

GHADA Meeting January 23, 2023

- I. **The meeting was called to order by President Mark Blake**
- II. **Pledge of Allegiance** was recited
- III. **Approval of Minutes by Tina Goldrick.** Approved.
- IV. **Approval of Treasurer's Report by Tom Green.** Approved. Opening balance in checking on 10/02/22 was \$4076.44. Contributions were \$150. Interest was \$.10. Total credits were \$150.10. Total debits were \$0.0. Ending balance on 12-31-22 was \$4226.54. The Savings Account (4th of July account) 10-01-22 was \$43240.29. Deposits were \$1,000. Interest was \$5.57. Total credits were \$21005.57. Ending balance on 12-31-22 was \$44245.86.
- V. **Former Exxon Station and Richardson's Nursery site plans. Mark Blake, President**
On the site will probably be a national coffee shop. There will be a Long building similar to the presentation at the GHADA 2019 meeting. There will be lots of land-scaping with a right in, right out traffic plan. An overview will be given at the next meeting.
- VI. **Legislative Reports and Elected Officials**
State Rep. Mike Smith They are in a new session. Mike will be on seven committees this year. These include Capital Improvement, Capitals Infrastructure, Economic Development, Education, Health and human development, Veteran Affairs and Revenue and Finance. Polly Drummond yard waste fire was due to leaves. It will open the second weekend of April. There will be two recycling events. They will be at St. Mark's High School, Independence School and Newark Recycling Center. Mike will have two coffees at the Drip Cafe the second Tuesday and The Well Jan. 26th.

VII. **Land Use Report-Mark Blake chairman, GHADA President, Greater Hockessin Area Development Association**

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, 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.

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).

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.

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 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, **Hockessin Historical Society- Pete Seely.** They have hired a new CPA. There is no annual meeting. The displays are on hold because there is no security system. The Lambourn Library Book club will meet on Feb. 21st. For information go to Hockessin Historical Society.org.

XI. Good of the order-

Ed Benson: I have a very short item I would like to read aloud to the assembly at the GHADA Mtg. tonight. It is a quote from a Native American Indian Chief that has a message that encompasses a few of our more recent events and holidays. I would like to read it because it brings together 3 or 4 things: It brings together Thanksgiving, it reminds us of Native American Heritage month, which was just here in November, it gives a message very appropriate for the observance of Martin Luther King, Jr. Day, and it provides us a message of peace at a time in our world that sorely is in need of it.

AN INDIAN PRAYER OF THANKSGIVING AND PEACE

XII. Meeting adjourned,

Respectfully submitted,
Tina Goldrick, GHADA Secretary

End January 23,2023

GHADA MINUTES FEBRUARY 20, 2023

- I. Call to Order, Mark Blake, President. 11 members and 7 others present.
- II. Pledge of Allegiance recited.
- III Minutes Approved by Tina Goldrick.
- IV. Treasure’s Report- Tom Green, Treasurer-Report - January 31, 2023

Checking Account -

Opening balance 01-01-2023 -	\$4,226.54	
Contributions	\$0.0	
Interest	\$ 0.04	
Total credits		\$00.04
Total debits		\$00.00
Ending balance	\$4226.58	

Savings Account -4th of July Account

Opening balance 01-01-2023 -	\$44,245.86	
Total Credit	Interest	\$5.51
Ending Balance 01-31-2023 -	\$44,251.37	

-----End Report

- V. President’s Report - Mark Blake incorporated into Land Use
- VI. Legislative reports

County Councilwoman - Janet Kilpatrick- There is not a lot of news! There will be no increase in taxes this year. The reassessment will be on 2024 taxes. Four people in a group check cars. Gas stations have been a problem. There are Board vacancies. Janet will sponsor people. DRAC- It has been ages since DRAC has been active. It meets GHADA nights. You get a staff person from NCC. You are supposed to live in the overlay area. They have 2 or 3 out of 9 people. Trucks have been parking in front of WaWa. Traffic on Yorklyn Road allows only 2 cars through the light!

- VII. Discussion of Hockessin 4 of July Festival and Fireworks Janet Kilpatrick will give a grant for using the park. A lot of help is needed to run the parade. Please consider coming to help.

- VIII. Land Use - Mark Blake - President
Work appears to have been completed on the Artesian water main installation along Yorklyn Rd. NCC Sewer “force main” work status is unknown as to progress/status.

Valley Rd & Little Baltimore – DELDOT widening project

An update and Public Meeting was held in November 2022 to share the information gathered to date and review the scope of the area being reviewed. The next public meeting was tentatively slated for January 2023 (which didn’t happen), so likely this will occur in March or April. Century Engineering provided an update and overview of the drainage scope and areas being addressed by the

study and will be finalizing their recommendations for addressing 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. Call placed with Joe Setting (property owner & developer) to get update on timing for project to move forward.

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). Contact from an interested party that wanted to know if they would be permitted to construct 203 single family homes there and we provided background on prior preliminary plans that would allow for 4-5 homes, based on size and private street layout, etc.

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

The program has shifted to monitoring the groundwater wells and the last ‘cleanup’ and removal of materials (metal drums & misc. materials, have moved to the old Exxon gas station property and are being removed. Appears that additional monitoring has been taking place on the former Exxon site, as that property will be moving forward with redevelopment in the next few months.

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 and will likely require some variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts. Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan will be filed 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. Homesites have been finalized and home construction is moving along, with several new homes already built, sold, and new homeowners having moved in.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Site work continues along with DELDOT installation of the dedicated turning lane westbound on Lancaster Pike, for McGovern Rd. Construction of building starting with foundation/footings. Parking lot retaining wall is being installed presently

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. Site work continues and DELDOT has been working on the dedicated turn lane onto McGovern Rd, alongside the westbound side of Lancaster Pike/Rt 41. Other utility related work has been ongoing along the roadway.

“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. The Planning Board saw the same support from GHADA and members of the Focus Group. The County LU Committee met on January 17th to review the plans and a majority of Council voted to support the project. The Historic house will remain and have a separate lot ‘carved out’ for it, along with the possibility of having a new Historic Marker placed there. The house will be 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 report

- IX. **Hockessin Historical Society-Pete Seely**-They are in need of: artifacts relevant to the Hockessin area; volunteers to help with research, historic markers, maintaining buildings and setting up for events, professional help with displays; photographers, videographers and drone operators; new members willing to be Board members and suggestions for historic markers. Send correspondence to Hockessin Historical Society, P.O. Box 362, Yorklyn, DE 19736
- X. **Hockessin Business Association-Bill Hutchins** Meets at the Lamborn Library on March 21st and April 19. Bill is the

new President. Peg Castoroni discussed problems with maintaining the islands. A long term solution is needed! It was established in 2007. DELDOT has in their contract that they will put down grass seed. Harvest Market has been paying for mowing. If they work with GHADA and business people, problems could be solved. Mark will meet with them.

