

GHADA Minutes for March 15, 2021

I. The ZOOM meeting was called to order at 7:00pm. 19 people signed in.

II. President's report - Mark Blake

Joe Lake, Chairman of the Hockessin Historical Society, passed away from Cancer.

III. Land Use Report - Mark Blake, Chairman

NVF Plant – Yorklyn - No update

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

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

520 Valley Rd – No update - Still listed for sale and buildable w/ approved 10,000 SqFt building \*(Note, must meet "By-Right" to be code compliant, otherwise a rezoning application is needed).

Sunrise Cleaners – Remediation Project (Now part of EPA National Priority List [NPL]) No update - Work continues in regard to the EPA Superfund site remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike (Dry cleaners and former gas station lots).

Former Exxon Gas Station & Richardson's Nursery- Proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting). Still not formally filed with NCC.

Former Camoirano Mushroom House & Property - Demolition of all buildings completed and storm water management (SWM's) of detention/retention basins has been completed. Site work for utilities and ground work is underway. Construction of the County approve and recorded plan for a total of 56 homes, to begin in Spring 2021.

Harmony at Hockessin Senior Living Facility (McGovern Rd) - Project continues to move along, after receiving minor variances during a Board of Adjustment (BOA) hearing on Sept 24th that addressed a couple of small issues due to the topography of the site (Height restriction on the backside of the property, due to the steep slopes and grades, etc.). Developer held a meeting with residents in the nearby Pierson's Ridge to review concerns and address questions, Councilwoman Kilpatrick has meet with some residents and will likely attend future meetings.

"Hockessin Station" – The former McGrellis and other properties along eastern side of Valley Rd

Demolition of former auction house is underway and should be completed by the end of this week, weather permitting. With the recent economic changes, the project has been delayed, but the Developer is committed to designing and building a quality project and continues to work towards finalizing the layout for the mixed-use project that will contain housing, commercial (stores, shops, restaurants, etc.), and office space. Since everything has been delayed, we will have a more detailed update sometime in the Spring of 2021, likely at the April GHADA meeting. We will work on getting the Focus Group together for meeting(s) to review any new layouts and revised concept plans, which will continue to evolve until ready for a formal filing with NCC. Again, nothing has been finalized or filed with the County at this point in time.

End Report

III. Valley Road Project - Hockessin Hunt to Valley Point. Presented by Tom Felice, DELDOT.

Tom summarized the plans for the project. The plans are not finalized. For a full review of the plan, go to the DELDOT site and review the plans under Tom Felice. The plan is to connect the islands of sidewalks. Jane Kilpatrick stated that the sidewalks will be 5 feet wide. The project will cost about \$80,000 and be done by Fall.

IV. Legislative members

1. **Mike Smith** - April 19-20th Wellness Centers for schools being discussed. The Polly Drummond waste site will open this Saturday for weekends only. Woodside opens on Saturday. Vaccine statistics were given. CCHS doing a great job! University of Delaware is doing mandatory testing and has closed the sports centers. Please let Mike know pot hole or drainage issues.
2. **Janet Kilpatrick** - Joe Lake had mentioned he had kidney cancer, but died from lung cancer. Not sure who will take over. Land use codes- we would like to see enhancements. Sea rise will be next site. They are looking at Concord Pike and South of the Canal. There will be no master plan anytime soon. Getting HUD and CBDG funding. Final. Plans are for one time use. There have been questions about the Hotel purchase. They are partnering with the State and private partners. State refers to County(they get \$). \$90 for each night. It has been filled to capacity. Long term it will not be sole NCC. There are 179-199 rooms. It will cost \$28 million for the reassessment(2024 tax bill). There were 30,000 appeals last time. They will reassess every five years.

3. **V. Old Business:** Flag pole ins the triangle property. It is DELDOT property. The bench is not used. It is surplus property; nothing can be done.
4. **VI. New Business - Yvette Mason from Sherwin Williams.** The store plans to open April 19th. Yvette was welcomed by GHADA. There will also be an Italian restaurant in the building. There has been zero COVID-19 in Hockessin Nursing homes.

## Elections in May

Respectfully submitted,  
Tina Goldrick, Secretary GHADA

End March 15, 2021 Minutes

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## GHADA Minutes April 19, 2021

- I. **Call to Order Mark Blake, President** 12 Board Members and 7 others present **Zoom online meeting.**
- II. **Pledge of Allegiance recited.**
- III. **Approval of Minutes Tina Goldrick, Secretary.** Minutes approved.
- IV. **Treasurer's Report Tom Green, Treasurer Separate email**
- V. **President's Report, Mark Blake** No report this month.
- VI. **Legislative Report**

**Krista Griffith** They found more public participation in virtual meetings. She felt the more voices, the better. Vaccine information is available, and ages 16 and up is open. She is here to answer any questions. DELDOT is providing new signs to decrease speeding on Old Wilmington Road to the Pennsylvania line. We are working to get the roads improved. The frustration is we bear most of the weight of taking care of the roads. They improve the worst roads first. They try to spread out the areas where the roads are improved. Dave started a pilot. In addition to how much money each person gets, DELDOT would prioritize, putting multiple streets together. Then use any flexible funds to take care of roads at the same time, staging the equipment at one time. When communities ask for roads, make sure curbs are in good shape. They will do catch basins if necessary. Using the online photos will help prioritize need.

