

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 12th meeting, and as was duly advertised in the Friday, November 14th 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

RETURN TO AGENDA

FY Year Status (1 January - 30 November 2025)					
Budget vs Actual					
These figures do not add in beginning balances					
Fund		Budgeted	Actual	Variance	% Thus Far
General Fund	Total Revenue	\$3,720,199.60	\$4,062,821.69	-\$342,622.09	109%
	Total Expenses	\$3,172,244.60	\$3,219,223.99	-\$46,979.39	101%
Sewer	Total Revenue	\$1,390,000.00	\$1,560,787.33	-\$170,787.33	112%
	Total Expenses	\$2,053,970.10	\$1,571,575.00	\$482,395.10	77%
State Fund/Liquid Fuel	Total Revenue	\$329,440.00	\$353,019.00	-\$23,579.00	107%
	Total Expenses	\$329,440.00	\$338,959.08	-\$9,519.08	103%
Parks	Total Revenue	\$39,000.00	\$43,765.79	-\$4,765.79	112%
	Total Expenses	\$75,476.00	\$56,265.56	\$19,210.44	75%
Open Space	Total Revenue	\$152,000.00	\$227,346.55	-\$75,346.55	150%
	Total Expenses	\$40,500.00	\$38,000.00	\$2,500.00	94%
Library	Total Revenue	\$138,000.00	\$144,710.31	-\$6,710.31	105%
	Total Expenses	\$138,000.00	\$138,000.00	\$0.00	100%
Fire/EMS	Total Revenue	\$1,949,927.00	\$2,239,859.16	-\$289,932.16	115%
	Total Expenses	\$1,461,932.51	\$1,472,401.15	-\$10,468.64	101%
Operating Reserve	Total Revenue	\$0.00	\$42,240.32	-\$42,240.32	
	Total Expenses	\$262,000.00	\$262,000.00	\$0.00	100%
Capital Fund	Total Revenue	\$500,000.00	\$589,138.43	-\$89,138.43	118%
	Total Expenses	\$909,575.00	\$834,521.55	\$75,053.45	92%
Rebill	Total Revenue	\$100,000.00	\$136,015.46	-\$36,015.46	136%
	Total Expenses	\$100,000.00	\$169,982.12	-\$69,982.12	170%
Submitted by Mickey Bailey					

FY Year Status (1 January - 30 November 2024)				
Budget vs Actual				
These figures do not add in beginning balances				
Fund		Budgeted	Actual	% Thus Far
General Fund	Total Revenue	\$3,061,322.00	\$2,940,883.96	96%
	Total Expenses	\$4,695,156.05	\$3,998,115.73	85%
Sewer	Total Revenue	\$1,455,000.00	\$1,430,221.79	98%
	Total Expenses	\$1,805,113.00	\$1,468,610.65	81%
State Fund/Liquid Fuel	Total Revenue	\$334,368.27	\$345,332.29	103%
	Total Expenses	\$332,368.27	\$318,037.59	96%
Parks	Total Revenue	\$45,000.00	\$43,694.32	97%
	Total Expenses	\$67,000.00	\$62,297.53	93%
Open Space	Total Revenue	\$190,000.00	\$226,364.01	119%
	Total Expenses	\$39,500.00	\$37,000.00	94%
Library	Total Revenue	\$139,000.00	\$143,532.47	103%
	Total Expenses	\$138,000.00	\$103,500.00	75%
Fire/EMS	Total Revenue	\$1,363,500.00	\$1,168,340.77	86%
	Total Expenses	\$1,242,500.00	\$1,030,295.57	83%
Operating Reserve	Total Revenue	\$20,000.00	\$297,423.60	1487%
	Total Expenses	\$400,000.00	\$400,000.00	100%
Capital Fund	Total Revenue	\$2,075,000.00	\$2,089,903.72	101%
	Total Expenses	\$1,143,575.00	\$1,067,696.74	93%
ARPA (Closed March 15th)	Total Revenue	\$10,000.00	\$0.00	0%
	Total Expenses	\$630,000.00	\$0.00	0%
Rebill	Total Revenue	\$229,000.00	\$157,938.44	69%
	Total Expenses	\$228,000.00	\$181,054.78	79%

TREASURER'S REPORT TRANSACTIONS

November 2025

<u>General Fund</u>	<u>Beginning</u>	<u>Deposits</u>	<u>Disbursements</u>	<u>Ending</u>
PLGIT-General Fund-Class	\$ 1,056,632.69	\$ 287,755.07	\$ (109,097.51)	\$ 1,235,290.25
PLGIT-General Fund-Prime	\$ 1,434,688.70	\$ 4,783.10		\$ 1,439,471.80
BBT/Truist General Fund	\$ 251,139.19	\$ 22,378.19	\$ (151,058.10)	\$ 122,459.28
Total	\$ 2,742,460.58	\$ 314,916.36	\$ (260,155.61)	\$ 2,797,221.33
<u>Sewer Fund</u>				
PLGIT-Sewer Fund-Class	\$ 256,591.25	\$ 18,004.27	\$ (43,294.21)	\$ 231,301.31
PLGIT-Sewer Fund-Prime	\$ 2,876,899.22	\$ 9,591.07		\$ 2,886,490.29
BBT/Truist Sewer	\$ 72,678.59	\$ 0.47	\$ (27,530.07)	\$ 45,148.99
Total	\$ 3,206,169.06	\$ 27,595.81	\$ (70,824.28)	\$ 3,162,940.59
<u>Fire & EMS Fund</u>				
PLGIT-Fire Tax-Class	\$ 1,064,366.90	\$ 12,232.27	\$ (2,831.40)	\$ 1,073,767.77
Truist Fire Fund	\$ 100,030.27		\$ (2,752.30)	\$ 97,277.97
Total	\$ 1,164,397.17	\$ 12,232.27	\$ (5,583.70)	\$ 1,171,045.74
<u>State Fund</u>				
PLGIT-State Fund-Class	\$ 160,746.40	\$ 502.36	\$ -	\$ 161,248.76
Total	\$ -	\$ 502.36	\$ -	\$ 161,248.76
<u>Open Space</u>				
PLGIT-Open Space-Class	\$ 270,555.45	\$ 1,358.80	\$ -	\$ 271,914.25
PLGIT-Open Space-Prime	\$ 1,638,323.64	\$ 5,461.99	\$ -	\$ 1,643,785.63
Total	\$ 1,908,879.09	\$ 6,820.79	\$ -	\$ 1,915,699.88
<u>Capital Improvement</u>				
PLGIT Building Fund-Class	\$ 614,489.89	\$ 1,920.21	\$ (5,504.59)	\$ 610,905.51
PLGIT Building Fund-Prime	\$ 1,162,644.42	\$ 3,876.13		\$ 1,166,520.55
Total	\$ 1,777,134.31	\$ 5,796.34	\$ (5,504.59)	\$ 1,777,426.06
<u>Rebill</u>				
PLGIT-Rebill	\$ 106,107.30	\$ 23,028.15	\$ (20,291.39)	\$ 108,844.06
Total	\$ 106,107.30	\$ 23,028.15	\$ (20,291.39)	\$ 108,844.06
<u>Unionville Park</u>				
PLGIT-Unionville Park-Class	\$ 48,816.93	\$ 153.06	\$ -	\$ 48,969.99
PLGIT-Unionville Park-Prime	\$ 57,301.21	\$ 191.04	\$ -	\$ 57,492.25
Truist Park Fund	\$ 12,269.61	\$ -	\$ (2,717.48)	\$ 9,552.13
Total	\$ 118,387.75	\$ 344.10	\$ (2,717.48)	\$ 116,014.37
<u>Willowdale Chapel-Escrow</u>				
PLGIT-Willowdale Chapel-Class	\$ 118,596.04	\$ 380.06	\$ -	\$ 118,976.10
Total	\$ 118,596.04	\$ 380.06	\$ -	\$ 118,976.10
<u>Library Fund</u>				
PLGIT-Library Tax-Class	\$ 65,998.89	\$ 675.65	\$ -	\$ 66,674.54
Total	\$ 65,998.89	\$ 675.65	\$ -	\$ 66,674.54
<u>Operating Reserve</u>				
PLGIT-Operating Reserve-Class	\$ 189,280.16	\$ 591.56	\$ -	\$ 189,871.72
PLGIT-Operating Reserve-Prime	\$ 684,913.14	\$ 2,283.43	\$ -	\$ 687,196.57
Total	\$ 874,193.30	\$ 2,874.99	\$ -	\$ 877,068.29
Total	\$ 12,924,980.19	\$ 396,815.50	\$ (1,209,382.37)	\$ 12,273,159.72

Submitted by Mickey Bailey

Summary Report November 2025

GENERAL FUND	BEGINNING BALANCE		\$	2,742,460.58
Cash Receipts	\$	314,916.36		
Expenditures		\$	(260,155.61)	
	ENDING BALANCE		\$	2,797,221.33
SEWER FUND	BEGINNING BALANCE		\$	3,206,169.06
Cash Receipts	\$	27,595.81		
Expenditures		\$	(70,824.28)	
	ENDING BALANCE		\$	3,162,940.59
FIRE/EMS TAX FUND	BEGINNING BALANCE		\$	1,164,397.17
Cash Receipts	\$	12,232.27		
Expenditures		\$	(5,583.70)	
	ENDING BALANCE		\$	1,171,045.74
STATE FUND (Liquid Fuels)	BEGINNING BALANCE		\$	160,746.40
Cash Receipts	\$	502.36		
Expenditures		\$	-	
	ENDING BALANCE		\$	161,248.76
OPEN SPACE	BEGINNING BALANCE		\$	1,908,879.09
Cash Receipts	\$	6,820.79		
Expenditures		\$	-	
	ENDING BALANCE		\$	1,915,699.88
CAPITAL IMPROVEMENTS	BEGINNING BALANCE		\$	1,777,134.31
Cash Receipts	\$	5,796.34		
Expenditures		\$	(5,504.59)	
	ENDING BALANCE		\$	1,777,426.06
REBILL	BEGINNING BALANCE		\$	106,107.30
Cash Receipts	\$	23,028.15		
Expenditures		\$	(20,291.39)	
	ENDING BALANCE		\$	108,844.06
UNIONVILLE PARK	BEGINNING BALANCE		\$	118,387.75
Cash Receipts	\$	344.10		
Expenditures		\$	(2,717.48)	
	ENDING BALANCE		\$	116,014.37
WILLOWDALE CHAPEL	BEGINNING BALANCE		\$	118,596.04
Cash Receipts	\$	380.06		
Expenditures		\$	-	
	ENDING BALANCE		\$	118,976.10
LIBRARY FUND	BEGINNING BALANCE		\$	65,998.89
Cash Receipts	\$	675.65		
Expenditures		\$	-	
	ENDING BALANCE		\$	66,674.54
OPERATING RESERVE	BEGINNING BALANCE		\$	874,193.30
Cash Receipts	\$	2,874.99		
Expenditures		\$	-	
	ENDING BALANCE		\$	877,068.29
TOTAL BALANCE	BEGINNING BALANCE		\$	12,924,980.19
Cash Receipts	\$	396,815.50		
Expenditures		\$	(1,209,382.37)	
	ENDING BALANCE		\$	12,273,159.72