- XI. **Old Business/New Business** Janet Kilpatrick stated police stated people in neighborhoods are not locking their cars. They did catch 1 man driving around stealing. There has been a 400% increase in catalytic converters stolen. Overall crime is down; people are coming from out of town to steal.
- XII. **Good of the order** Nothing stated.
- XIII **Adjourned by Mark Blake, President**

End February 20,2023

GHADA MEETING MARCH 20, 2023

The meeting was called to order by Trish Cavender, 1st VP. 9 members and 7 others present.

Pledge of Allegiance was recited.

- III. Minutes by Tina Goldrick, Secretary, were approved.
- IV. Treasurer's report, by Tom Green, Treasurer, was recited. It will be recorded separately.
- V. President's Report-incorporated into land use report.
- VI. Legislative and Elected officials.

Mike Smith They are now on break. It is Bond Bill week. We are still up \$250million, but down \$30million from last year. The State cannot take money from State unclaimed money fund. It can now be an opener for other people. This weekend is a big weekend for the soccer club. Man power is down for all DELDOT projects. Polly Drummond opens this weekend for yard waste. Independence School annual recycling event is May 13th. On April 1st Trinity Church will host an Easter Egg HuntThey have attracted 4-5,000 people. This year the HAC will do the races and walkers for the parade. The reassessment will be every 3 or 5 years. There will be a series of Town Halls that provide education on issues. Three will be in March and the fourth will be at The Well Troop six will be knocking down a building April 3 (6-7)to show new building ideas at Dickinson. They are paving on Millcreek Rd. Comments to Mike-Ed Benson stated that Murphy Lane is restricted and people park there during soccer games. Peter Hays, from the soccer club, stated that people are directed from parking on Murphy road. Ed wanted people to be aware, because they are also speeding.

- VII. Land Use Mark Blake, president of GHADA, read by Trish Cavender, VP.

NVF Master Plan - YorklynWork appears to have been completed on the Artesian water main installation along Yorklyn Rd. NCC Sewer "force main" work status is unknown as to progress/status. There was an update meeting at the CCA in Yorklyn on March 7th by DNREC to review the current actions and future plans for the redevelopment of the former NVF site and surrounding areas. The developer also showed their plans for the (2) residential components of the plan and examples of the designs and materials for the townhomes to be built along Yorklyn Rd. There were many people that attended and surprisingly, most of the attendees said they never knew of the plans, even thou the project was first envisioned and put forth back in 2011 and there have been links to a website displayed on the properties for years, along with at least 10 or more meetings over the years as each phase was started and completed.

Valley Rd & Little Baltimore – DELDOT widening project

An update and Public Meeting was held in November 2022 to share the information gathered to date and review the scope of the area being reviewed. The next public meeting was tentatively slated for January 2023 (which didn't happen), so likely this will occur in March or April. Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be finalizing their recommendations for addressing water runoff problems in the areas of Valley Rd, HAC, Lantana Square, CAC, Hockessin Hunt, etc.

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

The program has shifted to monitoring the groundwater wells and the last 'cleanup' and removal of materials (metal drums & misc. materials), that were moved to the old Exxon gas station property, have now been removed. From what we have found out, the additional monitoring has been concluded at the former Exxon site, as that property will be moving forward with redevelopment in the coming weeks or months.

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 is moving forward and will likely require some variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts, similar to those in the nearby area (across the street, etc.). Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan should be filed in the spring of 2023 as there were some onsite surveying and testing being conducted in the past couple of weeks.

Valley Grove (Former Camoirano Mushroom House & Property)

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

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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.

Council District 3

South side of Yorklyn Road, north of Wilmington and Western Railroad, 1,300 feet east of Lancaster Pike.

Minor Land Development Plan to eliminate previously recorded Note 26 regarding restricted medical office space, revise parking calculations per current code and increase medical office use to 50,000 square feet, recognize existing 335 square foot Railroad Station House and construct an 8-foot wide walkway. Stone Mill. ON/HT Zoning. (App. 2018-0279-S)

South side of Lancaster Pike 1890 feet east of Loveville Road.

Minor Land Development Plan to show associated site improvement including an addition to an existing barn and a separate cemetery. Trinity Community Church. S Zoning. (App. 2019-0083-S)

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East side of Lancaster Pike, 1,100 feet north of Newport Gap Pike/Lancaster Pike intersection.

Minor Land Development Plan to renovate existing Arunchula building by adding 955 square foot addition and a 1,123 square foot addition to maintenance building. Sanford School Arunchula Addition. S Zoning. (App. 2019-0093-S)

Northeasterly corner of Little Baltimore Road and Valley Road intersection.

Minor Land Development Plan for the relocation of entrance to construct a 2,550 square foot building addition. Chinese American Community Association Phase I K-Room Expansion. S Zoning. (App. 2019-0740-S) East side of Skyline Drive, west side of New Linden Hill Road, south side of Limestone Road.

- X. New Business. What is new construction at Old Wilm. Rd. And McGovern. No information available.
XI. The meeting was adjourned.

Respectfully submitted, Tina Goldrick, Secretary

End March 20, 2023

GHADA Minutes April 17, 2023

Attending:

Board members - Darlene Amobi, Jeff Bricker, Tom Bruno, Trish Cavender, Luann D'Augustino Manley, Margaret Eipper, Tom Green, Alan Nichols, Pete Seely. Public: 3 on sign-in sheet.

The meeting was called to order by Vice President Tom Bruno.
The minutes of the March 20, 2023 meeting were approved.

Treasurer's Report

Tom Green, treasurer, reported a balance of \$4226.64 in the checking account. A \$25 dues payment and \$.03 interest were added since last month. A payment of \$226.00 was made for the post office box for the year. GHADA has only gotten about half of the dues payments we normally get. Another email will be sent asking people to pay dues for their communities. GHADA is holding the funds for the Hockessin 4th of July celebration in the savings account. Current balance is \$46,765.68 which includes a \$2,500 donation and \$7.52 interest. The 50% deposit for the fireworks is \$16,500. The balance will be due in July. Luann Manley asked if GHADA could make it possible for people to contribute online to the 4th of July Fireworks fund? Tom said GHADA can look into setting something up.

