

**Greater Hockessin Area Development Association  
January 17, 2022 Minutes**

- I. **Called to Order by Mark Blake, President. 9Members & 5 others here.**
- II. **Pledge of Allegiance Recited.**
- III. **Approval of the Minutes - Tom Bruno, Vice President reporting. Approved.**
- IV. **Treasurer's Report - Tom Green, Treasurer-Will send under separate email.**
- V. **President's Report - Mark Blake, President. No report. Kenny Wynn will not be helping with the 2023 July 4th event. The Fourth of July 2022 is already funded.**
- VI. **Legislative Report & Elected Officials - None present.**
- VII. **Presentation of proposed daycare facility for 5814 Limestone Road. Pamela Scott, Land Use Attorney.....**

The property in question is located at 5814 Limestone Road at the northwest corner of Limestone Rd. At the intersection of Limestone Road and Paper Mill Road, in front of The Traditions at Pike Creek Community.

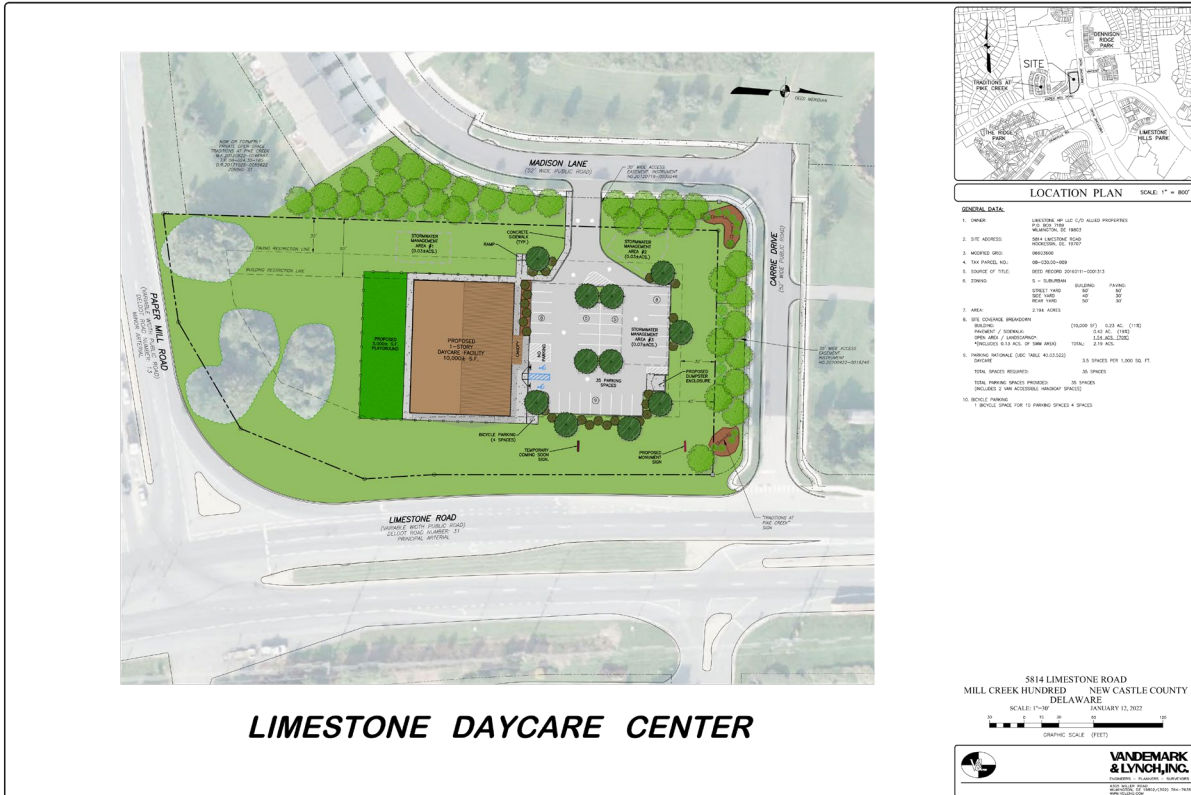
The parcel is 2.19 acres in size and zoned "suburban," which permits a daycare use.

My client, Limestone HP LLC, is proposing a 10,000 square foot, one story daycare center on the property with a 5,000 square foot fenced in play area. Access to the day care will be from Madison Lane. The original access was to be from Carrie Drive, but after meeting with representatives from the Traditions community, and hearing their concerns about traffic, the access has been moved. Attached is a copy of the site plan, showing the proposed layout of the site, which was presented to GHADA.

We will use the same access off Limestone Road that serves the Traditions community to access the daycare center.