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12/05/25

Accrual Basis

East Marlborough Township General Fund

Account QuickReport

As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
100.000 · Cash								2,742,460.57
100.100 · PLGIT General - 3679014								1,056,632.69
Bill Pmt -Check	11/03/2025	26826	A & E Embroidery I...	Gildan hood...	2000 · Accou...		1,284.50	1,055,348.19
Bill Pmt -Check	11/03/2025	26827	B & E Oil Svc., Inc.	Used Oil Re...	2000 · Accou...		125.00	1,055,223.19
Bill Pmt -Check	11/03/2025	26828	Barsz Gowie Amo...	Sept 2025 in...	2000 · Accou...		550.00	1,054,673.19
Bill Pmt -Check	11/03/2025	26829	Bullet Proof Heatin...	infared cera...	2000 · Accou...		645.00	1,054,028.19
Bill Pmt -Check	11/03/2025	26830	CliftonLarsonAllen ...	2024 auditors	2000 · Accou...		2,850.00	1,051,178.19
Bill Pmt -Check	11/03/2025	26831	Dixie Land Energy...		2000 · Accou...		2,030.01	1,049,148.18
Bill Pmt -Check	11/03/2025	26832	Established Traffic...	street signs, ...	2000 · Accou...		1,436.62	1,047,711.56
Bill Pmt -Check	11/03/2025	26833	G & A Clanton, Inc.	mixed load	2000 · Accou...		50.00	1,047,661.56
Bill Pmt -Check	11/03/2025	26834	McDonald Uniform...	uniforms for ...	2000 · Accou...		1,266.84	1,046,394.72
Bill Pmt -Check	11/03/2025	26835	Signal Service, Inc.		2000 · Accou...		1,240.00	1,045,154.72
Bill Pmt -Check	11/03/2025	26836	United Inspection ...		2000 · Accou...		11,437.50	1,033,717.22
Bill Pmt -Check	11/03/2025	26837	Univest Insurance...		2000 · Accou...		20,994.32	1,012,722.90
Bill Pmt -Check	11/03/2025	26838	Valley View Repair	Saw, chain, t...	2000 · Accou...		440.00	1,012,282.90
Deposit	11/05/2025	ACH		Keystone	310.500 · Loc...	4,013.92		1,016,296.82
Deposit	11/05/2025	ACH		Keystone	310.500 · Loc...	12,533.14		1,028,829.96
Deposit	11/05/2025	ACH		Keystone	310.500 · Loc...	18,000.00		1,046,829.96
Deposit	11/05/2025	ACH		Keystone	310.500 · Loc...	14,000.00		1,060,829.96
Check	11/05/2025	ACH	BMO Harris		129.01 · BMO		3,405.11	1,057,424.85
Deposit	11/06/2025	ACH		Deposit	310.100 · Re...	62,473.19		1,119,898.04
Bill Pmt -Check	11/07/2025	26839	21st Century Medi...		2000 · Accou...		809.45	1,119,088.59
Bill Pmt -Check	11/07/2025	26840	A F Daniel Techno...		2000 · Accou...		1,202.86	1,117,885.73
Bill Pmt -Check	11/07/2025	26841	Accurate Building I...		2000 · Accou...		1,515.25	1,116,370.48
Bill Pmt -Check	11/07/2025	26842	Affiliated United C...		2000 · Accou...		384.69	1,115,985.79
Bill Pmt -Check	11/07/2025	26843	ASAP Marketing, L...	inkjet addres...	2000 · Accou...		1,400.45	1,114,585.34
Bill Pmt -Check	11/07/2025	26844	Brandywine Valley ...		2000 · Accou...		1,248.00	1,113,337.34
Bill Pmt -Check	11/07/2025	26845	CliftonLarsonAllen ...		2000 · Accou...		1,000.00	1,112,337.34
Bill Pmt -Check	11/07/2025	26846	Colledge Tire, Inc.		2000 · Accou...		1,019.08	1,111,318.26
Bill Pmt -Check	11/07/2025	26847	Gale Lane Solar L...		2000 · Accou...		194.02	1,111,124.24
Bill Pmt -Check	11/07/2025	26848	Gawthrop Greenw...		2000 · Accou...		3,297.00	1,107,827.24
Bill Pmt -Check	11/07/2025	26849	Great America Fin...		2000 · Accou...		76.00	1,107,751.24
Bill Pmt -Check	11/07/2025	26850	PA Townships He...		2000 · Accou...		7,376.70	1,100,374.54
Deposit	11/07/2025	ACH		Berkheimer	301.100 · Re...	858.48		1,101,233.02
Deposit	11/10/2025			Deposit	-SPLIT-	39,757.24		1,140,990.26
Check	11/11/2025	26851	Ryan Tamburrino	He overpaid ...	362.410 · Buil...		50.00	1,140,940.26
Deposit	11/11/2025			Deposit	-SPLIT-	4,181.74		1,145,122.00
Deposit	11/11/2025			Deposit	-SPLIT-	27,612.71		1,172,734.71
Deposit	11/11/2025			Deposit	-SPLIT-	24,498.84		1,197,233.55
Deposit	11/11/2025			Deposit	1499 · Undep...	2,691.76		1,199,925.31
Deposit	11/11/2025	ACH		Keystone	310.500 · Loc...	500.00		1,200,425.31
Deposit	11/11/2025	ACH		Keystone	310.500 · Loc...	5,600.00		1,206,025.31
Bill Pmt -Check	11/12/2025	26852	Berkheimer Tax A...		2000 · Accou...		573.42	1,205,451.89
Bill Pmt -Check	11/12/2025	26853	Birmingham Town...	Mushroom R...	2000 · Accou...		850.00	1,204,601.89
Bill Pmt -Check	11/12/2025	26854	Brandywine Ace P...	shop supplies...	2000 · Accou...		264.25	1,204,337.64
Bill Pmt -Check	11/12/2025	26855	Burkhart, Inc		2000 · Accou...		395.49	1,203,942.15
Bill Pmt -Check	11/12/2025	26856	Dixie Land Energy...		2000 · Accou...		1,440.56	1,202,501.59
Bill Pmt -Check	11/12/2025	26857	Ideal Hydraulics LLC	1 3/8" x 44" ...	2000 · Accou...		34.83	1,202,466.76
Bill Pmt -Check	11/12/2025	26858	Lowe's		2000 · Accou...		929.18	1,201,537.58
Bill Pmt -Check	11/12/2025	26859	Opdenaker, Inc.	14316800	2000 · Accou...		264.05	1,201,273.53
Bill Pmt -Check	11/12/2025	26860	Traffic Planning & ...	US1/82/Ced...	2000 · Accou...		5,321.85	1,195,951.68
Bill Pmt -Check	11/12/2025	26861	Unruh, Turner, Bur...		2000 · Accou...		11,800.91	1,184,150.77
Bill Pmt -Check	11/12/2025	26862	West Nottingham ...	Mushroom R...	2000 · Accou...		850.00	1,183,300.77
Deposit	11/12/2025	ACH	County of Chester	Deposit	301.400 · Deli...	58.03		1,183,358.80
Deposit	11/18/2025	XFR	Sewer Fund	GF card char...	129.01 · BMO	679.32		1,184,038.12
Deposit	11/18/2025	ACH		Keystone	310.500 · Loc...	500.00		1,184,538.12
Deposit	11/18/2025	ACH		Keystone	310.500 · Loc...	2,400.00		1,186,938.12
Deposit	11/18/2025	ACH		Deposit	301.100 · Re...	1,964.10		1,188,902.22
Deposit	11/19/2025		Sewer Fund	2 charges to ...	130.080 · Du...	32.16		1,188,934.38
Bill Pmt -Check	11/19/2025	26863	A & E Embroidery I...		2000 · Accou...		835.50	1,188,098.88
Bill Pmt -Check	11/19/2025	26864	Barry's Auto Repair		2000 · Accou...		306.15	1,187,792.73
Bill Pmt -Check	11/19/2025	26865	Canon Financial S...		2000 · Accou...		207.04	1,187,585.69
Bill Pmt -Check	11/19/2025	26866	Chris Boyle Consul...	2026 Chris B...	2000 · Accou...		693.00	1,186,892.69
Bill Pmt -Check	11/19/2025	26867	Dixie Land Energy...		2000 · Accou...		1,592.52	1,185,300.17
Bill Pmt -Check	11/19/2025	26868	Eleanor J. Schwandt	ZHB 11/13	2000 · Accou...		1,287.50	1,184,012.67
Bill Pmt -Check	11/19/2025	26869	Go Green 'N' Clea...		2000 · Accou...		84.00	1,183,928.67
Bill Pmt -Check	11/19/2025	26870	Herbert, Rowland ...	UCFSD Mid...	2000 · Accou...		348.50	1,183,580.17
Bill Pmt -Check	11/19/2025	26871	John Deere Financ...		2000 · Accou...		807.09	1,182,773.08
Bill Pmt -Check	11/19/2025	26872	NAPA Auto Parts	38730894	2000 · Accou...		2,297.01	1,180,476.07
Bill Pmt -Check	11/19/2025	26873	Signal Service, Inc.		2000 · Accou...		355.00	1,180,121.07
Bill Pmt -Check	11/19/2025	26874	The Lincoln Nation...		2000 · Accou...		532.64	1,179,588.43
Bill Pmt -Check	11/19/2025	26875	Tony's Emergency ...		2000 · Accou...		815.00	1,178,773.43
Bill Pmt -Check	11/19/2025	26876	Treasurer of Chest...	VOID: addre...	2000 · Accou...	0.00		1,178,773.43
Bill Pmt -Check	11/19/2025	26877	Windles Water Wo...		2000 · Accou...		170.00	1,178,603.43
Bill Pmt -Check	11/19/2025	26878	Barsz Gowie Amo...	sewer fund 7...	2000 · Accou...		713.62	1,177,889.81
Deposit	11/24/2025			Deposit	-SPLIT-	39,862.20		1,217,752.01
Check	11/24/2025	XFR	Sewer Fund	110 Gatehou...	230.080 · Du...		8,000.00	1,209,752.01
Deposit	11/24/2025	ACH	Commonwealth of ...	Deposit	354.030 · Pe...	20,178.56		1,229,930.57

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12/05/25

Accrual Basis

East Marlborough Township General Fund

Account QuickReport

As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Deposit	11/25/2025	ACH		Berkheimer	301.100 · Re...	541.50		1,230,472.07
Deposit	11/26/2025	ACH		Berkheimer	301.100 · Re...	1,128.00		1,231,600.07
Deposit	11/26/2025	ACH		Berkheimer	303.105 · Uni...	0.55		1,231,600.62
Deposit	11/30/2025	ACH		Deposit	341.100 · Inte...	3,689.63		1,235,290.25
Total 100.100 · PLGIT General - 3679014						287,755.07	109,097.51	1,235,290.25
100.106 · PLGIT Prime								
Deposit	11/30/2025			Deposit	341.100 · Inte...	4,783.10		1,434,688.70
Total 100.106 · PLGIT Prime						4,783.10	0.00	1,439,471.80
100.305 · BB&T Bank/Truist								
Check	11/03/2025	AP	Peco 2354066000 ...	Autopay	409.360 · Tw...		613.96	251,139.18
Check	11/03/2025	AP	PECO 297727800...	autopay	433.361 · Tra...		381.08	250,525.22
Check	11/03/2025	AP	PECO 530884300...		433.361 · Tra...		152.69	250,144.14
Check	11/05/2025	AP	PECO 911063200...	autopay	434.360 · Uni...		234.21	249,991.45
Check	11/05/2025	AP	PECO 297727800...	autopay	433.361 · Tra...		381.08	249,757.24
Check	11/06/2025	AP	Independence Blu...	autopay	-SPLIT-		21,487.39	249,376.16
Check	11/07/2025	AP	PECO 418416600...	autopay	409.360 · Tw...		69.15	227,888.77
Check	11/07/2025	AP	PECO 668743800...	autopay	409.360 · Tw...		44.12	227,819.62
Check	11/07/2025	AP	PECO 616912064...	autopay	434.360 · Uni...		11.42	227,775.50
Check	11/10/2025	AP	PECO 676370300...	autopay	410.360 · PD ...		380.21	227,764.08
Deposit	11/12/2025			credit card	-SPLIT-	1,530.20		227,383.87
General Journal	11/14/2025	PR11...	Evolution Payroll S...	DIRECT DE...	-SPLIT-		42,658.11	228,914.07
General Journal	11/14/2025	PR11...	Evolution Payroll S...	PR TAXES ...	100.305 · BB...		19,271.88	186,255.96
General Journal	11/14/2025	PR11...	Evolution Payroll S...	PR INVOICE...	100.305 · BB...		212.75	166,984.08
Check	11/14/2025		INR/CBIZ Matrix	PR 9/15/25	-SPLIT-		700.00	166,771.33
Check	11/14/2025	AP	PECO 319610300...	autopay	409.375 · Pos...		31.21	166,071.33
Deposit	11/17/2025	XFR	Truist Sewer	payroll 11/15...	392.080 · Tra...	16,587.51		166,040.12
Deposit	11/17/2025	XFR	Truist Park	Payroll 11/15...	392.090 · Tra...	2,526.94		182,627.63
Check	11/20/2025	AP	Comcast (37361)	autopay	409.360 · Tw...		316.16	185,154.57
Deposit	11/24/2025			Deposit	-SPLIT-	254.50		184,838.41
Deposit	11/24/2025			Deposit	-SPLIT-	568.10		185,092.91
Deposit	11/24/2025			This credit c...	-SPLIT-	909.38		185,661.01
Deposit	11/26/2025	ACH		Deposit	341.100 · Inte...	1.56		186,570.39
General Journal	11/30/2025	PR 1...	Evolution Payroll S...	DIRECT DE...	-SPLIT-		43,370.63	186,571.95
General Journal	11/30/2025	PR 1...	Evolution Payroll S...	PR TAXES ...	100.305 · BB...		19,830.30	143,201.32
General Journal	11/30/2025	PR 1...	Evolution Payroll S...	PR INVOICE...	100.305 · BB...		111.75	123,371.02
Check	11/30/2025		INR/CBIZ Matrix	PR 11-30-25	-SPLIT-		800.00	123,259.27
Total 100.305 · BB&T Bank/Truist						22,378.19	151,058.10	122,459.27
Total 100.000 · Cash						314,916.36	260,155.61	2,797,221.32
TOTAL						314,916.36	260,155.61	2,797,221.32