Legislative Report:

Janet Kilpatrick, New Castle County Representative - Within the next couple months New Castle County will be opening a website portal within the Recorder of Deeds for documents of homeowners' associations. NCC taxes this year will receive a one-time 5% discount. Money to pay for CARES testing sites was given to New Castle County to cover the salaries of people who had been taken from other jobs to man the sites. This money has been spread across salaries to make the discount possible. It will show up on the July tax bills. A New Castle County Council task force is starting to deal with condominium safety. There are likely a lot of buildings that have never been inspected. At this time only condominiums are being looked at. There are undoubtedly many other classes of buildings that should also be inspected, but the task force is moving slowly to implement this type of inspection requirement. New Castle County is partnering with Delaware state Social Services to monitor drug types and levels in waste water like monitoring was done with COVID 19 virus during the pandemic. The new tax assessments should be on the 2025 bills.

Hockessin 4th of July Celebration – The committee is looking for volunteers to assist with the parade and other jobs related to the celebration. The cost of the fireworks will be paid in two installments of \$16,500, a deposit and the balance.

Land Use Report – Tom Bruno read the Land Use Report submitted by Mark Blake who could not attend.

NVF Master Plan - Yorklyn

Delmarva Power has installed new underground power lines and a distribution transformer directly across from the Yorklyn Post Office, which will be utilized for powering the refurbished buildings, once completed. Work has been completed on the Artesian water main installation alongside Yorklyn Rd.

NCC Sewer "force main" work status is unknown as to progress/status. Another small area adjacent to the former NVF site has had some preliminary ground work done and an access lane put in and posted a DNREC notice and permit for discharge of ground water/rain water/surface water from the site.

Valley Rd & Little Baltimore – DELDOT widening project

An update and Public Meeting was held in November 2022 to share the information gathered to date and review the scope of the area being reviewed. The next public meeting was supposed to be in January 2023 (which didn't happen), so it appears that likely this will either in April or May, but no official word on a date. Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be finalizing their recommendations for addressing 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. No update on possible demolition timeframe.

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). Contact from an interested party that wanted to know if they would be

permitted to construct 203 single family homes there and we provided background on prior preliminary plans that would allow for 4-5 homes, based on size and private street layout, etc.

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

All site testing appears to have wrapped up, with the final push on the former Exxon station site being revisited recently (late March, early April). The program should now be mostly monitoring of the groundwater wells.

Former Exxon Gas Station & Richardson’s Nursery

Proposed redevelopment of both sites into one parcel (plan was presented at October ’19 GHADA meeting) will be moving forward, but not formally filed with NCC Dept. of Land Use. The project will likely require some variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts, similar to those in the nearby area (across the street, etc.). Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan should be filed in the spring of 2023 as there were more recent surveying and testing completed last month and earlier this month..

Valley Grove (Former Camoirano Mushroom House & Property)

Homes continue to be built and are selling rather quickly now that warmer weather has arrived. Total of 56 homes. There are still several unsold homesites available, but between 10-12 homes have been sold as of April.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Site work continues along with DELDOT dedicated turning lane westbound on Lancaster Pike, for McGovern Rd. Construction of building foundation/footings continues and the parking lot retaining wall has been installed. The county sewer and Artesian water connections and underground pipes have been installed to and from the site, alongside Lancaster Pike in the right of way.

Westrum Assisted Living – 6042 & 6060 Limestone Rd – Cancelled/Withdrawn.

Westrum has notified the property owners that they will not be proceeding with their approved development plans for an assisted living facility. Some of the reasons mentioned were the slower US and regional economic outlook combined with a recent change in the, lower than expected, demand for assisted living facilities in the area. The property will likely have other developers interested in possible uses in the near future, but there is nothing under consideration at this date.

“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. The Planning Board saw the same support from GHADA and members of the Focus Group. The County LU Committee met on January 17th to review the plans and a majority of Council voted to support the project. The Historic house will remain and have a separate lot ‘carved out’ for it, along with the possibility of having a new Historic Marker placed there. The house will be included in the overall community plans.

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----- End Land Use Report

Hockessin Historical Society- Pete Seely. There cannot be any new historic markers until the State gets a new coordinator for historic markers. Darlene Amobi – the Historic Society is looking for other places that might be interested in a talk about the Underground Railroad. There will be a Juneteenth Celebration on June 14th.

The Hockessin Business Association annual meeting will be held Tuesday, April 18th and will have a speaker at the Lamborn Library.

GHADA Elections for board members will be held at the May meeting. Candidates include: Jeff Bricker [Hockessin Woods]; Tom Bruno [McGovern Road]; Trish Cavender [Village of Manley]; Mike Censurato [Limestone Road]; John Connell [Hampton Pointe]; Shawn Dassel [Wellington Hills]; Mark McGee [Hickory Hill]; Ken Murphy [Ramsey Ridge]; Check Quon [Westover Chase]; Lawrence Rasero [Fox Meadow]. President- Mark Blake; Vice President -Trish Cavender; Vice President – Tom Bruno; Secretary – Tina Goldrick; Treasurer – Tom Greene.

Hockessin Village DRAC (Design Advisory Review Committee) GHADA will attempt to get DRAC back up and running to look at the planned development in the area. Trish Cavender will check on the requirements for committee membership and coordinate with Janet Kilpatrick to send a recommendation for members to the county executive for approval.

There was no other business and the meeting was adjourned.

Trish Cavender, VP, acting for the secretary.

End April 17, 2023

GHADA MINUTES MAY 15, 2023 MEETING

Call to order President Mark Blake. 11 Members and 7 others present.

Pledge of Allegiance recited.

Approval of the Minutes-Tina Goldrick, Secretary.

IV. Treasurer's Report-Tom Green Treasurer.

CHECKING ACCT:

Opening Balance\$4,226.64 Contributions \$50, interest\$.04 Total Credits \$50.04

PO Box 1 year Rental - \$226 Ending Balance4=30=2023 - \$4,050.68,

Savings Acct.- 4th of July Acct, Opening Balance - \$46,765.66 Interest \$6.38

Celebration Fire Works Deposit - (ACH) \$16,650, Ending Balance\$30,122.06 04-30-23.

V. Action for Delaware's Children- Matt Denn, Vice Chair

The goal is to be a voice for Delaware's children, especially those living poverty.

To reach Delawareans that wish to help these children reach their potential.

Support the efforts to educate the public about what the State of DE can do.

Get our elected official to effect the needed changes to make our goal possible.

Matt stated half of the families have problems. In third grade, 22% were

Proficient in reading. Margarita Rose Henry and Liane Sorensen were working on:

2021:1) Increase the level of support, increase instruction. Make pre-K full day.

