

# Village of Ardentown

Ardentown, Del. 19810

Established 1922  
Incorporated 1975

## Notice

**Ardentown Town Meeting**  
at the Candlelight Dinner Theatre

**Monday, February 10, 2003**  
**7:30 P.M.**

### Agenda (partial)

- 1. Vandalism in Ardentown: Trustees' Update**
- 2. Trustee Budget/Land Rent Rate: Bob DeNigris**
- 3. Budget/Assessment Annual Budget Report: Hans Francke**
- 4. Budget/Assessment Election: One person needed**
- 5. Voting to Approve Revised By-Laws: Betty Ann Themal**

**Please plan to attend despite the very cold weather.  
We need a quorum so we can approve the above  
agenda items!**



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The regular meeting of the Village of Ardentown was convened at 7:30 P.M. on Monday, November 11, 2002, Oliver Gutsche, Chair, presiding. A quorum was present.

In attendance were:

- |                        |                          |
|------------------------|--------------------------|
| 1. Lisa Wilson Riblett | 19. Harry Themal         |
| 2. Hans Francke        | 20. Betty Ann Themal     |
| 3. Alison Byer         | 21. Barbara Mondzelewski |
| 4. Steve Cohen         | 22. Kurt Johnson         |
| 5. David Scott         | 23. Dotty Verne          |
| 6. Oliver Gutsche      | 24. Stefanie Lombardo    |
| 7. Enno Krebbers       | 25. James Ficca          |
| 8. Joy Mulholland      |                          |
| 9. Lesley Holden       |                          |
| 10. Jerry Robertson    | Guests:                  |
| 11. Maureen Gordon     | 1. Danny Schweers        |
| 12. Drew Hansen        | 2. Lynda Kolski          |
| 13. Terri Hansen       | 3. Bob Weiner            |
| 14. Page Dwyer         | 4. David Gerbec          |
| 15. Marguerite Archer  | 5. Beverly Barnett       |
| 16. Hardy Hoegger      |                          |
| 17. Rusty Hoegger      |                          |
| 18. Bob DeNigris       |                          |

**Update on Avery Property:** Lynda Kolski (Arden), Chair of Avery Task Force  
This Task Force has been keeping tabs on this property for over six years. The owner wants to sell the land. The owner's lawyer contacted Arden regarding the purchase of this land. In September at the Arden Town Meeting, it was approved to try to buy this property.

The owner got a permit to clear cut the property. However, the permit did not have everything completed that it needed to have. When the owner started to cut, five trees went down. A stop work order was issued. The owner has a lot a paperwork to complete to be able to lift the stop work order.

Arden has been negotiating with the owner to offer her \$850,000 for the property. Arden is now working hard to raise the money. The County and State are trying to help with the funding. Arden told the owner that this is as much as they can offer. The owner wants one million dollars. The negotiating is still going on. The value of the property will be less soon because after the first of the year, permission to build 18 houses will expire and the owner will only be able to build four or five at best.

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Communication between the various levels of government and departments is a problem. Lynda said the owner is difficult to deal with. Arden's lawyer is working with her lawyer. Lynda said if some agreement can be made, Arden is hoping Ardentown and Ardencroft will support Arden both morally and financially.

**Claymont Renaissance:** Bob Weiner, County Councilman

Bob said there is an opportunity in Claymont to possibly purchase 70 acres of land approximately behind Archmere. The hope is to make a main street with shops on the ground floor and offices/rentals on the top floors with a green mall in the center with benches and mixed kinds of houses behind the main street. There may be the need for a four-story building to help provide economical housing.

Bob is working with the planners to help develop a river community aspect and to have greenways, walkways, bikeways, all connected to the river and also to Fox Point Park. Bob would also like to see Fox Point Park finished. Another point of interest would include Bed & Breakfast businesses at historic homes. The planners are trying to create a New Hope/ Newark Main Street kind of feel.

Oliver said the plan is ambitious. He wonders how it will be financed. Bob said the five land owners that own the 70 acres are willing to work on this.

**Town Watch:** Danny Schweers (Arden)

Danny was appointed as the Town Watch Co-ordinator. As such, Danny is an employee of Arden, Ardentown, and Ardencroft. Danny said that the Town Watch was founded in the 1970s. The patrols come from all three villages. The Town Watch encourages two people on two hour shifts. This allows you to cover all the roads in the three villages about two or three times each during the two hour shift.

Danny passed around a clipboard and asked for volunteers to sign up. He would like people to do three or four patrols per year. Danny will be coordinating the shifts. If you see something while you are on your shift, you are to contact the police. Do not try to do anything.

Danny also asked that the patrols watch and report any town maintenance issues. Danny will pass the messages along to the correct committees. Danny is working to get things organized and hopes to be up and running by the end of November.

**Communications:** Oliver Gutsche, Chair

1. Oliver reported that **Rep. Brady** has requested that DelDOT **post 25 mph** signs on both ends of Harvey Road. (Communications regarding this are on file with the secretary.)
2. Oliver received a letter from **Bruce Harter, Superintendent of the Brandywine School District**, requesting to arrange a time for him to make a presentation at one of our town meetings. Oliver suggested this be done at our February meeting.

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3. Oliver said he wishes someone would be willing to be the rep at the upcoming **DelDOT Public Workshop regarding Centre Road improvements**. The date is November 12 at 4:00 to 8:00 P.M. at the Cranston Heights Fire House. Also, there is another Public Workshop on November 20 at Marbrook Elementary School from 6:00 to 8:00 P.M.