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Accrual Basis

East Marlborough Sewer Company

Account QuickReport

As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
100.000 · Cash							3,206,169.06
100.100 · PLGIT Sewer Fund (3679143)							256,591.25
Bill Pmt -Check	11/04/2025	6783	Univest Insurance LLC		2000 · Accounts...	-3,192.68	253,398.57
Check	11/04/2025	6782	Buckmans Inc.	VOID: void	406.000 · Other ...	0.00	253,398.57
Bill Pmt -Check	11/04/2025	6784	CliftonLaronAllen LLP		2000 · Accounts...	-1,000.00	252,398.57
Bill Pmt -Check	11/04/2025	6785	Pennsylvania One C...		2000 · Accounts...	-114.80	252,283.77
Bill Pmt -Check	11/04/2025	6786	USA BlueBook		2000 · Accounts...	-237.66	252,046.11
Bill Pmt -Check	11/04/2025	6787	PA DEPT of Environ...		2000 · Accounts...	-50.00	251,996.11
Deposit	11/04/2025			Deposit	-SPLIT-	30.00	252,026.11
Bill Pmt -Check	11/05/2025	6788	USA BlueBook		2000 · Accounts...	-124.94	251,901.17
Bill Pmt -Check	11/05/2025	6789	Buckmans Inc.		2000 · Accounts...	-360.28	251,540.89
Deposit	11/07/2025	ACH		Berkheimer	364.100 · Sewer...	1,196.32	252,737.21
Bill Pmt -Check	11/11/2025	6790	Gerbrun Wholesale		2000 · Accounts...	-47.90	252,689.31
Deposit	11/11/2025			Deposit	1499 · Undeposi...	225.00	252,914.31
Bill Pmt -Check	11/11/2025	6791	Site Specific Design, I...		2000 · Accounts...	-21,486.00	231,428.31
Bill Pmt -Check	11/11/2025	6792	Suburban Testing Lab...		2000 · Accounts...	-3,609.34	227,818.97
Bill Pmt -Check	11/11/2025	6793	Opdenaker Inc		2000 · Accounts...	-146.07	227,672.90
Bill Pmt -Check	11/11/2025	6794	Exeter Supply Company		2000 · Accounts...	-1,223.05	226,449.85
Bill Pmt -Check	11/12/2025	6795	Lowe's		2000 · Accounts...	-198.89	226,250.96
Deposit	11/12/2025			Deposit	471.100 · Debt ...	808.13	227,059.09
Bill Pmt -Check	11/18/2025	6796	Exeter Supply Company		2000 · Accounts...	-44.10	227,014.99
Bill Pmt -Check	11/18/2025	6797	Buckmans Inc.		2000 · Accounts...	-717.80	226,297.19
Bill Pmt -Check	11/18/2025	6798	Northeastern Supply, I...		2000 · Accounts...	-51.00	226,246.19
Deposit	11/18/2025			Deposit	-SPLIT-	2,205.00	228,451.19
Bill Pmt -Check	11/18/2025	6799	W. G. Malden, LLC		2000 · Accounts...	-2,104.00	226,347.19
Check	11/18/2025	XFR	General Fund v	c/c charge mad...	429.370 · Treat...	-679.32	225,667.87
Deposit	11/18/2025	ACH		Deposit	364.100 · Sewer...	1,959.97	227,627.84
Bill Pmt -Check	11/19/2025	6800	Premium Power Servi...		2000 · Accounts...	-1,167.00	226,460.84
Bill Pmt -Check	11/19/2025	6801	Buckmans Inc.		2000 · Accounts...	-553.80	225,907.04
Bill Pmt -Check	11/19/2025	6802	Herbert, Rowland, & ...		2000 · Accounts...	-5,079.05	220,827.99
Bill Pmt -Check	11/19/2025	6803	Barsz Gowie		2000 · Accounts...	-713.63	220,114.36
Check	11/19/2025	XFR	General Fund v	two charges on...	429.220 · Opera...	-32.16	220,082.20
Deposit	11/24/2025			Deposit	1499 · Undeposi...	225.00	220,307.20
Bill Pmt -Check	11/24/2025	6804	Northeastern Supply, I...		2000 · Accounts...	-160.74	220,146.46
Deposit	11/24/2025	XFR		110 Gatehouse	364.111 · Sewer...	8,000.00	228,146.46
Deposit	11/25/2025			Deposit	361.650 · Sewer...	20.00	228,166.46
Bill Pmt -Check	11/25/2025	6805	Aqua Pennsylvania, Inc		2000 · Accounts...	-200.00	227,966.46
Deposit	11/25/2025	ACH		Berkheimer	364.100 · Sewer...	542.98	228,509.44
Deposit	11/26/2025	ACH		Berkheimer	364.100 · Sewer...	1,272.73	229,782.17
Deposit	11/30/2025	ACH		Deposit	341.010 · Intere...	759.57	230,541.74
Deposit	11/30/2025	ACH		Deposit	341.010 · Intere...	759.57	231,301.31
Total 100.100 · PLGIT Sewer Fund (3679143)							-25,289.94
100.106 · PLGIT Sewer Prime							2,876,899.22
Deposit	11/30/2025	ACH		Deposit	341.010 · Intere...	9,591.07	2,886,490.29
Total 100.106 · PLGIT Sewer Prime							9,591.07
100.500 · Truist Bank 9077							72,678.59
Check	11/04/2025	AP:	Verizon 852-008-774-...	autopay	429.321 · Telep...	-94.99	72,583.60
Check	11/05/2025	AP	Verizon WZ 220-827-...	autopay	429.321 · Telep...	-20.02	72,563.58
Check	11/05/2025	AP	PECO 8351217000St ...	autopay	429.361 · Electri...	-11.30	72,552.28
Check	11/06/2025	AP	PECO 1224228000 8...	autopay	429.361 · Electri...	-713.90	71,838.38
Check	11/06/2025	AP	PECO 8727323333 B...	autopay	429.361 · Electri...	-177.71	71,660.67
Check	11/07/2025	AP	PECO 3455425000 5...	autopay	429.361 · Electri...	-160.84	71,499.83
Check	11/07/2025	AP	PECO 9752908969 2...	autopay	429.361 · Electri...	-115.00	71,384.83
Check	11/07/2025	AP	PECO 6899792222 Ki...	autopay	429.361 · Electri...	-110.27	71,274.56
Check	11/07/2025	AP	Verizon 457-251-429-...	autopay	429.321 · Telep...	-54.07	71,220.49
Check	11/07/2025	AP	Verizon 257-251-678-...	autopay	429.321 · Telep...	-49.84	71,170.65
Check	11/07/2025	AP	Verizon 557-958-695-...	autopay	429.321 · Telep...	-36.66	71,133.99
Check	11/10/2025	AP	PECO 4003543000 7...	autopay	429.361 · Electri...	-6,869.02	64,264.97
Check	11/10/2025	AP	PECO 5891494000 St...	autopay	429.361 · Electri...	-401.75	63,863.22
Check	11/10/2025	AP	PECO 3779912222 D...	autopay	429.361 · Electri...	-139.24	63,723.98
Check	11/10/2025	AP	PECO 3918985000 M...	autopay	429.361 · Electri...	-124.72	63,599.26
Check	11/10/2025	AP	PECO 8804792856 C...	autopay	429.361 · Electri...	-124.11	63,475.15
Check	11/12/2025	AP	Verizon 357-252-362-...	autopay	429.321 · Telep...	-49.91	63,425.24
Check	11/12/2025	AP	Verizon 157-254-077-...	autopay	429.321 · Telep...	-49.91	63,375.33
Check	11/12/2025	AP	Verizon 557-252-534-...	autopay	429.321 · Telep...	-49.91	63,325.42
Check	11/12/2025	AP	Verizon 357-252-211-...	autopay	429.321 · Telep...	-49.91	63,275.51
Check	11/12/2025	AP	PECO 7509020100 B...	autopay	429.361 · Electri...	-1,071.80	62,203.71
Check	11/14/2025	AP	PECO 0204192222 S...	autopay	429.361 · Electri...	-270.19	61,933.52
Check	11/17/2025	XFR	Truist Bank 9831	payroll 11/15	492.010 · Transf...	-16,587.51	45,346.01
Check	11/18/2025	AP	Verizon 450-748-455-...	autopay	429.321 · Telep...	-40.12	45,305.89
Check	11/20/2025	AP	Verizon 756-231-745-...	autopay	429.321 · Telep...	-42.96	45,262.93
Check	11/20/2025	AP	Aqua Pennsylvania, Inc	autopay	429.361 · Electri...	-22.40	45,240.53
Check	11/21/2025	AP	Verizon 356-898-425-...	autopay	429.321 · Telep...	-49.05	45,191.48
Check	11/26/2025	AP	Verizon 655-972-361-...	autopay	429.321 · Telep...	-42.96	45,148.52

East Marlborough Sewer Company
Account QuickReport
As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
Deposit	11/30/2025	ACH		Deposit	341.010 · Intere...	0.47	45,148.99
Total 100.500 · Truist Bank 9077						-27,529.60	45,148.99
Total 100.000 · Cash						-43,228.47	3,162,940.59
TOTAL						-43,228.47	3,162,940.59

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East Marlborough Township Fire & Emergency Services Fund

12/05/25

Account QuickReport

Cash Basis

As of November 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							1,164,397.17
100.010 · PLGIT Class - Fire Tax							1,064,366.90
Bill Pmt -Check	11/04/2025	1087	Chester Water Auth...	unmetered fir...		2,831.40	1,061,535.50
Deposit	11/07/2025	ACH		Berkheimer	1,297.38		1,062,832.88
Deposit	11/18/2025	ACH		Deposit	2,578.91		1,065,411.79
Deposit	11/21/2025	ACH		Deposit	542.24		1,065,954.03
Deposit	11/25/2025	ACH		Berkheimer	744.00		1,066,698.03
Deposit	11/26/2025	ACH		Berkheimer	1,283.30		1,067,981.33
Deposit	11/26/2025	ACH		Berkheimer	1,292.20		1,069,273.53
Deposit	11/26/2025	ACH		Berkheimer	1,154.64		1,070,428.17
Deposit	11/30/2025	ACH		Deposit	3,330.60		1,073,758.77
Total 100.010 · PLGIT Class - Fire Tax					12,223.27	2,831.40	1,073,758.77
100.700 · Truist Fire Account							100,030.27
Check	11/26/2025	AP	Aqua Pennsylvania	autopay		2,752.30	97,277.97
Total 100.700 · Truist Fire Account					0.00	2,752.30	97,277.97
Total 100.000 · Cash					12,223.27	5,583.70	1,171,036.74
TOTAL					12,223.27	5,583.70	1,171,036.74

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Cash Basis

State Fund
Account QuickReport
As of November 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							160,746.40
100.010 · PLGIT State Fund (3679069)							160,746.40
Deposit	11/30/2025	ACH		Deposit	502.36		161,248.76
Total 100.010 · PLGIT State Fund (3679069)					502.36	0.00	161,248.76
Total 100.000 · Cash					502.36	0.00	161,248.76
TOTAL					502.36	0.00	161,248.76

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Cash Basis

East Marlborough Township Open Space Fund

Account QuickReport

As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
100.000 · Cash								1,908,879.09
100.010 · PLGIT Open Space 00003679127								270,555.45
Deposit	11/26/2025	ACH		Berkheimer	301.110 · Ope...	513.45		271,068.90
Deposit	11/30/2025	ACH		Deposit	341.010 · Inter...	845.35		271,914.25
Total 100.010 · PLGIT Open Space 00003679127						1,358.80	0.00	271,914.25
100.106 · PLGIT Open Space Prime								1,638,323.64
Deposit	11/30/2025	ACH		Deposit	341.010 · Inter...	5,461.99		1,643,785.63
Total 100.106 · PLGIT Open Space Prime						5,461.99	0.00	1,643,785.63
Total 100.000 · Cash						6,820.79	0.00	1,915,699.88
TOTAL						6,820.79	0.00	1,915,699.88

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East Marlborough Township Capital Improvement/Building Fund

12/05/25

Account QuickReport

Cash Basis

As of November 30, 2025

Type	Date	Num	Name	Memo	Account	Debit	Credit	Balance
100.000 · Cash								1,777,134.31
100.100 · PLGIT-Building Fund-00003679173								614,489.89
Bill Pmt -Check	11/18/2025	1108	Alpha Space Contr...	multiple signs	100.100 · PLGIT-B...		3,524.59	610,965.30
Bill Pmt -Check	11/18/2025	1109	Guidemark, Inc	traffic line stri...	100.100 · PLGIT-B...		1,980.00	608,985.30
Deposit	11/30/2025	ACH		Deposit	100.100 · PLGIT-B...	1,920.21		610,905.51
Total 100.100 · PLGIT-Building Fund-00003679173						1,920.21	5,504.59	610,905.51
100.106 · PLGIT Building Fund Prime								1,162,644.42
Deposit	11/30/2025	ACH		Deposit	100.106 · PLGIT B...	3,876.13		1,166,520.55
Total 100.106 · PLGIT Building Fund Prime						3,876.13	0.00	1,166,520.55
Total 100.000 · Cash						5,796.34	5,504.59	1,777,426.06
TOTAL						5,796.34	5,504.59	1,777,426.06