2) Increase Job training for kids coming out of Ferris and cottages.

3) Find people willing to come into schools. Teachers are needed.

4) Lead paint- 2% still testing. Mike Smith and Laura Sturgeon working on it.

VI. Legislative reports and elected officials.

County Councilwoman Janet Kilpatrick-Nothing new is going on. The County received a lot of money from HUD

Community Services. \$3million for land grant in five zip codes. Healthy homes is a different grant 1978 for pregnant women

and small children. The vote on taxes-\$29discount on taxes. 2025 taxes will change. Then it will be mandated every 5 years.

They are doing Wilmington first.

VII. Land Use Mark Blake, President Land Use; President GHADA

Delmarva Power has installed new underground power lines and a distribution transformer directly across from the Yorklyn Post Office, which will be utilized for powering the refurbished buildings, once completed. Work has been completed on the Artesian water main installation alongside Yorklyn Rd.

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Former Exxon Gas Station & Richardson's Nursery

Proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting) will be moving forward, but not formally filed with NCC Dept. of Land Use. The project will likely require some variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts, similar to those in the nearby area (across the street, etc.). Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan has begun being applied for in May of 2023. We'll keep abreast of any modifications to the original concept plans shown to GHADA back in 2019.

Valley Grove (Former Camoirano Mushroom House & Property)

Homes continue to be built and are selling rather quickly now that warmer weather has arrived. Total of 56 homes. There are still several unsold homesites available, but between 10-12 homes have been sold as of April and a few more have been sold prior to construction.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Site work continues along with DELDOT dedicated turning lane westbound on Lancaster Pike, for McGovern Rd. Construction of building foundation/footings continues and the parking lot retaining wall has been installed. The county sewer and Artesian water connections and underground pipes have been installed to and from the site, alongside Lancaster Pike in the right of way.

Westrum Assisted Living – 6042 & 6060 Limestone Rd – Cancelled/Withdrawn.

Westrum has notified the property owners that they will not be proceeding with their approved development plans for an assisted living facility. Some of the reasons mentioned were the slower US and regional economic outlook combined with a recent change in the, lower than 22expected, demand for assisted living facilities in the area. The property will likely have other developers interested in possible uses in the near future, but there is nothing under consideration at this date.

“Hockessin STATION” -The former McGrellis and other properties along eastern side of Valley of Adjustment approved the minor requests to the plan and was supported by the Focus Group. The Planning Board saw the same support from GHADA and members of the Focus Group. The County LU Committee met on January 17th to review the plans and a majority of Council voted to support the project. The Historic house will remain and have a separate lot ‘carved out’ for it, along with the possibility of having a new Historic Marker placed there. The house will be 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 report

- VIII. Hockessin 4th of July Update, Mark Blake, president. Emails were sent to all who donated. The parade is all volunteer run. More people are needed to run the parade. It is like herding cats. Mark is posting information on Social Media.
 - IX. Hockessin Historical Society, Pete Seely
Juneteenth, June 14th Hockessin Fire Hall 7-9:30 pm
Subject- Underground Railroad
 - X. Hockessin Business Association-Social Event for last meeting.
Hockessin Scavenger hunt “Underground Railroad
 - XI. New Business - Elections
BOARD MEMBERS FOR 2023-2026. THERE ARE A NUMBER OF BOARD SEATS AVAILABLE:
Jeff Bricker - Hockessin Woods
Thomas Bruno = Ex. Bd. / McGovern Road
Trish Cavender - Village of Manley
Mike Censurato = Rt. 7/ Limestone Road
John Connell = Hampton Pointe
Shawn Dassel = Wellington Hills
Mark McGee - Hickory Hills
Ken Murphy - Ramsey Ridge/past Pres,
Check Quonset = Westover Chase
Lawrence Rasero - Fox Meadow
- EXECUTIVE BOARD 2023-2024
PRESIDENT - MARK BLAKE
VICE PRESIDENT
VICE PRESIDENT. - TOM BRUNO
TREASURER - TOM GREEN
SECRETARY - TINA GOLDRICK

The meeting was adjourned.

Respectfully submitted, Tina Goldrick, GHADA Secretary

End May 15 2023

Greater Hockessin Area Development Association
June 19, 2023 7:00 PM Hockessin Memorial Hall

Attending

Board: Jeff Bricker, Tom Bruno, Trish Cavender, Mike Censurato, Margaret Eipper, Tom Green, Pete Seely, Bonnie Turner. Public: Darleen Amobi, Rebecca Blackburn, George Harding, Bill Hutchins.

Legislators: Janet Kilpatrick, New Castle County Council

Vice President Tom Bruno chaired the meeting. President Mark Blake was unable to attend.

The minutes of the May 15, 2023 meeting as submitted by Secretary Tina Goldrick were approved.

The President's Report as sent by Mark Blake was read by Tom Bruno:

President's Report – Mark Blake

GHADA meeting –June 2023

The Hockessin 4th of July is moving along and we're getting great support from local businesses and others in the area. We're waiting for several donation pledge checks to arrive and will be reaching out to those businesses and political folks to confirm their donations.

Signs are being posted on Valley Road on the fence at John Foskey's property, next to the Post Office and we wanted to say "thank you" to John for letting us use his fence to showcase our generous sponsors again this year.

We're also posting logos and links of all the business sponsor on the Hockessin4th.org website and have been updating it weekly as new sponsorships are received.

The Hockessin Athletic Club (HAC) is gearing up for the long standing "Neighborhood Relays" and will again be handling the events for the children's relays and races and fun runs, etc. that take place at the field next to the baseball fields along Valley Road – races start at 9 AM, plan to arrive by 8:30 AM and register on the Hockessin4th.org website. We want to again say a huge "thank you" to all the folks at the HAC for sponsoring and orchestrating this long running (literally!) tradition and for all the volunteers from the HAC that make the relays possible.

The parade is shaping up to be another wonderful event and we're getting lots of entries from classic and antique cars, fire equipment, heavy equipment, wreckers, neighborhood relay groups, pageant winners, groups, politicians, and more, but as always, the famous (and crowd favorites) the New Castle County Police's Mounted Patrol will be leading the way again this year, followed by our own Hockessin Fire Company! If you want to be in the parade, go the Hockessin4th.org and put in your entry details and we'll see in the parade!

Again, we want to thank all our generous sponsors, as we are 100% funded by donations and volunteers that make the Hockessin 4th of July possible, for without them we wouldn't be able to have the relays, parade and of course the fantastic fireworks at dusk. The fireworks are 'rain or shine', so plan ahead and let's hope for great weather!

