

**AVONDALE BOROUGH
SPECIAL COUNCIL MEETING
MAY 23, 2006**

MEMBERS PRESENT: Jay Pusey, Fred Bryan, Bob Cleveland, Patrick Harrison
Absent: Russ Kilmer, Pat Longen, Rose Ann Swift

GUESTS PRESENT: Mayor Howell, Glenn Diehl, Barry Cassidy, Tom Lowry, Jamie Mac Combie, Dana Tinnin, John Capper, Ron & Judy Reyburn, Susan & Bob McCue, Jen Samuel, Paulette Bryan, Carolyn Di Cecco, Ray Meute, Fay Hooning, Lenee Bryan, Louise Langille, Jim & Pam Decker, Debbie Wiglet, Glenn Allen, Ruth & Earl Wright, Bill & Faith Shore, John and Maria Losito, Harold Brown, Howard Thompson, Barbara Rosazza, Bill Webb

After the Pledge of Allegiance, President Pusey called the meeting to order at 6:30 P.M. The purpose of this meeting is to hold a public hearing for grant applications and to discuss re-zoning Pennsylvania Avenue. This meeting was held in the Avondale Fire Hall.

PUBLIC HEARING – GRANT APPLICATIONS

Glenn Diehl said this hearing was advertised in the Daily Local News for the following grant applications:

1. A streetscape improvement along Pennsylvania Avenue and or Morris Street.
2. Road utility improvements on Thompson Street
3. Road and utility improvements on East Third Street, from Thompson Street to Church Street, Poplar Street, Morris Street, and East Second Street from Pennsylvania Avenue to Watson Park.
4. Stormwater management and flood remediation to reduce flooding caused by backup from the Route 41 and railroad bridges over the White Clay Creek.

RESOLUTION #2006-04 – CDBG APPLICATION - \$250,000

Fred Bryan made a motion to approve Resolution #2006-04, 2nd by Bob Cleveland, motion carried. This resolution is to submit a grant application to reconstruct Thompson Street and replace stormwater drainage, water supply and sanitary sewer facility within the Thompson Street right-of-way. Glenn said if the grant monies are available, he will try to fit Poplar & East Third Streets into the project.

RESOLUTION #2006-05 - \$1,000,000 – STREETS PROJECT

Fred Bryan made a motion to approve Resolution 2006-05, 2nd by Bob Cleveland, motion carried. This resolution is to submit a grant application to reconstruct Poplar Street, Third Street from Church Street to Thompson street, East Second Street from Pennsylvania Avenue to Watson Park and Chatham Street from First Street to Fourth Street and to replace stormwater drainage, water supply and sanitary sewer facilities located within the rights-of way of the streets to be reconstructed.

Glenn said the next grant application is for a one million dollar grant for the stormwater management and flood remediation to reduce flooding caused by the backup from the Route 41 and railroad bridges over the White Clay Creek. Barry Cassidy said you probably do not want to apply for both one million dollar grants because there is three million dollars available and they will probably only give you a million dollars. The Borough is better off picking just one of the grants. President Pusey said Council needs to make a decision on which grant we want to apply for. President Pusey, Patrick Harrison and Fred Bryan felt that the stormwater issues should be prioritized. Glenn said the engineers need to look at this project to see if it is feasible and if it turns out that this project can't be put together for the stormwater issues, we have the back up streets project resolution.

RESOLUTION #2006-06- \$1,000,000 – STORMWATER PROJECT

Fred Bryan made a motion to approve Resolution #2006-06 and to prioritize this project in front of the streets project, 2nd by Patrick Harrison, Bob Cleveland-nay, Jay Pusey-yea, motion carried by a 3-1 vote.

PROPOSED RE-ZONING ON PENNSYLVANIA AVENUE

President Pusey said Council has been working for the past couple of months toward a proposal on changing Pennsylvania Avenue to a commercial village district. This proposal includes Pennsylvania Avenue from Second Street to Sixth Street on both sides and back to Morris Alley. The reason we are here tonight is to hear your comments and suggestions on this proposal. Council has not made any decisions yet

President Pusey said Council has been working for the past couple of months toward a re-zoning proposal. The reason we are here tonight is to explain what is being proposed and to hear comments, questions and suggestions from the public. The proposal is for both sides of Pennsylvania Avenue from Second Street up to Sixth Street, back to Morris Street and turn it into a Village Market or a Commercial District. Glenn, Jamie and Tom are here to give you a better idea of what can happen or what will have to happen as far as this project is concerned.

Glenn showed an aerial map of the area that is being considered. What can happen is that we can have a commercial business downstairs and a residence downstairs. We are trying to get uses that will generate income and that will be compatible with people that are living there.

Jamie said what Council is looking for is to provide some other alternatives that the residents don't have on the Pennsylvania Avenue corridor to allow for some modest commercial development. The issues that we are struggling with is what is happening with Route 41 and the potential by-pass, and the biggest concern is where are people going to park for these commercial uses. There has to be appropriate parking, appropriate buffering, appropriate regulations for lighting and landscaping. What Council wants to find out is, is a mix of a modest commercial use, given the residential zoned district and given the traffic that goes by, something that is going to help the property values and help economically. We are looking from the residents if this is something worth pursuing and what type of uses would be appropriate. This may be an opportunity that currently the residents don't have in that area that would allow them under certain restrictions an appropriate commercial use.

Pennsylvania Avenue is very attractive and most of the properties are very well maintained. We don't want to lose that character of the town. Council's concern is if it is not viable to maintain the homes as a single family dwelling, what other options do the residents have if there is no other financial opportunity.

This may be a potential scenario that may benefit both the Borough and the residents with the ability to keep the properties and the ability to generate some additional commercial venues in the community and to allow it to happen. We understand that there are storm drain issues, parking issues, buffering issues, lighting issues and in particular, use issues. If the residents think this it is a good idea then what type of uses are most compatible.

A resident asked what towns are similar to what we want Avondale to look like. Some examples given were: Media, Unionville, Marshallton, West Chester and Sadsburyville. President Pusey said that it has been suggested to go to other towns like Unionville, Media and West Chester that have gone through this and find out if what they did was right or wrong for their town. A resident asked if the re-zoning is approved and she was going to sell her home, would she have to sell her home as commercial. Glenn said, this would be an additional use that you can do over and above what you can do now.

Susan McCue said that Chestertown, Maryland also had a traffic problem. They built this bridge over it and it is just a lovely little town with all types of little shops and she thinks Avondale could be something like Chestertown. Susan said she is for the re-zoning and appreciates Borough Council for thinking about this proposal.

Mayor Howell said she would like to see the re-zoning from Third Street down to Route 41 and Baltimore Pike and leave the residential district where it is. A few years ago, a group of residents got together and did a Revitalization Plan and Transportation Plan for the Borough. These are very interesting and are on file at the Borough Hall. President Pusey thanked everybody for attending the meeting and if they had any additional thoughts or comments to please send them to the Borough office and the Planning Committee will address them.

This is as an accurate account of the meeting as possible. Due to the acoustics in the Avondale Fire Hall, some portions of the tape are inaudible.

Fred Bryan made a motion to adjourn the meeting at 7:45 P.M., 2nd by Bob Cleveland, motion carried.

Respectfully submitted,

Becky Brownback
Borough Secretary