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Accrual Basis

East Marlborough Township - Rebill Account QuickReport

As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
100.000 · PLGIT - Rebill								
Bill Pmt -Check	11/03/2025	1214	RGS Associates, Inc.		20000 · Accou...		2,264.65	106,107.30
Deposit	11/12/2025			Deposit	-SPLIT-	15,479.27		103,842.65
Bill Pmt -Check	11/19/2025	1215	Herbert, Rowland &...		20000 · Accou...		11,499.69	119,321.92
Bill Pmt -Check	11/19/2025	1216	RGS Associates, Inc.	New Bolton	20000 · Accou...		3,432.50	107,822.23
Bill Pmt -Check	11/19/2025	1217	Traffic Planning an...		20000 · Accou...		1,374.55	104,389.73
Bill Pmt -Check	11/19/2025	1218	Unruh Turner Burk...		20000 · Accou...		1,720.00	103,015.18
Deposit	11/24/2025			Deposit	-SPLIT-	7,199.50		101,295.18
Deposit	11/30/2025	ACH		Deposit	341.010 · Inter...	349.38		108,494.68
Total 100.000 · PLGIT - Rebill						23,028.15	20,291.39	108,844.06
TOTAL						23,028.15	20,291.39	108,844.06

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Cash Basis

East Marlborough Township Parks Fund

Account QuickReport

As of November 30, 2025

Type	Date	Num	Name	Memo	Account	Debit	Credit	Balance
100.000 · Cash								118,587.93
100.101 · PLGIT Plus-Development-3679072								0.18
Total 100.101 · PLGIT Plus-Development-3679072								0.18
100.200 · Unionville Park (3679172)								49,016.93
Bill Pmt -Check	11/12/2025	616	Bittle Property Main...	Park Hill (this...	100.200 · Unionville...		200.00	48,816.93
Deposit	11/30/2025	ACH		Deposit	100.200 · Unionville...	153.06		48,969.99
Total 100.200 · Unionville Park (3679172)						153.06	200.00	48,969.99
100.250 · PLGIT Parks Prime								57,301.21
Deposit	11/30/2025	ACH		Deposit	100.250 · PLGIT P...	191.04		57,492.25
Total 100.250 · PLGIT Parks Prime						191.04	0.00	57,492.25
100.300 · Truist Parks 4044								12,269.61
Check	11/03/2025	AP	Peco 1892174000 ...	autopay	100.300 · Truist Par...		42.98	12,226.63
Check	11/10/2025	AP	Peco 9513172000 ...	autopay	100.300 · Truist Par...		57.16	12,169.47
Check	11/14/2025	AP	PECO 4176295000...	autopay	100.300 · Truist Par...		27.44	12,142.03
Check	11/17/2025	XFR	Truist 9831	payroll 11-15	100.300 · Truist Par...		2,526.94	9,615.09
Check	11/20/2025	AP	Aqua PA	autopay	100.300 · Truist Par...		62.96	9,552.13
Total 100.300 · Truist Parks 4044						0.00	2,717.48	9,552.13
Total 100.000 · Cash						344.10	2,917.48	116,014.55
TOTAL						344.10	2,917.48	116,014.55

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Cash Basis

East Marlborough Township Willowdale Chapel Escrow Fund
Account QuickReport
As of November 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							118,596.04
100.020 · PLGIT-Willowdale-Escrow-3679156							118,596.04
Deposit	11/30/2025	ACH		Deposit	380.06		118,976.10
Total 100.020 · PLGIT-Willowdale-Escrow-3679156					380.06	0.00	118,976.10
Total 100.000 · Cash					380.06	0.00	118,976.10
TOTAL					380.06	0.00	118,976.10

East Marlborough Township Library Fund
Account QuickReport
As of November 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							65,998.89
100.010 · Library Account							65,998.89
Deposit	11/26/2025	ACH		Berkheimer	469.82		66,468.71
Deposit	11/30/2025	ACH		Deposit	205.83		66,674.54
Total 100.010 · Library Account					675.65	0.00	66,674.54
Total 100.000 · Cash					675.65	0.00	66,674.54
TOTAL					675.65	0.00	66,674.54

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East Marlborough Township Operating Reserve Fund

12/05/25

Account QuickReport

Cash Basis

As of November 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							874,193.30
100.100 · Operating Reserve Account							189,280.16
Deposit	11/30/2025	ACH		Deposit	591.56		189,871.72
Total 100.100 · Operating Reserve Account					591.56	0.00	189,871.72
100.106 · Operating Reserve Prime							684,913.14
Deposit	11/30/2025	ACH		Deposit	2,283.43		687,196.57
Total 100.106 · Operating Reserve Prime					2,283.43	0.00	687,196.57
Total 100.000 · Cash					2,874.99	0.00	877,068.29
TOTAL					2,874.99	0.00	877,068.29



**VANDEMARK
& LYNCH, INC.**
ENGINEERS • SURVEYORS • PLANNERS

RETURN TO AGENDA

4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vdleng.com

MEMORANDUM

TO: Board of Supervisors, East Marlborough Township

V&L Project No. 25800.03

DATE: December 1, 2025

FROM: Neil Carlson, VanDemark & Lynch, Inc.

**RE: Enclave at Longwood Preserve
Escrow Release #5**

Shortly after we issued our recommendation for Escrow Release #4, the Township Sanitary Consultant confirmed that the sanitary sewer related work discussed in our November 17, 2025 memorandum had been installed, and the associated security could therefore be released.

We therefore recommend the Township release the previously requested \$161,835.00 in sanitary sewer escrow, and the associated contingency (\$16,183.50), for a release of \$178,018.50, over and above the \$120,098.00 discussed in our 11/17/25 memo.

Overall, the project is approximately 24% complete.

Attached to this memorandum is a copy of the escrow release schedule with our signature.

If you have any questions, please call.

Attachments: Escrow Account Schedule (3 pgs.)

cc: Ryan Jennings, Township Solicitor
Kevin Graney, Montchanin Homes
Tim Jones, Montchanin Homes

EAST MARLBOROUGH TOWNSHIP

721 Unionville Road
Kennett Square, PA 19348

Attn: Neil Lovekin, Township Manager

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item No.	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
1	Erosion & Sediment Control:					
	Const Ent w/ wash rack	\$ 3,750.00	\$ 3,750.00	\$ -	\$ 3,750.00	\$ -
	Const Ent Maint	\$ 2,500.00	\$ 625.00	\$ -	\$ 625.00	\$ 1,875.00
	Conc Washout	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
	Conc Washout Maint	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00
	Sed Trap Excav, Skimmer, Matting	\$ 12,100.00	\$ 12,100.00	\$ -	\$ 12,100.00	\$ -
	Sed Trap Maintenance	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
	Tree Protection Fence	\$ 4,245.00	\$ 4,245.00	\$ -	\$ 4,245.00	\$ -
	SWM Fence	\$ 9,680.00	\$ 9,680.00	\$ -	\$ 9,680.00	\$ -
	12" CFL	\$ 16,425.00	\$ 16,425.00	\$ -	\$ 16,425.00	\$ -
	18" CFL	\$ 2,400.00	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -
	24" CFL	\$ 11,875.00	\$ 11,875.00	\$ -	\$ 11,875.00	\$ -
	Inlet Protection	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00
	Sed Trap Baffles	\$ 8,840.00	\$ 8,840.00	\$ -	\$ 8,840.00	\$ -
	Skimmer/outlet	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
	RipRap Apron	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
	Pumped Water Filter Bag	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00
	S75 Matting	\$ 17,220.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 8,220.00
	SC250 Matting	\$ 1,012.50	\$ 1,012.50	\$ -	\$ 1,012.50	\$ -
	P300 Matting	\$ 1,925.00	\$ 1,925.00	\$ -	\$ 1,925.00	\$ -
	Bldg Pad Temp Seeding	\$ 600.00	\$ 300.00	\$ -	\$ 300.00	\$ 300.00
	Stockpile Straw/Seeding	\$ 375.00	\$ -	\$ -	\$ -	\$ 375.00
	Subtotal	\$ 124,047.50	\$ 84,677.50	\$ -	\$ 84,677.50	\$ 39,370.00
2	Survey/Engineering					
	Layout	\$ 15,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 6,000.00
	SWM As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Road/Stormdrain As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Sanitary As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Water As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Notice of Termination	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
	Critical Stage Review	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Monuments	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
	Subtotal	\$ 51,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 42,000.00
3	Sitework					
	Mobilization	\$ 12,000.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ -
	Clear/Grub	\$ 7,200.00	\$ 7,200.00	\$ -	\$ 7,200.00	\$ -
	Strip Topsoil	\$ 11,880.00	\$ 11,880.00	\$ -	\$ 11,880.00	\$ -
	Import Fill	\$ 21,015.00	\$ 21,015.00	\$ -	\$ 21,015.00	\$ -
	Retaining Wall 1 (Unit 32)	\$ 7,125.00	\$ 7,125.00	\$ -	\$ 7,125.00	\$ -
	Retaining Wall 2 (Basin 1)	\$ 5,625.00	\$ 5,625.00	\$ -	\$ 5,625.00	\$ -
	Retaining Wall 3 (Unit 17)	\$ 4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -
	Geo-Tech Review of Ret Wall Const.	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -
	Ret Wall Fencing	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
	Place Topsoil	\$ 21,600.00	\$ 5,400.00	\$ -	\$ 5,400.00	\$ 16,200.00
	Final Seeding/Mulch/Maint	\$ 7,200.00	\$ -	\$ -	\$ -	\$ 7,200.00
	Subtotal	\$ 107,145.00	\$ 80,745.00	\$ -	\$ 80,745.00	\$ 26,400.00

Item No.	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
4	SWM					
	15" HDPE	\$ 16,160.00	\$ 10,010.00	\$ -	\$ 10,010.00	\$ 6,150.00
	18" HDPE	\$ 8,000.00	\$ 8,000.00	\$ -	\$ 8,000.00	\$ -
	24" HDPE	\$ 3,750.00	\$ 3,750.00	\$ -	\$ 3,750.00	\$ -
	30" HDPE	\$ 20,800.00	\$ 20,800.00	\$ -	\$ 20,800.00	\$ -
	18" RCP	\$ 1,125.00	\$ 1,125.00	\$ -	\$ 1,125.00	\$ -
	24" RCP	\$ 5,100.00	\$ 5,100.00	\$ -	\$ 5,100.00	\$ -
	36" RCP	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ -
	End/Headwalls	\$ 21,000.00	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 3,000.00
	Inlets	\$ 56,000.00	\$ 52,500.00	\$ -	\$ 52,500.00	\$ 3,500.00
	Large Inlet (I-12)	\$ 4,200.00	\$ 4,200.00	\$ -	\$ 4,200.00	\$ -
	Storm Manhole	\$ 3,200.00	\$ 3,200.00	\$ -	\$ 3,200.00	\$ -
	Basin 1 (complete)	\$ 32,510.00	\$ 22,510.00	\$ -	\$ 22,510.00	\$ 10,000.00
	Basin 2 (complete)	\$ 30,600.00	\$ 15,300.00	\$ -	\$ 15,300.00	\$ 15,300.00
	Basin 3 (complete)	\$ 27,700.00	\$ -	\$ -	\$ -	\$ 27,700.00
	Subtotal	\$ 232,845.00	\$ 167,195.00	\$ -	\$ 167,195.00	\$ 65,650.00
5	Paving/Concrete					
	Curb	\$ 188,250.00	\$ -	\$ -	\$ -	\$ 188,250.00
	Underdrain	\$ 62,750.00	\$ -	\$ -	\$ -	\$ 62,750.00
	Fine Grade/Compact Roadbed	\$ 7,140.00	\$ -	\$ -	\$ -	\$ 7,140.00
	8" 3A stone	\$ 89,760.00	\$ -	\$ -	\$ -	\$ 89,760.00
	5" 25 mm	\$ 236,640.00	\$ -	\$ -	\$ -	\$ 236,640.00
	2" 19mm	\$ 93,840.00	\$ -	\$ -	\$ -	\$ 93,840.00
	Sweep/tack prior to final paving (TWP Roadways)	\$ 4,896.00	\$ -	\$ -	\$ -	\$ 4,896.00
	1.5" 9.5 mm	\$ 77,520.00	\$ -	\$ -	\$ -	\$ 77,520.00
	Road Striping/Xwalks	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
	Fine Grade/Compact Emergency Access Road	\$ 2,581.25	\$ -	\$ -	\$ -	\$ 2,581.25
	6" 2A stone	\$ 24,337.50	\$ -	\$ -	\$ -	\$ 24,337.50
	5" 25 mm	\$ 85,550.00	\$ -	\$ -	\$ -	\$ 85,550.00
	Sweep/tack prior to final paving (Em. Access)	\$ 1,770.00	\$ -	\$ -	\$ -	\$ 1,770.00
	1.5" 9.5 mm	\$ 28,025.00	\$ -	\$ -	\$ -	\$ 28,025.00
	4" Conc. Sidewalk	\$ 79,140.00	\$ -	\$ -	\$ -	\$ 79,140.00
	6" Conc. Driveway Crossing	\$ 81,840.00	\$ -	\$ -	\$ -	\$ 81,840.00
	Mill/Overlay Connector Stub	\$ 5,850.00	\$ -	\$ -	\$ -	\$ 5,850.00
	Mill/Overlay Walnut Road	\$ 24,450.00	\$ -	\$ -	\$ -	\$ 24,450.00
	Subtotal	\$ 1,096,839.75	\$ -	\$ -	\$ -	\$ 1,096,839.75
6	Sanitary Sewer					
	Tie to Existing MH	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -
	8" SDR-35 PVC	\$ 142,875.00	\$ 48,210.00	\$ 67,485.00	\$ 115,695.00	\$ 27,180.00
	4' MH	\$ 54,000.00	\$ 31,950.00	\$ 17,550.00	\$ 49,500.00	\$ 4,500.00
	Testing	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
	6" Laterals	\$ 58,200.00	\$ -	\$ 58,200.00	\$ 58,200.00	\$ -
	Cleanouts	\$ 39,600.00	\$ -	\$ 18,600.00	\$ 18,600.00	\$ 21,000.00
	Subtotal	\$ 301,675.00	\$ 83,660.00	\$ 161,835.00	\$ 245,495.00	\$ 56,180.00
7	Water					
	Connect to Existing	\$ 8,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000.00
	Hydrant	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
	8" Class 52 DIP	\$ 177,750.00	\$ 38,250.00	\$ -	\$ 38,250.00	\$ 139,500.00
	1" Domestic Laterals	\$ 38,800.00	\$ -	\$ -	\$ -	\$ 38,800.00
	1.5" Fire Laterals	\$ 48,500.00	\$ -	\$ -	\$ -	\$ 48,500.00
	Valves	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00
	Testing/Chlorination	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00
	Subtotal	\$ 304,050.00	\$ 42,250.00	\$ -	\$ 42,250.00	\$ 261,800.00
8	Amenities					
	Walking Trail	\$ 10,800.00	\$ -	\$ -	\$ -	\$ 10,800.00
	Exercise Stations	\$ 8,750.00	\$ -	\$ -	\$ -	\$ 8,750.00
	Gazebo	\$ 31,250.00	\$ -	\$ -	\$ -	\$ 31,250.00
	Bollards	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00
	Lightpoles	\$ 38,000.00	\$ -	\$ -	\$ -	\$ 38,000.00
	Wheel Stops	\$ 2,400.00	\$ -	\$ -	\$ -	\$ 2,400.00
	Signage	\$ 4,125.00	\$ -	\$ -	\$ -	\$ 4,125.00
	Subtotal	\$ 96,825.00	\$ -	\$ -	\$ -	\$ 96,825.00