**Dave Sokola** They are targeting May 11th to come back in person. They have a large screen now where witnesses can testify. As far as vaccines, we were at a five-week low, then the next five weeks it went up. We need to get 30 percent vaccinated. Reapportionment is this year. We will get the State population. There will be a special session in the Fall. The joint Finance will be working as lots of money will be going to Delaware. The Budget will be coming out the end of June. Vaccinations were discussed and 641,000 doses have been given. 137,000 have two doses. 80% of people 65 and older. They continue to add 50,000 per week. He is a member of My Healthy Community. It needs volunteers to help. The National Guard helped serve and we thanked them for all their service. He and his wife, Kathy, were made superstars of My Healthy Community.

**Jane Kilpatrick** The County is still doing testing. There will no new property taxes. The sewer will have to change Billings. A flat tax will be put on Billings. For usage they take the two lowest quarters X 2 + \$25. It helps with snow birds, who barely are charged anything. For infrastructure Janet gave ideas regarding downstate farms. The County is limiting septic. Overlay with Southern Delaware sewer maps. They will be clearing the groundwater, running the lines. For the Audit 2021 we had the money to pay salaries and benefits. The sign at Coffee Run was an \$11,000 accident. The sign was fixed and then knocked over again. DELDOT and the sign maker will repair it again. 80 sites were checked before the storms. Developments should ask the lawn services to check the drains, also. The Hotel-NCC would like someone better equipped to take over. All referrals are through the State. One month ago, the first family left for their own home. Luann D'agostino was also recognized as a Super Star.
- VII. **Land Use - Mark Blake, Chairman.**

**NVF Plant – Yorklyn No update.**

**701 Valley Rd – (Brick Ranch w/3 car garage) in front of former McGrellis property** awaiting demolition and site prep work to begin.

**520 Valley Rd –No update - Still listed for sale and buildable w/ approved 10,000 SqFt building \*(Note, must meet "By-Right" to be code compliant, otherwise a rezoning application is needed).**

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

No update - Work continues in regard to the EPA Superfund site remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike (Dry cleaners and former gas station lots).

**Former Exxon Gas Station & Richardson's Nursery**

Proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting). Still not formally filed with NCC.

**Former Camoirano Mushroom House & Property**

Site work proceeding with utilities and ground work is underway. Construction of the County approve and recorded plan for a total of 56 homes.

**Harmony at Hockessin Senior Living Facility (McGovern Rd)**

Project moving forward, after receiving minor variances during a Board of Adjustment (BOA) hearing 09-24-20 Developer held a meeting with residents in the nearby Westridge to review concerns and address questions, C

**“Hockessin Station” – The former McGrellis and other properties along eastern side of Valley Rd**

Demolition of former auction completed. With the recent economic changes, the project has been delayed, but the Developer is committed to designing and building a quality project and continues to work towards finalizing the layout for the mixed-use project that will contain housing, commercial (stores, shops, restaurants, etc.), and office space. Again, nothing has been finalized or filed with the County at this point in time.

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

**AT&T Cell antennas on Artesian Water Tower in Stenning Woods**

AT&T removed their cell phone antennas that were on the Artesian Water Tower and there will no longer be any Cell phone company antennas at that location going forward. The leases expired and Artesian Water decided not to renew them or offer ANY new leases for cell antennas. Again, these are the only cell antennas that AT&T is removing in the Hockessin Area. There are still several, different cell company antennas installed on the Hockessin Fire Company’s large radio tower and possibly more will be installed in the future. Cell phone companies continue to look for new installation sites, especially in the Hockessin/Yorklyn area.

**VIII. Candidates for May Election - Trisha Cavender, Vice President Communications**

Yes	Blake, Mark	Hockessin Hunt	
	Boucher, Suzanne	Wellington West	no email address listed/ phone does not answer
	Dixon, Sheila	Stenning Woods	
	Dudzinsky, Joe	Quail Ridge	
Yes	Eipper, Margaret	Gateway Townhomes	
No	Filak, Jackie	Sanford Ridge	Is unable to continue.
	Gamble, Cinthia	Auburn Hills	
	Green, Tom	Hockessin Valley Falls	
Yes	Hounsell, Jill	Montgomery Woods	
	Hounsell, Tom	Horseshoe Hill	
No	Martin, Timothy	Walker Farm Estates	Has moved from that development.
No	Roache, Jim	Charter Oaks	Tina Goldrick will represent Charter Oaks
	Serge, Gregory	Auburn	
	Taylor, Martin	Bon Ayre	
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Yes	Seely, Pete	Resident	Will run for vacant seat

2020-2023 Darlene Amobi will replace Joe Lake as Hockessin Historical Society representative.

**IX. Old Business/New Business. Hockessin Historical Society Darlene Amobi**

There will be a meeting tomorrow. 107c called her to have them be on a zoom call next month. Janet stated if funding was need for Juneteenth, she could arrange it.

