

**Greater Hockessin Area Development Association (GHADA)**  
**Hockessin Fire Co. Memorial Hall, 610 Yorklyn Road, Hockessin, DE 19707**  
**Meeting Notes January 15, 2018**

Page 1 of 2

Trish Cavender, Vice President recording

GHADA Board Members attending: Sara Barre (Walnut Hill), Mark Blake (Hockessin Hunt), Jeff Bricker (Hockessin Woods), Tom Bruno (Resident), Trish Cavender (Village of Manley), Mike Censurato ( Limestone Road), Sheila Dixon (Stenning Woods), Joe Dudzinsky (Quail Ridge), Margaret Eipper (Gateway Townhomes), Jackie Filak (Sanford Ridge), Tom Green (Treas., Hockessin Valley Falls), Jill Hounsell (Montgomery Woods), Tom Hounsell (Horseshoe Hill), Lawrence Rasero (Fox Meadow), Hank Stack (Wellington Hills). Notified absence: Tina Goldrick

Public attendees: Darleen Amobi (Hockessin Historical Society), Peg Castorani (Hockessin Business Association), Bill Persoleo (Valley Road), Tom Hounsell (Montgomery Woods), John Foskey (Valley Road), Sue Costa (Village of Manley), Ken Bank (? Ba\*\*) (Hockessin Business Association), John Wagner (Hockessin Hunt).

- I. Call to order by President, Mark Blake
- II. Pledge of Allegiance
- III. Approval of Minutes – November 20, 2017 by Tina Goldrick with correction (Land Use - Mundy Farm on Rt. 41 not 141.)
- IV. President's Report – Mark Blake

(1) We have received the email list of people from the **former Greater White Clay Area Civic League (GWACL)** (part of the old Henderson Union group) back into GHADA.

(2) We have received the deed restrictions for the **Dempsey property** at Polly Drummond Hill Road and Paper Mill Road. They are the list GHADA usually recommends. 63% of the property will remain open space. The Deed Restrictions are a 28-page document that will be filed with the master plan.

(3) **County Executive Matt Meyer** is holding a civic meeting next week on Monday, Jan. 22, 2018 at 5:30 pm at 87 Reed's Way. Mark wants the county to address the Storm water requirements to allow for newer than original design which would improve function and decrease cost.

(4) **Focus Group for Valley Road.** Representative Janel Kilpatrick and New Castle County would like to see the entire area and everything being propose addressed by the focus group. There are about 75 acres along Valley Road that are undeveloped. There are many things in play at the present time. One plan was brought to GHADA by Joe Setting for the property with the brick house with 3 -car garage. No action has been filed for that property yet. The purchase of the McGrellis property with the auction house should be done by the end of this month. There are test wells at the McGrellis property with the state doing the testing. The developer will have to pay for the testing. One parcel – the auction house – is confirmed as being sold. The property (on Valley Road) is zoned Suburban and Suburban Transitional. One parcel with water is a conservation easement for the stream. The developer will have to remediate the conservation easement for any new development. Surface testing is going on about public dumping in the 1980s. We will have to see what the DNREC report says about what remediation must be done before development can take place. Sue Costa noted that the McGrellis property is zoned Commercial Neighborhood.

Anyone who would like to be on the Valley Road Development Focus Group is encouraged to sign up on the sheet on the front desk.

- V. Treasurer's Report Tom Green, Treasurer      Total all Accounts \$2,934.13  
    Checking Opening Balance 10/31/17 – 887.31; Deposits \$200 transferred from Savings, \$16 Fee refund, Interest \$0.02  
    Payments \$112.00 Post Office Box annual rent. Ending Balance 11/30/17 = \$991.33  
    Opening Balance 11/30/17 - \$991.33, Deposits \$75 Dues Contributions, Interest \$0.03. End Balance = \$1,066.36  
    Savings Opening Balance 9/30/17 \$2,067.67, Transfer to Checking \$200, Interest \$0.10. End Balance 12/31 = \$1,867.77

Tom Green requested that people paying dues include the form with community information so he can issue proper credit..

- VI. Legislative Report & Elected Officials – no elected officials present
- VII. Land Use-Mark Blake Chairman.

**NVF Plant - Yorklyn**

The old NVG building on Yorklyn Road is being torn down. Artesian Water Company is adding fire hydrants as they install the water line up Yorklyn Road. A railroad turntable has been purchased for the site so the Wilmington and Western train can turn around at Yorklyn. Delaware Symphony Orchestra will have an amphitheater at the NVF site.

**701 Valley Rd** – (Brick Ranch w/3 car garage) in front of McGrellis' property (No update)

Presentation of concept plan was presented last month to seek a rezoning to allow for the construct of a retail strip center resembling a rustic, wooden barn building housing 5-6 retail storefronts, by Joe Setting Properties.

**Valley Rd** – Preliminary Plan presented (No Update)

Developer interested in developing a small (24 unit) Townhome project at the former site originally planned for a new, larger Goddard School. Parcel is next to Hampton Pointe and just past the DELDOT storm water pond.

**Sunrise Cleaners** – Remediation Project

We should get an updated report of remediation for PERC contamination shortly. Ongoing remediation work continues. It could be another year +/-1 before the air-sparging work is completed.

**Camarano Mushroom Farm** Proposed Project – Blenheim Homes

Mushroom houses have been closed and HVAC equipment removed along with all of the old mushroom growing platforms/planks. Next steps are demolition of existing buildings and site work. Project could begin late winter, early Spring 2018

**Walker Farm** – 1080 Old Lancaster Pike

Development will be finished building new homes sometime in either Q1 or Q2 2018. The historic Farmhouse has been sold to an individual who will be restoring it. Work is anticipated to begin on the farmhouse in Spring 2018.

**Westhampton development** - Blenheim Homes, McKennans Church Rd (near McKean H.S.) (No Update)

Construction continues of new homes.

**Cornish Hills** – 1611 Brackenville Rd – 6 home lots (No Update)

Home construction continues

**Mundy Farm**, Lancaster Pike/Rt. 41

Work is progressing on the construction of the concrete block building which will be refaced with the stones from the Mundy Farm Stone Barn.

**Electronic Signs** The new owners of Summit on Limestone Road removed the electronic sign. Hockessin Athletic Club also removed their electronic sign.

VIII. Old Business

McGrellis Property Focus Group – We are hoping to get the new owners of the property to come in and discuss what their plans are. Interested parties are urged to sign up for the focus group. Sign-up sheet on the front table.

Kuhn Property – rumor that somebody is interested in the property.

Continuous use rule: 90 days continuous use. This predates the current code. The zoning is grandfathered until a business leaves at which time the zoning reverts to pre-existing use if not replaced by a same-use business within 90 days. McGrellis property has industrial zoning. (Note: it is zoned CN – commercial neighborhood as stated by Sue Costa.)

Kenny family (ShopRite Grocery stores) has been looking for a site in this area. The area behind K-Mart on Limestone Road is looking for something, but is zoned recreational. Site of burned bowling alley.