Item No.	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
9	Landscaping					
	Deciduous Tree (2.5-3")	\$ 36,600.00	\$ -	\$ -	\$ -	\$ 36,600.00
	Ornamental Tree (6-8')	\$ 5,400.00	\$ -	\$ -	\$ -	\$ 5,400.00
	Evergreen Tree (6-8')	\$ 59,100.00	\$ -	\$ -	\$ -	\$ 59,100.00
	Evergreen Shrub (24-36")	\$ 15,840.00	\$ -	\$ -	\$ -	\$ 15,840.00
	Deciduous Shrub (24-36")	\$ 14,000.00	\$ -	\$ -	\$ -	\$ 14,000.00
	Riparian Buffer Plantings	\$ 13,780.00	\$ -	\$ -	\$ -	\$ 13,780.00
	ERMx-127 (Basins 1 & 3)	\$ 1,991.20	\$ -	\$ -	\$ -	\$ 1,991.20
	ERMx-180 (Basin 2)	\$ 1,420.50	\$ -	\$ -	\$ -	\$ 1,420.50
	Basin 2 Plugs	\$ 882.00	\$ -	\$ -	\$ -	\$ 882.00
	Subtotal	\$ 149,013.70	\$ -	\$ -	\$ -	\$ 149,013.70
10	Miscellaneous					
	Inspection (7.5% Const. Cost)	\$ 184,758.00	\$ -	\$ -	\$ -	\$ 184,758.00
	Contingency (10% Construction Cost)	\$ 246,344.00	\$ 52,482.35	\$ 16,183.50	\$ 68,665.85	\$ 177,678.15
	GRAND TOTAL	\$ 2,894,542.95	\$ 520,009.85	\$ 178,018.50	\$ 698,028.35	\$ 2,196,514.60

TOTAL THIS REQUEST	\$ 178,018.50
---------------------------	----------------------

Builder / Developer

Date

The above items have been inspected and are hereby approved for release of escrow in the above manner

VanDemark & Lynch, Inc.

Date

East Marlborough Township

Date



**VANDEMARK
& LYNCH, INC.**
ENGINEERS • SURVEYORS • PLANNERS

4305 MILLER ROAD
WILMINGTON, DE 19802-1901
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MEMORANDUM

TO: Board of Supervisors, East Marlborough Township
DATE: November 17, 2025

V&L Project No. 25800.03

FROM: Neil Carlson, VanDemark & Lynch, Inc. 

**RE: Enclave at Longwood Preserve
Escrow Release #4**

We have processed an escrow release for the above referenced project. The escrow release request was received in our office on November 3, 2025 for an amount of \$342,436.60.

We have reviewed the work that that has been completed on the site, and recommend release of \$120,098.00. Our recommendation differs from the request because:

- We have not yet heard back from the Township Sanitary Consultant on the Sanitary items (-\$161,835.00)
- We have adjusted the release of waterline to reflect the quantity of main Chester Water Authority has confirmed installed (-\$32,850.00)
- Two storm structures and the pipe between them remain to be installed (-\$12,650.00)
- We have modified the Contingency release to account for the above adjustments (-\$15,003.60)

Our recommended release consists of the following:

- Erosion and Sediment Control: \$4,420.00 (68% Complete)
- Stormwater: \$57,301.00 (72% Complete)
- Water: \$42,250.00 (14% complete)
- Contingency: \$16,127.00 (20% complete)

Overall, the project is approximately 18% complete.

We understand the applicant will be submitting an additional release for consideration at the December Board meeting. The release request will need to be received no later than noon on November 26 to get on the December agenda.

Attached to this memorandum is a copy of the escrow release schedule with our signature.

If you have any questions, please call.

Attachments: Escrow Account Schedule (3 pgs.)

cc: Ryan Jennings, Township Solicitor
Kevin Graney, Montchanin Homes
Tim Jones, Montchanin Homes

EAST MARLBOROUGH TOWNSHIP

721 Unionville Road
Kennett Square, PA 19348

Attn: Neil Lovekin, Township Manager

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	Const Ent Maint	\$ 2,500.00	\$ 625.00	\$ -	\$ 625.00	\$ 1,875.00
	Conc Washout	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
	Conc Washout Maint	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00
	Sed Trap Excav, Skimmer, Matting	\$ 12,100.00	\$ 12,100.00	\$ -	\$ 12,100.00	\$ -
	Sed Trap Maintenance	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
	Tree Protection Fence	\$ 4,245.00	\$ 4,245.00	\$ -	\$ 4,245.00	\$ -
	SWM Fence	\$ 9,680.00	\$ 9,680.00	\$ -	\$ 9,680.00	\$ -
	12" CFL	\$ 16,425.00	\$ 16,425.00	\$ -	\$ 16,425.00	\$ -
	18" CFL	\$ 2,400.00	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -
	24" CFL	\$ 11,875.00	\$ 11,875.00	\$ -	\$ 11,875.00	\$ -
	Inlet Protection	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00
	Sed Trap Baffles	\$ 8,840.00	\$ 4,420.00	\$ 4,420.00	\$ 8,840.00	\$ -
	Skimmer/outlet	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
	RipRap Apron	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
	Pumped Water Filter Bag	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00
	S75 Matting	\$ 17,220.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 8,220.00
	SC250 Matting	\$ 1,012.50	\$ 1,012.50	\$ -	\$ 1,012.50	\$ -
	P300 Matting	\$ 1,925.00	\$ 1,925.00	\$ -	\$ 1,925.00	\$ -
	Bldg Pad Temp Seeding	\$ 600.00	\$ 300.00	\$ -	\$ 300.00	\$ 300.00
	Stockpile Straw/Seeding	\$ 375.00	\$ -	\$ -	\$ -	\$ 375.00
	Subtotal	\$ 124,047.50	\$ 80,257.50	\$ 4,420.00	\$ 84,677.50	\$ 39,370.00
2	Survey/Engineering					
	Layout	\$ 15,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 6,000.00
	SWM As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Road/Stormdrain As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Sanitary As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Water As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Notice of Termination	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
	Critical Stage Review	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Monuments	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
	Subtotal	\$ 51,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 42,000.00
3	Sitework					
	Mobilization	\$ 12,000.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ -
	Clear/Grub	\$ 7,200.00	\$ 7,200.00	\$ -	\$ 7,200.00	\$ -
	Strip Topsoil	\$ 11,880.00	\$ 11,880.00	\$ -	\$ 11,880.00	\$ -
	Import Fill	\$ 21,015.00	\$ 21,015.00	\$ -	\$ 21,015.00	\$ -
	Retaining Wall 1 (Unit 32)	\$ 7,125.00	\$ 7,125.00	\$ -	\$ 7,125.00	\$ -
	Retaining Wall 2 (Basin 1)	\$ 5,625.00	\$ 5,625.00	\$ -	\$ 5,625.00	\$ -
	Retaining Wall 3 (Unit 17)	\$ 4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -
	Geo-Tech Review of Ret Wall Const.	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -
	Ret Wall Fencing	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
	Place Topsoil	\$ 21,600.00	\$ 5,400.00	\$ -	\$ 5,400.00	\$ 16,200.00
	Final Seeding/Mulch/Maint	\$ 7,200.00	\$ -	\$ -	\$ -	\$ 7,200.00
	Subtotal	\$ 107,145.00	\$ 80,745.00	\$ -	\$ 80,745.00	\$ 26,400.00

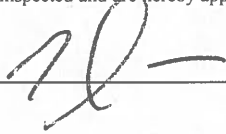
Item No.	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
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	24" HDPE	\$ 3,750.00	\$ 3,750.00	\$ -	\$ 3,750.00	\$ -
	30" HDPE	\$ 20,800.00	\$ 12,740.00	\$ 8,060.00	\$ 20,800.00	\$ -
	18" RCP	\$ 1,125.00	\$ -	\$ 1,125.00	\$ 1,125.00	\$ -
	24" RCP	\$ 5,100.00	\$ 5,100.00	\$ -	\$ 5,100.00	\$ -
	36" RCP	\$ 2,700.00	\$ -	\$ 2,700.00	\$ 2,700.00	\$ -
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	Inlets	\$ 56,000.00	\$ 36,400.00	\$ 16,100.00	\$ 52,500.00	\$ 3,500.00
	Large Inlet (I-12)	\$ 4,200.00	\$ 4,200.00	\$ -	\$ 4,200.00	\$ -
	Storm Manhole	\$ 3,200.00	\$ 3,200.00	\$ -	\$ 3,200.00	\$ -
	Basin 1 (complete)	\$ 32,510.00	\$ 13,004.00	\$ 9,506.00	\$ 22,510.00	\$ 10,000.00
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	Basin 3 (complete)	\$ 27,700.00	\$ -	\$ -	\$ -	\$ 27,700.00
	Subtotal	\$ 232,845.00	\$ 109,894.00	\$ 57,301.00	\$ 167,195.00	\$ 65,650.00
5	Paving/Concrete					
	Curb	\$ 188,250.00	\$ -	\$ -	\$ -	\$ 188,250.00
	Underdrain	\$ 62,750.00	\$ -	\$ -	\$ -	\$ 62,750.00
	Fine Grade/Compact Roadbed	\$ 7,140.00	\$ -	\$ -	\$ -	\$ 7,140.00
	8" 3A stone	\$ 89,760.00	\$ -	\$ -	\$ -	\$ 89,760.00
	5" 25 mm	\$ 236,640.00	\$ -	\$ -	\$ -	\$ 236,640.00
	2" 19mm	\$ 93,840.00	\$ -	\$ -	\$ -	\$ 93,840.00
	Sweep/tack prior to final paving (TWP Roadways)	\$ 4,896.00	\$ -	\$ -	\$ -	\$ 4,896.00
	1.5" 9.5 mm	\$ 77,520.00	\$ -	\$ -	\$ -	\$ 77,520.00
	Road Striping/Xwalks	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
	Fine Grade/Compact Emergency Access Road	\$ 2,581.25	\$ -	\$ -	\$ -	\$ 2,581.25
	6" 2A stone	\$ 24,337.50	\$ -	\$ -	\$ -	\$ 24,337.50
	5" 25 mm	\$ 85,550.00	\$ -	\$ -	\$ -	\$ 85,550.00
	Sweep/tack prior to final paving (Em. Access)	\$ 1,770.00	\$ -	\$ -	\$ -	\$ 1,770.00
	1.5" 9.5 mm	\$ 28,025.00	\$ -	\$ -	\$ -	\$ 28,025.00
	4" Conc. Sidewalk	\$ 79,140.00	\$ -	\$ -	\$ -	\$ 79,140.00
	6" Conc. Driveway Crossing	\$ 81,840.00	\$ -	\$ -	\$ -	\$ 81,840.00
	Mill/Overlay Connector Stub	\$ 5,850.00	\$ -	\$ -	\$ -	\$ 5,850.00
	Mill/Overlay Walnut Road	\$ 24,450.00	\$ -	\$ -	\$ -	\$ 24,450.00
	Subtotal	\$ 1,096,839.75	\$ -	\$ -	\$ -	\$ 1,096,839.75
6	Sanitary Sewer					
	Tie to Existing MH	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -
	8" SDR-35 PVC	\$ 142,875.00	\$ 48,210.00	\$ -	\$ 48,210.00	\$ 94,665.00
	4' MH	\$ 54,000.00	\$ 31,950.00	\$ -	\$ 31,950.00	\$ 22,050.00
	Testing	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
	6" Laterals	\$ 58,200.00	\$ -	\$ -	\$ -	\$ 58,200.00
	Cleanouts	\$ 39,600.00	\$ -	\$ -	\$ -	\$ 39,600.00
	Subtotal	\$ 301,675.00	\$ 83,660.00	\$ -	\$ 83,660.00	\$ 218,015.00
7	Water					
	Connect to Existing	\$ 8,000.00	\$ -	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
	Hydrant	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
	8" Class 52 DIP	\$ 177,750.00	\$ -	\$ 38,250.00	\$ 38,250.00	\$ 139,500.00
	1" Domestic Laterals	\$ 38,800.00	\$ -	\$ -	\$ -	\$ 38,800.00
	1.5" Fire Laterals	\$ 48,500.00	\$ -	\$ -	\$ -	\$ 48,500.00
	Valves	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00
	Testing/Chlorination	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00
	Subtotal	\$ 304,050.00	\$ -	\$ 42,250.00	\$ 42,250.00	\$ 261,800.00
8	Amenities					
	Walking Trail	\$ 10,800.00	\$ -	\$ -	\$ -	\$ 10,800.00
	Exercise Stations	\$ 8,750.00	\$ -	\$ -	\$ -	\$ 8,750.00
	Gazebo	\$ 31,250.00	\$ -	\$ -	\$ -	\$ 31,250.00
	Bollards	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00
	Lightpoles	\$ 38,000.00	\$ -	\$ -	\$ -	\$ 38,000.00
	Wheel Stops	\$ 2,400.00	\$ -	\$ -	\$ -	\$ 2,400.00
	Signage	\$ 4,125.00	\$ -	\$ -	\$ -	\$ 4,125.00
	Subtotal	\$ 96,825.00	\$ -	\$ -	\$ -	\$ 96,825.00