**4 of July** - activities have been canceled. With the pandemic, it has been hard to get donations. People will hang out in the fields from 3:00 on. **May 8th** - People can drop off books at the library. **Friday,**

**Saturday & Sunday** - Band plays at the Yorklyn Brewery.

**Mike Smith** They are back in session. The Small Business Caucus minimum wage bill is being discussed. May8th, Saturday, is a DSWA Recycling event. The Chinese festival will be May or June. There have been many drainage concerns. There have been a number of Meetings with Lantana Square and the Simeone family. Working with DELDOT to solve problems. May 8th is the School Board Election.

**GHADA Elections 3rd Monday, June 21st meeting over Zoom!**

**Meeting adjourned**

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

**End**

**April 19, 2021**

I. Meeting called to order by Mark Blake President, via ZOOM. 17 people present.

II. Pledge of Allegiance Recited.

III. Approval of Minutes by Tina Goldrick, Secretary. Minutes accepted.

IV. Treasurer's Report by Tom Green, Treasurer

Checking Opening Balance 3/31/2021 - \$1214.64. Contributions \$75.00. Interest \$0.01. Ending Balance 4/30/2021 - \$1,289.65

Savings Account Opening Balance 3/32/2021 - \$4,065.62. Interest \$0.07. Ending Balance \$4,065.69.

V. President's Report - None reported.

VI. Legislative Reports & Elected Officials.

(A)Janet Kilpatrick - The Cares Act has ended. The American Rescue Plan money, HUD money and other grants are available. The Infrastructure money will be determined by ideas in "Reimagine NCC." A form will allow people to send in ideas. 1. The Southern Sewer Plan needs at least to have the main sewers run. 2. No WIF, little other Cares Act money. We need to talk to vendors. The Reassessment will be faster virtually. \$26 million dollars saved, so we won! It will be ready by the 2024 tax bill. An event in Hockessin occurred- The 67th anniversary of Brown versus Education. We have formed a partnership with the Friends of Hockessin Colored School. There was a fundraiser. Three people there has attended the school. It is a 2021 National Park Site so Federal money can be used. Krista Griffith, Laura Sturgeon and Myself were working on a conservation plan within the district and neighborhoods. Within two months it was done.

(B)Krista Griffith - Janet Kilpatrick organized The Friends of Colonial School fundraising event for the one room school. Use of masks changed Friday and vaccinations are rolling out. They want to turn the school into a usable space. The back addition is gone now.

(C)Dave Socola - He reviewed State finances. We are doing well with vaccinations. The general outlook is very good for Delaware!

(D) Mike Smith - The mask requirement has changed. There was a removal of the school bus requirement. On June 9th There will be a job fair 10-2 North Plne. Pete DuPont left legacy items we still use.

(E)Laura

Sturgeon - We are deep into Education Legislation. It is very technical. There is an opportunity of funding a bill for the ELC and underserved students. Krista and Laura worked on the Bill for students who age out at 21 years old. It won't be ready for severely disabled. Also they are working on how to support Charter Schools. The JFC is hoping to fund everything. HB 100 funds mental health services for elementary schools. Early Education and Child Care are in caucus.

VII. Land Use Report, President Mark Blake

NVF Plant Yorklyn - On Thursday, April 29th at some time around, a 2-Alarm fire engulfed one of the large, vacant mill buildings at the former NVF site in Yorklyn. The fire has been ruled Arson by the Delaware State Fire Marshal's office

Valley Rd. & Little Baltimore project – DELDOT widening project. DELDOT recently had the contractor add a strip of 'rip-rap along the eastern side of Valley Road and install new 'rip rap 'sections top and bottom, adjacent to CAC and the Hockessin Hunt Storm Water Area (SWA)rea. A hard, concrete curb is still needed to prevent roadway water runoff from going into the HH storm water area.

701 Valley Rd – (Brick Ranch w/3 car garage) in front of former McGrellis property. Awaiting demolition and site prep work to begin.

520 Valley Road. Project. No update - Still listed for sale and buildable w/ approved 10,000 SqFt building \*(Note, must meet "By-Right" to be code compliant, otherwise a rezoning application is needed).

Sunrise Cleaners – Remediation Project (Now part of EPA National Priority List [NPL]). No update - Work continues in regard to the EPA Superfund site remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike (Dry cleaners and former gas station lots).

Former Exxon Gas Station & Richardson's Nursery. Proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting). Still not formally filed with NCC.

Former Camoirano Mushroom House & Property - Site work continues with more Storm Water piping being installed and general ground work. Construction of the County approve and recorded plan for a total of 56 homes.

Harmony at Hockessin Senior Living Facility (McGovern Rd) - Project moving forward, after receiving minor variances during a Board of Adjustment (BOA) hearing 09-24-20 Developer held a meeting with residents in the nearby Westridge to review concerns and address questions, C

Hockessin Station – The former McGrellis and other properties along eastern side of Valley Rd - Demolition of former auction completed.