Hockessin Business Association invites interested persons to attend their meeting at 6 pm on the third Tuesday of the month at Drip Café in Lantana Square.

Historical Society – Darleen Amobi – There are plans to show the movie "Hidden Figures" at the Hockessin Library on February 17<sup>th</sup>. There will also be a guest speaker from Exelon. The time for the event will be from 10:30 am to 3:30 pm. The Hockessin Historical Society is still looking for an upright grand piano donation.

IX. New Business

Friends of the Hockessin Library annual book sale will be January 25, 26, and 27, 2018.

- I. Call to Order
- II. Pledge of Allegiance Recited
- III. Approval of the Minutes. Secretary, Tina Goldrick. Approval of January notes, taken by Trish Cavender, VP of Communications.

IV. President's report. President, Mark Blake. We have received the email list for the former Greater White Clay Area Civic League (GWCACL) (part of the old Henderson Union group) and will be sending out an email welcoming the group back into GHADA. As mentioned previously, the GWCACL participation has dwindled in the past year and it there hasn't been enough interest from the area to sustain it as a separate entity into the future.

We have also received the Deed Restriction documents that were worked on by both GWCACL and GHADA for the former Dempsey's Service Center. These are basically the 'standard' GHADA DR's that we've used effectively for new commercial projects and developments in the Hockessin area. The DR's also cover a multitude of the physical design features of the CVS store slated to be built on the site.

We will continue to work with the developer and their representatives to ensure that all of the stipulations and DR's, are included in the plans that will be filed with NCC Land Use.

NCC County Executive Matt Meyer is holding another Civic Umbrella Meeting next week and I will again, attend and provide input on County issues on behalf of GHADA and also work with the County and the Executive office to ensure on what would be acceptable. We applaud and support this dialog and will attend all such meetings in the future as well.

The (unknown) future of Valley Road-

We are forming a Focus Group to address the upcoming development and redevelopment along Valley Road. As the former McGrellis Auction House site is slated to be purchased sometime this month, by Blenheim Homes owner, Jay Sonecha. There are parcels adjacent and nearby that may also be on the market and as a community, we want to be proactive in looking at potential uses.

We have seen one specific plan for a Valley Road parcel and the time is now to start working together to discuss options in the hope we can help shape the future of Valley Road.

Again to reiterate, I agree with Councilwoman Janet Kilpatrick in that change is inevitable and Valley Road will see more proposals in the future and that as a community, we need to be ready for whatever changes might be presented.

The group will begin work on a comprehensive plan that addresses the large amount of parcels, totaling anywhere from a 25+/- to upwards of between 60-75 acres. A lot of this "what if" will depend on which parcels might be sold or targeted, but as a community, we need to start looking at and considering what we'd like to see happen on Valley Road, versus waiting for each plan to come forward piecemeal.

With forward looking planning, we can formulate a more comprehensive plan and possible concepts that provides various options of what the Hockessin community would like to see occur along Valley Road. By getting out in front of this, we should be able to more effectively plan for what might/could happen rather than to just sit and wait for the County's Land Use Dept. to post those yellow development plan signs.

The former McGrellis Auction House has been undergoing subsurface testing at the site to identify any contaminants that might be present due to use of the site as a former public dumping ground, closed back in the 80's. DNREC concluded the testing in late December and will issue a public notice when the final site restoration plan has been completed. This would include any remedial actions necessary to address any pollution/contamination discovered. \_\_\_\_\_end report

**V. Treasurer's Report.** Tom Green, Treasurer. The report was approved. A Motion was made to: Move funds of \$1000 to a reserve fund, such as a checking to a saving account. The motion was approved. See attachment.

**VI. Legislative Report and Elected Officials.**

Joe Muir is on vacation.

**Gregg Lavelle.** He congratulated the GHADA Board for a job well done. The EPA meeting was \_\_\_\_\_ last week and talked about the Super Fund site. If information is needed, he advised checking the website. The 141 Project is between Lancaster Pike and Rt. 100. It begins 3/15/18. The North bound will be closed. Including the ramps and become one lane. Mid-summer it will switch to the other side and be done on 9/15/18. The Route 41/48/7 group has completed its work. It will not put the sign back to direct traffic to Rt. 41. There were no significant diversions. The budget hearings showed 3-1/2% general fund growth. \$100 million was given to the bond bill. The Budget Stabilization fund was developed. The rainy day fund is cash. He has a constituent meeting the 3<sup>rd</sup> Tuesday at the Drip Café from 8-9a.m.

**Janet Kilpatrick.** The budget season is starting in April. No tax increase has been planned. The County also has a stabilization fund. Regarding sewer bills—there is a plan to work with the water companies and have a monthly billing. In the next couple of weeks the farmland preservation will be discussed. There is a State program, so we do not need a County program. It was set at 75-1/2%; the County became default. NCC doesn't have that funding.

**VII. Ken Simpler, Treasurer, State of Delaware.** An overview of State Finances. Finance does matter. Why don't we have enough money for fire companies? However much money comes in, that sets the budget. If revenues are on based on that, we had to cut a lot of money to 1/2 of 1%. This year the budget was up 6.5%. There is no simple mechanism. If 3-1/2% was used, we could put extra money away. 1978 was the last Foundation used. There should be a balance of what we spend and what we get. You have to know your resources. Use OPM (other peoples' money). 46% is used to meet needs. We want true revenue reform. Personal income tax and growth aligned with 50% of personal tax and 50% price levels of inflation. Spending discipline and revenue reform are needed. Delaware OPM is the top spending per person. What is important for the State is to set goals, allocate resources in accordance with the priorities and measure the outcomes to see if goals are being met.

VIII President and Land Use – Chairman, Mark Blake

**NVF Plant – Yorklyn**

Demolition of the large NVF factory building has been completed along Yorklyn Rd., site work and debris sorting will continue for the next several months, weather dependent.

**701 Valley Rd** – (Brick Ranch w/3 car garage) in front of McGrellis property

Exploratory plan was filed with NCC Land Use Dept to rezone “S” to “CN” and construct a 12,230 square foot retail building on the site by Setting Hockessin, LLC. This is the concept plan that was presented in October and November. The proposed building would resemble a rustic, wooden barn building housing 5-6 retail storefronts,

**520 Valley Rd** – “Tweedsvale” Exploratory Plan presented

Developer has reverted to a plan that would build (5) single family homes on the site with (4) of them having a shared driveway and (1) with its own driveway, as required under NCC Code and DELDOT requirements for small (minor) projects, such as this. The current zoning (NC21) allows for the proposed plan and as such, is deemed to be a ‘by right’ that will only be subject to adherence to applicable Codes and zoning stipulations and not subject to variances, adjustments, or major development plan requirements and the associated hearings. Other plans had been proposed to developing a (24 unit) Townhome project at the site after the original owners opted not to proceed with their plans to build a new, larger Goddard School. Parcel is next to Hampton Pointe and just past the DELDOT storm water pond. We will be asking the developer to meet with the Hampton Greene residents as a courtesy in the coming weeks to go over their plans.