In terms of the building itself, mechanical systems on the room will be hidden from view. The lightening itself will be such that it will cut off at the property line so as to not create issues for the adjoining properties. Lighting will be turned off when the daycare is closed, except minimal lighting kept on for security purposes. The dumpster will be within an enclosed area on the site and we will be certain to make sure the the trash removal is during the week and only between 7a.m. And 7 p.m.

As we discussed during our presentation, we will need a variance from the Board of Adjustment, due to the County Code requirement that a



daycare be located 500 feet distant from a gasoline pumps and underground storage tanks. The daycare will be located approximately 350 feet from the Liberty gas station located on the opposite of Limestone Rd.

Should you have any questions or require more information, **you can contact Pam at 302-421-6878 or at pam.scott@saul.com**—end presentation

- VIII. **Land Use Report- Mark Blake, GHADA President Land Use Chairman NVF Master Plan - Yorklyn**

NCC Sewer “force main” work began in November, but has been slowed by the winter weather. 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.

**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 a 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. Update needed

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

Awaiting demolition and site preparation.

**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 (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. No update

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

Site work continues. Underground water & sewer pipes installed, street/road have had 1st layer of asphalt installed and Valley Road widened to provide required ‘turn lanes’, lanes striped. Record plan of 56 homes.

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

Project approved and pending site work

**“Hockessin Station”** – The former McGrellis and other properties along eastern side of Valley Road Demolition of former auction completed.

Focus group reviewed the revised plan, which will be residential. New plan was shown to GHADA and previously to the focus group, which will continue working with the developer on landscaping, buffering and overall plan amenities.

**Lantana Square**

The shopping center owners awaiting area storm water and engineering reports from the studies so they may see join in the improvements and increase the effectiveness of area SWM’s. They have joined in with the State sponsored stormwater study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be addressed. \_\_\_\_\_end report.

IX. **Hockessin Historical Society Darleen Amobi** -February is Black History month. The exhibit will be on the Underground Railroad. March is Jane Austin month. If you come with groups you will need a reservation. They need artifacts. Dover maybe can bring artifacts. May is National Tavern Month. The hours for visiting have not been determined.

**Tom Green announced** that St, Mary of the Assumption is celebrating their 250th year, making it the oldest mission in Delaware. There were 4 sites of the original mission: Coffee Run, St. Mary of the Assumption, St. Patrick’s Cemetery and St. John the Evangelist. They plan to get Memorial Plaques. October 24th a banquet will be held with a closing Mass.

X. **Hockessin Business Association** -Thanked the Hockessin Historical Society for hosting the meeting. The Association meets the third Tuesday of the month.

**XI New Business**

- A. **Friends of the Hockessin Library** - The January 7th Book Sale was canceled. They may have smaller book sales.
- B. **Old 107c** - Going to finish back of building. It is currently being worked on.
- C. **T-Mobile-Danny from the Hockessin Fire Hall** - The antennas were upgraded to 5G. Everything is up and running. T-Mobile has 5 feet antennas. They needed a picture of every antenna; that’s why it took so long. Verizon did not want to be “up there.”

**X11 Good of the Order- Nothing**

X111**Adjournment** Meeting adjourned 8:00pm.

Respectfully submitted,  
Tina Goldrick, GHADA Secretary

End Minutes January 17, 2022

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**Greater Hockessin Area Development Association (GHADA)  
Minutes for February 21, 2022**

- I. **Call to order-Mark Blake, President.** 11 Members and 3 others present.
- II. **Pledge of Allegiance Recited.**
- III. **Approval of Minutes, Tina Goldrick, Secretary.**
- IV. **Treasurer’s Report, Tom Green, Treasurer-To be forwarded**
- V. **President’s Report, Mark Blake, President’s Report.** Ken Wynn is not doing the Fourth of July activities. They may be looking for people to help out. Money is available for this year under the 501c under GHADA.

**VI. Legislative Reports-Only Janet Kilpatrick present.** Storm water management has an application that would do minor prorated changes on the storm water management. There is a line on your taxes. Another piece of legislation is Neighborhood Improvement. There are certain criteria. It is being introduced by Stephanie Hansen on April 4th at the County Council meeting. Under the ARPA, funds they took money are being audited. Over \$750,000 has to be audited by the Cares Act. Infrastructure ARPA funds are very broad. The Recovery Act has no clear discussion of what that means. There was \$25 on the sewer bill. The reason is the pipe was 8 feet with a large piece of concrete missing. It was a \$15 million fix. The \$25 tax would raise \$5-\$7million. Covid funds and shelter was only done with a state referral. The plan is to get them to stable homes-800 total. This was done at other states. .Because of Covid-19, the Carey Cassie search for affordable homes was shot down.

