. No parking reduction results. Owner, Alpesh Patel, seeking building permit. Received unanimous GHADA approval.  
**Hindu Temple** – 760 Yorklyn Road Met with the Board of Adjustment on March 22, 2012 to reduce the buffer yard capacity from 20 feet to 15 feet. We have met with them this is to be able to place a roof on their outside sidewalk area. – No new developments reported.

Land Use Report– Fran Swift

1252 Old Lancaster Pike

Parking issue. Owner Rufo has closed off all access from other businesses; creating a safety issue.

Hockessin Community Center – Millcreek Road

Property lean was bought by Friends of School #107 from Petrocon. Negotiations have broke down with the Hockessin Community Center. Board meeting scheduled for May 24, 2012.

Hockessin United Methodist Church – 1155 Old Lancaster Pike

They are still going through the process of a 24,510 sq. ft. building expansion. They would also assist GHADA on anything they would need in to address the public in reference to their goals. They have presented their 8 variances for their HUMC addition. to the Board of Adjustment and the County land use has also approved the variances. Contact persons Att. Gary Bryde and/ or Howard Brecht

Limestone Crossing

Plan has been proposed before the Planning Board for a 6,960 sq ft retail building. Have a hearing scheduled before RPATAC ( Resource Protective area Technical Advisory Committee) on April 25 at 9:30am. Have requested 100% land Disturbance construction and 80% impervious cover.

Board of Adjustment Review- Special use permit and area variance to convert an existing storage building to veterinary use, and to maintain the existing storage building 17 feet from the Paloni lane right-of way (50 foot street yard setback).

Vantage Point

Has present their exploratory plan to the Planning Board. This plan is to construct a 228,036 GFA elderly care facility. 94 assisted living units and 91 independent living units. No update

Walker's Farm

Plan has been introduced to the County. Now Being reviewed by County Engineer.

Wilmington Savings Fund Society – 6274 Limestone Road. The project is fully under way. Will finish within 60 days.

\*\*\*\*\*end of report

DRAC/HPP: Nothing new to report. Continuing to address parking issues in the Hockessin DRAC area due to recognized need for additional parking. Developing signage Review check list for DRAC.

Hockessin Historical Society – Joe Lake(Not present) – The exhibit building on Valley Road is moving along. He is ready to “throw in the towel” on the Harmony School. He has a concern on the machinery working the track on Valley Road Needs to determine what they are doing.

#### Old Business

Hockessin Community Center – The Friends of the School 107 bought the lien for \$213,000. No of any new developments.

Rash of mailbox bashing on McGovern Road

The Hockessin Farmers Market is open on Fridays at the PAL Center

Larry Rosario asked about possibility of banning door to door solicitations in Hockessin, citing Kennett Square’s signs prohibiting solicitations. Larry was assigned the task of finding out if the ban is enforced.

Respectfully submitted, Mike Censurato and Trish Cavender Substituting for Secretary for GHADA

May 21, 2012

END

Page 2 of 2

---

GHADA Minutes June 18, 2012

Page 1 of 2

The meeting was called to order by President Fran Swift with the reciting of the Pledge of Allegiance.

14 GHADA members and 8 others were present as recorded on the sign-in sheets. Officers Fran Swift, Trish Cavender, and Neil Greenstein were present. The positions of 1<sup>st</sup> Vice President of Land Use and Secretary are vacant until people can be found to fill them. Most legislators sent regrets that they could not attend the meeting due to other meetings they were obligated to attend. Sen. Dave Sokola attended and reported.

Minutes – Mike Censurato and Trish Cavender substituting for Tina Goldrick

The minutes of the May 21, 2012 meeting were approved as distributed.

Treasurer’s Report – Neil Greenstein

There was no activity during the month. The balances are the same as last month. Checking balance: \$298.46. Savings Account balance \$2,864.55. Grand Total All Accounts - \$3,138.01

**President’s Report** – Fran Swift

There are parking problems in Hockessin that work is being done to resolve. Currently the owner 1252 Old Lancaster Pike has blocked access to the driveways despite the fact that there is an easement. There are Federal government grants for parking, but they require matching funds. Fran Swift has contacted New Castle County to try to resolve the issue. We need to have public parking in Hockessin. Shared parking is not working. The people attending Piedmont baseball games are taking up all the business parking and the businesses are not happy about it.