Sunrise Cleaners – Remediation Project (No Update) Ongoing remediation work continues. It could be another year +/- before the air-sparging work is completed.

**Camarano Mushroom Farm Proposed Project – Blenheim Homes**

Mushroom houses have been closed and HVAC equipment removed along with all of the old mushroom growing platforms/planks. Next steps are demolition of existing buildings and site work. Project could begin late winter, early spring 2018

Walker Farm – 1080 Old Lancaster Pike - Work anticipated to begin on the farmhouse in Spring 2018..

**Westhampton development** - Blenheim Homes, McKennans Church Rd (near McKean H.S.) (No Update) Construction continues of new homes.

**Cornish Hills** – 1611 Brackenville Rd – 6 home lots (No Update) Home construction continues

**Mundy Farm**, Lancaster Pike/Rt. 141 (No Update)

Work is progressing on the construction of the concrete block building which will be refaced with the stones from the Mundy Farm Stone Barn.

**Valley Road Focus Group**

Meet last week to begin discussing ideas and concepts for the future of Valley Road. The two (2-3) former McGrellis properties (Auction house, adjacent open land and the small house(s) in front of the Auction house parcel) are now owned by VRH2 LLC.

end report

IX. Old Business

Joe Lake Hockessin Historical Society, President The Chandler-Walker House is being taken care of. There has been benign neglect of the Harmony School. The date was taken out of the building. There will be a class on the Underground Railroad. At the annual meeting an Edison silent film from 1903 of Brandywine Springs will be shown. 11,000 people showed up.

X. New Business None

XI. Good of the Order None

Meeting Adjourned

Next meeting – Monday, March 19, 2019 7:00 Hockessin Memorial Hall

Respectfully submitted,  
Tina Goldrick, Secretary, GHADA

- I. Call to Order at 7:00 pm
- II. Pledge of Allegiance
- III. Approval of Minutes- Tina Goldrick, Secretary
- IV. President’s Report -Mark Blake, President. There is nothing new to report.
- V. Treasurer’s Report – Tom Green, Treasurer. A motion was approved to move \$1,000 into a CD at over 2%.
- VI. Legislative Report

1. Janet Kilpatrick- Last week they met with CCHS regarding CSOS or Community Substance Overdose. Overdose is the second highest percent change; up over 100%. Tomorrow an App called Pulse Point will be started. People may register their name if they are CPR trained. It is a public domain. The county is looking at a tax hike. Paramedics are 60% from the State and 40% from the County. The Mayor is upset with NCC as he lost \$600,000 due to tax assessments. 458 appeals were in place when the new President came in. Now it is down to 12 appeals. Both governments have to agree regarding annexation. Regarding sewers-the County is putting in an above ground bypass.

VII. Brief Update on Valley Road Activity – Mark Blake, President.

1. Valley Road “B” (Between Limestone Rd. & Little Baltimore Rd.). Tweedsvale development of single family homes was downsized to 4 homes. They have cleaned up the tree line to a two row buffer. Hampton Point supports the plan as does GHADA.

Valley Road “A” (Between Limestone & Old Lancaster Pike). This is the former Auction House and surrounding properties. This will be a mixed use plan that is conceptual at this time. The focus group needs to look at what they want, not what they don’t want. They will ask for downsizing on the Industrial use. The whole section is a conservation easement.

**VIII. Land Use Committee Report – Mark Blake, President**

**NVF Plant – Yorklyn** Demolition of the large NVF factory building has been completed along Yorklyn Rd., all recyclable metals, etc. have all but been removed and spoils for site fill remains. Site work is progressing ahead of schedule and the goal is to have the area ‘cleanup’ as much as possible in advance of this year’s Yorklyn Day, Sunday, July 1<sup>st</sup>.

**701 Valley Rd** – (Brick Ranch w/3 car garage) in front of McGrellis property. Exploratory plan was filed with NCC Land Use Dept to rezone “S” to “CN” and construct a 12,230 square foot retail building on the site by Setting Hockessin, LLC. This is the concept plan that was presented in October and November. The proposed building would resemble a rustic, wooden barn building housing 5-6 retail storefronts,

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Developer has revised their plan and will now file an updated version with NCC Department of Land Use to now only build four (4) single family homes instead of the plan they showed GHADA a couple of months ago which had (5) single family homes proposed for the site. The current zoning (NC21) allows for the proposed plan and as such, is deemed to be a ‘by right’ that will only be subject to adherence to applicable Codes and zoning stipulations and not subject to variances, adjustments, or major development plan requirements and the associated hearings. Other plans had been proposed to developing a (24 unit) Townhome project at the site after the original owners opted not to proceed with their plans to build a new, larger Goddard School. Parcel is next to Hampton Pointe and just past the DELDOT storm water pond. We held a meeting with the developer and their land use Attorney last Thursday to meet with a few of the Hampton Pointe residents as a courtesy to go over their plans. The President of Hampton Pointe has stated that their community supports this plan.

**Sunrise Cleaners** – Remediation Project (No Update) Ongoing remediation work continues. It could be another year +/1 before the air-sparging work is completed.

**Camavano Mushroom Farm** Proposed Project – Blenheim Homes

Demolition could begin in the coming month(s) of the existing buildings in advance of site work. Project should begin Spring 2018

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Work anticipated to begin on the farmhouse in Spring 2018..

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**Valley Road Focus Group**

Meet in February to begin discussing ideas and concepts for the future of Valley Road. The two (2-3) former McGrellis properties (Auction house, adjacent open land and the small house(s) in front of the Auction house parcel) are now owned by VRH2 LLC. The next focus group meeting will be in early April.

End Report

IX, Old Business

1. GHADA Elections will be held in May. Please contact our Vice President of Communications, Trish Cavender, to let her know if you plan to stay on the Board if your term is up.

X. New Business:

1. Coffee Run Cemetery: There is a proposal to move the gate up against the cemetery. It is up to Trinity Church. Tom Green will investigate as the easement is deeded to St. Mary of the Assumption Church.

2. St. Anthony’s of the Hills. Owners are talking about citizens purchasing it. It will be made into a Town Park in New Garden Township.

XI. Hockessin Historical Society. Darleen Amobi was reporting. Red Clay social studies teachers are teaching a verbal history of the town of Hockessin and the Underground Railroad. They are bringing their students out to see history in Hockessin. A Pop-up Museum is being developed for the community to bring things, after May, they enjoy in Hockessin, such as colonial toys. The meeting was adjourned.

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Greater Hockessin Area Development Association  
April 16, 2018 Minutes

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- I. Call to Order by Mark Blake, President
- II. Pledge of Allegiance Recited
- III. Approval of Minutes-Tina Goldrick, Secretary Minutes approved.

IV. President's Report – Mark Blake

We will be trying to get some input from the development principles for the former McGrellis Auction House and adjacent properties to come meet with the Valley Road Focus Group to get a better idea of the direction they are heading as soon as possible. The Focus Group will try to address any/all options and also attempt to establish some sort of master plan concept that take into consideration all the possible and viable outcomes as the parcels along Valley Road are, and will likely continue to see a change in ownership and a desired different use by those new owner(s).