**VII. Review and vote to approve/endorse/support proposed daycare facility for 5814 Limestone Road- (as presented at January GHADA meeting).** GHADA motioned to support the daycare. One variance due to the Shell Station. A quorum was not present at the meeting.

**VIII. Land Use Report-Mark Blake Land Use President, GHADA President. Master Plan - Yorklyn**

NCC Sewer “force main” work began in November, but has been slowed by the winter weather. 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.

**Valley Road and Little Baltimore Storm Managing 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 a 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. Update nee**

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

Awaiting demolition and site preparation

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

**Sunrise Cleaners – Remediation Project (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. No update

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

Site work continues. Underground water & sewer pipes installed, street/road have had 1st layer of asphalt installed and Valley Road widened to provide required ‘turn lanes’, lanes striped. Record plan of 56 homes.

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

Project approved and pending site work

**“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 was shown to GHADA and previously to the focus group, which will continue working with the developer on landscaping, buffering and overall plan amenities.

**Lantana Square**

The shopping center owners awaiting area storm water and engineering reports from the studies so they may see join in the improvements and increase the effectiveness of area SWM’s. They have joined in with the State sponsored stormwater study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be addressed.

**IX. Hockessin Historical Society- Pete Seely, President**-Public meetings-trying to get more people. Things have been on hold. The Hockessin Public Library is hosting Juneteenth on June 15@7:00. They are speaking on the local history of Shirley Beulah and 107cThey have been doing lots of work on the tavern. The building wall was saved. .May is National Tavern Month for two weekends. With Covid-19, ;everything was shut down. They need new members and help with everything. Darlene Amobi’s birthday was celebrated.

**X. Hockessin Business Association(HBA)Meets the third Tuesday of the month.**

**XI. Old Business/New Business- None.**

**XII. Good of the Order- None.**

**XIII. Adjournment 8:00 pm.**

Respectfully submitted,  
Tina Goldrick, GHADA Secretary

End Minutes February 21, 2022

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GHADA Minutes March 21, 2022

- I. Call to Order, President. 11 Members, 8 Others Present
- II. Pledge of Allegiance
- III. Approval of Minutes, Mark Blake, Minutes Approved
- IV. Treasurer’s Report, Tom Green, Treasurer

Contributions \$50.00, Checking Interest \$0.01, Checking Total \$1155.77  
Savings Interest \$0.06, Savings Total \$4066.36

**V. President's Report – Mark Blake, President and Land Use Chair**

Ken Wynn is not doing the 4<sup>th</sup> of July activities. There is currently no money in that account. Rep Mike Smith is working on some funding. A motion was approved to setup a new account at WSFS for the 4<sup>th</sup> of July project. There is a deposit due at the end of March for the fireworks. The previous event had a total cost of approximately \$42,000.

**VI. Legislative Report and Elected Officials**

**Rep Mike Smith –**

There were a total of 50 families displaced by the large fire at the Mermaid Condos. Donations have been accepted and distributed to date. The annual Red Clay Cleanup is happening on March 26<sup>th</sup>. DeLDOT will be adding a turn lane at the Paper Mill & Limestone Rds intersection. The Polly Drummond Hill Waste Site is re-opening this coming Saturday. In the House, the direct shipment of wine bill is being introduced next week, the Open Primary Process to allow Independents to vote is being introduced next week, the Economic Development Bill for all three Counties is coming up and there are also education bills out there along with a large bond bill in process. The Valley Rd sidewalk project is now complete. Mike will be resuming two coffee meeting per month.

**Pete Seely – Hockessin Historical Society**

Darleen has an exhibit on Jane Austen at the Hockessin Library for Women's History Month. The historic Burt Robinson House at 863 Valley Rd will be discussed at a future NCC Historic Review Meeting. The bridge in front of the House of William and Merry is being evaluated for repair or replacement by Del Dot. March 15<sup>th</sup> marked the one year anniversary of Joe Lake's passing. The Society is working with the National Park Service on the National Underground Railroad Network Freedom Program to have local properties recognized. The Hockessin Schoolhouse 107C is being repaired and prepped for public use. May is National Tavern Month and open houses at Tweeds Tavern are being planned. The Historical Society is looking for artifact donations for the museum. Volunteers are needed for ceremonies, museum displays, along with photographers and videographers. There is a Secretary position open and the Society is always seeking new members.

**Hockessin Business Association –**

The Taste of Hockessin will be happening April 19<sup>th</sup> at the Firehall. Social time will be 6:30pm to 7:00pm. The meeting will be held from 7:00pm to 8:00pm. Local restaurant food will be available and the Out and About Columnist will be the featured speaker.

