

# **Presentation to Chadds Ford Board of Supervisors Presented by Save Ridge Road Chadds Ford Residents**



# Overview – Hank Somer

## Save Ridge Road Chadds Ford Residents

### Who are we?

- **400+ residents** (who have signed letters and signed petition on [save-ridge.org](https://save-ridge.org))
- We are residents of Chadds Ford Township residing in Ridings, Raven Crest, Estates of Chadds Ford, Spring Hill Farm and surrounding neighborhoods
- We are non-partisan
- We are passionate about maintaining the unique charm of Chadds Ford and the safety and well-being of its residents

# Safety and Traffic – Ron Hewes

- **Exponential increase of cars and trucks on Ridge Road corridor** that was never envisioned for what were once Lenni Lenape trails. **Extra 8,443 visitors per day are expected!!**
- **Developer's plan for the ingress and egress is dangerous.** Unsafe to have left turn onto Ridge to exit the strip mall. Widening of Ridge to 6 lanes then funneling back to 2 lanes will cause congestion and overwhelm the capacity of the road. Doing away with a lane to/from Spring Hill Farm will cause increased congestion there also.
- **Traffic on secondary roads be unbearable and stress our country roads** during construction and every day the strip mall is in existence. **CFT does not have a police force to monitor new traffic patterns or enforce traffic laws** that will result from this build and beyond.

