The idea of the Focus group is to work cooperatively so that the Hockessin Community can have a say in the future and help shape the future of Valley Road no matter who or what is forthcoming.

The group has been tasked with putting some ideas together on how and what everyone would like to see and not see and strive to come up with a framework or comprehensive plan that addresses the large amount of parcels, totaling from between 25 to a possible 75 acres.

As such large scale plans, this process could take from between 2-3 years (+/-) before any demolition or construction actually begins. The small plan presented by Mr. Setting has now been filed with NCC Land Use to develop 701 Valley Road into a 12,230 square foot retail building, with a rezoning from "S" to "CN" being requested. We were shown a concept plan and the plan filed reflects that same design. ----

**Election 2018** It appears as there will be a few primary elections that concern the Greater Hockessin Area. First, the State Representative 22<sup>nd</sup> District Seat that Joe Miro has held for 20 years will see at least (2) Candidates seeking the seat from both the Republican and Democrat Parties. As of today, we have the following candidates that have filed with the State Department of Elections:

**GUILLERMINA GONZALEZ (D)**

LIMESTONE HILLS, WILMINGTON

**RENEE TASCHNER (D)**

COTSWOLD HILLS, NEWARK

**KATHERINE BEARD (R)**

HOCKESSIN VALLEY FALLS, HOCKESSIN

**MICHAEL F SMITH**

VILLAGE OF MEETING HOUSE HILL, NEWARK

GHADA will plan to host Candidate Forum at our June meeting so that voters may meet the candidates and ask questions. ----

There will also be primary races for the US Senate with the possibility of at least (2) Candidates from the Republicans and Democrats seeking office. There is also a 3<sup>rd</sup> party Candidate that has filed.

We will also attempt to schedule another Candidate Forum for either July or August, once we have a complete list of filed candidates.

-----End Report

**V. Treasurer's Report Tom Green, Treasurer – See Attachment.**

**VI, Legislative Report & Elected Officials**

1. **Greg Lavelle** The State Financial Department is reporting \$100 million more than forecast in December. Carney is calling for a 3-1/2% increase in spending this year. The budget includes construction projects in these one-time spending projects. DELDOT is "swimming" in money. There are no controversial issues right now. Gun safety has created lots of question. The Beau Biden Gun Violence Act, HB 302, deals with people with mental health issues owning guns. HB 222 concerns protection orders when people with guns pose a threat to others or themselves. HB 285 also concerns gun owners. There was also a Bill in the Senate amended by both parties concerning bump stock. An age restriction of 18 years and the weapons ban was passed, exempting military and law enforcement.
2. **Janet Kilpatrick**- Janet is unopposed this year for office. The budget was put in place before the new

President came. It includes a decrease in seasonal positions, vacancies, building projects, Apprentices, Vacation policy, Non-paramedic, purchased nine ambulances, \$65 million in collective bargaining, and a bond bill. There will be a 15% tax hike on sewer bills. It would be better if phased in at 1%. Paramedics are reimbursed at 50%. For more information, go to the website: nccde.org.

**VII. Overview & Update on Valley Road activity. Mark Blake, President & Janet Kilpatrick.** Please see information in President's Report and Land Use. Blenheim homes has a contract on the McGrellis property, which is 73 acres. They are looking at doing a town center. It needs mixed use which includes 5 different dwelling units: condo, townhouse, twins, carriage houses and houses. In the end, 50% of the Land will have been developed. There will be open space, which can never be taken away. 35 acres can be developed. They can choose commercial, institutional and no drive through. It will be a construction zone for a long time. Janet would like to see a service road so traffic will not be on Valley Road. This auction house will be taken down The developer is looking for a use of the auction house now. Janet presented a map of the parcel and current Zonings. She also provided a handout including a synopsis of some, but not all, that the department of Land Use will require for a mixed use development. This included **Sec. 40.30.318** – mixed use.; **Sec. 40.07.620** – Mixed use Bonus; **Sec. 40.07.650** – Transit oriented infill; **Division 40.07.600**-infill development bonus; **Sec. 40.07.610** – Eligibility. The businesses will need parking, and the current business owners in Hockessin also stated the parking needs.

**VIII. Land Use Committee Report – Mark Blake, President**

**NVF Plant – Yorklyn**

Site preparation continues at the former NVF factory building. Site work is progressing ahead of schedule and the goal of having the area cleaned up as much as possible in time for this year's Yorklyn Day, Sunday, July 1<sup>st</sup>.

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-----End Report

**IX. Old Business-**

The Coffee Run Cemetery sign, which is currently noticeable from Rt. 48, is scheduled to be repositioned and moved back towards the cemetery. The current position will interfere with the new parking lot for Trinity Church. Father Dillingham, Pastor of St. Mary of the Assumption Church approved the removal near the road. Tom Green will check into the matter.

**X. New Business. Trish Cavender, V.P. Elections next meeting.** Trish is co-ordinating membership.

Please contact her regarding your membership if it expires this year. Also, if you know someone who would like to be on the Board, please contact her

**The meeting was adjourned.**

Respectfully submitted,  
Tina Goldrick, GHADA, Secretary.

Next Meeting is Monday, May 21<sup>st</sup> @7:00pm Hockessin Memorial Hall.

GHADA Minutes April 16, 2018

End

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**Greater Hockessin Area Development Association**  
**May 21, 2018 Minutes**

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- I. Call to Order
- II Pledge of Allegiance – Recited
- III. Approval of the Minutes Tina Goldrick, Secretary- Minutes approved.
- IV. President’s Report – Mark Blake, President . GHADA will be meeting on June 18<sup>th</sup>. On May 15, 2018, the U.S. Environmental Protection Agency announced its commitment to clean up six new sites -- including the Hockessin Groundwater Site in Delaware -- by adding them to the Superfund National Priorities List (NPL). EPA also is proposing to add another three sites to the NPL.

“Cleaning up toxic sites and returning them to safe and productive reuse under the Superfund program is a cornerstone of the EPA’s mission to protect human health and the environment,” said **EPA Administrator Scott Pruitt**. “By adding these sites to the proposed and final National Priorities List, we are moving forward in creating a healthier environment for the affected communities.” The NPL is the list of hazardous waste sites in the United States eligible for remedial action financed under the federal Superfund program.

“Superfund cleanup continues to be a priority for EPA,” said EPA’s Mid-Atlantic Regional Administrator Cosmo Servidio. “Today’s action ensures that resources are available to take the necessary cleanup actions to address the contamination and any potential impacts on the Hockessin community.” The EPA originally proposed the Hockessin site to the NPL on January 18. The designation is now finalized following a 60-day public comment period. EPA’s next step will be to conduct a remedial investigation and feasibility study to determine the extent of contamination and assess potential threats to human health and the environment. This also includes evaluation of various cleanup options.