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

**NVF Master Plan - Yorklyn**

NCC Sewer "force main" work began in November, but has been slowed by the winter weather. 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.

**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 a 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. Next meeting to be in early April with engineering company.

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

Awaiting demolition and site preparation.

**520 Valley Rd –**

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

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

No update – Remediation work all but completed (air sparging done as part of the EPA Superfund site to remove PERC). Monitoring wells will remain in place for foreseeable future.

**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. No update

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

Site work continues. Underground water & sewer pipes installed, street/road have had 1<sup>st</sup> layer of asphalt installed and Valley Road widened to provide required 'turn lanes', lanes striped. Record plan of 56 homes.

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

Project approved and pending site work

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

Surveying has begun, some preliminary work is taking place in preparation of site prep (dirt moving). Focus group reviewed the revised plan, which will be residential. New plan was shown to GHADA and previously to the focus group, which will continue working with the developer on landscaping, buffering and overall plan amenities. Need to check to see what the plans are for the historic house where the mulch pile used to be.

**Lantana Square**

The shopping center owners awaiting area storm water and engineering reports from the studies so they may see join in the improvements and increase the effectiveness of area SWM's. They have joined in with the State sponsored stormwater study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be addressed.

- VIII. Old Business/New Business
- IX. Good of the Order
- X. Meeting Adjourned

Respectfully Submitted,  
Tom Bruno, Vice President GHADA

End Minutes March 21, 2022

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### GHADA Minutes April 18, 2022

- 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  
Checking Interest \$0.01, Franchise Tax Paid \$25.00, Checking Total \$1130.78  
Savings Interest \$0.20, Savings Total \$4066.43
- V. President's Report – Mark Blake, President and Land Use Chair  
We will transfer all the money on deposit to the checking account and the money for the Fourth of July Event will be placed in the savings account. The deposit due date for the fireworks for the Fourth of July has been extended to April 27<sup>th</sup>. We will not risk losing the deposit if complete funding looks unlikely. In any event, there will be the relay races and the parade on the Fourth of July.
- VI. Legislative Report and Elected Officials

**No Legislators or Elected Officials were present at the meeting.**

#### **Pete Seely – Hockessin Historical Society**

The Countryside Garden Club has been maintaining and mulching the flower beds at Tweeds Tavern. Final editing is being completed for the Shirley Bulah historical marker. Another historical marker is being worked on for the St. Patrick's Cemetery in Yorklyn along with their 250<sup>th</sup> anniversary celebration. The Bert Robinson House located at 863 Valley Road is scheduled for repairs and will be evaluated by the NCC Historic Review Board for its historical significance. The Historical Society is working on obtaining a collection of Native American Artifacts for their museum. They are also working on a listing of historically significant homes in the Hockessin area. There are now close to fifty members and a You Tube Channel is in the works. May is National Tavern Month and events are being planned for Tweeds Tavern. On May 7<sup>th</sup> at 1:00pm there will be a movie presentation at the Hockessin Library on the Underground Railroad in Hockessin.

#### **Hockessin Business Association –**

The Taste of Hockessin will be happening tomorrow, April 19<sup>th</sup> at the Firehall. Social time will be 6:30pm to 7:00pm. The meeting will be held from 7:00pm to 8:00pm. Local restaurant food will be available and the Out and About Columnist will be the featured speaker. The Patterson Schwartz highway island will be upgraded and the Chandler Funeral Home is also looking to upgrade their highway island. The Welcome to Hockessin sign near the Book Shelf is down again. A new location for the sign will be evaluated soon.

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

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

NCC Sewer "force main" work began in November, but had been slowed by the winter weather. 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. New lines are being installed along Yorklyn Road and may take several months to complete.

##### **Valley Rd & Little Baltimore – DELDOT widening project**

Rep. Mike Smith & Councilwoman Janet Kilpatrick held a public meeting on Wednesday, April 13<sup>th</sup> evening at the CAC and Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be coming up with ways and places to address water runoff problems in the areas of Valley Rd, HAC, Lantana Square, CAC, Hockessin Hunt, etc. Another meeting will be held in June with the engineering company.

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

Awaiting demolition and site preparation.

##### **520 Valley Rd –**

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

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

. Monitoring wells will remain in place for foreseeable future.

##### **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. No update

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

Site work continues and lots should begin to see foundations getting installed soon and homes being constructed now that Spring weather has arrived. Record plan of 56 homes.

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

Project approved and pending site work

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

Surveying has begun, some preliminary work is taking place in preparation of site prep (dirt moving). Focus group reviewed the revised plan, which will be residential. New plan was shown to GHADA and previously to the focus group, which will continue working with the developer on landscaping, buffering and overall plan amenities. Historic house will be saved and a separate lot ‘carved out’, but included in the overall community plans.