Thank you to everyone that's donated and to those that will be donating and to all those that lend a hand to make it possible. We're hoping to keep this going for years to come and add more events each year, as we get more assistance and volunteers to provide a full day of fun, festivities, and fireworks for the greater Hockessin area and the surrounding communities!

If you'd like to help out on the 4th, we could use a few more folks for the staging areas for the parade, just show up at 2:30 PM at the St. Mary's Church parking lot and look for the patriotic 4th of July trailer by the Old Lancaster Pike intersection and we'll give you a safety vest, 2-way radio and assign you a place to be a parade marshall to help us keep the parade moving along and getting everyone down the hill safely! We'll also need several volunteers to walk down at the end of the parade to help collect cash donations from the parade watchers!

Thank you and see you on the 4th!

*Respectfully, Mark Blake
President & Land Use Chair.*

END REPORT-----

Treasurer's Report: Tom Green. As of May 31, 2023 GHADA's checking account balance was \$4,150.71 which included \$100 in contributions and \$0.03 interest for the month of May. Annual report: June 1, 2022 the balance was \$4,760.20. Cash in for the year was \$425.50. Expenses for the year were \$1,034.99. We had a net loss of \$599.80 for the year. The GHADA savings account is now holding the funds for the Hockessin 4th of July fireworks and parade. Opening balance 5/1/23 was \$30,122.06. Deposits/Credits were \$4,155.00 and \$7.38 interest. Balance as of 5/31/23 was \$34,284.44 out of which a second half payment for the fireworks other expenses will be paid for the celebration. The treasurer's report was unanimously approved.

Legislators: Janet Kilpatrick, New Castle County Council

The bridge in the park is probably not going to be replaced until mid-summer. The engineers determined that it was too corroded and a new bridge would have to be ordered. When the new bridge arrives, people will be taken off other projects to get the new bridge installed.

The reassessment is so far behind that it will likely not be in place until 2025. A bill in the state legislature calls for a rolling reassessment for all three counties. This will not make a stable environment for either the government or the taxpayers.

Land Use Report as submitted by Mark Blake, read by Tom Bruno:

Greater Hockessin Area Development Association
Land Use Report – June 19, 2023

NVF Master Plan - Yorklyn

Delmarva Power has installed new underground power lines and a distribution transformer directly across from the Yorklyn Post Office, which will be utilized for powering the refurbished buildings, once completed. Work has been completed on the Artesian water main installation alongside Yorklyn Rd.

NCC Sewer “force main” work status is unknown as to progress/status. Another small area adjacent to the former NVF site has had some preliminary ground work done and an access lane put in and posted a DNREC notice and permit for discharge of ground water/rainwater/surface water from the site.

Valley Rd & Little Baltimore – DELDOT widening project

An update and Public Meeting was held in November 2022 to share the information gathered to date and review the scope of the area being reviewed. The next public meeting was supposed to be in January 2023 (which didn't happen), There has been no updates on the next meeting date. Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be finalizing their recommendations for addressing water runoff problems in the areas of Valley Rd, HAC, Lantana Square, CAC, Hockessin Hunt, etc. No change at this time.

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

Awaiting demolition and site preparation. No update on possible demolition timeframe.

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). Contact from an interested party that wanted to know if they would be permitted to construct 203 single family homes there and we provided background on prior preliminary plans that would allow for 4-5 homes, based on size and private street layout, etc.

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

All site testing appears to have wrapped up, with the final push on the former Exxon station site being revisited recently (late March, early April). The program should now be mostly monitoring of the groundwater wells.

Former Exxon Gas Station & Richardson’s Nursery

Proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting) has been filed with NCC Dept. of Land Use. The project will require a few minor variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts, similar to those in the nearby area (across the street, etc.). Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan was filed in mid-May 2023. We'll keep everyone updated of any modifications to the original concept plans shown to GHADA back in 2019.

RE: Richardson’s Nursery. Janet Kilpatrick commented that she believes Richardson’s is staying.

Valley Grove (Former Camoirano Mushroom House & Property)

Homes continue to be built and are selling rather quickly now that warmer weather has arrived. Total of 56 homes. There are only about 10-14 unsold Lots left, as most Lots have been sold and are only awaiting construction completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Site work continues along with DELDOT dedicated turning lane westbound on Lancaster Pike, for McGovern Rd. Construction of building foundation/footings continues and the parking lot retaining wall has been installed. The county sewer and Artesian water connections and underground pipes have been installed to and from the site, alongside Lancaster Pike in the right of way.

Westrum Assisted Living – 6042 & 6060 Limestone Rd – Cancelled/Withdrawn.

“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. The Planning Board saw the same support from GHADA and members of the Focus Group. The County LU Committee met on January 17th to review the plans and a majority of Council voted to support the project. The Historic house will remain and have a separate lot ‘carved out’ for it, along with the possibility of having a new Historic Marker placed there. The house will be 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.

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

END LAND USE REPORT-----

Hockessin Historical Society: Pete Seely President and Darleen Amobi, Vice President. The Juneteenth Celebration was great. A thank you to the fire department for their help. Darleen has been going out to make presentations at nursing homes and other places.

Hockessin Business Association: Bill Hutchins, president: The May scavenger hunt went well.

Old/New Business: Tom Green requested motions for donations.

Motion to donate \$200 to Hockessin Fire Department. Motion: Jeff Bricker 2nd: Bill Hutchens All aye
Motion to donate \$200 to Hockessin 4th of July. Motion: Jeff Bricker 2nd: Bill Hutchens All aye

Motion to approve Bonnie Turner as a GHADA Board Member. Motion: Trish Cavender 2nd: Jeff Bricker All aye

Pete Seely commented that a complaint had been made that there was no marching band in the parade. Discussion pointed out that school was not in session and it was difficult to get a band. Volunteers would be welcome.

There was no other business and the meeting was adjourned. Next meeting September 18, 2023.

Trish Cavender, VP, Acting for the Secretary

End June 19, 2023

Greater Hockessin Area Development Association
September 18, 2023 7:00 PM Hockessin Memorial Hall
GHADA Minutes September 18, 2023

President Mark Blake chaired the meeting. Vice President Tom Bruno was in attendance.

The Minutes of the June 19, 2023 meeting as submitted by Trish Cavender were approved.

The Treasurer's Report was omitted due to Tom Green's illness.

President's Report – Mark Blake

GHADA meeting –September 2023

The Fourth Of July celebration events including the relay races, parade and fireworks were a huge success. A suggestion was discussed to try to include one or more bands in next year's parade.