The Hockessin site consists of approximately 32 acres along Delaware State Route 41 through Hockessin, and encompasses numerous commercial, business, and residential properties. An EPA assessment has identified considerable movement of PCE contamination in the groundwater in the village of Hockessin. “The Greater Hockessin Area Development Association (GHADA) and the entire community are pleased to have the Hockessin groundwater site considered for inclusion on the National Priorities List for remediation and environmental recovery efforts,” said GHADA President Mark Blake. “Having the expertise and resources that the Environmental Protection Agency can bring to bear on this critical issue, is the best possible outcome for everyone involved.”

There are two dry cleaners in the area where historical operations may continue to contribute to the groundwater contamination. There may be other sources within the area as well. The Artesian Water Company uses groundwater wells as the primary source of drinking water in this area. The water company treats the contaminated groundwater, and the final processed drinking water meets all regulatory standards.

Academic research has shown that Superfund cleanups reduce birth defects within approximately one mile of a site as much as 25 percent. Cleanups also increase tax revenue and create jobs during and after cleanup. According to EPA data, 487 of the 888 Superfund sites cleaned up for reuse supported approximately 6,600 businesses in 2017. And the ongoing operations at these businesses generate annual sales of \$43.6 billion and employ more than 156,000 people who earned a combined income of \$11.2 billion.

**Election 2018**

There will be a couple of primary elections that concern the Greater Hockessin Area. First, the State Representative 22<sup>nd</sup> District Seat that Joe Miro has held for 20 years will see at least (2) Candidates seeking the seat from both the Republican and Democrat Parties. As of today, we have the following candidates that have filed with the State Department of Elections:

**GUILLERMINA GONZALEZ (D)**

LIMESTONE HILLS, WILMINGTON

**RENEE TASCHNER (D)**

COTSWOLD HILLS, NEWARK

**KATHERINE BEARD (R)**

HOCKESSIN VALLEY FALLS, HOCKESSIN

**MICHAEL F SMITH**

VILLAGE OF MEETING HOUSE HILL, NEWARK



GHADA is planning to host a Candidate Forum in June or July so that voters may meet the candidates and ask questions. There will also be primary races for the US Senate with the possibility of at least (2) Candidates from the Republicans and Democrats seeking office. There is also a 3<sup>rd</sup> party Candidate that has filed.

We will also attempt to reach out to all of the Candidates for the US Senate seat and try to get them scheduled for another Candidate Forum for either July or August, once we have confirmed the complete list of filed candidates.

V. Treasurer's Report Tom Green, Treasurer See attachment.

VI. Legislative Reports – None

VII. Land Use Report – Mark Blake, Land Use Chairman

NVF Plant – Yorklyn\_Site work continues at the former NVF factory building. Yorklyn Day is Sunday, July 1<sup>st</sup>.

701 Valley Rd – (Brick Ranch w/3 car garage) in front of former McGrellis property. No change/update

520 Valley Rd – “Tweedsvale” Exploratory Plan presented No change/update

Sunrise Cleaners – Remediation Project (Now part of EPA National Priority List [NPL])

Camarano Mushroom Farm Proposed Project – Blenheim Homes

Demolition could begin in the coming month(s). Removal of interior items continues (metal parts, etc.)

Walker Farm – 1080 Old Lancaster Pike

Work anticipated to begin on the farmhouse in Spring 2018.

Westhampton development, Blenheim Homes, McKennans Church Road. (near McKean H.S.) (No Update)

Construction continues of new homes.

Cornish Hills – 1611 Brackenville Rd – 6 home lots (No Update)

Site has multiple advertising signs that have been placed in the DELDOT ROW, very close to Road.

Mundy Farm, Lancaster Pike/Rt. 141. (No Update)

Work is moving along and site work for the parking lot began last week. Also the Coffee Run Cemetery gateway was removed in preparation of being relocated closer to the Cemetery.

Valley Road Focus Group

Meet in February to begin discussing ideas and concepts for the future of Valley Road. The two (2-3) former McGrellis properties (Auction house, adjacent open land and the small house(s) in front of the Auction house parcel) are now owned by VRH2 LLC. The next focus group meeting has been delayed as we await information from the Development group and their design team.

VIII. Girl Scouts Community Service Project-Emma Grazetti & Gianna Snyder & Pastor Laura Martin, Design/install sign @OLP entrance of the Hockessin United Methodist Church. The girls' plan is to make an eight foot by eight foot mulch bed. The bed includes an illuminated sign and landscaping. The light will turn off in the evening by 10:00 p.m.; that is when most activities are over at the Church. This service project is for their Silver Award for Girl Scouts. The project was approved by GHADA and had been approved by DRAC earlier in the evening.

IX. Annual Board Elections

1. General Board Members: Mark Blake, Suzanne Boucher, Jim Roache, Sheila Dixon, Joe Dudzinsky, Margaret Eipper, Jackie Filak, Cindy Gamble, Tom Green, Jill Hounsell, Tom Hounsell, Gregory Serge, Martin Taylor. All have terms ending in 2021.

2. Executive Board: President – Mark Blake, Vice President – Trish Cavender, Vice President vacant  
Secretary – Tina Goldrick, Treasurer – Tom Green

#### Old Business

1. Joe Lake-Historical Society. Many people are dying and they desperately need members!! There will be a surprise party for Boyd and Lianne Sorenson at 10:00a.m. at Tweeds Tavern June 8<sup>th</sup>. The purpose is to rename the walkway along Valley Road, from the Library to Lantana Square, Sorenson's Way. This summer there will be a DVD Movie at the library of the Black Panther, reported Darlene Amobi.

2. The sign for the Coffee Run Cemetery was disassembled. Mark Blake stated the problem is the construction must not disturb unknown graves. Tom Green, Knights of Columbus, stated there were 30 graves and he is supposed to be on-site when they are moved. Dick Saunders, GHADA member and Greenways stated there were 2 mass graves and babies who died before Baptism. Joe Lake felt the right-of-way will be used to widen Lancaster Pike in the future.

#### New Business

Dick Saunders, Greenways, questioned if a transportation study was done on the Ports? Dick presented several facts and said construction will increase production from 300,000 to 400,000 more. That will result in a 150% increase on Rt. 41 and Rt. 48. Nothing has been done about the truck growth. The Port of Wilmington can't handle the container to rail growth. He felt it was something to think about.

July 1st is Yorklyn Day. Next Meeting is Monday, June 18<sup>th</sup> at 7:00 p.m. Hockessin Memorial Hall.

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Greater Hockessin Area Development Association  
**Minutes June 18, 2018**

Page 1 of 2

- I. Call to order
- II. Pledge of Allegiance recited
- III. Approval of the Minutes – Tina Goldrick, Secretary-Minutes approved.
- IV. President’s Report – Mark Blake, President The Blood Bank of Delaware is critically low on blood and in need of O- O+ A- A+ now! There will be a Blood Drive, tomorrow at the Hockessin Athletic Club from 9 Am to 12 Noon. Another drive will be held here at the Hockessin Fire Company’s Memorial Hall on Tuesday, July 17<sup>th</sup> from 1 to 6 PM. You can schedule a donation appointment at DelmarvaBlood.org or call Jennifer at (302) 383-9982. Flyers for both events are on the back table.