**Lantana Square**

The shopping center owners awaiting area storm water and engineering reports from the studies so they may see join in the improvements and increase the effectiveness of area SWM’s. They have joined in with the State sponsored stormwater study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be address

- VIII. Old Business/New Business
- IX. Good of the Order

Tom Green advised that the old graveyard at St. Mary’s will be re-furbished with the arch and fencing being erected back in place soon. GHADA elections will take place at the next scheduled meeting.

- X. Meeting Adjourned

Respectfully Submitted,  
Tom Bruno, Vice President GHADA

End Minutes April 18, 2022

**GHADA Minutes May 16, 2022**

- I. Call to Order 12 Members and 3 others present
- II. Pledge of Allegiance Recited.
- III. Approval of Minutes Thomas Bruno, V.P.
- IV. Treasurer’s Report-Tom Green-Treasurer. Opening Balance in **Checking Account-** \$1,130.76. Transfer from savings \$4,066.43. Contributions \$50. Total credits \$5,247.23. P.O Box rental \$212. Expediting Fee. For 501(c) Application \$275. Payments \$487. **Ending Balance** \$4,760.23. **Savings Account-Now 4th of July Account** \$4,066.43. Transferred to checking- \$4066.43. Opening Account \$0.00. 4th of July Donations-\$1425. DCF’(ACH) \$5,304. NCC(ACH)\$25,000. Total credits-\$31,729. Deposit for Fireworks (ACH)\$15,565. Ending Balance\$16,164.44
- V. **President’s Report Mark Blake**-Remarks included in Land Use.
- VI. **Legislative Reports & Elected Officials. County Councilwoman -Janet Kilpatrick-** Students of the Colored School were asked to come down to see renovations. This 250th Park will have a new designation as park of Beulah Case. The State did the research. The reassessment is going slower that expected. It will be on the 2024 Tax Bill. It has to be review neutral, Taxes will not be as high as the assessment. You have one year to appeal, In 1983 there were 30,000 appeals. The State law hires Lawyers that check reassessment.
- VII. **GHADA Board Elections Trish Cavender, V.P.**
- VIII. **A. All Executive Board Members accepted Re-election.**  
**Mark Blake- President, Trish Cavender, V.P., Thomas Bruno, V.P. Tina Goldrick, Secretary, Tom Green, Treasurer.**  
**B. Board Members up for re-election:** Donna Marshall-No, Sara Barre-NA, Peg Castoreni-No, Peggy Centrella- NA, Tina Goldrick-Yes, Alan Nicholls-Yes, Charlie Talkowski-No, John Connell taking his position., Mike Terranova- Yes.
- IX. **Update on Hockessin 4th of July & Fireworks. Mark Blake, President.** A) We’ve made the non-refundable deposit of \$15,565. For the fireworks. We still need to fundraise about \$10-\$12,000 over the next 7 weeks. B) We’re accepting donations and sponsorships. C) We’ll move forward with holding the parade and fireworks and the HAC will handle the neighborhood relays-Teams needed! **Donations can be made to “GHADA-4th of July”, PO Box238, Hockessin, DE 19707**
- X. **Land Use Report Mark Blake, president land Use and President.** NCC Sewer “force main” work began in November. Some of the former NVF sewer lines were not up to NCC Specs, but will be addressed by relining or sleeving existing pipes to seal any leaks, etc. Artesian Water is installing new water lines (main) along Yorklyn Road and should be completed by mid-Summer 2022.

**Valley Rd & Little Baltimore – DELDOT widening project**

Rep. Mike Smith & Councilwoman Janet Kilpatrick held a Public meeting on Wednesday, April 13th evening at the CAC and Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be coming up with ways and places to address water runoff problems in the areas of Valley Rd, HAC, Lantana Square, CAC, Hockessin Hunt, etc. Another meeting will be held in June with the engineering company.

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Monitoring wells will remain in place for foreseeable future.

**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. No update

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

Site work mostly completed and new foundations began getting poured last week. Home construction should begin shortly of the first of 56 homes.

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

Project approved and pending site work

**Westrum Assisted Living – 6042 & 6060 Limestone Rd**

Board of Adjustment approved requested variances, as supported by GHADA for proposed assisted living facility. Site was previously approved for similar assisted living facility back in 2020, but that approved plan was withdrawn and did not proceed.

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

Surveying has begun, some preliminary work is taking place in preparation of site prep (dirt moving). Focus group reviewed the revised plan, which will be residential. New plan was shown to GHADA and previously to the focus group, which will continue working with the developer on landscaping, buffering and overall plan amenities. Historic house will be saved and a separate lot ‘carved out’, but included in the overall community plans.