With the recent economic changes, the project has been delayed, but the Developer is committed to designing and building a quality project and continues to work towards finalizing the layout for the mixed-use project that will contain housing, commercial (stores, shops, restaurants, etc.), and office space. Again, nothing has been finalized or filed with the County at this point in time.

The developer is still committed to the project and are reviewing their plans in a post COVID world. They have about 60 acres either under contract or that they have purchased or secured purchase contracts for.

Lantana Square

Recently, the shopping center owners installed a lot of large, wooden parking lot barrier/delineator wooden posts, spaced along the 'creek 'area to help keep inattentive drivers from driving into the small stream bed area during heavy rains and flooding. These should prevent anyone from driving into the creek area, as they are quite substantial and well installed. They have also undertaken an extensive engineering storm water study to see options for increased SWM of the area and have included the surrounding properties and communities in those engineering studies. \_\_\_\_\_

\_\_\_\_\_end report.

VIII. Election. - Board of Directors- Trish Cavender.

Members for the 2021-2024 term are: Mark Blake, LuAnn D'Agostino, Sheila Dixon, Joe Dudzinsky, Margaret Eipper, Cynthia Gamble, Tom Green, Jill Hounsell, Tom Hounsell, Martin Taylor, Peter Seely

**VIX. Old Business: Darlene Amobi - Hockessin Historical Society** - Got the Hockessin Fire Hall. 7:00 Juneteenth Celebration. Children are welcome. Federal grants were discussed by Janet Kilpatrick. New Fiscal year just \$2500. NCC is hiring seasonal help. Maybe they could help write a grant. **Cemetery at Coffee Run**-Sign has not been resurrected. You have to go through the parking lot. Tom will talk with Janet Kilpatrick.  
**VIX. Meeting Adjourned 8:19**

Respectfully submitted,  
Tina Goldrick, GHADA Secretary

End minutes of May 17, 2022

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**Greater Hockessin Area Development Association  
GHADA Meeting June 21, 2021  
Online with Zoom**

- I. **Meeting was called to order by President Mark Blake at 7:02p.m.** 15 People present.
- II. **Pledge of Allegiance was Recited.**
- III. **Approval of Minutes by Tina Goldrick, Secretary.** Minutes approved.
- IV. **Treasurer's Report by Tom Green, Treasurer.** Treasurer's Report approved for the May financial report and the annual report. Two motions regarding financial contributions were made. A Motion was made and accepted to donate \$200, to the Hockessin Fireworks. A Motion was made to donate \$200. To the Hockessin Fire Company for this fiscal year. The price for the P.O. Box was discussed and will be evaluated in September when it is due.
- V. **President's Report by Mark Blake, President** - The report is similar to last month. Not much is happening.
- VI. **Legislative Reports & Elected Officials**
  - (a). **Laura Sturgeon** The de facto money was out today. Dave Sokola could better explain. Dave stated that Delaware has strong revenue projections. One time money is very helpful. Laura stated that things are almost back to normal. Schools will reopen. The number of Covid is low and vaccinations are up. There are many legislative measures and she would rather answer questions and talk 1 on 1. Loans to small businesses have helped. It has been hard to get workers; a lot will stay home because of child care. Redistricting will take place in the Fall. There are a lot of new neighborhoods and they will be looking at them.
  - (b) **Dave Sokola** As far as redistricting, they only have total population numbers. The census will be ready in August. We will start with the city of Wilmington. All data is on the data census website. Galleries are open, with large numbers online. The Senate is having committee meetings only. The Capital Budget will be shown the end of August. There is a lot of extra money due to three things: 1) we spent less. 2) used Federal funds, especially for healthcare 3) we had \$93 million mostly from income tax. The Covid vaccine numbers are not quite there. 12 years and older can be vaccinated. The Delta variant is a problem. The Governor is using medical advice from medical people. A. Question was asked why Delaware hospital workers do not have to have Covid vaccines while states in our region do? Dave stated that the Governor allowed each hospital to make their own rules.
  - (c) **Janet Kilpatrick** Janet had nothing new to add to the conversation she had not already been said. She asked if there questions and there were none. She expressed Congratulations to Pete Seely for being President of Hockessin Historical Society on Juneteenth . The property assessment net \$40 million, \$26 Million will be used by the reassessment fund.
  - (d) **Mike Smith** Fireworks are happening. Yard waste sites are opening. .Housing prices will be starting to go down. General Assembly Day is soon. I. Mark inquired how was the Pike Creek meeting? LuAnn said they need to meet more often. Janet stated the By-laws state it meets quarterly. There are lots of neighborhoods.
- VII. Meeting Adjourned.

Respectfully submitted,  
Tina Goldrick, GHADA Secretary

End Minutes June 21, 2022 No meetings scheduled July or August 2022

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**GHADA MINUTES SEPTEMBER 20, 2021**

- I. **Call to order.@ 7:00 PM BY MARK BLAKE PRESIDENT.** 12 members; 12 others present
- II. **Pledge of Allegiance was recited.**  
**Approval of Minutes-Tina Goldrick, Secretary**

### III. Treasurer's report – Tom Green

IV. **President's Report -Mark Blake, President.** Now that GHADA has resumed 'in-person 'meetings, thanks to the Hockessin Fire Company's Memorial Hall and all they've done to allow us to safely meet. We will continue meeting live and in person unless there are any changes from the State of DE.