±1,200 -  
11,400 SF

RIDGE ROAD

202

SPRINGHILL DR

±58,000 SF

±24,600 SF

±20,750 SF

±13,500 SF

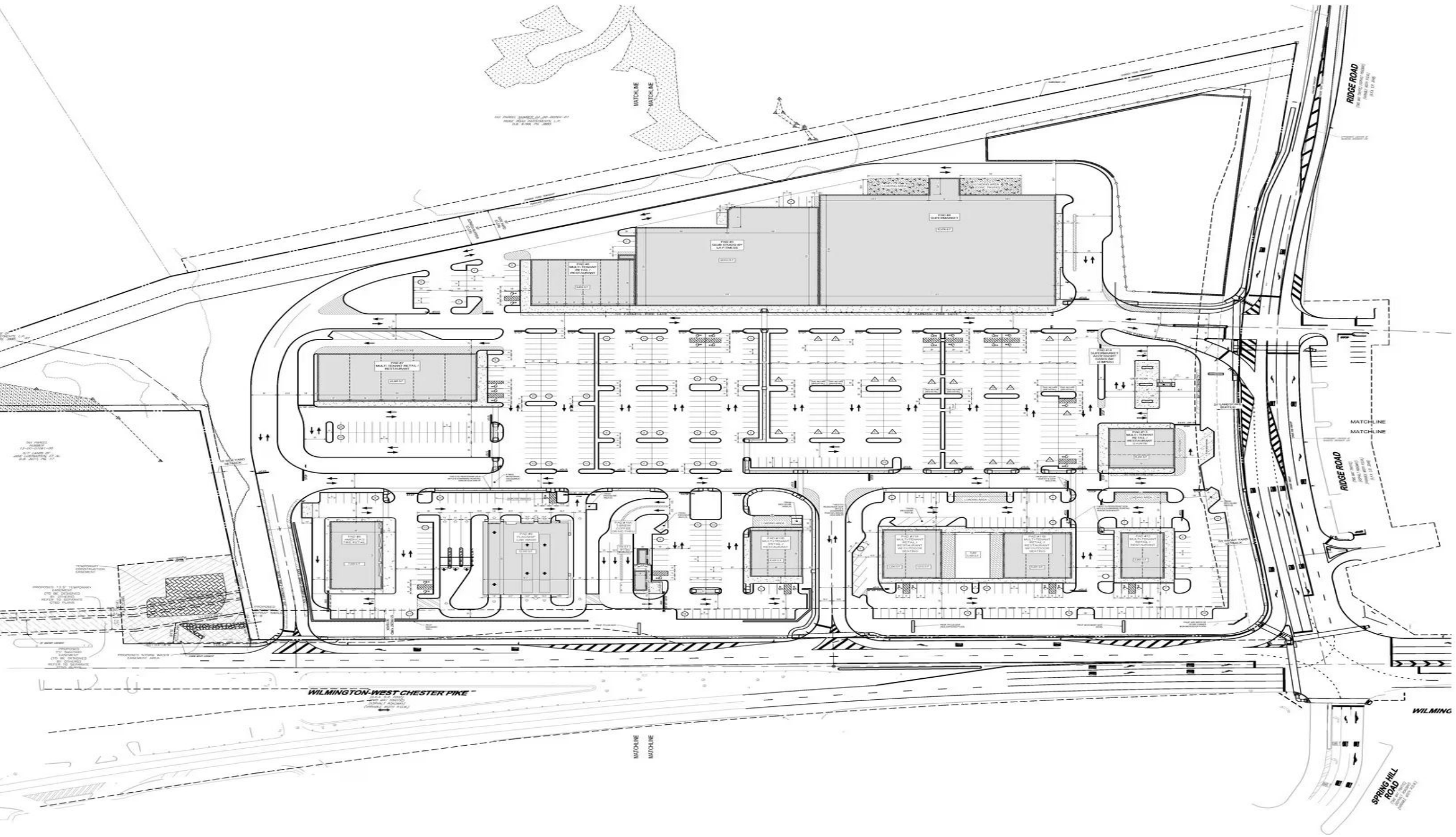
HARVEST

WILMINGTON PIKE 36.721 VP0

WHOLE FOODS

heart+paw







# Environmental – Rob King

- Most CFT residents have well water and **the proposed uses (e.g., car wash, gas station, QSR) present real risk for contamination of the water table and our shared aquafer** based on their business practices.
- **Development will alter flow and volume of storm water run off** to the detriment of the residents of the Ridge Road corridor. **Total increase of 131,363 cubic feet of runoff!!**
- Increased traffic will cause **noise, air and light pollution**.
- We **need an independent audit of the environmental impact** of building out the strip mall.
  - The study needs to explain the **impact on wildlife habitation** within those 25 acres cited for the build-out.
- **Need environmental reserve fund** for unforeseen spills, contamination, etc., indemnifying residents along the Ridge Road corridor.





### Currently Planned:

- GIANT Foods
- 24 hour GAS Station
- Car Wash
- Tire Store
- Several Drive Thrus
- LA Fitness
- 743 Parking Spaces



# Economic – Hank Somer

- Concord Twp has all the economic upside, whereas **CFT has ALL the downside.**
- **Property values will be negatively impacted**, causing economic harm to residents and to CFT.
- The strip mall will create 155k sqft of new space, when **more than 300,000sqft of space is currently vacant/abandoned within 3-5mile radius.**
- **We are not in a food desert.** There are at least 9 food store options to choose from within 4 miles: Whole Foods (< 1 mile), Wegmans (1 mile), Fresh Market (< 2 miles), Acme (< 2 miles), Trader Joes (< 3 miles), Giant (< 3 miles), Sprouts (3 miles), Shop Rite (3 miles) and Aldi (4 miles).
- **This area does not lack gas stations.** There are 5 gas stations (Wawa, Sunoco, Costco) within 3-5 miles and there is a 6th gas station that is abandoned at the intersection of Routes 202 & 1.
- This area also has **3 car washes within 3 miles** (Polish Plus, Wave, Jet Wash).



# Why CF Has Standing – Luci McClure

- CFT has the legal right and ability to intervene in the process of this strip mall development because CFT is a “contiguous municipality” / “adjacent municipality” to the project.
- Issue with CFT’s prior lawsuit was the **failure to raise objections in a timely manner.** CFT CANNOT make the same mistake again!
- The prior lawsuit DOES NOT preclude intervening now because **this is a NEW plan with NEW uses** (e.g., gas station, car wash) that were not included in the previous plan!
- In developer’s application for subdivision/land development review and conditional use application filed with Concord on 8/22/25, **developer ADMITS this is a NEW plan** and in paragraph 35 **ADMITS that ALL prior applications are superseded and rendered VOID by this application!**



## Request for Hearing

34. **Conditional Use Hearing.** Applicant shall present evidence of the criteria set forth in Section 210-237 of the Ordinance, and otherwise demonstrate Applicant's entitlement to the relief sought, at the hearing.

