

The agenda deadline is noon on Wednesday, 1 week before the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ANNOUNCEMENTS**
  - a. The Board of Supervisors' next monthly meeting will be held on Monday, January 5, 2026.
- 4. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS**

Discussion and possible approval of the monthly expenditures.
- 5. ENCLAVE AT LONGWOOD PRESERVE (MONTCHANIN BUILDERS) – COMBINED ESCROW RELEASE NO. 4 AND 5**

Discussion and possible approval to release \$178,018.50, as recommended in the latest Township Engineer's review letter, dated December 1, 2025. Overall project completion is approximately 24%.
- 6. LONGWOOD GARDENS – WEST CONSERVATORY – ESCROW RELEASE NO. 2**

Discussion and possible approval to release \$664,803.85, as recommended in the latest Township Engineer's review letter, dated December 3, 2025. Overall project completion is approximately 99%.
- 7. RESOLUTION 2025-31: DEP SEWAGE FACILITIES PLANNING MODULE FOR SHARRA MERCER, LLC**

Discussion and possible adoption of Resolution NO. 2025-31, adopting and submitting to the Pennsylvania Department of Environmental Protection for approval as a revision to the "Official Sewage Facilities Plan."
- 8. PROPOSED FINAL 2026 BUDGET**

Discussion and possible approval of the Final 2026 Budget, as was preliminary approved by the Board at its November 12<sup>th</sup> meeting, and as was duly advertised in the Friday, November 14<sup>th</sup> edition of the *Daily Local News*.
- 9. RESOLUTION NO. 2025-32: ADOPTION OF THE 2026 TOWNSHIP BUDGET**

Discussion and possible adoption of Resolution No. 2025-32, to appropriate estimated expenditures from the fund equities, revenues, and other financing sources for specific purposes to be available for the year 2026.
- 10. RESOLUTION NO. 2025-33: TAX RATES FOR THE 2026 CALENDAR YEAR**

Discussion and possible adoption of Resolution No. 2025-33, to affirm the prevailing tax rates for the 2026 calendar year.
- 11. RESOLUTION NO. 2025-34: NO WINTER MAINTENANCE OF CERTAIN TOWNSHIP ROADS**

Discussion and possible adoption of Resolution No. 2025-34, to temporarily close certain roads in the Township that are owned, controlled, and maintained by the Township. Temporary Closures: 1) Wollaston Road from Route 926 South to the point at which it becomes a blacktop road, and 2) Byrd Road from Route 842 South to the Township Line with West Marlborough Township, are unfit or unsafe for travel during the current winter conditions.
- 12. NEW BUSINESS**
  - a. No new business.
- 13. CONTINUING BUSINESS**
  - a. Kennett Fire & Emergency Services Regional Commission – Monthly Update  
Discussion and update of the regional commission's financial activities.
- 14. ZONING HEARING BOARD APPLICATIONS**
  - a. 370 Valley Road – Whitewing Farm (Shortt Residence), Special Exception for an Accessory Dwelling Unit (*Amended Application*)  
Discuss whether to take a position on the application that seeks a special exception to construct an accessory dwelling consisting of 3 bedrooms. The hearing date has been scheduled for Monday, December 22, 2025.
  - b. 111 Spottswood Lane – Variance for Inground Pool and Pool House (*Amended Application*)  
Discuss whether to take a position on the Application that seeks a variance to construct an inground pool with associated improvements, and a pool house partially in the front yard setback. The hearing date has been scheduled for Wednesday, January 21, 2026.

- c. 908 North Mill Road – The Loft Schoolhouse (Kofke Residence), Appeal of Zoning Officer’s Determination for a No-Impact Home-based Business  
Discuss whether to take a position on the application that seeks to overturn the Zoning Officer’s determination to operate a drop-off education program for students in first through third grades, focusing on Montessori-inspired academic topics. The hearing date has been scheduled for Wednesday, January 21, 2026.

**15. TOWNSHIP ADVISORY COMMITTEES’ UPDATES**

**16. PUBLIC COMMENT** (For matters not on the agenda)

**17. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS**

**18. APPROVAL OF MEETING MINUTES**

**19. ADJOURNMENT**

**Sequential Classification**

Ordinance: 03-2025  
Proclamation: 2025-03  
Resolution: 2025-35