

May 2007
minutes

Village of Ardentown

Ardentown, Del. 19810

Established 1922
Incorporated 1975

NOTICE

ARDENTOWN TOWN MEETING The New Candlelight Dinner Theatre

**Monday, September 10, 2007
7:30 pm**

AGENDA (partial)

1. Elections: Registration Committee:
1 member, 2 year term

Budget Assessment Committee:
2 members, 2 year term
2. Audit Committee Annual Report

Election of Town Chair, Secretary, and Treasurer will be held in November

A quorum is needed at the town meeting, please come!

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The regular meeting of the Village of Ardentown was convened at 7:30 pm on Monday, May 14, 2007. Steve Cohen, Chair, presiding.

Attendance

1. Steve Cohen
2. Joan Fitzgerald
3. Pat Lane
4. David Scott
5. Beverley Fleming
6. Robert Lockerman
7. Enno Krebbers
8. Cindy Cohen
9. Hans Francke
10. Richard Mondzelewski
11. Barbara Mondzelewski
12. Rusty Hoegger
13. Harry Themal
14. Betty Ann Themal
15. Maureen Gordon
16. Holly Custer
17. Drew Hansen
18. Alison Byer
19. Allan Kleban
20. Melanie Riblett
21. Mary Ann Nelson
22. Sharon Lawrence, Arden
23. Kara Lawrence, Arden

Guest: Bryon Short, State Representative

MEETING: Regular meeting called to order by Steve Cohen, Town Chair. Bryon Short was introduced and he wanted to thank the community for supporting him in the special election. You can contact Byron with any questions or concerns. E-mail Bryon.Short@state.de.us Home 475-2252 Dover 302-744-4120

MINUTES: Approved

TREASURER'S REPORT: Barbara Mondzelewski

Operating Accounts:	\$18,370.02
Municipal Street Aid:	0.00
Arden Building & Loan:	<u>21,954.98</u>
Total Funds Available:	\$40,325.00

REGISTRATION COMMITTEE: Steve Cohen for Sheila Johnston
No changes to report.

MEMORIAL GARDEN: Rusty Hoegger
Spring Clean up scheduled for Saturday June 2nd

PLAYGROUND COMMITTEE: Elaine Schmerling
No report

BUZZ WARE VILLAGE CENTER REPORT: Beverley Fleming

The windows were recently washed and finances allowing, we would like to replace some of the windows. We hope to have the front windows replaced in 2008. We also hope to repaint the exterior of the building in 2008-2009.

The June fund raiser has been postponed until March, 2008.

The Village of Arden is making an office in the space behind the stage this summer. This will be constructed with a locked door inside the Buzz, but those using the office will use the outside entrance in the back. This area will no longer be available for storage during the Arden Fair.

COMMUNITY PLANNING REPORT: Alison Byer

Steve Cohen and Alison Byer presented our two interns with a certificate and check for \$100 for successfully completing the internship program. Congratulations to Melanie Riblett and Maurisa Byer!

Help Your Neighbor – we would like to form a group of skilled and unskilled residents to help a neighbor in need. We would like to help out once or twice a year.

PUBLIC WORKS AND SAFETY REPORT: Pat Lane for Elaine Schmerling

CEPF Grant - We have planted 62 trees and shrubs, mostly on the hillsides in the Glen behind the Liberman's leasehold since our last meeting.

The botanist has surveyed the Norway and ivy removal areas, she will resurvey next Spring to assess the differences.

Tree Grant Request – Harry Thernal and Elaine will walk the green to put together this year's Urban Forestry tree planting request. If anyone has any requests (especially for Petit & Henry George Greens) and/or wants to help, please call Elaine 475-3708.

Tree City USA – In honor of Ardentown being named a Tree City USA and in honor of Mary Ann Nelson's work as Chair, on April 19th her favorite tree has been planted at the top of the playground – and American Redbud 'Forest Pansy' variety.

TRUSTEES' REPORT: Bob DeNigris, Barbara Mondzelewski and Harry Thernal
Nothing to report

TOWN CHAIR REPORT: Steve Cohen

Multi Domiciles: New Castle County has imposed a maximum limit of 0.2% of the total dwellings allowed. Therefore; the County has exempted the Ardens from this allocation and will change the status of the current (as of 5/1/2007) multi domiciles to 'legal nonconforming'. Additional information will be provided at a later date.

Flood Insurance Maps – The maps are available to review through Steve.

Sunnyside Tract agreement is close to being signed.