Legislators: Janet Kilpatrick, New Castle County Council

The reassessment is about another year away from taking place. The results are likely to be reflected in the 2025 New Castle County tax billing.

There is a motion in the works to look at making sprinkler systems mandatory for all new homes in New Castle County. A discussion was had by Janet Kilpatrick and members on the pros and cons of doing so.

Legislators: Mike Smith, Delaware State Representative

There will be a Safety Town Hall Meeting tomorrow September 19th from 6 to 8 pm at Dickinson High School.

The area received major storm damage from the August 7th storm. Storm cleanup is still continuing.

The paving project for Mill Creek Road is still experiencing delays. Work has started by Hickory Hills.

There will be more details given at the October GHADA Meeting on the sidewalk connections project. Mike will be hosting a constituents meeting at The Well on September 28th. Mike is pushing for more funding to complete road repairs in developments.

Land Use Report, as submitted by Mark Blake:
Greater Hockessin Area Development Association Land Use Report – September 18, 2023

NVF Master Plan – Yorklyn -No recent work in process

NCC Sewer “force main” work status is unknown as to progress/status. Another small area adjacent to the former NVF site has had some preliminary ground work done and an access lane put in and posted a DNREC notice and permit for discharge of ground water/rainwater/surface water from the site.

Valley Rd & Little Baltimore – DELDOT widening project

Meetings haven’t been held nor notices sent. Nothing since Century Engineering provided an update and overview of the drainage scope and areas being addressed by the study and will be finalizing their recommendations for addressing water runoff problems in the areas of Valley Rd, HAC, Lantana Square, CAC, Hockessin Hunt, etc. No change at this time.

701 Valley Rd – (Brick Ranch w/3 car garage) in front of former McGrellis property
Awaiting demolition and site preparation. No update on possible demolition timeframe.

520 Valley Rd – No update - Still listed for sale and buildable w/ approved 10,000 Sq. Ft. building *(Note, must meet “ByRight” to be code compliant, otherwise a rezoning application is needed). Contact from an interested party that wanted to know if they would be permitted to construct 203 single family homes there and we provided background on prior preliminary plans that would allow for 4-5 homes, based on size and private street layout, etc.

PERC – Remediation Project (part of EPA National Priority List [NPL])
Program complete, now routine monitoring of the groundwater wells.

Former Exxon Gas Station & Richardson’s Nursery

Project signs have been posted for the proposed redevelopment of both sites into one parcel (plan was presented at October ’19 GHADA meeting) has been filed with NCC Dept. of Land Use. The project will require a few minor variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts, similar to those in the nearby area (across the street, etc.). Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan was field in mid-May 2023. We’ll keep everyone updated of any modifications to the original concept plans shown to GHADA back in 2019.

Valley Grove (Former Camoirano Mushroom House & Property)

Community is approaching the turnover point from the Developer to the homeowner association. Total of 56 homes. A few lots remain as most have been sold and are only awaiting construction completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Work continues. There were some issues with construction that caused a break to the existing water mains that required night repair work in the past month or so

Westrum Assisted Living – 6042 & 6060 Limestone Rd – Cancelled/Withdrawn.

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

Construction should begin in 2024 for the project. Again the Historic house will remain and have a separate lot ‘carved out’ for it, along with the possibility of having a new Historic Marker placed there. The house will be included in the overall community plans.

Lantana Square

No updates. 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.

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

Hockessin Historical Society: Darleen Amobi, Vice President:

There will be a video presentation at 11:00am on Saturday, October 7th at the Hockessin Library of the film Nightjohn. Darlene is looking for suggestions for future videos to present. The Historical Society is looking at having an Open House event in December. The James Forten Exhibit is currently showcased at the American Revolution Museum of Philadelphia.

Hockessin Business Association: Bill Hutchins, president:

There will be a Business Association meeting tomorrow night September 19th at the Hockessin Library. Details on Halloween events will be announced at the October GHADA meeting.

Old/New Business: Nothing Presented

The meeting was Adjourned.

Tom Bruno, Vice President acting for the secretary.

End September 18, 2023

GHADA Meeting Minutes for October 16, 2023

I. **Meeting was called to order.** 8 Members present. 8 others present. II.

Pledge of Allegiance was recited.

III. **Moment of silence in remembrance of Tom Green, Treasurer.**

IV. **Approval of Minutes by Thomas Bruno, V.P.**

V. **Treasurer's report by Mark Blake, President:** Aug. report: \$3410.82 +.03 interest=\$3410.85. 4th of July acct. \$85.13. VI. **Legislative reports- Non present.**

VII. **Land Use, Mark Blake, President GHADA, President Land Use. Greater Hockessin**

Area Development Association

Land Use Report – October 18, 2023

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project No change at this time.

701 Valley Rd – (Brick Ranch w/3 car garage) in front of former McGrellis property Awaiting demolition and site preparation. No update on possible demolition timeframe.

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). Contact from an interested party that wanted to know if they would be permitted to construct 203 single family homes there and we provided background on prior preliminary plans that would allow for 4-5 homes, based on size and private street layout, etc.

PERC – Remediation Project (part of EPA National Priority List [NPL]) Program complete, now routine monitoring of the groundwater wells.

Former Exxon Gas Station & Richardson’s Nursery

Project signs have been posted for the proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting) has been filed with NCC Dept. of Land Use. The project will require a few

minor variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts, similar to those in the nearby area (across the street, etc.). Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan was filed in mid-May

2023. We'll keep everyone updated of any modifications to the original concept plans shown to GHADA back in 2019.

Valley Grove (Former Camoirano Mushroom House & Property)

Community is approaching the turnover point from the Developer to the homeowner association. Total of 56 homes. A few lots remain as most have been sold and are only awaiting construction completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Work continues. There were some issues with construction that caused a break to the existing water mains that required night repair work in the past month or so

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

Construction should begin in 2024 for the project. Again, the Historic house will remain and have a separate lot 'carved out' for it, along with the possibility of having a new Historic Marker placed there. The house will be included in the overall community plans.

Lantana Square

No updates. 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.

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

Council District 3

South side of Yorklyn Road, north of Wilmington and Western Railroad, 1,300 feet east of Lancaster Pike.

Minor Land Development Plan to eliminate previously recorded Note 26 regarding restricted medical office space, revise parking calculations per current code and increase medical office use to 50,000 square feet, recognize existing 335 square foot Railroad Station House and construct an 8-foot wide walkway. Stone Mill. ON/HT Zoning. (App. 2018-0279-S)

South side of Lancaster Pike 1890 feet east of Loveville Road.

