

September 26, 2025

Board of Supervisors
Chadds Ford Township
10 Ring Road
Chadds Ford, PA 19317

Dear Ms. Trigg and Members of the Board of Supervisors,

We are writing as concerned Chadds Ford Township residents regarding the proposed commercial land development (202 and Ridge Rd) that will affect Ridge Road and nearby neighborhoods. As residents, we have serious concerns about the proposed development, including but not limited to:

- **Safety:** Increased traffic congestion and safety concerns for drivers on Ridge Road and the adjacent small, country roads of Heyburn Rd, Ring Rd, and Smithbridge Rd. In addition, with the proposal for a 24-hour gas station included in the current plans, there is an increased risk of transient traffic and crime, as a result.
- **Environmental:** Risks of contamination of water table and well water for neighborhoods, homes, and businesses in Chadds Ford and the areas surrounding the proposed development.
- **Economic:** Potential for negative economic impacts to residents and to the Township, including the potential for decreased property values (resulting in lower tax revenue for Chadds Ford Township) and other economic disadvantages (continued existing vacant commercial space in the immediate area, altered neighborhood character, and potential pressure on local services).

We urge the Board to take an **active role now** to represent the interests of Chadds Ford residents as this project moves forward. Specifically, we respectfully request that the Board:

1. **Place this topic on the agenda for the next regular Board of Supervisors meeting** so that residents can voice their concerns publicly, and the Board can discuss next steps.
2. **Direct Township staff and counsel to engage with Concord Township** (where the development is proposed) to ensure that traffic studies, environmental studies, mitigation plans, and economic impact analyses fully consider the effects on Ridge Road and Chadds Ford residents. As an example, the prior traffic study for proposed development of this property (completed under prior ownership) was conducted in **2008, almost twenty years ago**. At a minimum, these studies need to be completed again to ensure that they reflect the most up-to-date information and impact on the community, and plans are adjusted accordingly.
3. **Ask that any revised or final plans explicitly address cross-border impacts** (traffic, stormwater, environmental concerns, municipal service costs, and property values) and that mitigation commitments be memorialized in any approvals or intermunicipal agreements.
4. **Explore intermunicipal cooperation tools** (e.g., joint traffic studies, joint public hearings, memoranda of understanding) and, where appropriate, request the Delaware County Planning Departments' (DCPD) assistance to mediate and coordinate solutions that protect the interests of both municipalities' residents.

Legal and statutory basis for municipal engagement

Chadds Ford Township has both the authority — and, in the interest of protecting the public welfare, a practical obligation — to engage with neighboring municipalities over land-use decisions that will affect Township residents:

- **Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247):** The Municipalities Planning Code authorizes and encourages municipalities to plan, regulate, and coordinate development, and explicitly calls for *cooperation and coordinated planning among adjoining municipalities* so that each municipality accommodates its share of growth and to prevent premature or incompatible development. This statute is the primary source of municipal land-use authority in Pennsylvania.

- **Intergovernmental Cooperation Act (Title 53, Chapter 23):** Pennsylvania law authorizes and encourages local governments to cooperate or enter agreements with one another in the exercise of any function, power, or responsibility. These statutory provisions provide clear legal support for Chadds Ford to engage and negotiate with Concord Township or to form joint approaches (e.g., joint traffic studies, shared mitigation measures, or intermunicipal agreements).
- **Notice and coordination provisions reflected in code and guidance:** The MPC and related planning guidance recognize that municipalities should be notified and involved in matters (for example, roadway proposals and land-use actions) that will affect adjacent political subdivisions. County planning agencies and DCED planning guidance further note the role counties and neighboring municipalities can play as mediators and partners in resolving cross-border impacts (including offering mediation or joint review when requested). These procedural and guidance materials support Chadds Ford's request for traffic studies, public hearings, and formal engagement.

Taken together, these statutes and planning guidance create both a **legal framework** and a **policy expectation** that adjoining municipalities should coordinate on developments with cross-border impacts. They support Chadds Ford's rights and common-sense responsibility to represent and protect the interests of our residents when neighboring development will affect our roads, services, and local economy.

Suggested next steps the Board could take immediately:

- Put the matter on the next Board meeting agenda and publicize it broadly to residents.
- Request (via formal letter to Concord Township) copies of any traffic studies, environmental assessments, site plans, and impact analyses as soon as possible. **Request that any studies older than 12 months, be deemed outdated and urge Concord Township to require that those studies be refreshed.**
- Ask Concord Township to hold at least one joint public meeting or joint hearing so residents of both municipalities can be heard in a coordinated forum.
- Consider asking the Delaware County Planning Department to review the proposal and/or serve as an impartial mediator for traffic and infrastructure mitigation planning.
- Instruct Township staff and solicitor to identify specific mitigation measures (turn lanes, signal timing, sidewalk/bike accommodations, financial contributions for roadway improvements, etc.) and to negotiate these as conditions of approval or through a binding intermunicipal agreement.

We appreciate the Board's service and attention to this matter. Our community relies on the Board to be proactive in protecting public safety, preserving neighborhood character, and safeguarding municipal finances. We respectfully ask that you place this item on an upcoming agenda and authorize outreach to Concord Township at your earliest convenience.

Thank you for considering our request. We are available to provide additional information, gather additional signatures from concerned neighbors, or speak at the Board meeting if that would be helpful.

Sincerely,

(Signature of resident1)

(Signature of resident2)

(Print First & Last Name of resident1)

(Print First & Last Name of resident2)

(Address – Street, City, State, Zip)