**Land Use Report** – Fran Swift

WSFS on Limestone Road will be opening on Friday [6/22] at 9 am. The Grand Opening will be Saturday.

The Hockessin Community Center Board has increased its membership by 50%. They will be working to resolve the problem of the construction debt.

6280 Limestone Crossing, a 6900 square foot retail building, has applied for variances including a 25 foot setback for their sign and 100% site disturbance.

Walker’s Farm is still going through their plan review, but the plan is the same as previously reported.

Two permits were issued for projects in Hickory Hill.

Marra’s Landing on Route 41 Newport-Gap Pike is underway – 27 homes, triplexes, build under the Workforce Housing rules. Marra has purchased another piece of property, not in the Hockessin area.

DRAC [Hockessin Village Design Review Advisory Committee] – Cindy Gamble

There is a new business, a beauty bar on Old Lancaster Pike. They are looking to add extra parking for employees which will require extra impervious cover.

Piedmont baseball attendees are taking up all the parking spaces and causing a problem.

Reverend John Mitchell of Hockessin United Methodist Church wishes to become a member of DRAC. Councilman Janet Kilpatrick will nominate him for the committee.

Hockessin Greenways - Dick Saunders

The Valley Road Project to install drainage and a pathway between Lantana Square and the Hockessin Library has submitted a survey to DeIDOT. They will start putting together a design. DeIDOT has committed one million dollars to the project. The Delaware Legislature is working to get money committed to the project before the election. [Amount \$215,000 or \$250,00 -I could not quite understand. TC] The target for construction is Fall 2013. There will be a full curb from Lantana Square to the Library, a berm and a pedestrian pathway. Residents are concerned about the walkway and trash.

Dave Sokola (Senator)

The revenue numbers went up after the budget was written.

Suburban Street Funds are an issue. All representatives get the same amount of money regardless of the number of miles of eligible road in their districts. Senator Sokola wants to have the formula change to a per mile amount of money to eliminate the inequity in funding.

There are 300 homes on the list for construction pit [sinkhole] remediation due to New Castle County approved subdivision plans. DENREC [Department of Environmental and Natural Resources] is overseeing the cleanup. It is estimated that \$30 million will be needed for 300 pits. This is not an issue in Kent and Sussex Counties.  
Delaware is one of 7 states with a triple A bond rating.

Save Our County – Christine Whitehead [christine2w@aol.com]

Save Our County had a small victory in court with the ruling that New Castle County had to provide more records than they had previously given about the zoning change for Barley Mill Plaza without a consideration for the increase in traffic at the intersection of Routes. 48 and 141. Save Our County could use donations to help with the legal costs of the lawsuit.

Question from the audience:

Would it be possible to put up a sign honoring a pilot whose plane crashed on Smith's property? Fran Swift will research the question and get back to the person.

There was no other business and the meeting was adjourned.

Patricia Cavender, 2<sup>nd</sup> Vice President substituting for the secretary

Board Members on Sign in Sheet: Suzanne Boucher, Tom Bruno, Trish Cavender, Sheila Dixon, Cindy Gamble, Tom Green, Neil Greenstein, Rene Hendrickson, Ken Murphy, Larry Rasero, Sarah Rush, Dick Sauders, Hank Stack, Fran Swift

Public Attendees:

Margaret Eipper, Gateway Townhomes; Jim Blackburn, Valley Road; Becky Blackburn, Valley Road;

CJ Murphy, WSFS; Danielle Bouchat, Community Pub; Christine Whitehead, Save Our County, christine2w@aol.com;

John and Marie Fosky, Valley Road; Dave Sokola, Senator 8<sup>th</sup> District

June 18, 2012

END

Page 2 of 2

---

GHADA Minutes September 17, 2012

Page 1 of 1

The meeting at Hockessin Memorial Hall was called to order by President Fran Swift with the reciting of the Pledge of Allegiance. 12 GHADA members and 9 others were present as recorded on the sign-in sheets. Officers Fran Swift, Trish Cavender and Neil Greenstein were present. The positions of 1<sup>st</sup> Vice President of Land Use and Secretary are currently vacant. Legislators present were Liane Sorenson and Janet Kilpatrick.