35. **Prior Land Use Applications Superseded.** Applicant certifies that all pending applications by Applicant to the Township with respect to the Property, submitted pursuant to the Township's Zoning Ordinance and/or the Township's Subdivision and Land Development Ordinance, are hereby superseded and rendered void by this Application.

**WHEREFORE**, Applicant respectfully requests that the Concord Township Council hold a hearing and grant Applicant the conditional uses and other relief outlined above.

Respectfully submitted,

**BUCKLEY, BRION,  
McGUIRE & MORRIS LLP**

Date: August 22, 2025

By: /s/ Aristidis W. Christakis  
Aristidis W. Christakis, Esquire  
*Attorneys for Applicant*



# Why CF Has Standing – Luci McClure

- **The PA Municipalities Planning Code has specific provisions that address the rights of contiguous municipalities.**
  - PA MPC Article III, Sections 301 (c), 301.3, 302 – dealing with providing comprehensive plans and amendments to contiguous municipalities for comment
  - PA MPC Article V, Sections 502.1 (b), 503(7) – dealing with contiguous municipality's right to appear, comment and present reports concerning how it is affected by the proposed development
  - PA MPC Article V, Section 502.1 (a); Article VI, Section 602.1 – dealing with mediation through county planning commission for a “municipality which believes its citizens will experience harm” from a proposed development or zoning ordinance in a contiguous municipality



# Why CF Has Standing – Luci McClure

- **Pennsylvania statutes specifically authorize and “encourage cooperation and coordinated planning among adjoining municipalities** so that each municipality accommodates its share of the multimunicipal growth burden and does not induce unnecessary or premature development of rural lands.” Article XI, Sections 1101-1107 of the PA MPC and the PA Intergovernmental Cooperation Act 53 Pa.C.S. Ch. 23(A)
- Even **2001 Rt. 202 Land Use Strategies Study by Delaware Valley Regional Planning Commission** addresses coordination between CFT & Concord!
  - Chadds Ford and Concord townships should work collaboratively to address issues of access and land use along Route 202. This may involve **multi-municipal comprehensive plans** (p. A-6) or similar cooperative agreements.

# Why CF Has Standing – Luci McClure

- These provisions provide the **legal basis for CFT to be an active, engaged participant** in the new strip mall development plans with Concord Twp. rather than simply a bystander.
- **There is deed evidence that boundary line of Ridge Road incorrectly in Concord.** Placing Ridge in CFT also bolsters our standing to voice opposition.
- In Aug 2025 storm water management report, **developer states that increased storm water run off impacting CFT “is in general compliance” with CFT Stormwater Management Ordinances. CFT must weigh in to determine whether that is accurate!**
- You were elected to represent the citizens of CFT. Nonfeasance is not an option. **You MUST intervene on our behalf!**



# Our ASK – Luci McClure

- **Appoint ad hoc committee** under Planning Committee to represent CFT
- **Notify Concord Twp. and any other governmental bodies (e.g., PennDot) that CFT will be intervening** in all proceedings related to the strip mall through its appointed ad hoc committee and request to be copied on all correspondence going forward.
- **Ask Concord Twp. to enter into an intergovernmental cooperative agreement** for the strip mall development to ensure that traffic studies, environmental studies, mitigation plans, proposed zoning variances and economic impact analyses fully consider the effects on Ridge Road corridor and Chadds Ford residents.
  - If intergovernmental cooperation from Concord Twp. is not forthcoming, request the Delaware County Planning Department's (DCPD) assistance to **mediate and coordinate solutions** that protect the interests of both municipalities' residents.

# Our ASK – Luci McClure

- **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.**
- **Lobby:**
  - for no left turn onto Ridge out of the strip mall and/or that main ingress/egress be on Rt. 202.
  - against new uses that will potentially contaminate aquifer (gas station, car wash).
  - for residential development rather than commercial.
- **You have the POWER to ACT on our behalf – USE IT!**