GHADA will not have regular meetings in July or August, but we are looking to having a couple of Candidate Forums/Debates.  
Election 2018 There will be a couple of primary elections that concern the Greater Hockessin Area. First, the State Representative 22<sup>nd</sup> District Seat that Joe Miro has held for 20 years will see at least (2) Candidates seeking the seat from both the Republican and Democrat Parties. As of today, we have the following candidates that have filed with the State Department of Elections:

GUILLERMINA GONZALEZ (D)	RENEE TASCHNER (D)
LIMESTONE HILLS, WILMINGTON	COTSWOLD HILLS, NEWARK
KATHERINE BEARD (R)	MICHAEL F SMITH (R)
HOCKESSIN VALLEY FALLS, HOCKESSIN	VILLAGE OF MEETING HOUSE HILL, NEWARK

GHADA is planning to host a Candidate Forum in July so voters may meet the candidates and ask questions. There will also be primary races for the US Senate with the possibility of at least (2) Candidates from the Republicans and Democrats seeking office. There is also a 3<sup>rd</sup> party Candidate that has filed. We will reach out to all of the Candidates for the US Senate seat and try to get them scheduled for a Candidate Forum in August, once we have confirmed the complete list of filed candidates. Many of our local communities and neighborhoods are either a Homeowners Association (HOA) or as a Maintenance Corporation/Association and have Deed Restrictions and Bylaws that govern them. Further, these Associations frequently have to provide some type of oversight of their finances. Performing a full financial audit is both time consuming and can be extremely expensive if professional accountants are engaged to do the work. We’ve also found that there are not many Accounting firms that perform community audits any longer and those that do, charge a substantial amount. Since the audits are a series of basic ‘checks and balances’, we have been asked to see if there are any Associations that would be willing to cross audit one another. The idea is that neighborhood associations that are of a similar type and size could very easily perform an audit on one another’s books/finances as volunteers. This would accomplish the goal of performing a periodic audit and wouldn’t cost the community thousands of dollars for a simple process. Not to mention such a cross auditing would avoid any concerns that might arise from “self-auditing” and would be free from any bias. GHADA would be happy to provide names of Association Board members willing to work together to accomplish this valuable endeavor, so just let us know by emailing me.

End Report

- V. Treasurer’s Report – Tom Green, Treasurer. Report approved. See attachment.
- VI. Legislative reports – None present.
- VII. Land Use report – Mark Blake, President.

NVF Plant – Yorklyn

Site work continues at the former NVF factory building. Yorklyn Day is Sunday, July 1<sup>st</sup>.

701 Valley Rd – (Brick Ranch w/3 car garage) in front of former McGrellis property

No change/update

520 Valley Rd – “Tweedsvale” Exploratory Plan presented. No change/update

Sunrise Cleaners – Remediation Project (Now part of EPA National Priority List [NPL])

Camarano Mushroom Farm Proposed Project – Blenheim Homes

Demolition continues slowly, as building materials are being removed.

Walker Farm – 1080 Old Lancaster Pike Work anticipated to begin on the farmhouse in Spring 2018.

Westhampton development - Blenheim Homes, McKennans Church Rd (near McKean H.S.) (No Update) Construction continues of new homes.

Cornish Hills – 1611 Brackenville Rd – 6 home lots (No Update)

Site has multiple advertising signs that have been placed in the DELDOT ROW, very close to Road.

Mundy Farm, Lancaster Pike/Rt. 141 (No Update)

Work continues to progress on the large church building and parking lot prep is well underway.

Valley Road Focus Group - Meet in February to begin discussing ideas and concepts for the future of Valley Road. The two (2-3) former McGrellis properties (Auction house, adjacent open land and the small house(s) in front of the Auction house parcel) are now owned by VRH2 LLC. The next focus group meeting will be forthcoming as we have received additional information. A concept design plan is being put together, which we will share with the Focus Group, once it is available. \_\_\_\_\_ End report

- VIII. Update on Valley Road Activities. See "Land Use". The area will have a public space. 75 acres includes everything. People would like an affordable Assistant Living facility.
- IX. Yorklyn - NVF Yorklyn Day Sunday, July 1 from 11-5 p.m. For more information go to [www.Yorklyn.org](http://www.Yorklyn.org)
- X. Primary Candidate Forums
  - A. Tentative – July 16<sup>th</sup> - 22<sup>nd</sup> State Representative District
  - B. Tentative – August 20<sup>th</sup> – US Senate
- XI. Old Business
  - A. Lawrence Rosario, Board Member, felt RCCSD signs were out of control. There is a 12 hour static rule that is ignored. Lawrence has complained many times to the RCCSD office. Mark Blake will look into it.
  - B. Large yellow planning signs. Several people complained about large signs. Mark explained some have been up for 6 years. He will look up signs if a picture with the project # is sent to him.
- XII. New Business
  - A. Hockessin 4<sup>th</sup> of July Fireworks – Motion was made to donate \$200; approved.
  - B. Hockessin Fire hall – Motion was made to donate \$200; approved.

Election News – Tom Bruno has volunteered to be Vice President.

The next meeting will be held Monday, September 17<sup>th</sup> at 7:00p.m., Hockessin Memorial Hall

Respectfully submitted, Tina Goldrick, GHADA Secretary.

June 18, 2018 GHADA minutes

End

Page 2 of 2

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Greater Hockessin Area Development Association  
**Minutes September 17, 2018**

Page 1 of 2

**Call to Order, Mark Blake, President**, at 7:00pm. Eleven Members present and 7 Others.

Pledge of Allegiance recited.

**Approval of Minutes, Tina Goldrick, Secretary.** Minutes approved.

**President's Report, Mark Blake, President.** GHADA had the usual "Summer Break" with no regular meetings in July or August, but we did hold two (2) Candidate Forums/Debates. The first one in July was for the State Representative 22nd District as our long serving State Rep. Joe Miro is retiring this year. The Candidates seeking the office are Democrat "GG" Guillermina Gonzalez and Republican Mike Smith, each of which won their Primary Election

**Guillermina Gonzalez (D)**

**Michael F. Smith (R)**

Limestone Hills, Wilmington.

Village of Meeting House Hill, Newark

We also held a US Senate Candidate Forum/Debate in which we'd hoped to have all of the candidates facing a Primary challenge, but that wasn't in the cards. Nonetheless, we had a very informative and spirited Forum in which Republican Gene Truono and Democrat Kerri Evelyn Harris addressed the issues and answered questions.

The US Senate Candidates facing off in the November 6th General Election are: Democrat Tom Carper; Republican Rob Arlett; Green Party Demetri Theodoropoulos; Libertarian Nadine Frost

I want to thank those that volunteered to help run the Candidate Forums/Debates and helped keep things running smoothly and efficiently: Ken Murphy, Tom Bruno, Trish Cavender, Tom Green, the Hockessin Fire Hall(Sarah, Danny, etc.) and the Bureau Chief of the Hockessin Community News, Shawn Weigel that did an excellent job as our moderator.