Minutes – The minutes prepared by Trish Cavender, substituting for the vacant secretary, for the June 18, 2012 meeting were approved as distributed.

Treasurer's Report – Neil Greenstein, treasurer. Checking \$517.46; Savings \$2865.18; Total \$3382.64.

Expenditure of \$56 for Post Office Box 238, Hockessin, DE 19707. Receipts of \$275 dues.

Janet Kilpatrick, NCC councilman, reported that two ordinances have been introduced to address problems.

*Ordinance No. 12-095* is to address the problem of door to door solicitations where residents wish to prohibit such activity. Janet explained that each resident would have to place a placard at his private residence. Blanket signs are not constitutional because they violate freedom of speech. If the owner tells solicitors to leave the property, it becomes trespass.

*Ordinance No. 12-090* addresses the problem of residents leaving their garbage cans at the curb permanently. This leads to dogs and other animals overturning the garbage cans and can lead to rodent breeding. Residents would be required to remove cans from the collection point after garbage collection and store them in a screened area behind the front façade of the building.

Liane Sorenson, State Senator, reported that funding had been secured for the *Valley Road pathway* from Lantana Square to Evanson Road. There are a number of trails that extend nearly from Newark to Hockessin with some areas that need to be connected.

Fran Swift reported

A developer wishes to place a mixed use, low key development at the *intersection of Limestone and Valley Roads*. The developer has been invited to GHADA.

*Marra's Landing* on Rt. 41 is nearly done. Janet Kilpatrick explained that the workforce housing rental units were between two regular units. Rental units were allowed because the project was approved under an earlier version of the program. Fran Swift said requests for decks that will be 1 foot away from the property line had already been submitted.

The development next to WSFS on *Limestone Road* where the hairdresser and another house were located will have a coffee shop and dry cleaner. One driveway will be closed and traffic will be routed to the Lantana Square traffic light. The reforestation project on the disturbed land has been completed. The parking lot lights and signs lights are to go off at 10 pm.

The play that was to be a fundraiser for GHADA and the Hockessin Historical Society was cancelled because only about 30 tickets were sold. The University of Delaware is interested in the play. GHADA may try to work with them on bring it to the area.

Cindy Gamble reported for DRAC

Gateway Garden Center plans to move their parking next to the railroad track to revamp their area. This will free up some area of impervious cover.

Two new members have been nominated for the group: Rev. John Mitchell of Hockessin Methodist Church, and Larry Rufo of Rufo Associates.

The next GHADA meeting on Monday, October 15, 2012 at 7 pm will be a candidate forum/debate. Fran Swift reported that Jack Markell, DE Governor had expressed interest in attending. There are 4 candidates for governor and there may be a need to limit the number of offices that can be accommodated during the time limit. There was a discussion of which offices the people would most like to see the candidates for. Insurance Commissioner was one requested.



There was no other business and the meeting was adjourned.  
Trish Cavender, 2<sup>nd</sup> Vice President, Substituting for the Secretary.

Sign-In Sheets: GHADA Members: Mark Blake (Hockessin Hunt), Suzanne Boucher (Wellington West), Tom Bruno (resident), Trish Cavender (Manley, 2<sup>nd</sup> VP), Cindy Gamble (DRAC), Tom Green (Res. Hockessin Valley Falls), Neil Greenstein (Montgomery Woods, Treas.), Mark McGee (Hickory Hill), Ken Murphy (Ramsey Ridge), Eleanor Smith (Cokesbury Village), Fran Swift (President), Larry Thurrell (Auburn). Public: Margaret Eipper (Gateway Townhomes), Mike Protack (candidate), CJ Murphy (WSFS), John & Marie Foskey (Valley Road), Liane Sorenson (State Senator), Joe Amon (Limestone Partners), Bill Streizinger (candidate), Ken Cavender (Manley). [Present but not on sheet Janet Kilpatrick, Tom Gordon]

SEPTEMBER 17, 2012

END

Page 1 of 1

---

No October Meeting due to Candidate Forum

November 19, 2012

Hockessin Memorial Hall, 7:00 pm.