Item No.	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
9	Landscaping					
	Deciduous Tree (2.5-3")	\$ 36,600.00	\$ -	\$ -	\$ -	\$ 36,600.00
	Ornamental Tree (6-8')	\$ 5,400.00	\$ -	\$ -	\$ -	\$ 5,400.00
	Evergreen Tree (6-8')	\$ 59,100.00	\$ -	\$ -	\$ -	\$ 59,100.00
	Evergreen Shrub (24-36")	\$ 15,840.00	\$ -	\$ -	\$ -	\$ 15,840.00
	Deciduous Shrub (24-36")	\$ 14,000.00	\$ -	\$ -	\$ -	\$ 14,000.00
	Riparian Buffer Plantings	\$ 13,780.00	\$ -	\$ -	\$ -	\$ 13,780.00
	ERMx-127 (Basins 1 & 3)	\$ 1,991.20	\$ -	\$ -	\$ -	\$ 1,991.20
	ERMx-180 (Basin 2)	\$ 1,420.50	\$ -	\$ -	\$ -	\$ 1,420.50
	Basin 2 Plugs	\$ 882.00	\$ -	\$ -	\$ -	\$ 882.00
	Subtotal	\$ 149,013.70	\$ -	\$ -	\$ -	\$ 149,013.70
10	Miscellaneous					
	Inspection (7.5% Const. Cost)	\$ 184,758.00	\$ -	\$ -	\$ -	\$ 184,758.00
	Contingency (10% Construction Cost)	\$ 246,344.00	\$ 36,355.35	\$ 16,127.00	\$ 52,482.35	\$ 193,861.65
	GRAND TOTAL	\$ 2,894,542.95	\$ 399,911.85	\$ 120,098.00	\$ 520,009.85	\$ 2,374,533.10

TOTAL THIS REQUEST	\$ 120,098.00
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Builder / Developer _____ Date _____

The above items have been inspected and are hereby approved for release of escrow in the above manner

VanDemark & Lynch, Inc.  _____ Date 11/17/25

East Marlborough Township _____ Date _____



VANDEMARK & LYNCH, INC.

ENGINEERS • SURVEYORS • PLANNERS

4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vdleng.com

RETURN TO AGENDA

MEMORANDUM

TO: Board of Supervisors, East Marlborough Township

FROM: Neil Carlson, P.E., VanDemark & Lynch, Inc.

V&L Project No. 23425.52

RE: **Longwood Gardens – West Conservatory**

Escrow Release #2

DATE: December 3, 2025

The developer's Engineer has requested release of the remaining escrow (\$669,973.85) on the West Conservatory Project.

After reviewing the work in the field, we recommend release of \$664,803.85. Our recommended release differs from the request because:

- We are holding \$2,700.00 in Seeding, until the basins are fully vegetatively stabilized
- We are holding \$1,000.00 in Inspection, to cover review of vegetative stabilization in the Spring
- We are holding \$1,000.00 pending resolution of a minor comment on the Stormwater As-Built plans
- We are holding 10% Contingency on the dollar amounts above (-\$470.00)

Our recommended release consists of:

- Mobilization/Demolition (\$61,889.00, 100% complete)
- Erosion and Sediment Control (\$48,338.75, 100% complete)
- Earthwork (\$32,500.00, 100% complete)
- Stormsewer (\$79,801.10, 100% complete)
- Landscaping (\$27,000.00, 99% complete)
- Miscellaneous (\$146,500.00, 99% complete)
- Contingency (\$206,886.00, 99% complete)

The Grand Total Balance to Finish value is now \$5,170.00

Attached to this memorandum is a copy of the escrow release schedule, with our signature.

If you have any questions, please call.

Attachments: **Escrow Account Schedule (2 pgs.)**

cc: Ryan Jennings, Esq.
Penny Person, Longwood Gardens
Chris Poterjoy, PE, Pennoni

Site Work and Development Escrow Account

Longwood Gardens - West Conservatory

EAST MARLBOROUGH TOWNSHIP
721 Unionville Road
Kennett Square PA 19348

Escrow Release No. 2

Attn: Neil Lovekin, Township Manager

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item No.	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
1	Mobilization/Demolition					
	Mobilization	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 30,000.00	\$ -
	Clearing & Grubbing	\$ 31,899.00	\$ -	\$ 31,899.00	\$ 31,899.00	\$ -
	Sub-total	\$ 61,899.00	\$ -	\$ 61,899.00	\$ 61,899.00	\$ -
2	Erosion & Sediment Control:					
	Erosion Control Maint./Repairs	\$ 51,275.00	\$ 25,637.50	\$ 25,637.50	\$ 51,275.00	\$ -
	Slope Matting	\$ 17,902.50	\$ 8,951.25	\$ 8,951.25	\$ 17,902.50	\$ -
	Compost Filter Sock	\$ 11,124.00	\$ 11,124.00	\$ -	\$ 11,124.00	\$ -
	Diversion Sock	\$ 22,200.00	\$ 22,200.00	\$ -	\$ 22,200.00	\$ -
	Inlet Protection	\$ 25,250.00	\$ 25,250.00	\$ -	\$ 25,250.00	\$ -
	Orange Const. Fence	\$ 15,831.00	\$ 15,831.00	\$ -	\$ 15,831.00	\$ -
	Tree Protection Fence	\$ 11,800.00	\$ 11,800.00	\$ -	\$ 11,800.00	\$ -
	Rock Const. Ent.	\$ 7,500.00	\$ 3,750.00	\$ 3,750.00	\$ 7,500.00	\$ -
	Sediment Basins					
	Cuts/Fills	\$ 42,000.00	\$ 42,000.00	\$ -	\$ 42,000.00	\$ -
	Dewatering Facility	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
	Mountable Berm	\$ 3,600.00	\$ 3,600.00	\$ -	\$ 3,600.00	\$ -
	Rock Filter Outlet	\$ 1,800.00	\$ 1,800.00	\$ -	\$ 1,800.00	\$ -
	Skimmer	\$ 6,300.00	\$ 6,300.00	\$ -	\$ 6,300.00	\$ -
	Plywood Baffle	\$ 17,395.00	\$ 17,395.00	\$ -	\$ 17,395.00	\$ -
	Sed Basin Maint/De-Silt	\$ 15,000.00	\$ 5,000.00	\$ 10,000.00	\$ 15,000.00	\$ -
	Sediment Traps					
	Cuts/Fills	\$ 6,650.00	\$ 6,650.00	\$ -	\$ 6,650.00	\$ -
	Temp. Riser	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
	Sed Trap Maint/De-Silt	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -
	Temp. Stabilization (Stockpiles)	\$ 1,188.75	\$ 1,188.75	\$ -	\$ 1,188.75	\$ -
	Conc. Washout	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
	Conc Washout Maint.	\$ 4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -
	Sub-total	\$ 275,316.25	\$ 226,977.50	\$ 48,338.75	\$ 275,316.25	\$ -
3	Earthwork					
	Strip Topsoil	\$ 21,000.00	\$ 21,000.00	\$ -	\$ 21,000.00	\$ -
	Re-Spread Topsoil	\$ 38,500.00	\$ 23,500.00	\$ 15,000.00	\$ 38,500.00	\$ -
	Cuts/Fills	\$ 17,500.00	\$ 17,500.00	\$ -	\$ 17,500.00	\$ -
	Amended Soils	\$ 17,500.00	\$ -	\$ 17,500.00	\$ 17,500.00	\$ -
	Sub-total	\$ 94,500.00	\$ 62,000.00	\$ 32,500.00	\$ 94,500.00	\$ -
4	Stormsewer					
	4" Underdrain	\$ 14,571.50	\$ -	\$ 14,571.50	\$ 14,571.50	\$ -
	Underdrain Stone Backfill	\$ 2,240.00	\$ -	\$ 2,240.00	\$ 2,240.00	\$ -
	Non-Woven Geotextile	\$ 6,265.60	\$ -	\$ 6,265.60	\$ 6,265.60	\$ -
	6" HDPE	\$ 47,240.00	\$ 47,240.00	\$ -	\$ 47,240.00	\$ -
	8" HDPE	\$ 23,411.00	\$ 23,411.00	\$ -	\$ 23,411.00	\$ -
	12" HDPE	\$ 38,012.00	\$ 38,012.00	\$ -	\$ 38,012.00	\$ -

Site Work and Development Escrow Account

Longwood Gardens - West Conservatory

15" HDPE	\$ 236,745.00	\$ 236,745.00	\$ -	\$ 236,745.00	\$ -
18" HDPE	\$ 24,450.00	\$ 24,450.00	\$ -	\$ 24,450.00	\$ -
24" HDPE	\$ 40,920.00	\$ 40,920.00	\$ -	\$ 40,920.00	\$ -
30" HDPE	\$ 9,490.00	\$ 9,490.00	\$ -	\$ 9,490.00	\$ -
36" HDPE	\$ 31,440.00	\$ 31,440.00	\$ -	\$ 31,440.00	\$ -
15" RCP	\$ 7,650.00	\$ 7,650.00	\$ -	\$ 7,650.00	\$ -
18" RCP	\$ 17,350.00	\$ 17,350.00	\$ -	\$ 17,350.00	\$ -
24" RCP	\$ 24,480.00	\$ 24,480.00	\$ -	\$ 24,480.00	\$ -
36" Head/End wall	\$ 160.00	\$ 160.00	\$ -	\$ 160.00	\$ -
Manhole	\$ 49,000.00	\$ 49,000.00	\$ -	\$ 49,000.00	\$ -
M top Inlet	\$ 40,000.00	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -
C top Inlet	\$ 77,500.00	\$ 77,500.00	\$ -	\$ 77,500.00	\$ -
12"x12" Area Drain	\$ 52,500.00	\$ 52,500.00	\$ -	\$ 52,500.00	\$ -
9"x9" Garden Drain	\$ 212,500.00	\$ 212,500.00	\$ -	\$ 212,500.00	\$ -
13"x24" Runnel Drain	\$ 42,500.00	\$ 42,500.00	\$ -	\$ 42,500.00	\$ -
"T" connection	\$ 135,000.00	\$ 135,000.00	\$ -	\$ 135,000.00	\$ -
Catch Basin	\$ 65,000.00	\$ 65,000.00	\$ -	\$ 65,000.00	\$ -
Outlet Structure	\$ 20,000.00	\$ 5,000.00	\$ 15,000.00	\$ 20,000.00	\$ -
Anti Seep Collar	\$ 6,000.00	\$ 1,500.00	\$ 4,500.00	\$ 6,000.00	\$ -
Drain valve	\$ 2,700.00	\$ -	\$ 2,700.00	\$ 2,700.00	\$ -
River Rock	\$ 2,205.00	\$ -	\$ 2,205.00	\$ 2,205.00	\$ -
R4 Aprons	\$ 32,319.00	\$ -	\$ 32,319.00	\$ 32,319.00	\$ -
Sub-total	\$ 1,261,649.10	\$ 1,181,848.00	\$ 79,801.10	\$ 1,261,649.10	\$ -