ELECTIONS:

Audit: Hans Francke, Chair, Alison Byer and Holly Custer (1 year term)

Playground: Elaine Schmerling (2 year term)

Public Works and Safety:

Holly Custer, Drew Hanson, Cheryl Regan, David Byer (2 year term)

(Barry Wallace, Elaine Schmerling, Pat Lane, Chair 5/08)

ELECTIONS – SEPTEMBER: Budget and Registration Committees

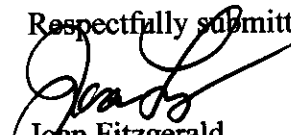
NEW BUSINESS:

Enno Krebbers requested at the next renewal of the trash pickup contract those who negotiate the contract explore if a different trash pickup day, earlier in the week, would be possible. The next renewal date is in 3 years.

Cindy Cohen reminded everyone of the Arden Fair – September 1st

The Meeting was adjourned at 8:55 p.m.

Respectfully submitted,



Joan Fitzgerald
Secretary

Village of Ardentown

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August 13, 2007

TO: ALL ARDENTOWN LEASEHOLDERS

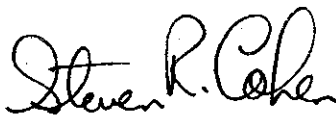
ONE-TIME OPPORTUNITY REGARDING MULTIPLE DOMICILES!!

The three Ardens governments are working with New Castle County to make all existing multiple domiciles also known as Accessory Dwelling Units (ADU) legal, non-conforming. If you have a second kitchen on your leasehold or have an apartment on your leasehold that used to have a kitchen or does have a kitchen today, then this letter applies to you. ADUs can be:

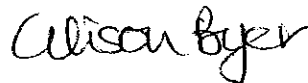
- attached to your house
- in a separate building
- in your house (example: in your basement or in a part of your house)

All you need to do is to fill out the attached form and return to Joan Fitzgerald, 2305 Loreley Lane by September 8. There is no cost to you. Even if the ADU was added as recently as April, 2007, it can be made legal with the County. No new ADUs since April 30 will be part of the Ardens exception. This is a "one-time" opportunity that you need to participate in. Your information will NOT be shared with the County until the County has approved the Arden exception legislation.

If you have any questions, contact Steve Cohen at 475-5814 or Alison Byer at 475-2384.



STEVEN R. COHEN
ARDENTOWN CHAIR



ALISON BYER
ARDENTOWN COMMUNITY
PLANNING CHAIR

ADDITIONAL INFORMATION

As you probably know, this Spring, the Department of Land Use amended the New Castle County code to permit Accessory Dwelling Units (ADUs) also known as Multiple Domiciles in single-family detached residential communities.

Until this time a leaseholder desiring to have an accessory dwelling would have had to apply for a variance from the county to become legally recognized. We assume that there are both legal and non-legal such dwellings in the Ardens. The Community Planning Committees of the three Ardens have been meeting with representatives from the Department of Land Use to resolve the issue of ADUs in the Ardens.

New Castle County has imposed a limit that a maximum of 0.2% of total County dwellings are allowed to have an ADU. If all the ADU's in the Ardens were to be legalized under this amendment to Chapter 40 of the Unified Development Code, a substantial fraction of this 0.2% would be taken up right away.

Therefore the Department of Land Use has been working on an Ardens exception, under which the Ardens will be allowed to legalize all existing ADU's (as of May 1, 2007) including both pre- and post- 1954 dwellings. Note: the Ardens accepted County zoning in 1954.

The Ardens exception will change all of the ADUs on the list to "legal, nonconforming" status. The Community Planning Committee suggests that you should give serious consideration to this process, if you possess an ADU on your property. This applies whether or not it is currently in use.

If you sell your house, the ADU on your property needs to have legal status in order for the new owners to rent it out. This may significantly increase the value of your house. If your ADU were to be destroyed while it had no legal status, you would not necessarily have the right to rebuild it.

An ADU should be brought up to existing Building Code before it can be rented out. This is to protect you and your renter. In order to qualify for an ADU, the leasehold needs to be your primary residence. New Castle County has put in various restrictions for ADUs, such as that a detached ADU can only exist in lots over two acres in size. However, in this **one-time** legalization process, they are willing to waive requirements for existing dwelling units registered under this process.

The Department of Land Use is working with the Ardens now to draft an amendment pertaining to our community. The process will probably take three to four months. After that, the Ardens will present the County with all the individual certification letters from those leaseholders wishing to give their ADU legal status.

For now we are asking leaseholders of Ardentown with ADUs to identify themselves as wishing to be a part of this legalization process so that we know which

ACCESSORY DWELLING UNIT REGISTRATION FORM
TO MAKE THEM LEGAL, NON-CONFORMING WITH NEW CASTLE COUNTY

**** RETURN TO JOAN FITZGERALD, 2305 LORELEY LANE BY SEPTEMBER 8 ****

Name _____

Address _____

Year Accessory Dwelling Unit Built : _____ (your best estimate)

Check One:

Detached Dwelling Unit? _____

Attached Dwelling Unit? _____

In House? _____ (apartment in your house with separate kitchen)

Signature _____

Date _____

Your email: _____

Telephone: _____