Page 1 of 2

Board Members Present: Fran Swift, President, Trish Cavender, 2<sup>nd</sup> Vice President, Neil Greenstein, Treasurer. Mark Blake, Jeff Bricker, Tom Bruno, Mike Censurato, Stephen Dobraniecki, Cindy Gamble, Tom Green, Dan Johnson, Michael Lawson, Mark McGee, Ken Murphy, Alan Nicholls, Larry Rasero, Dick Saunders, Hank Stack. As listed on the sign-in sheet for board members.

There were 31 members of the public and elected official on the public sign-in sheet.

Treasurer's Report: Opening Balance: \$628.46. Deposits: \$150.00. Expenditures: \$0. Closing Balance: \$778.46

Savings Balance: \$2865.18. Combined balance: \$3645.64.

Minutes of the September 17, 2012 meeting were approved as distributed.

Joe Miro, State Senator, reported that Delaware legislators would be meeting next week to elect new leaders.

Gerald Brady, Representative 4th District, reported that he has been engaged in the Odyssey School project lately. Because of the reapportionment this year he has found many old Wilmington people in his new district.

Janet Kilpatrick, New Castle County Representative, reported that we have a new County Council President, and County Executive.

Walker's Farm Project:

Fran Swift reported on the Walker's Farm project because no one from the focus group was present. The number of units has been reduced from 47 to 39. The reduction was due to restrictions pertaining to the historic site [farm house]. There are 39 lots because of the cul de sac. Fran reported that he is no longer welcome at the meetings. The planning board is scheduled to review the project at their December 4th meeting.

Later, Mark Blake reported that the historic farmhouse is being renovated to make 2 units. This will keep the building in use and not cause a hardship for maintaining it for the development. Historic Review will be December 18th. There were issues regarding curb cuts that had to be worked out with DelDOT. November 28th, storm water, and other aspects will be reviewed at the Planning Board Meeting. On Dec. 6th the project will be reviewed at the Board of Adjustments meeting.

Odyssey School Proposal:

Jim Kennedy and Christian Bosch of the Westgate Farms Land Use Committee gave a community view presentation on the Odyssey School Proposal. The residents are not opposed to the project, but have serious concerns about many aspects of the proposal. There does not seem to be any agency that has any oversight for a Charter School building project. It is not covered under the New Castle County Unified Development Code, or under any state oversight agency. This project is on an accelerated building plan that is to be submitted December 31, 2012 to the Delaware Education Department, construction begun in March 2013 and opening due in June 2013.

Odyssey owns the property without any contingencies.

There is a historic cemetery on the property whose boundaries are unknown at present. The cemetery is completely surrounded by parking. The historic building that previously had a 500 foot buffer was burned and was razed. The Harvey Hanna Associates admitted that the building should not have been razed and agreed to maintain the 500 foot buffer. The buffer is no longer being maintained.

There is currently an 8 inch sewer line running along the creek through Fox Hollow and West Gate Farms that is subject to flooding and back-ups into homes that New Castle County is working with residents to ameliorate. The Odyssey School proposes hooking into this line.

The size of the project is too large for the 16 acre plot. There is an elementary school, a middle school, and a high school proposed. The number of students will be 1,700. In the event of a fire or other disaster, there is insufficient space for the students and staff, about 1900 people, to get far enough away from the buildings. There is insufficient space for fire trucks and rescue equipment in the area.

The 25 foot setback from neighboring properties is insufficient for equipment needed to maintain the buildings.

The underground system proposed to handle storm water run-off is not easily modified if it does not work. There is already a problem with flooding in the area due to road run-off, natural springs in the area and a creek that runs through the area. The area of impervious cover is greater than that allowed for most development.

There is no place to store snow when clearing parking lots and walking areas in the winter.

The number of trucks and other vehicles expected to visit the schools daily will cause major traffic congestion problems on Lancaster Pike [Rt. 48] a two lane road that is already congested during rush hour times. The estimate of 2,557 trips per day would equal 53,697 feet or about 10.16 miles of traffic. 2%, 51 vehicles, a day will be classified as trucks.