\_\_\_\_\_ End Report

**V. Treasurer's Report, Tom Green, Treasurer.** See email.

**VI. Legislative Report & Elected Officials**

**Janet Kilpatrick.** There are sewer issues as there is a \$5Million deficit. They are going to quarterly/monthly billing. The bill on water use, if not ready in February, they will figure out the resident's average bill. Snow birds receive a \$30-\$55 fee. The sewer Increase starts in July. An issue we need to watch is Jea Street filed suit. His main point is reassessment of school taxes. If this is done, 1/3 will have an increase, 1/3 will have a decrease and 1/3 will stay the same. The problem is it will take 3 years to go go court with 3 years of appeals. The Budget was all done June 5th. A new Budget will be proposed December or January. We have a base fee, one of the lowest. We have a \$10 million Emergency fund, running a \$5million deficit. 98% is collected. Uncollected is cumulative over

several years. They are taking people to Sheriff sale. Their first job is to get rid of vacant houses. With the help of the State, they will profile people. If they owe money, they cannot bid on Sheriff sale homes. A \$39 sewer bill will now be \$50.

**VII. Land Use Committee Report, Mark Blake, President**

**NVF Plant - Yorklyn.** Site work continues at the former NVF factory Building. A lot of Interest from various entities in the Yorklyn site.

**701 Valley Rd. (Brick Ranch w/3 car garage in front of former McGrellis property.** No change/update.

**520 Valley Rd. - "Tweedsdale". Exploratory Plan presented.** No change/update.

**Sunrise Cleaners-Remediation Project. (Now part of EPA National Priority List (NPL).**

**Camarano Mushroom Farm Proposed Project - Blenheim Homes.**

Demolition continues slowly, as building materials are being removed

**Walker Farm-1080 Old Lancaster Pike.** Historic Farmhouse has been sold to a buyer with Historic preservation expertise and will be restoring the house, per DR's and agreements in place.

**Westhampton development-Blenheim Homes, Mckennans Church Rd. (near McKean H.S.). No update.** Construction continues of new homes.

**Cornish Hills-1611 Brackenville Rd. - 6 home lots (No Update).** The multiple advertising signs Have been removed from the DELDOT ROW and lots.

**Mundy Farm, Lancaster Pike/R. 141 (No update).** Framework for the Church building is complete and site work for the parking lot around the Cemetery has been finalized and should be completed soon.

**Valley Road Focus Group.** We will be getting the group together to go over various ideas and concepts for the future of Valley Road. A concept design plan is being put together by developer and we are planning to have initial concepts available at either the October or November GHADA meeting. \_\_\_\_\_ End Report

**VIII. Update on Valley Road activities.**

**Use of Auction House Options,** while overall plans are formalized/ formulated.auctions by McGrellis since filing to shovel will probably take several years.

li. Possible Community/Public use of space for events, etc.

lii. All must be in keeping with the restrictions in place.

Will be getting the group back together.

**B. Joe Setting Unveiled a preliminary sketch for his property at 701 Valley Road.** Joe stated it has been 6 months since his plans have been submitted to NCC. He is going to PLUS (Preliminary Land Use Service) next month. This Service includes DELDOT and fire companies. The proposed commercial building is on Valley Road with parking in the back. A Pathway on the interior would be best. He is waiting to see what other plans will be. It is open to the connecting property with one road In and one road out.

**IX. Regal Heights Healthcare - 501 Old Wilmington Rd (Off Lancaster's Pike).**

Purchase of adjacent auto repair shop/property. Expanding parking lot for facility. The lot will tie in with the existing property. Most land will be open. Entrance can be vacated. The road goes nowhere and is less than 500 ft. Long. They want the State to maintain the road. DELDOT would be in charge of the retention basin. A vote was made to wait until Oct. to approve.

**X. Old Business**

Lot across from the Castorani property connecting to Wells Fargo. Hudson and Kilpatrick had it cleaned up.

**XI. New Business**

**Trash at Wawa near trash day pick-up.** County code says trash has to be in cans. A volume enclosure would be good, according to Janet Kilpatrick. She will look at plans to see if it is supposed to be hidden.

**XII. Good of the Order**

**Respectfully submitted, Tina Goldrick, GHADA Secretary**

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**GREATER HOCKESSIN ARE DEVELOPMENT ASSOCIATION  
MINUTES FOR OCTOBER 15, 2018**

**I. Call to Order**

**II. Pledge of Allegiance Recited**

**III. Approval of Minutes- Tina Goldrick, Secretary - Minutes Approved**

**IV. President's Report - Mark Blake, President.** We had hoped to provide a General Election Candidates Forum/Debate in late October, but due to the number of local and State-wide races and several other entities hosting similar Candidate Events, the scheduling has become rather difficult to work around.

The item on tonight's Agenda is something that, if allowed to go stand unchallenged, could have a major impact on any future land use decision in not only New Castle County, but Statewide, and certainly here in the Hockessin area. A developer purchased a property, knowing what they could and couldn't do with it. Then they asked the City of Wilmington's Board of Adjustment for a variance to get relief from the codes to allow them to build much larger density (Hotel rooms) than allowed, after

they had already subdivided the property. Other developers could note that while they were aware of the limitations of a property they purchased or already own, that they could in fact build more density than allowed.

In essence, a purchaser could state that they bought a property and that unless they are

Granted a variance:

- \* Can't make any money on it
- \* Yes, we're subdividing it
- \* The banks won't loan us the money needed, etc.
- \* We can't build what we want to build, etc.
- \* But just take our word for it.

In the end, the City's Board of Adjustment granted the variance without any burden being provided or proven, other than for the applicant to simply state it was a burden, etc.

The DE Superior Court affirmed this and while each case stands on its own, this case will most certainly be referred to in future appeals, by other applicants.

The bigger, broader issue is, should this ruling stand, the zoning density could be adversely impacted all over Delaware. We view this as a dangerous precedent.

The Supreme Court said, in doing a quick check search, that this decision shouldn't stand. The idea is that we, as a Civic Umbrella group want to preserve the fairness that all entities be treated in the same manner and not be able to gain an unfair advantage not afforded to others. \_\_\_\_\_end report.

**V. Treasurer's Report - Tom Green, Treasurer**

**VI. Legislative Report & Elected Officials**

**Janet Kilpatrick** - NARCAN- all paramedics carry it. Costs \$900/shot. The County gave all firefighters NARCAN. They split the price with Green Hill Pharmacy. It has saved 760 lives. There were 6 deaths and 5 overdoses in a weekend. Council partners with Hero help, which follow up with a nurse and get the person into rehab. Vacant homes - 3rd month of selling 12-13 Sheriff sales. By buying homes and rehabbing them, we get money back after the sale. A new company - DOT Foods is hiring drivers. Go to [dot.com](http://dot.com) for applications. Of all NCC employees, NCC Council has the lowest pay.