Minor Land Development Plan to show associated site improvement including an addition to an existing barn and a separate cemetery. Trinity Community Church. S Zoning. (App. 2019-0083S)

East side of Lancaster Pike, 1,100 feet north of Newport Gap Pike/Lancaster Pike intersection.

Minor Land Development Plan to renovate existing Arunchula building by adding 955 square foot addition and a 1,123 square foot addition to maintenance building. Sanford School Arunchula Addition. S Zoning. (App. 2019-0093-S)

Northeasterly corner of Little Baltimore Road and Valley Road intersection.

Minor Land Development Plan for the relocation of entrance to construct a 2,550 square foot building addition. Chinese American Community Association Phase I K-Room Expansion. S Zoning. (App.

2019-0740-S)

East side of Skyline Drive, west side of New Linden Hill Road, south side of Limestone Road. Minor Land Development Plan to remove a 51,220 square foot section of building to construct a 6,425 square foot auto

service center, a 5,619 square foot convenience store with associated structures, and a 4,919 square foot retail building. Pike Creek Shopping Center. CR Zoning. (App. 2020-0327-S)

East side of Lancaster Pike, 1,100 feet north of Newport Gap Pike/Lancaster Pike intersection.
Resubdivision Plan to remove 1,700 square feet of Quigley Building (recorded but not constructed) and demolish the 1,650 square foot western residence to construct a 2,600 square foot pole barn. Sanford

School. S Zoning. (App. 2021-0124-S)

West side of Paper Mill Road, 2000 feet south of Possum Park Road.

Site Plan to construct two soccer fields. 555 Paper Mill Road. OR Zoning. (App. 2021-0570-S) West side of Yorklyn Road, 2100 feet south of Creek Road.

Resubdivision Plan to subdivide parcel in two single-family lots. 0 Yorklyn Road. NC40 Zoning. (App. 2021-651-S)

East side of Riblett Lane, 1100 feet north of Mill Creek Road.

Minor Plan to subdivide parcel into two lots. 502 Riblett Lane. NC21 Zoning. (App. 2021-0653S)

East side of Valley Road, 850 feet south of Evanson Road.

Major Rezoning Plan to rezone subject parcels from ST, CN and I to ST zoning. Subdivide property into 153 lots on 53 acres and remove existing deed restrictions. Hockessin Station. S, CN, I Zoning. (App. 2021-0695-S)

West side of Limestone Road, 837 feet north of Mendenhall Mill Road.

Major Land Development Plan for the construction of a 175,930 square foot assisted living facility. Westrum Assisted Living. NC21 Zoning. (App. 2022-0002-S)

East side of Skyline Drive, 680 feet south of Pike Creek Boulevard.

Resubdivision Plan to construct a one-way drop-off roadway from Skyline Drive to an existing on-site parking lot and removal of existing modular classrooms. Linden Hill Elementary School. S Zoning. (App. 2022-0005-S)

Northwesterly corner of Limestone and Paper Mill Roads.

Minor Land Development Plan for the construction of a 10,000 square foot daycare center and associated improvements. Limestone Daycare Center. S Zoning. (App. 2022-0064-S)

Terminus of Shannon Bridge Road.

Minor Land Development Plan to construct a 5,225 square foot additional building and associated improvements. Comcast Limestone – Parcel 1. S Zoning. (App. 2022-0102-S)

Southwesterly corner of Limestone Road and W. Ochletree Lane.

Minor Land Development Plan to construct a 9,000 square foot building with associated improvements. Lime Creek Professional Center. NCPUD Zoning. (App. 2022-0474-S) North side of Lancaster Avenue, 2800 feet west of McGovern Road.

Site Plan to replace existing communication tower and add new communication shelter within site's existing fence line. 7645 Lancaster Pike – DP&L Communication Tower Replacement. S Zoning. (App. 2022-0491-S)

South side of Yorklyn Road, 451 feet west of Old Wilmington Road.

Minor Land Development Plan to add 9,330 square feet of new building for construction of temple and meditation hall and other associated improvements. Hindu Temple Association Inc. S Zoning. (App.

End report

VIII. Hockessin Historical Society - Pete Seely Future events: Halloween in Hockessin Oct. 28th. October 10th-coffee with Mike Smith Drip cafe. Hockessin Business Association Oct. 17th, members only. NCC Historic review Board Oct. 17th, meetings are virtual. No date set yet for a new member meeting.

IX. Hockessin Business Association Bill Hutchins. They are meeting at the Historical Library. Oct. 28th will be the annual Halloween Program. Mark will provide cones.

X. Old Business/New Business Creek that crosses Evanston Rd. Water in Swift Park Area. Upstream there has been construction. The DNRC Hydrologist 302-395-2800. DelDot herbicide can cause problems. Call DelDot to report incidences.

Meeting Adjourned.

Respectfully submitted,

Tina Goldrick, GHADA Secretary

Next Meeting Monday, November 29, 2023 7:00

GHADA Minutes November 20, 2023

- I. **Call to Order.** There were 10 Members and 7 Others.
- II. **Pledge of Allegiance recited.**
- III. **Approval of Minutes Tina Goldrick, Secretary.**
- IV. **Treasurer's Report - Joe Hackman, Treasurer Joe received two dues payments of \$50. and 3 cents interest.**
- V. **Legislative Reports**
 1. **Mike Smith- Mike had been doing the coat drive and was exhausted. People could donate coats or cash.**
 2. **Janet Kilpatrick** This past week they have been working on the Police Accountability Board. \$40,000 has been approved for this Board. Now when you911, fire, ambulance, and mental health Master Plan - Yorklyn will respond.
- VI. Land use report Mark Blake,

VI.

Greater Hockessin Area Development Association Land
Use Report – November 20, 2023

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project No change at this time.

701 Valley Rd – (Brick Ranch w/3 car garage) in front of former McGrellis property Awaiting demolition and site preparation. No update on possible demolition timeframe.

521 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). Contact from an interested party that wanted to know if they would be permitted to construct 203 single family homes there and we provided background on prior preliminary plans that would allow for 4-5 homes, based on size and private street layout, etc.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning
Residential apartments (4% low income) 80 Units, 3 stories, parking lots

Former Exxon Gas Station & Richardson's Nursery

Project signs have been posted for the proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting) has been filed with NCC Dept. of Land Use. The project will require a few minor variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts, similar to those in the nearby area (across the street, etc.). Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan was filed in mid-May 2023. We'll keep everyone updated of any modifications to the original concept plans shown to GHADA back in 2019.