5 Landscaping

Parking Lot Trees					
2.5" to 3" Caliper Shade Trees	\$ -	\$ -	\$ -	\$ -	\$ -
Buffer Plantings					
2.5" to 3" Caliper Shade Trees	\$ -	\$ -	\$ -	\$ -	\$ -
5' to 6' Evergreen Trees	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Lot Screening Trees					
2.5" to 3" Caliper Shade Trees	\$ -	\$ -	\$ -	\$ -	\$ -
5' to 6' Evergreen Trees	\$ -	\$ -	\$ -	\$ -	\$ -
5' to 6' Understory Trees	\$ -	\$ -	\$ -	\$ -	\$ -
2' Shrubs	\$ -	\$ -	\$ -	\$ -	\$ -
Specimen Tree Replacement					
6" Caliper Shade Trees	\$ -	\$ -	\$ -	\$ -	\$ -
Seeding					
Meadow Seeding	\$ 27,000.00	\$ -	\$ 27,000.00	\$ 27,000.00	\$ -
Lawn Seeding	\$ 16,200.00	\$ 13,500.00	\$ -	\$ 13,500.00	\$ 2,700.00
Sub-total	\$ 43,200.00	\$ 13,500.00	\$ 27,000.00	\$ 40,500.00	\$ 2,700.00

6 Miscellaneous:

Construction Stakeout	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
Parking Area Lighting	\$ 117,000.00	\$ 117,000.00	\$ -	\$ 117,000.00	\$ -
Fire Hydrants	\$ 31,800.00	\$ 31,800.00	\$ -	\$ 31,800.00	\$ -
8" DIP Water Line	\$ 32,000.00	\$ 32,000.00	\$ -	\$ 32,000.00	\$ -
Traffic Signs	\$ 7,500.00	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -
Critical Stage Inspections	\$ 7,500.00	\$ -	\$ 7,500.00	\$ 7,500.00	\$ -
As-Built Survey	\$ 10,000.00	\$ -	\$ 9,000.00	\$ 9,000.00	\$ 1,000.00
Inspection (approx. 5% of constr.)	\$ 121,000.00	\$ -	\$ 120,000.00	\$ 120,000.00	\$ 1,000.00
Sub-total	\$ 336,800.00	\$ 188,300.00	\$ 146,500.00	\$ 334,800.00	\$ 2,000.00

7 Contingency @ 10%

	\$ 207,336.00	\$ -	\$ 206,866.00	\$ 206,866.00	\$ 470.00
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8 Grand Total

	\$ 2,280,700.35	\$ 1,610,726.50	\$ 664,803.85	\$ 2,275,530.35	\$ 5,170.00
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TOTAL THIS REQUEST	\$ 664,803.85
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Builder / Developer

Date

The above items have been inspected and are hereby approved for the release of escrow in the above manner.

VanDemark & Lynch, Inc.

Date

Neil Lovekin, Township Manager

Date



RETURN TO AGENDA

RESOLUTION NO. 2025-31 FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of East Marlborough
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), Chester COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Sharra Mercer LLC has proposed the development of a parcel of land identified as
land developer

Sharra Mercer LLC, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☒ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, East Marlborough Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of East Marlborough hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, East Marlborough

(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # _____, adopted, _____, 20____.

Municipal Address:

East Marlborough Township

721 Unionville Road

Kennett Square, PA 19348

Telephone 610 444-0725

Seal of

Governing Body

[RETURN TO AGENDA](#)

East Marlborough Township Chester County, Pennsylvania



2026 PRELIMINARY BUDGET

BOARD APPROVED: NOVEMBER 12, 2025

FUND BALANCE SUMMARY 2026 PRELIMINARY BUDGET

OPERATING FUNDS	Beginning Balance	Revenue	Transfers In	Expenses	Transfers Out	Ending Balance
General	\$ 3,013,111	\$ 3,338,506	\$ 889,471	\$ 3,694,153	\$ 503,500	\$ 3,043,435
Operating Reserve	\$ 879,828	\$ 26,400			\$ 375,000	\$ 531,228
Capital Improvement	\$ 1,637,379	\$ 90,000	\$ 500,000	\$ 1,209,000	\$ -	\$ 1,018,379
OPERATING FUNDS TOTAL	\$ 5,530,318	\$ 3,454,906	\$ 1,389,471	\$ 4,903,153	\$ 878,500	\$ 4,593,042
RESTRICTED FUNDS						
Sewer - Unrestricted	\$ 355,838	\$ 1,548,137	\$ 631,355	\$ 1,717,108	\$ 462,384	\$ 355,838
Sewer - Restricted	\$ 2,969,962	\$ -	\$ -	\$ -	\$ 631,355	\$ 2,338,607
Fire & Emergency Services	\$ 1,094,619	\$ 2,152,792	\$ 2,000	\$ 1,693,575	\$ -	\$ 1,555,836
Liquid Fuels	\$ 164,233	\$ 354,290	\$ -	\$ 339,000	\$ -	\$ 179,523
Parks	\$ 99,613	\$ 4,200	\$ 40,000	\$ 45,200	\$ 52,087	\$ 46,526
Open Space	\$ 1,919,373	\$ 218,261	\$ -	\$ 2,000	\$ 39,000	\$ 2,096,634
Library	\$ 66,464	\$ 145,267	\$ -	\$ 150,000	\$ -	\$ 61,731
RESTRICTED FUNDS TOTAL	\$ 6,670,102	\$ 4,422,947	\$ 673,355	\$ 3,946,883	\$ 1,184,826	\$ 6,634,695
TOTAL OF ALL FUNDS	\$ 12,200,420	\$ 7,877,853	\$ 2,062,826	\$ 8,850,036	\$ 2,063,326	\$ 11,227,737
Non-budgeted funds						
Land Trust	\$ 773,110	\$ -	\$ -	\$ -	\$ -	\$ 773,110
Rebill	\$ 131,800	\$ 120,000	\$ -	\$ 115,000	\$ -	\$ 136,800
Willowdale Chapel Escrow	\$ 119,390		\$ -	\$ -	\$ -	\$ 119,390
	\$ 1,024,300	\$ 120,000	\$ -	\$ 115,000	\$ -	\$ 1,029,300
GRAND TOTAL	\$ 13,224,720	\$ 7,997,853	\$ 2,062,826	\$ 8,965,036	\$ 2,063,326	\$ 12,257,037