We especially want to thank Sarah and Danny, and all of the folks here at the Fire Company and Memorial Hall for all they do every day and have done for the entire Hockessin Community – we truly appreciate them and are so very fortunate to have such a valuable community-oriented organization with so many wonderful and dedicated people providing critical services.

This is our Fire Company and they need our support as much as they support us, please consider making a tax-deductible donation to the Hockessin Fire Company by sending a generous check to the Hockessin Fire Company, PO Box 808, Hockessin, 19707

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Hockessin has a few new businesses that have opened recently and we welcome them to our town. Unfortunately, some businesses, new and established, have begun putting up 'feather flags 'and attaching additional banners/signs to their buildings and walls in the area. All of these are prohibited under the HV-DRAC guidelines/codes and NCC Hometown/Historic Overlay designation in the 'downtown 'Hockessin area. During COVID, everyone was understanding and didn't want to see businesses suffer, but now that things have improved, it's time to return to following the rules and codes, so we ask that all businesses remove these types of advertising by the end of the month of September. Again, we urge and support our local businesses, but don't want to see Hockessin turned into Concord Pike.

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Another recent issue is the weekend signs being plastered all around Hockessin area roadways in the ROW's, advertising "huge sale" or "homes for sale" and "student tutoring", etc. The rub is that almost all of these signs are for businesses located elsewhere (Cohen Furniture) and Developments in PA selling homes. The signs go up Friday evening and are taken down late Sunday night almost every week when DELDOT isn't around to police them. Again, these signs in the ROW are against both State & County Code.

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Lastly, I wanted to mention my observations from attending the special DNREC meeting held this past Friday evening at the CCA in Yorklyn. I was taken back and frankly, shocked at the lack of civility and overall general manners and lack of respect that was displayed by some residents attending the meeting.

The lack of basic manners, yelling, shouting and hurling of insults and baseless accusations with constant interruptions of the speakers, not only was disrespectful of the meeting organizers, but also of their fellow citizens that took time to attend this Friday evening special meeting. The outbursts and lack of respect displayed towards the many, many State employees, Department Heads/Staff; Secretary of DNREC Shawn Garvin; Councilwoman Kilpatrick; Representative Griffith; and Senators Sokola and Sturgeon, and the many other Public and Private professionals that were on hand to (try) and explain the history and evolution of this ambitious and much needed Public/Private partnership project that dates back to more than 10 years ago.

The NVF/Yorklyn Master Plan involves so much more than just the former NVF plant site, but it seemed like many of those attending the meeting, hadn't been to any of the prior four (4) such meetings, with many of the same display boards that were shown the other night. I believe this was my fifth time attending a NVF Yorklyn Master Plan meeting over the past meeting on the NVF Yorklyn  
It seems that while the pandemic had us wearing masks to help filter and prevent a nasty virus from spreading, they didn't do anything to stop the increase in an overall lack of civility or diminish the spread of crassness and poor manners in general over the past 16+ months of being cooped up and not being able to socialize and interact with other people, like we did pre-COVID.

COVID has had a disturbing and negative impact on the way some people interact with others in face to face situations and gatherings, now.

My hope is we can return to being respectful and nicer to our neighbors and remember that just because you disagree with someone or what they're saying, you don't have to be disagreeable and disrespectful. \_\_\_\_\_ End Report

During the President's Report, it was announced that **Danny Cary** was named the heroic firefighter of the year.

### V. Legislative Report & Elected Officials

**A. Krista Griffith**-Krista explained why there was an uproar about the trees being taken down. There was arsenic in the soil; you cannot remediate the soil with standing trees. The trees would eventually absorb the chemicals. The State is in charge, so no yellow signs were present. 61-63 townhouses will be built on the site and walking paths will be present. Trust has been eroded. A copy of the Auburn Valley Master Plan will be sent to each resident.

**B. Mike Smith**-The Life Science Caucus was formed by Mike (R) and Krista Griffith(D) who will co-chair the coalition. Hubs for bioscience and business will include the Star Campus, Chestnut Run and Middletown. There will be a paper shredding event on Saturday, October 16th at Frawley from 8-2. There will be a Zoom Town Hall meeting on "All Things Health and Covid." The Kirkwood Cruise Event was chaos due to drag racing. A task force has been formed with Mike Ramone(R). It is the same Saturday every year. Private security will be hired. On August 29th a test was conducted. RCCSD wants a tower on Dickinson High School. Verizon 5G technology will come out at Christmas. It should help most problems. Verizon and Delmarva will use the same poles.

**C. Dave Socola** - Dave stated that Krista provided good coverage of the NVF issue; Mike did a good job on traffic. The State is attempting to disperse unclaimed property; the money is yours! Covid-25 deaths; people had co-morbidities. .57% had breakthrough infections. Last Friday was

the 100th Anniversary of Volunteer Fire Fighters. Redistricting data came Saturday. Doing prisons at + or - 5%. A public Zoom will be held the end of September. October will be redistricting.