4. **Delaware League of Local Governments** sent us a letter regarding the **coordinated land use review process** presentation which will be held on November 21 at the Sheraton in Dover from 6:00 to 9:00 P.M.

**Registration Committee:** Maureen Gordon

Maureen reported that 2202 Sconset Road was sold from Christopher Coburn to Barbara A. Conway and Susan A Merkle.

Maureen reminded everyone that you must reside in Ardentown for six months before you can vote at a Town Meeting.

**Treasurer's Report:** Barbara Mondzelewski

Checking Account Balance: \$545.81

Savings Account Balance: \$16,697.02

Municipal Street Aid: \$8,388.22

Arden Building and Loan: \$37,969.56

Total funds available: \$63,600.61

**Approval of the Minutes:**

The minutes were unanimously approved with the note that the owner of Eden Rock's name is Mark Roth.

**Elections:**

**Town Officers:** One year term

Oliver Gutsche, Town Chair; Barbara Mondzelewski, Treasurer; and Lisa Wilson Riblett, Secretary, were all unanimously re-elected.

**Trustees' Report:** Harry Thernal

Harry will be going to a meeting with the Hanby Trust regarding the Omni Point Tower which will include Omni Point personnel, the fire company, Wayne Smith, Bob Weiner, and others to put the tower at Marsh and Naamans Roads at the Claymont Fire Company Substation. Harry will be representing the three Ardens against the idea of putting the Omni Point Tower at the I.O.O.F. Building at Marsh and Harvey Roads.

**Public Works and Safety Committee:** Page Dwyer, Chair

Page said the road work for the year is done and will resume in the Spring.

Page also reported that Hardy is planning some more work on the pathways.

**Old Business:**

1. **Playground:** Oliver Gutsche for Annie Gutsche

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Oliver said we did get the grant for the playground. The amount should be about \$4,000.00 which is a matching grant. We will be responsible for coming up with the other \$4,000.00.

2. **BWVC:** Marguerite Archer

Marguerite said the present display at the Buzz is very beautiful and encouraged everyone to come see it. She also reported that the **Dan Connor Memorial** money now totals about \$3,400.00. The committee wants to install new doors in his memory. Roof leaking problems are also being looked into.

3. **By-Laws Revision Committee:** Betty Ann Themal

Betty Ann spoke about some corrections regarding the By-Laws which are presently being revised. It was also noted that pages 2 and 3 were not included with the Town Minutes and these pages were distributed at the Town Meeting. Some of the corrections were that under "Special Meetings" the second line should be "request of 25 qualified voters"; on the next to last page under Schedule of Elections and Reports please omit "Assessment" where it says "Budget/Assessment"; Sunnyside Tract and its Steward were added; recommendations include creating a permanent Playground Committee separate from Public Works Committee; adding a Community Planning Committee (this is underway); adding Memorial Garden Committee to the By-Laws and making the term two years (not four) in accordance with the Act of Incorporation; and it was suggested that the Public Works and Safety Committee revert back to being called the Civic Committee.

#### **New Business:**

1. **Archives Rep:** Lisa Wilson Riblett will be replaced by Lesley Holden as one of the reps to the Archives Committee for Ardentown.

2. **Eden Property:** Hardy asked what could be done about the state of the grounds at the Eden Rock Property. Harry responded that Mark Roth said he does not have the money at this time.

**Harvey Road Traffic Calming Committee:** Enno Krebbers

Enno said the HRTCC is at a very important point. The committee has come to an agreement on what they are willing to recommend. Enno suggested that everyone read the detailed article in the Arden Page regarding Harvey Road. Enno noted a) since the fire company was a major problem regarding speed bumps/speed tables and b) the Ardens do not want to widen the road as this would affect people's front yards and c) if you can't go up (speed bumps/speed tables) and you can't go wider (into leaseholds) you are very limited. Enno said the committee wants to move ahead with what they can do which is to make it look narrower, perhaps add a diverter into Wilmington Montessori School, some shoulders on the roads' edges will have checked blocks in the ground which will allow the grass to grow through them, Sconset and Marsh Roads would both have gateway structures/arches/something, road speed limit will be 25 mph all the way to Sconset, guardrail at Sconset will be addressed, crosswalks will be at several places with launch pads making pedestrians more visible.

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Enno said the plan is imperfect. However, the HRTCC is suggesting we move ahead with this because it is doable and the plan really draws a line that this is a community. Hardy asked if the lights will be coordinated. Enno said the street does not allow this in both directions and that maybe you could do this in one direction or the other.

Rusty asked if the two arches would match. Enno responded that this has not been decided.

Enno said an overhead speed sign (showing how fast you are going) may be added and that it would not be on all the time.

A question was asked if the pedestrians were going to have designated walkways. Lynda said DelDOT would not make a commitment to this. Bev Barnett said the three villages would have to work on this hard and together.

**Harry Themal moved that we endorse the concept with the provision that the community will have ample opportunity to have input in the design phase. The vote was 24 yes and 1 no. The motion was carried.**

Terri was concerned about the noise the checked blocks in the ground would make. Enno said that they will be mountable. Terri asked if a sign could be installed which said no passing on right. Enno said it was a good suggestion.

The Meeting was adjourned at 9:28 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lisa Wilson Riblett".

Lisa Wilson Riblett  
Secretary

**Lisa Wilson Riblett  
Secretary of Ardentown  
2303 Orchard Road  
Ardentown, Delaware 19810**