**Lantana Square**

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—————End report

**XI. Hockessin Historical Society (HHS) Pete Seely.** Our 501 (C) has been reinstated, retroactively to 2014. We have many Board Member positions available and would like to form focus groups in the areas of displays and artifacts; events and speakers; Historic marker, public relations department. We now have a YouTube channel! We have over 50 members. Our newsletter is *The Hockessin Holler.* **Current and Future Events** An event was co-hosted an event at the Hockessin Public Library May 7th on Hockessin’s rich history. May is National Tavern Month. Donations are needed for continual maintenance. Visit FaceBook for information or call (302)2392061. June-June 15th 7pm is a Juneteenth event at Hockessin Memorial Hall relating to school 107C and Shirley Bulah. Speakers are Dr. Bradley Skelcher and James “Sonny” Knott. We are planning an event to honor Joe Lake near June 28th. We need Secretarial and Treasurer members. Our website is <http://Hockessinhistoricalsociety.org/>

Respectfully submitted,  
Tina Goldrick, GHADA Secretary

End Minutes May 16,2022

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**GHADA Minutes June 20, 2022**

- I. Call to order- Mark Blake, President. 12 Members and 7 Others present.**
- II, Pledge of Allegiance Recited.**
- III. Approval of Minutes, Tina Goldrick, Secretary**
- IV. Treasurer’s Report, Tom Green, Treasurer.** FY 2021/2022 Annual Financial Report was given. Read in full under separate email.
- V. President’s Report-Mark Blake-Fireworks** will be held rain or shine. The parade will be held at 3:00 with staging at 2:30. Conrad seniors will be singing. On June 28th a Celebration of Life will be held for Joe Lake at 7:00p.m. in this Memorial Hall. The Lake family will be presenting a very special gift to the community to honor Joe.
- VI. Legislative Reports & Elected Officials:**
  - E) Janet Kilpatrick** There is nothing new in the legislature at this time. She wanted to thank Darlene and Pete for the presentation of the Family of Shirley Bulah. There is Federal money-open a link for businesses or nonprofits. She will send a link to Trish Cavender. There is \$104 million. 4th of July has already received funds. A steam car is coming into Hockessin to drop people off near THE BACK BURNER Restaurant.
- VII. Update on Hockessin 4th of July Festival & Fireworks**
  - A.** Fund raising is going well. We expect to reach the target to cover the remaining balance due for the fireworks, but will continue to press for sponsors and donations.
  - B.** We’re still accepting donations and sponsorships.
  - C.** We’ll move forward with holding the parade and fireworks and the HAC will handle the neighborhood relays-Teams needed!
- VIII. Land Use-Mark Blake, President Land Use & President GHADALand Use Report – June 20, 2022**

**NVF Master Plan - Yorklyn**

NCC Sewer “force main” work began in November. Some of the former NVF sewer lines were not up to NCC Specs, but will be addressed by relining or sleeving existing pipes to seal any leaks, etc. Artesian Water installing new water lines (main) along Yorklyn Road should be completed by mid-Summer 2022, however, no work on water lines for past (2) weeks.

**Valley Rd & Little Baltimore – DELDOT widening project**

Next Public Meeting was slated for June, but appears to be delayed in getting data and reports will delay until after July for next community meeting. CAC and Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be coming up with ways and places to address water runoff problems in the areas of Valley Rd, HAC, Lantana Square, CAC, Hockessin Hunt, etc.

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

Awaiting demolition and site preparation.

**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).

**PERC – Remediation Project (part of EPA National Priority List [NPL])**

Well monitoring has moved across Lancaster Pike to the old Exxon gas station property.

**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. No update

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

First house has been framed and other foundations are being installed. Total of 56 homes.

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

Site being cleared and prepped for initial project work

**Westrum Assisted Living – 6042 & 6060 Limestone Rd**

Board of Adjustment approved requested variances, as supported by GHADA and almost all of the nearest neighbors, for the proposed assisted living facility.

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

Surveying has begun, some preliminary work is taking place in preparation of site prep (dirt moving). Focus group reviewed the revised plan, which will be residential. New plan was shown to GHADA and previously to the focus group, which will continue working with the developer on landscaping, buffering and overall plan amenities. Historic house will be saved and a separate lot 'carved out', but included in the overall community plans.

**Lantana Square**

The shopping center owners awaiting area storm water and engineering reports from the studies so they may see join in the improvements and increase the effectiveness of area SWM's. They have joined in with the State sponsored stormwater study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be addressed.