**Janet Kilpatrick** - 1)Redistricting- we lost 4,000 people.2)Reassessment-NCC has started. Tyler Technology will be doing it. It will be done every 5 years. It has to be revenue neutral for the government. It can be appealed by the homeowner. 3)Hickory Hill was Gateway 3.-Hampton and Meadow View. Hickory Hill was never changed.

**VII. 6042-6060 Limestone Road**-Proposed Assisted Living exploratory plan. The plan was presented by Mike Hoffman of Tarabicos, Grosso & Hoffman, LLP. The facility is

**Arbor Square**, which is part of Leisure Care. It has 5.75 buildable acres. NC21 allows permitted use. **Mike Hoffman** gave a slide presentation of the facility.

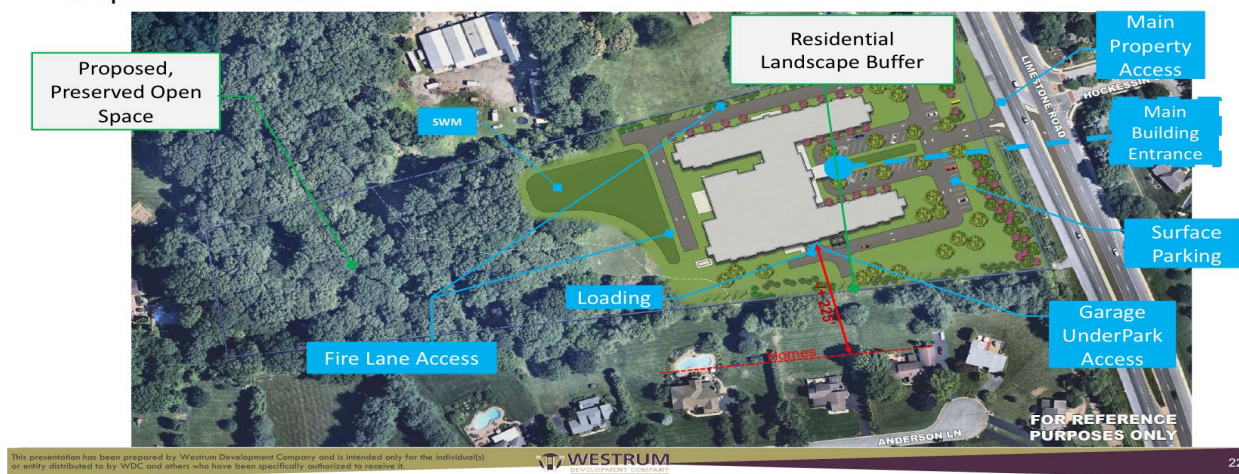
**VIII. Land use report Mark Blake, President and Land Use Chairman**  
**NVF Master Plan - Yorklyn**

On Friday, Sept 17th, a special DNREC meeting was held at the CCA in Yorklyn to provide an update on the overall State plan which also included the 61-63 lot Quarry Walk residential subdivision at 838 Yorklyn Rd that began site work in the past month. State & County elected officials were on hand to review the timeline and explain the process to those that were not aware of either the overall plans or the specific Quarry Walk plan.

Valley Rd & Little Baltimore – DELDOT widening project Rep. Mike Smith is working with DELDOT and the CAC and obtained funding for a storm water & drainage study of the area to better understand the issues/concerns and come up with a workable plan to address water runoff in the area and along that area of Valley Rd.

## Proposed Plan for 6042-6060 Limestone Road, Hockessin, DE

Proposed Sketch Plan



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

### **former McGrellis property**

NCC Planning Board completed their review and gave final approval of minor variance in early Sept, so the original plan (unaltered) and previously reviewed and approved by GHADA & NCC Council & Land Use Dept., will proceed. Demolition and site prep work may now begin.

### **520 Valley Rd –**

No update - Still listed for sale and buildable w/ approved 10,000 SqFt building \*(Note, must meet “By-Right” to be code compliant, otherwise a rezoning application is needed).

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

No update - Work continues in regard to the EPA Superfund site remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike (Dry cleaners and former gas station lots). Air sparging continues to remove PERC.

### **Former Exxon Gas Station & Richardson’s Nursery**

Proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting). Still not formally filed with NCC.

### **Valley Grove (Former Camoirano Mushroom House & Property)**

Site work continues. Underground water & sewer pipes installed, street/road & lots roughed in. Construction of the County approve and recorded plan for a total of 56 homes.

### **Harmony at Hockessin Senior Living Facility (McGovern Rd)**

Project moving forward, after receiving minor variances during a Board of Adjustment (BOA) hearing 09-24-20 Developer held a meeting with residents in the nearby Westridge to review concerns and address questions, C

### **"Hockessin Station" – The former McGrellis and other properties along eastern side of Valley Rd**

Demolition of former auction completed. Focus group reviewed the revised plan, which will be residential. New plan to be shown at October GHADA meeting. GHADA and the focus group will continue to work with the developer on landscaping, buffering and overall plan amenities.