**VII. Land Use - Mark Blake, President & Land Use Chairman.**

**NVF Plant - Yorklyn**

The Railroad Turntable that was relocated from (I believe, the Illinois Railway Museum in Union, IL) has arrived 'on site' and is waiting for the necessary prep work necessary to install it at the location. The main track beam section is on a rail car and can be seen from Yorklyn Rd.

**701 Valley Rd. - (Brick Ranch w/3 car garage) in front of former McGrellis property.** - No change/update.

**520 Valley Rd. - "Tweeds vale" Exploratory Plan presented** - no change /update

**Sunrise Cleaners - Remediation Project (Now Part of EPA National Priority List (NPL)** No change/ update

**Camarano Mushroom Farm Proposed Project - Blenheim Homes** -Slow Demolition.

**Walker Farm - 1080 Old Lancaster Pike** - No changes/update.

**Westhampton development - Blenheim Homes, McKennans Church Rd. (near McKean H.S.)** No changes/update.

**Cornish Hills - 1611 Brackenville Rd. - 6 home lots** - No change/update.

**Mundy Farm, Lancaster Pike/Rt. 141** No changes/update

**Valley Road Focus Group** - The Focus Group will be meeting in October to go over various ideas and concepts for the future of Valley Road. The A concept design plan is being put together by developer and we are planning to have a presentation at the January GHADA meeting, which may include initial concepts. \_\_\_\_\_end report

**VIII. City of Wilmington -Recent Land Use Variance Granted**

A). A developer applied for and received a variance that provides them the ability to increase their project by over 50% of the allowable FAR (Floor Area Ratio) from 2.0 to 3.03 for the lot/parcel they own.

B). The precedent this variance could have widespread implications not only in the City of Wilmington, but throughout NCC and the State of DE if no challenged.

I. The "hardships" cited was self-created by the applicant.

ii. An economic hardship was touted, in essence, by stating that the owner could use the property more profitably if the variance were granted.

iii. There is nothing that would prevent the building of a hotel on the site, in concert with existing codes and development requirements.

IV. The variance would allow for roughly twice as many rooms as otherwise

permitted and 100%of all planting islands eliminated. (no greenery in the parking areas at all)

GHADA, as an interested party can be party to, and file an Abacus Brief with the Courts

and we have legal representation (pro bono) that would present and represent us in this matter.

A motion was made to: File an Abacus Brief through our Civic Group with the Courts.

820 Justiceson Street, Riverfront Hotel #34. Onyx and 4 others brought suits. They have not been heard in Superior Ct.; filed 2/2018.

**IX. Regal Heights Healthcare - 501 Old Wilmington Rd. (off Lancaster Pike).**

A) Purchase of adjacent Auto repair shop/property.

B) Expanding parking lot for facility.

Motion was made to support Regal Heights to convert service station to parking lot.

**X. Old Business - None**

**XI. New Business**

1. Tom Bruno, VP, reports problems with Truck traffic on Lancaster Pike. Trucks pass on the right, barreling down hill to gain speed while heading into a 35 mph area. They also go straight in the right lane that merges and cut off cars going straight. An accident was observed due to these problems. Tom requested that Sgt. Quickel of the State Police, Prices Corner to help with 35mph speed limit and the Truck Enforcement Unit.

**XII. Historical Society, Joe Lake.** The Historical Society will meet at Cokesbury on Dec. 8th for a presentation on the Role of Hockessin in the Wilmington and Western Railroad.

Respectfully submitted,  
Tina Goldrick, Secretary, GHADA

Greater Hockessin Area Development Association  
Minutes November 19, 2018

**I. Meeting called to order by Mark Blake, President** 10 Members and 3 others present.

**II. Pledge of Allegiance recited.**

**III. Approval of Minutes - Tina Goldrick, Secretary** Minutes for September and October corrected and approved.

**IV. President’s Report - Mark Blake**

Our Amicus brief was filed in Superior Court regarding the hotel in the city. Two of 5 justices recused themselves. They denied our Amicus Brief, but we got our point across. They asked for relief. The group is building the hotel to code of the city. Our lawyer donated his time worth \$7,025. \$10,000 had been allotted. On November 14 the brief was denied. All the other groups are aware.

**V. Treasurer’s Report - Tom Green, Treasurer** It will send under separate email.

**VI. Legislative Report & Elected Officials**

**A) Senate District #4 Laura Sturgeon.** She took office Nov. 7th and came to the meeting to listen. She will be sworn in on January 11th. She would like to meet with each Civic Group.

**Michael Smith -Representative District #22.**

Plans to have 2 meetings per month and work with community groups. He will reformulate funds for the CTF.

**VII. Land Use Report. - Mark Blake, Land Use Chair, President.**

**NVF Plant-Yorklyn** -No change/update.

**701 Valley Rd.-(Brick Ranch w/3 car garage) in front of former McGrellis property-** No change.

**520 Valley Rd. - “Tweedsvale” Exploratory Plan presented** - No change/update.

**Sunrise Cleaners - Remediation Project (Now part of EPA National Priority List [NPL])** - No change/update.

**Camarano Mushroom Farm Proposed Project- Blenheim Homes-**Demolition continues slowly.

**Walker Farm - 1080 Old Lancaster Pike** - Awaiting final NCC approval on open space and release of building permits for last (5) Townhomes.

**Westhampton development - Blenheim Homes, McKennans Church Rd. (Near McKean H.S.)** - No change/update.

**Cornish Hills - 1611 Brackenville Rd. - 6 home lots.** No change/update.

**Mundy Farm, Lancaster Pike/Rt.141-**Most of building structures have been erected and closed in.

**Valley Road Focus Group** - The Focus Group will meet after the Holiday season to review and go over various ideas and concepts for the future of Valley Road. A concept design plan is being put together by developer, which may include initial concepts. -----end report

**VIII Former Pike Creek Golf Course.** Originally there were 448 units unbuilt. Now, they will put 50% less with the amended restrictions to eliminate the golf course; thus there will be 224 units. There will be open space included. Building will prefund maintenance of \$1 million dollars. Both the State and County offered this previously. Homes are being built and open space has increased.

**IX. Update on the City of Wilmington-**Amicus Brief filed in DE Supreme Court

**A)** A developer applied for and received a variance that provides them the ability to increase their project by over 50% of the allowable FAR (Floor Area Ratio) from 2.0 to 3.03 for the lot/parcel they own.

**B)** The project is currently being constructed in compliance with the Code and not making use of the variances sought and granted, which is an interesting turn of events, given that the variance was sought because the hotel 'couldn't even built per code and be economically feasible.

**C)** The Supreme Court has denied our Amicus Brief, but some interesting points came to light as a result of the filing.

**X. Old Business**

**A). Historical Society-Joe Lake.** The Hockessin School, 107C, has had nothing done with it.

**B). The Hockessin Fire company** appreciates our support. They are always looking for volunteers

**XI. New Business**

**A.** Mark Blake thanked Shawn from the Community News for coverage of the Auburn Valley Park.

Respectfully submitted, Tina Goldrick, Secretary.