Valley Grove (Former Camoirano Mushroom House & Property)

Community is approaching the turnover point from the Developer to the homeowner association. Total of 56 homes. A few lots remain (6) as most have been sold and are only awaiting construction permits & completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Work continues. There were some issues with construction that caused a break to the existing water mains that required night repair work in the past month or so

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

Construction should begin in 2024 for the project. Again, the Historic house will remain and have a separate lot 'carved out' for it, along with the possibility of having a new Historic Marker placed there. The house will be included in the overall community plans.

Lantana Square

No updates. 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.

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

Presentation on the proposed redevelopment plan for Limestone Road South side of Yorklyn Road, north of Wilmington and Western Railroad, 1,300 feet east of Lancaster Pike.

Minor Land Development Plan to eliminate previously recorded Note 26 regarding restricted medical office

space, revise parking calculations per current code and increase medical office use to

50,000 square feet,

recognize existing 335 square foot Railroad Station House and construct an 8-foot wide walkway. Stone

Mill. ON/HT Zoning. (App. 2018-0279-S)

South side of Lancaster Pike 1890 feet east of Loveville Road.

Minor Land Development Plan to show associated site improvement including an addition to an existing

barn and a separate cemetery. Trinity Community Church. S Zoning. (App. 2019-0083-S) East side of Lancaster Pike, 1,100 feet north of Newport Gap Pike/Lancaster Pike intersection.

Minor Land Development Plan to renovate existing Arunchula building by adding 955 square foot addition

and a 1,123 square foot addition to maintenance building. Sanford School Arunchula Addition. S Zoning.

(App. 2019-0093-S)

Northeasterly corner of Little Baltimore Road and Valley Road intersection. Minor Land Development Plan for the relocation of entrance to construct a 2,550 square foot building addition. Chinese American Community Association Phase I K-Room Expansion. S Zoning. (App. 2019-0740-S)

East side of Skyline Drive, west side of New Linden Hill Road, south side of Limestone Road. Minor Land Development Plan to remove a 51,220 square foot section of building to construct a 6,425 square foot auto service center, a 5,619 square foot convenience store with associated structures, and a 4,919 square foot retail building. Pike Creek Shopping Center. CR Zoning. (App. 2020-0327-S)

East side of Lancaster Pike, 1,100 feet north of Newport Gap Pike/Lancaster Pike intersection. Resubdivision Plan to remove 1,700 square feet of Quigley Building (recorded but not constructed) and demolish the 1,650 square foot western residence to construct a 2,600 square foot pole barn. Sanford School. S Zoning. (App. 2021-0124-S)

West side of Paper Mill Road, 2000 feet south of Possum Park Road. Site Plan to construct two soccer fields. 555 Paper Mill Road. OR Zoning. (App. 2021-0570-S)

West side of Yorklyn Road, 2100 feet south of Creek Road. Resubdivision Plan to subdivide parcel in two single-family lots. 0 Yorklyn Road. NC40 Zoning. (App. 2021-651-S)

East side of Riblett Lane, 1100 feet north of Mill Creek Road. Minor Plan to subdivide parcel into two lots. 502 Riblett Lane. NC21 Zoning. (App. 2021-0653-S)

East side of Valley Road, 850 feet south of Evanson Road. Major Rezoning Plan to rezone subject parcels from ST, CN and I to ST zoning. Subdivide property into 153 lots on 53 acres and remove existing deed restrictions. Hockessin Station. S, CN, I Zoning. (App. 2021-0695-S)

West side of Limestone Road, 837 feet north of Mendenhall Mill Road. Major Land Development Plan for the construction of a 175,930 square foot assisted living facility. Westrum Assisted Living. NC21 Zoning. (App. 2022-0002-S)

East side of Skyline Drive, 680 feet south of Pike Creek Boulevard. Resubdivision Plan to construct a one-way drop-off roadway from Skyline Drive to an existing on-site parking lot and removal of existing modular classrooms. Linden Hill Elementary School. S Zoning. (App.

2022-0005-S)

Northwesterly corner of Limestone and Paper Mill Roads.

Minor Land Development Plan for the construction of a 10,000 square foot daycare center and associated

improvements. Limestone Daycare Center. S Zoning. (App. 2022-0064-S)

Terminus of Shannon Bridge Road.

Minor Land Development Plan to construct a 5,225 square foot additional building and associated

improvements. Comcast Limestone – Parcel 1. S Zoning. (App. 2022-0102-S)

Southwesterly corner of Limestone Road and W. Ochletree Lane.

Minor Land Development Plan to construct a 9,000 square foot building with associated improvements.

Lime Creek Professional Center. NCPUD Zoning. (App. 2022-0474-S)

North side of Lancaster Avenue, 2800 feet west of McGovern Road.

Site Plan to replace existing communication tower and add new communication shelter within site's

existing fence line. 7645 Lancaster Pike – DP&L Communication Tower

Replacement. S Zoning. (App.

2022-0491-S)

South side of Yorklyn Road, 451 feet west of Old Wilmington Road.

Minor Land Development Plan to add 9,330 square feet of new building for construction of temple and

meditation hall and other associated improvements. Hindu Temple Association Inc. S

Zoning. (App. 2022-ad properties -Delaware Valley company, Hockessin, DE.

The presentation was made by Eden Roberts. It involves 6042 and 6060

Limestone Road. A full presentation will be done at GHADA's Jan.

meeting. This is a by-right plan, meaning no changes need to be made.

4% will be low income. This property is The Muse at 60. People are 62 and older and

can use tax credits the IRS. Apartments rents are \$550-\$1150 and are 750

Square feet. It is similar in style to The Summit. There will be monthly health related events. Bayada nursing will be on site, but no nursing care will be on site.

VII,

Land Use Report - Mark Blake-President Land Use.

VIIII Hockessin Historical Society-Pete Senator. Sturgeon's coffee meetings will start again in January. The Hockessin Business Association(HBA). will meet tomorrow at 6:30

At the

Lamborn Library. Pete has reinforced two doors. Insurance for the three buildings is

\$10,000. Pete is working on getting the school tax forgiven. A talk on Artifacts will be

given at North Star school. Janet Killpatrick has helped al lot.

VIII, HBA - Bill Hutchinson - Meeting will be tomorrow, then resume in January. The

Halloween event brought 2,000 people to Hockessin. The State Police also helped.

IX. Old or new Business- The "Welcome to Hockessin" sign has been hit again. The flag is down in the center of town. The pole has been sealed; probably a mechanism.

The meeting was adjourned. Next meeting- January 2024.

Respectfully submitted,
Tina Goldrick, GHADA Secretary