### **Lantana Square**

The shopping center owners continue to work on an extensive engineering storm water study to see options for improving and increasing the SWM of the area and have included the surrounding properties and communities in those engineering studies—End report

## **IX. Old Business**

1. **Historical Society-Darlene Amobi** Peter Seely was introduced. The lowest wall of Tweed's needs to be fixed. There will be a new exhibit of a horse drawn sleigh from 1890. The museum needs to be cleaned and dusted. There is space for a meeting, but reservations are needed. A website will be developed in the future. Volunteers are needed,

## **X. Good of the Order- None**

## **XI- Meeting adjourned.**

Respectfully submitted,  
Tina Goldrick, GHADA Secretary

End

Minutes September 20, 2021

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## **GHADA Meeting October 18, 2021**

I. **The meeting was called to order by President Mark Blake. 17 Members were present, one notified ill and 10 Others.**

II. **The Pledge of Allegiance was recited.**

III. **The Minutes were approved given by Tina Goldrick, Secretary.**

IV. **The Treasurer's Report by Tom Green was presented By Thomas Bruno, VP**

V. **President's Report by Mark Blake, President. No president's report this month.**

VI. **Legislative Reports-Non given.** The redistricting meetings were tonight. Tax revenue will be neutral for the next two years.

VII. **Hockessin Station-** Mr. Jay Sonecha, Blenheim Homes and Mr. Shawn Tucker, Atty. Barnes & Thornberg. Shawn presented a drawing of the plan. The Focus Group continues to meet. The Plan has shifted. It will not be a mixed-use. In 2019, the plan was for a mix of commercial with 76 twins, 85 assisted and offices. The hospital was thinking of assisted. The Plan retreated after Covid. There was not enough market. So, you cannot build if there is not enough market. The Plan then shifter to townhouses, twins and single-family homes. It will stay consistent with the County's plan. There is a significant amount of open space. The majority of the working group voted in favor of the plan. The price point is: smallest 2200sq. Ft. \$400s, 2 story townhouse \$500s. A big side effect is much less traffic! The presenters asked this Secretary to wait for them to send an updated plan that will be sent to Council.

VIII. **Land Use Report, Mark Blake, President Land Use, GHADA President**

### **NVF Master Plan-Yorklyn**

DNRC now requires posting of signs for any State, such as the NVF-Yorklyn project and the Quarry Walk project has posted those notification signs along the roadways. Quarry Walk residential subdivision at 838 Yorklyn Rd. That. Is underway.

### **Valley Rd. & Little Baltimore -DELDOT widening project**

Rep. Mike Smith & Councilwoman Janet Kilpatrick held a review meeting with DELDOT; and the CAC and to go over the storm water & drainage study of the area to best review all the issues/concerns in order. To come up with workable plan to address water runoff in the area and along that area of Valley Rd. This will include the HAC, Lantana Square, CAC, Hockessin Hunt, Etc.

### **701 Valley Rd.(Brick ranch w/3 car garage) in front of former McGrellis Property**

NCC Planning Board completed their review and gave final approval of minor variance in early. Sept., so the original plan(unaltered) and previously reviewed and supported by GHADA & approved by NCC Council & Land Use Dept., will proceed. Demolition and site prep work may now begin.

### **520 Valley Rd.**

No update- still listed for sale and buildable w/approval 10,000SqFt building.\*(note, must meet "By-Right to be code compliant, otherwise a rezoning application is needed.

### **Sunrise Cleaners - Remediation Project (now part of EPA National Priority ListNPL1)**

**No update -** Work continues in regard to the EPA Superfund site Remediation. Recent Hockessin Community News article addressed the new wells being drilled at this location as well as at a couple of properties on Lancaster Pike(Dry cleaners and former gas station lots). Air sparring continues to remove PERC.

### **Former Exxon Gas Station & Richardson's Nursery**

Proposed redevelopment of both sites into one parcel(plan was presented at October'19 GHADA meeting).Still not formally filed with NCC.



**Valley Grove (Former Camoirano Mushroom House & Property)**

Site work continues. Underground water & sewers a pipes installed, street/road & lots roughed in. (Construction of the County approve and recorded plan for a total of 56 homes.

**Harmony at Hockessin Senior Living Facility(McGovern Rd).**

**Project moving forward**, after receiving minor variances during a Board of Adjustment (BOA) hearing 09-24-20. Developer held a meeting with residents in the nearby Westridge to review concerns and address questions. Councilwoman Janet Kilpatrick has met with the residents to review any issues/concerns.

**"Hockessin Station" - The former McGrellis and other properties along eastern side of Valley Rd -.**Demolition of former auction completed. Focus Group reviewed the revised plan, which will be residential. New plan to be shown at October GHADA meeting. GHADA and the focus group will continue to work with the developer on landscaping, buffering and overall plan amenities.

**Lantana Square**

The shopping Center owners continue to work on an extensive engineering storm water study to see options for improving and increasing the SWM of the area and have included the surrounding properties and communities in the engineering studies and have joined in with the State sponsored storm water study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be addressed. —————end report.