End of Land Use Report by Mark Blake

**IX. Hockessin Historical Society- Pete Seely** See Minutes from our May meeting. The 107c school is now part of the National Park system. It will open the end of September.

**X. Hockessin Business Association (HBA)** The meeting is held the 3rd Tuesday of the month. A round table discussion will be held.

**XI. Old Business/New Business**

**A.** Alarms went on from 6:30-7:30am at the Hockessin Soccer Club. No one knew the code. People expressed need for the fire department to know the code.

**B.** The caboose in Hockessin was bought by McGrellis. It was bought by one of his sons. The man on the display had his head replaced by a fox. The next day it was returned.

**C.** Children were drinking at a barn on Valley & Evanson Rd.

**XIII. Meeting Adjourned.**

Respectfully submitted,  
Tina Goldrick, Secretary GHADA

End Minutes June 20, 2022

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No meetings scheduled for July or August 2022

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**GHADA Minutes September 19, 2022**

I. Call to order Mark Blake, President at 7:08. 10 Members and 2 others present.

II. Pledge of Allegiance recited.

III. Approval of Minutes, Tina Goldrick, Secretary.

IV. Treasurer's Report, Tom Green, Treasurer

V. President's Report, Mark Blake, President of GHADA and President of Land Use-

Recap of 4th of Julys festival & Fireworks. There were lots of fire engines. Relays went well. More people are needed to help with the parade. There were four this year; about 10-12. He was almost in the parade, but made a donation. The main complaint was there were no school bands.

VI. **Overview and update on Hockessin Station Master Plan (former McGrellis property).** Variances are needed. There has been an increase in open spaced; 75% now. Reduction from 187 to 147 Units. They will cost in the \$550,000 range. There is a decrease in single homes and



increase of townhomes. The County is forcing them to preserve the Marshall House. Moderately priced 15% of total. All parts/labor and materials have increased in price.

VII. No Legislative Reports or Elected Officials present.

VIII. **Land Use, Mark Blake,**

**NCC Sewer “force main” work began in November.** Some of the former NVF sewer lines were not up to NCC Specs, but will be addressed by relining or sleeving existing pipes to seal any leaks, etc. Artesian Water installing new water lines (main) along Yorklyn Road should be completed by mid-Summer 2022, however, work has slowed considerably over the late summer months.

**Valley Rd & Little Baltimore – DELDOT widening project**

Next Public Meeting was slated for June, but appears to be delayed in getting data and reports will delay until after July for next community meeting. CAC and Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be coming up with ways and places to address water runoff problems in the areas of Valley Rd, HAC, Lantana Square, CAC, Hockessin Hunt, etc.

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Well monitoring has moved across Lancaster Pike to the old Exxon gas station property.

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. This project will be moving forward.

Valley Grove (Former Camoirano Mushroom House & Property)

First few homes are being finished been framed and other foundations are being installed. Total of 56 homes.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Site being cleared and prepped for initial project work

Westrum Assisted Living – 6042 & 6060 Limestone Rd

Board of Adjustment approved requested variances, as supported by GHADA and almost all of the nearest neighbors, for the proposed assisted living facility.

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

Surveying has begun, some preliminary work is taking place in preparation of site prep (dirt moving). Focus group reviewed the revised plan, which will be residential. New plan was shown to GHADA and previously to the focus group, which will continue working with the developer on landscaping, buffering and overall plan amenities. Historic house will be saved and a separate lot ‘carved out’, but included in the overall community plans.

Lantana Square

The shopping center owners awaiting area storm water and engineering reports for engineering reports from the studies so they may see join in the improvements and increase the effectiveness of area SWM’a. They have joined in with the State sponsored study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be addressed

End Report by Mark Blake

IX. **Historical Society-Pete Seely** We are planning more guest speaker events and 50/50 raffles at events such as Hockessin Halloween. We are working on listing some of the historically significant houses in the Hockessin area with the National Park Service Network to Freedom. Program 1) Hockessin School 107C held a 101st Anniversary ceremony. It is planning a grand opening soon. 2) The Burt Robinson House (863 Valley Road. 3) The Shirley Bulah marker placement in Tweed’s Park 4) Filling out grants for future Projects.

CONTACT US: Website: [http://Hockessin historical society.org/](http://Hockessin%20historical%20society.org/) or email us at [HockessinHistory@gmail.com](mailto:HockessinHistory@gmail.com)

XI. New Business/old Business

Question raised about ease way between Charter Oaks and Hickory Hills. Advised to call Krista Griffith or Janet Kilpatrick.