Harvey Hanna & Associates representative Bill Lauer and Odyssey Charter School representative Kate Klamas addressed the meeting and said they were cognizant of community concerns.

Nick Manolakos is putting together a small working group of neighbors.

Hockessin Greenways: Plans for the walking path along Valley Road will be finalized by March. Construction will start by January.

DRAC – Cindy Gamble:

1. DRAC will be working with Janet Kilpatrick on the process of nominating new members.
2. In the Hickory Hill development a property owner plans to demolish the 1950s house and build a new one on the property.

Hockessin Historical Society is looking at the old school at the intersection of Route 7 and Route 72, Limestone and Paper Mill Roads. They are also looking at the possibility of restoring the old Hockessin Community Center building.

Neil Greenstein commented that DelDOT has had roads paved that have puddles when it rains. He noted that people contact the News Journal about road condition problems. He wonders why the police and DelDOT employees do not report problems. Joe Miro responded that DelDOT relies on the public to report problems. People are encouraged to call Joe Miro's office to report missing signs and other problems. The problems will be relayed to DelDOT.

There was no other business and the meeting was adjourned.  
Trish Cavender, 2nd Vice President, Acting Secretary.

November 19, 2012

END

Page 2 of 2

---

GHADA Meeting, December 17, 2012

Notes: Trish Cavender

Page 1 of 1

**Board members signed in:**

(Mark Blake), Tom Bruno, Trish Cavender, Cathy Censurato, Mike Censurato, Howard Demude, Stephen Dobraniecki, Meg Farrugia, Cindy Gamble, \*Cathy Gamble for Tina Goldrick, Tom Green, Dan Johnson, Michael Lawson, Mark McGee, Ken Murphy, Alan Nicholls, Hank Stack, (Fran Swift) ( ) present but not signed in. \* substitute

**Elected Officials:** Greg Lavelle, Joe Miro, Janet Kilpatrick, Dave Sokola

**Public:** 22 on sign in sheet

**Goddard School does not want to build the approve facility at Limestone and Valley Roads.** David Wilks, (540-5959) has been hired as a consultant to find an alternate use for the property that does not require a rezoning to commercial use. He is looking for community input.

**Jeanette Henry – the Montessori School** wishes to put up a V shaped sign in front of the school that will be lighted from the ground.

**Janet Kilpatrick** spoke about a new kind of policing that will analyze the calls and try to be where the problems are.

**Dave Sokola** – will be chairing the education committee. Omnibus school safety act passed and the governor signed it. *He spoke about a couple education bills, but did not use a microphone. I have no idea what he said.*

**Howard Damude of the GHADA focus group spoke about the Walker Farms** development next to Charter Oaks. Something to do with a cul-de-sac which the NCC Planning Board does not like. *He did not use a microphone and displayed a proposed plan to the audience. He spoke with his back to me and I have no idea what the display was or what he said.*

Joe Miro spoke about the corner of Little Baltimore & Valley Road. There is a traffic light proposal from DelDOT. At issue are a bicycle path, widened shoulders, drainage. By February of next year there should be something. Mark Blake commented about also asking for a sidewalk to Limestone Road at the meeting and asked if WILMAPCO had been involved in the process.

Three Little Bakers Golf Course (is expecting?) an oral opinion from the judge. There is no written opinion yet. The Owners are only responsible for (*maintaining*) 10 feet from the property line.

Mark Blake spoke about the proposed school at Graves Road at Newport Gap Pike.

Cindy Gamble (DRAC) recommended that anybody with a complaint about non-conforming signs call the county at 395-5555.

Rosemary Killian spoke about the need for everybody including volunteers to file a Statement of Financial *Something* form so that the public can tell if there is a conflict of interest.

Mark Blake reported the Odyssey School has about 3 years before they need a high school. He and others are looking at other available property that could possibly be used.

Pike Creek Health and Fitness School at this point does not have a charter. Joe Miro said they are looking at an old health club on Mermaid Road.

---

December 17, 2012

END

page 1 of 1