**Report Mike Smith-** Redistricting is ongoing with a November 1st vote. Holy Angels had a scrap metal event. Oct. 23rd there will be a take back for meds, 10-2. HUMC Pumpkin Patch Event Oct. 17-31st. Major subdivision roads need repair; they are underfunded. There was a question on wells. Every person was reached that had a well.

**IX. Old business/new business**

**A. Hockessin Historical Society-Pete Seely.** The masonry is 2/3 complete. They are working on the wall. Darlene Amobi stated Oct. 23rd @12:30 an Underground Railroad presentation will be made.

The website is almost complete. **Nov. 16th Tweeds Tavern @6:30** honor Rebecca Dowling.

**X. Good of the Order-none**

**XI. Meeting Adjourned. 9:00 pm**

Respectfully submitted,  
Tina Goldrick, Secretary GHADA

End Minutes October 18, 2021

**GHADA Minutes November 15, 2021**

- I. Call to Order, President. 11 Members, 4 Others Present
- II. Pledge of Allegiance
- III. Approval of Minutes, Mark Blake, Minutes Approved
- IV. Treasurer’s Report, Tom Green, Treasurer
- V. President’s Report – Mark Blake, President and Land Use Chair
- VI. Legislative Report and Elected Officials

**Janet Kilpatrick** –Tyler Management Co. is conducting the reassessment of homes in New Castle County. They are starting to go door to door now in the Route 9, New Castle area. Their location schedule can be found online. The last reassessment was in 1983.

**Mike Smith** –Mike provided this additional information on the treatment progress at Hockessin Groundwater Superfund Site (Operable Unit #3). Treatment of contaminated soil, vapor, and groundwater continues at the Sunrise Cleaners dry-cleaning business (Operable Unit 3). Contaminants (perchloroethene and trichloroethylene) are being removed using a technology known as the Electro-Thermal Dynamic Stripping Process (ET-DSP). The subsurface soils and groundwater have been heated to approximately 200°F to volatilize and extract dry-cleaning solvents. Over 400 pounds of contaminant mass have been extracted and processed through an aboveground treatment system. The operational phase is now 85% complete and all heating and extraction is monitored using automated (a web-based dashboard) and manual (a trained on-site operator) data acquisition methods. In addition, extraction and treatment systems are interlocked to ensure safety and optimal treatment conditions. Both EPA’s removal and remedial programs continue to coordinate site activities with the state, the water company, and the community. After the reduction of contaminant mass in soil and groundwater, the treatment system will be demobilized from the site.

There is a Toy Drive for Foster Care on December 5<sup>th</sup> at the Anthony Coal Fire Pizza.

The Delaware Dream Center is giving away turkeys at 301 Ruthar Drive starting tomorrow for a week.

The Hockessin Fire Company Breakfasts are up and running once again.

The Food Bank will be distributing at Delaware Technical & Community College in Stanton on November 19<sup>th</sup>.

The General Assembly will be back in session the second week of January.

There is a Sub-Division Task Force in place for road maintenance in developments in partnership with DelDOT.

Mental Health professionals will be available to accompany Police on service calls.

The Clean Water Act has been signed.

The Welcome to Hockessin Sign by the Hockessin Book Shelf is down again. They will be looking for a new location for it.

**Pete Seely – Hockessin Historical Society** - The Historical Society is increasing it membership. There are extensive repairs to be completed at Tweeds Tavern. The beams need to be replaced due to insect damage and the entire building will need to be white-washed. Museum tours can

be arranged. Volunteers are needed for the Society. There is a meeting tomorrow with the Hockessin Business Association at Tweeds Tavern at 6:30 pm. The Society can be accessed by their website at hockessinhistoricalsociety.org or their Facebook page at Hockessin Historical Society.

**VII. NCC 2050 – Alec Davis & Rich Hall**

The website for the NCC2050 Plan is: [2050.newcastlede.gov](http://2050.newcastlede.gov)

The NCC2050 Plan is a state-mandated comprehensive plan by the Department of Land Use.

This Plan will shape the places in which we live work and play. It directs the public services, infrastructure and capital investments that make our communities livable. It will guide the use, density and design of homes and buildings, directly shaping the physical appearance of our neighborhoods while simultaneously preserving environmental, historical and cultural assets.

There are six consistent themes within the Plan:

Sustainable Growth, Livable Built Environment for All, Conservation and Preservation, Robust Economy, Thriving Places and Community Character, and Diverse Engagement

Upcoming, there will be community meetings, a published draft to the website, public forums, and a refinements and adoption process.

**VIII. Land Use Report – Mark Blake, Land Use Chairman and President**

**NVF Master Plan - Yorklyn**

NCC Sewer “force main” work to begin this month. Some of the former NVF sewer lines were not up to NCC Specs, but will be addressed by relining or sleeving the existing pipes to seal any leaks, etc. Work may take several months to complete.

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**IX. Old Business/New Business**

**X. Good of the Order**

**XI. Meeting Adjourned**

**Respectfully Submitted,**

**Tom Bruno, Vice President GHADA**

**End Minutes November 15, 2021**

**No meeting scheduled December 2022**