XIII. Meeting adjourned.

Respectfully submitted,

Tina Goldrick, GHADA Secretary

End Minutes September 19, 2022

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GHADA MINUTES FOR OCTOBER 17, 2022

**THE MEETING WAS CALLED TO ORDER BY MARK BLAKE, PRESIDENT AT 7 PM.**

**PLEDGE OF ALLEGIANCE** was recited.

**APPROVAL OF MINUTES. TINA GOLDRICK, SECRETARY.** Minutes approved.

**TREASURER’S REPORT, TOM GREEN TREASURER.** Report approved. The opening balance on 9/1/22 was \$4076.40. Interest received was \$.04., bringing the total to \$4076.44, which was the ending balance on 9-30-22. The Savings account-4th of July account was \$43,239.30 with \$.99 interest. Ending total for September was \$43,240.29. Highmark Blue Cross, Blue Shield Donation was \$1,000 on 10-07-22.

## **WILMAPCO Regional 2050 Transportation Plan Presented by Daniel Blevins.**

WILMAPCO is the regional transportation planning agency responsible for co-ordinating transportation investments (road, rail, bus routes, and walking, and biking paths) in New Castle and Cecil Counties, is currently updating the Regional Transportation Plan(RTP) for the Counties.

Grounded in public feedback, the RTP establishes objectives, actions, and performance measures to achieve the region's three transportation goals: Improve Quality of life, Efficiently Transport People, and support Sustainable Economic Development and Goods Movement.

The RTP also lists the major transportation projects currently proposed for the next three decades to achieve these policy objectives, so it's an important document that guides to the future of transportation.

More information is available at [www.wilmapco.org/rtp](http://www.wilmapco.org/rtp)

For more information email Randi Novakoff at [rnovakoff@wilmapco.org](mailto:rnovakoff@wilmapco.org).

## **VI. Legislative Reports & Elected Officials**

**A. Janet Kilpatrick-County Councilwoman.** Reassessments are being done and assessors are in this area. They are on the properties. Residents have one year to appeal. They can hire more assessors; last year there were 30,000 appeals. She saw an article some assessed values were two to three times higher. The amount will probably be in the 2025 tax bill. Advised watching the School District taxes. Projects for the State are at 90 million dollars. Hockessin received 1.1 million dollars.

## **VII. Land Use Report -Mark Blake President and GHADA President**

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

NCC Sewer "force main" work began in November. Some of the former NVF sewer lines were not up to NCC Specs, but will be addressed by relining or sleeving existing pipes to seal any leaks, etc. Artesian Water has resumed installation of the new water lines (main) along Yorklyn Road. No new update on expected time for completion, but the number of contractors has increased substantially over the past few weeks.

### **Valley Rd & Little Baltimore – DELDOT widening project**

Next Public Meeting was slated for June, no new date has been set for next community meeting. CAC and Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be coming up with ways and places to address water runoff problems in the areas of Valley Rd, HAC, Lantana Square, CAC, Hockessin Hunt, etc.

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

Awaiting demolition and site preparation.

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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).

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

Well monitoring has moved across Lancaster Pike to the old Exxon gas station property.

### **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. This project will be moving forward, likely sometime this winter or in the spring of 2023.

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

First homes are finished. Others are being framed and more foundations are getting installed. Total of 56 homes.

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

Site work continues, line and grades have been set and excavation for foundation is beginning

### **Westrum Assisted Living – 6042 & 6060 Limestone Rd**

Board of Adjustment approved requested variances, as supported by GHADA and almost all of the nearest neighbors, for the proposed assisted living facility.

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

Board of Adjustment approved the minor requests to the plan and was supported by the Focus Group. Next step in Planning Board, which should also receive the same support from the Focus Group, which will be meeting one final time to go over the plans one more time to review landscaping, buffering and overall plan amenities. Historic house will be saved and a separate lot 'carved out', but included in the overall community plans.

### **Lantana Square**

The shopping center owners awaiting area storm water and engineering reports from the studies so they may see join in the improvements and increase the effectiveness of area SWM's. They have joined in with the State sponsored stormwater study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be addressed.

\_\_\_\_\_end Land Use report by Mark Blake

**VIII. Hockessin Historical Society-Pete Seely** Future events: Hockessin Halloween: Saturday, October 29th, 11-3PM; NCC Historic Review Board: Nov. 1st 5pm (Business Meeting-Zoom) Nov, 19th at 5(Public Hearing-Zoom).

**IX. Hockessin Business Association** Meetings are the 3rd Tuesday of the month, 7pm Must be a member to attend.

The meeting was adjourned.

Respectfully submitted,  
Tina Goldrick, GHADA Secretary

End Minutes October 17, 2022

November 21, 2022 Meeting cancelled. No business on the agenda.

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December 2022 No scheduled meeting.

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