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

GENERAL FUND

	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 11/3/2025	2025 PROJECTED YEAR END	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL
No Tax Increase Total Millage = 1.75									
FUND BALANCE - 1/1/YYYY	\$ 2,792,529	\$ 3,043,434	\$ 3,013,111		\$ 2,601,133	\$ 2,601,133	\$ 2,955,739	\$ 2,267,047	\$ 3,476,181
REVENUE									
301.000 · Real Estate Taxes									
301.100 · Real Estate Taxes (1.75 Mills)	\$ 1,345,000	\$ 1,345,000	\$ 1,338,000	\$ 1,316,300	\$ 1,337,729	\$ 1,338,000	\$ 817,839	\$ 807,873	\$ 813,935
301.400 · Delinquent Real Estate Taxes	\$ 10,424	\$ 10,210	\$ 10,000	\$ -	\$ 8,923	\$ 10,000	\$ 32,939	\$ 21,209	\$ 27,598
Total 301.000 · Real Estate Taxes	\$ 1,355,424	\$ 1,355,210	\$ 1,348,000	\$ 1,316,300	\$ 1,346,652	\$ 1,348,000	\$ 850,778	\$ 829,081	\$ 841,533
303.000 · Special Levy Taxes									\$ 5,463
303.105 · Unionville Street Light Taxes	\$ 4,100	\$ 4,100	\$ 4,100	\$ 3,700	\$ 4,142	\$ 4,200	\$ 4,045	\$ 3,995	\$ 3,987
Total 303.000 · Special Levy Taxes	\$ 4,100	\$ 4,100	\$ 4,100	\$ 3,700	\$ 4,142	\$ 4,200	\$ 4,045	\$ 3,995	\$ 9,450
310.000 · Local Tax Enabling Act									
310.100 · Real Estate Transfer Tax (0.005% of sale price)	\$ 420,281	\$ 416,120	\$ 412,000	\$ 420,000	\$ 397,610	\$ 400,000	\$ 431,203	\$ 543,449	\$ 771,056
310.500 · Local Services Tax (\$52/yr per employee working in EMT)	\$ 250,000	\$ 250,000	\$ 250,000	\$ 220,000	\$ 273,111	\$ 273,111	\$ 277,489	\$ 224,880	\$ 193,297
Total 310.000 · Local Tax Enabling Act	\$ 670,281	\$ 666,120	\$ 662,000	\$ 640,000	\$ 670,721	\$ 673,111	\$ 708,693	\$ 768,329	\$ 964,353
321.000 · Business Licenses & Permits									
321.300 · Cable/Internet Franchise Fee	\$ 140,194	\$ 144,530	\$ 149,000	\$ 140,000	\$ 112,373	\$ 149,000	\$ 155,909	\$ 164,719	\$ 168,546
Total 321.000 · Business Licenses & Permits	\$ 140,194	\$ 144,530	\$ 149,000	\$ 140,000	\$ 112,373	\$ 149,000	\$ 155,909	\$ 164,719	\$ 168,546
331.000 · Fines									
331.100 · District Court Fines	\$ 7,000	\$ 7,000	\$ 6,000	\$ 5,000	\$ 5,006	\$ 6,000	\$ 14,005	\$ 15,613	\$ 3,347
331.130 · State Police Fines	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,654	\$ 3,000	\$ 2,004	\$ 3,790	\$ 4,523
331.150 · Local Police Fines	\$ 500	\$ 500	\$ 500	\$ 250	\$ 310	\$ 750	\$ 770	\$ 135	\$ 250
Total 331.000 · Fines	\$ 10,500	\$ 10,500	\$ 9,500	\$ 8,250	\$ 6,970	\$ 9,750	\$ 16,780	\$ 19,538	\$ 8,120
341.000 · Interest Earnings									
341.100 · Interest Earnings	\$ 105,000	\$ 106,000	\$ 110,000	\$ -	\$ 93,601	\$ 112,000	\$ 132,810	\$ 130,373	\$ 35,310
Total 341.000 · Interest Earnings	\$ 105,000	\$ 106,000	\$ 110,000	\$ -	\$ 93,601	\$ 112,000	\$ 132,810	\$ 130,373	\$ 35,310
342.000 · Rents & Royalties									
342.100 · 365 W Street Rd - Lease Rent	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 2,400	\$ 540	\$ -
342.200 · Post Office Rent	\$ 26,400	\$ 26,400	\$ 26,400	\$ 26,400	\$ 24,340	\$ 26,400	\$ 26,400	\$ 26,400	\$ 26,400
342.530 · Crown Castle (879417)	\$ 58,000	\$ 58,000	\$ 58,000	\$ 72,000	\$ 47,647	\$ 58,000	\$ 55,194	\$ 83,567	\$ 51,030
342.531 · AT&T (806148)	\$ 25,500	\$ 25,500	\$ 25,500	\$ 64,000	\$ 19,242	\$ 25,500	\$ 25,758	\$ 27,069	\$ 24,279
342.532 · Global Signal (Sprint)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,992	\$ 69,905	\$ 66,355
342.533 · American Tower (093710)	\$ 86,500	\$ 86,500	\$ 86,500	\$ 74,000	\$ 63,530	\$ 86,500	\$ 114,842	\$ 79,727	\$ 101,605
342.534 · CC Holdings (840536)	\$ 109,500	\$ 109,500	\$ 109,500	\$ 45,000	\$ 90,937	\$ 109,500	\$ -	\$ -	\$ -
Total 342.000 · Rents & Royalties	\$ 307,100	\$ 307,100	\$ 307,100	\$ 282,600	\$ 246,896	\$ 307,100	\$ 290,586	\$ 287,208	\$ 269,669
354.000 · State Capital & Operating Grant									
354.030 · PennDOT Snow/Ice Removal	\$ 20,140	\$ 20,140	\$ 20,140	\$ 20,140	\$ 10,021	\$ 20,140	\$ 19,783	\$ 20,140	\$ 17,550
Total 354.000 · State Capital & Operating Grant	\$ 20,140	\$ 20,140	\$ 20,140	\$ 20,140	\$ 10,021	\$ 20,140	\$ 19,783	\$ 20,140	\$ 17,550
355.000 · State Shared Revenue									
355.001 · Public Utility Realty Tax	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,453	\$ 1,453	\$ 1,521	\$ 1,615	\$ 1,742
355.040 · Alcoholic Beverages Licenses	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,800	\$ 1,800	\$ 3,482	\$ 1,800	\$ 1,600
355.050 · Municipal Pension State Aid	\$ 87,406	\$ 84,860	\$ 82,388	\$ 75,500	\$ 79,988	\$ 79,988	\$ 75,499	\$ 69,935	\$ 56,985
355.070 · Foreign Fire Insurance Tax	\$ 88,000	\$ 87,000	\$ 86,000	\$ 80,350	\$ 85,310	\$ 85,310	\$ 80,347	\$ 77,503	\$ 76,641
Total 355.000 · State Shared Revenue	\$ 178,006	\$ 174,460	\$ 170,988	\$ 158,450	\$ 168,550	\$ 168,550	\$ 160,849	\$ 150,853	\$ 136,968
357.000 · Local Gov't Units - Grants									
357.010 · County Grants	\$ -	\$ -	\$ 46,000	\$ -	\$ 54,376	\$ 54,376	\$ 1,376	\$ 1,373	\$ -
Total 357.000 · Local Gov't Units - Grants	\$ -	\$ -	\$ 46,000	\$ -	\$ 54,376	\$ 54,376	\$ 1,376	\$ 1,373	\$ -
358.000 · Local Gov't - Contracted Serv.									
358.100 · W. Marlborough Police Coverage	\$ 15,164	\$ 14,722	\$ 14,678	\$ 12,000	\$ 13,063	\$ 14,250	\$ 13,063	\$ 14,250	\$ 9,000
Total 358.000 · Local Gov't - Contracted Serv.	\$ 15,164	\$ 14,722	\$ 14,678	\$ 12,000	\$ 13,063	\$ 14,250	\$ 13,063	\$ 14,250	\$ 9,000
360 · Misc.									
360 · Misc. - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Total 360 · Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY										
2026 PRELIMINARY BUDGET										
GENERAL FUND										
No Tax Increase Total Millage = 1.75	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 11/3/2025	2025 PROJECTED YEAR END	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL	
361.000 · Charges for Services										
361.100 · Salt Reimbursement	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ 3,937	\$ 3,937	\$ -	\$ -	\$ -	
361.233 · Po-Mar-Lin Fuel Reimbursement	\$ 14,000	\$ 13,000	\$ 12,000	\$ 12,000	\$ 6,867	\$ 11,000	\$ 10,166	\$ 13,853	\$ 16,544	
361.300 · Subdivision and Land Dev. - Fee	\$ 4,000	\$ 5,000	\$ 5,000	\$ 1,000	\$ 5,122	\$ 5,122	\$ 7,215	\$ 4,639	\$ 9,015	
361.320 · Engineering/Legal Fees Reimb. (moved to 'ReBill')	\$ -	\$ -	\$ -	\$ -	\$ 10,680	\$ 10,680	\$ 2,353	\$ 68,378	\$ 130,137	
361.330 · Cell Tower Tax Reimbursement	\$ 44,000	\$ 43,000	\$ 42,000	\$ 18,000	\$ 31,769	\$ 31,769	\$ -	\$ 18,147	\$ -	
361.340 · Conditional Use Fees	\$ 4,000	\$ 4,000	\$ 4,000	\$ 3,000	\$ 2,500	\$ 3,000	\$ 3,648	\$ 10,238	\$ 10,500	
361.341 · Zoning Hearing Fees	\$ 9,000	\$ 9,000	\$ 9,000	\$ 6,000	\$ 9,250	\$ 9,250	\$ 7,875	\$ 8,770	\$ 9,000	
361.350 · Traffic Impact Fee	\$ 2,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 600	\$ 1,000	\$ 600	\$ 12,529	\$ 31,000	
361.360 · Open Space Impact Fee	\$ 1,500	\$ 1,500	\$ 1,500	\$ 6,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 15,416	\$ -	
361.370 · Emergency Services Impact Fee	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,500	\$ 6,269	\$ 6,269	\$ 200	\$ 3,000	\$ -	
Total 361.000 · Charges for Services	\$ 84,500	\$ 83,500	\$ 81,500	\$ 52,500	\$ 77,994	\$ 83,027	\$ 33,057	\$ 154,971	\$ 206,196	
362.000 · Public Safety Revenue										
362.050 · Road Occupancy Permit	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,000	\$ 19,678	\$ 19,678	\$ 1,810	\$ 5,024	\$ 2,267	
362.100 · Police Special Duty	\$ 225,000	\$ 225,000	\$ 225,000	\$ 175,000	\$ 184,300	\$ 200,000	\$ 223,680	\$ 224,780	\$ 241,958	
362.110 · Police Reports	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,220	\$ 1,220	\$ 1,180	\$ 955	\$ 1,190	
362.200 · Permits - Solicitation	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 750	\$ 1,000	\$ 1,350	\$ -	\$ 200	
362.400 · Special Event Permit Fees	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,650	\$ 1,650	\$ 1,800	\$ 3,035	\$ 2,690	
362.410 · Building Permits	\$ 160,000	\$ 160,000	\$ 160,000	\$ 150,000	\$ 131,476	\$ 150,000	\$ 159,918	\$ 164,486	\$ 209,633	
362.420 · Electrical Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,044	
362.425 · Mechanical Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,115	
362.430 · Plumbing Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,540	
362.470 · Zoning Permits	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ 15,880	\$ 16,000	\$ 15,360	\$ 35,574	\$ 22,200	
362.520 · Special Permits & Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,280	
362.521 · UCC Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 650	\$ 772	\$ 950	\$ 941	\$ 851	\$ 747	
Total 362.000 · Public Safety Revenue	\$ 414,500	\$ 414,500	\$ 414,500	\$ 340,150	\$ 355,726	\$ 390,498	\$ 406,038	\$ 434,705	\$ 562,861	
389.000 · All Other Unclassified Revenue										
389.100 · Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 1,000	\$ 500	\$ 1,646	\$ 1,646	\$ 55,321	\$ 15,346	\$ 19,492	
Total 389.000 · All Other Unclassified Revenue	\$ 1,000	\$ 1,000	\$ 1,000	\$ 500	\$ 1,646	\$ 1,646	\$ 55,321	\$ 15,346	\$ 19,492	
391.000 · Proceeds of Asset Disposition										
391.100 · Sale of Fixed Assets (Moved to Capital Fund)	\$ -	\$ -	\$ -	\$ 15,000	\$ 23,500	\$ 23,500	\$ -	\$ 26,548	\$ 17,514	
391.200 · Insurance Claim Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,177	\$ 13,436	
Total 391.000 · Proceeds of Asset Disposition	\$ -	\$ -	\$ -	\$ 15,000	\$ 23,500	\$ 23,500	\$ -	\$ 27,725	\$ 30,950	
392.000 · Interfund Operating Transfers										
392.010 Transfer from Operating Reserve	\$ -	\$ -	\$ 375,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ -	\$ -	\$ -	
392.060 Transfer from Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,651	\$ -	\$ -	
392.070 Transfer from Rebill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 490	\$ -	\$ -	
392.080 · Transfer from Sewer Fund (Payroll)	\$ 500,115	\$ 480,879	\$ 462,384	\$ 411,034	\$ 382,757	\$ 411,034	\$ 251,902	\$ -	\$ 203,250	
392.090 · Transfer from Parks Fund (Payroll)	\$ -	\$ -	\$ 52,087	\$ 57,576	\$ 39,596	\$ 57,576	\$ -	\$ -	\$ 22,500	
392.110 · Transfer from Liquid Fuels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,500	\$ 150,468	\$ 58,632	
392.100 · Transfer from ARPA Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,249	
Total 392.000 · Interfund Operating Transfers	\$ 500,115	\$ 480,879	\$ 889,471	\$ 730,610	\$ 684,353	\$ 730,610	\$ 403,543	\$ 150,468	\$ 285,630	
395.000 · Refund of PY Expenses										
395.100 · Refund of PY Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338	\$ 7,819	\$ 3,959	
Total 395.000 · Refund of PY Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338	\$ 7,819	\$ 3,959	
TOTAL REVENUE	\$ 3,806,024	\$ 3,782,761	\$ 4,227,977	\$ 3,720,200	\$ 3,870,584	\$ 4,089,758	\$ 3,254,968	\$ 3,180,894	\$ 3,569,989	

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

GENERAL FUND

	No Tax Increase Total Millage = 1.75	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 11/3/2025	2025 PROJECTED YEAR END	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL
EXPENSE										
400.000 · General Government Admin.										
400.01 · General Government - misc.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
400.02 · Zoning Expenses		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
400.105 · Payroll - Elected Officials		\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 6,585	\$ 12,500	\$ 11,875	\$ 15,357	\$ 10,740
400.190 · Payroll Taxes - Elected Officials		\$ 938	\$ 938	\$ 938	\$ 350	\$ 574	\$ 750	\$ 908	\$ 1,195	\$ 909
400.420 · Dues & Memberships		\$ 6,500	\$ 6,000	\$ 5,000	\$ 4,000	\$ 3,330	\$ 4,000	\$ 3,408	\$ 4,597	\$ 4,926
400.000 · General Government Admin. - Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 400.000 · General Government Admin.		\$ 19,938	\$ 19,438	\$ 18,438	\$ 16,850	\$ 10,489	\$ 17,250	\$ 16,191	\$ 21,149	\$ 16,575
401.000 · Government Administration										
401.110 · Payroll - Township Manager		\$ 123,000	\$ 123,000	\$ 123,000	\$ 122,500	\$ 101,500	\$ 122,500	\$ 116,801	\$ 144,879	\$ 137,001
401.115 · Payroll - Full-Time Office Staff		\$ 105,356	\$ 102,287	\$ 98,353	\$ 36,730	\$ 27,930	\$ 35,000	\$ 61,094	\$ 58,164	\$ 66,283
401.116 · Payroll - Part-Time Office Staff		\$ 30,000	\$ 29,000	\$ 15,400	\$ 25,180	\$ 19,223	\$ 26,000	\$ 12,174	\$ 11,164	\$ -
401.190 · Payroll Taxes - Administration		\$ 19,377	\$ 19,072	\$ 17,756	\$ 14,800	\$ 11,409	\$ 14,800	\$ 14,814	\$ 16,617	\$ 16,662
Total 401.000 · Government Administration		\$ 277,732	\$ 273,359	\$ 254,509	\$ 199,210	\$ 160,062	\$ 198,300	\$ 204,883	\$ 230,823	\$ 219,946
402.000 · Auditing & Financial Services										
402.310 · Outside Accounting Services (i.e., Treasurer)		\$ -	\$ -	\$ -	\$ 12,000	\$ 11,307	\$ 12,000	\$ 10,778	\$ 23,234	\$ 38,631
402.390 · Cash Management Fees		\$ 500	\$ 500	\$ 500	\$ 3,000	\$ 34	\$ 2,850	\$ 188	\$ 234	\$ 288
402.311 · Audit Expense		\$ 7,000	\$ 6,000	\$ 5,000	\$ 3,850	\$ 3,850	\$ 3,850	\$ 3,700	\$ 4,000	\$ 5,000
Total 402.000 · Auditing & Financial Services		\$ 7,500	\$ 6,500	\$ 5,500	\$ 18,850	\$ 15,191	\$ 18,700	\$ 14,666	\$ 27,468	\$ 43,920
403.000 · Tax Collection Expense										
403.100 · Tax Collection Expenses		\$ 14,750	\$ 14,325	\$ 13,950	\$ 13,500	\$ 10,292	\$ 13,500	\$ 12,366	\$ 13,487	\$ 11,123
Total 403.000 · Tax Collection Expense		\$ 14,750	\$ 14,325	\$ 13,950	\$ 13,500	\$ 10,292	\$ 13,500	\$ 12,366	\$ 13,487	\$ 11,123
404.000 · Solicitor/Legal Services										
404.310 · Legal Services - Township		\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 58,391	\$ 75,000	\$ 87,167	\$ 85,431	\$ 108,115
404.320 · Reimbursable Legal Services (moved to 'ReBill')		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,235
Total 404.000 · Solicitor/Legal Services		\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 58,391	\$ 75,000	\$ 87,167	\$ 85,431	\$ 120,350
406.000 · Other General Gov't Admin										
406.210 · Office Supplies		\$ 11,000	\$ 10,750	\$ 10,300	\$ 10,000	\$ 7,358	\$ 10,000	\$ 10,045	\$ 9,659	\$ 11,975
406.215 · Postage Expense		\$ 4,000	\$ 3,500	\$ 3,200	\$ 3,000	\$ 2,349	\$ 3,000	\$ 2,316	\$ 2,837	\$ 1,144
406.216 · Newsletter Production & Mailing		\$ 4,250	\$ 4,000	\$ 3,500	\$ 3,000	\$ 2,699	\$ 3,000	\$ 2,559	\$ 2,400	\$ 2,266
406.300 · Other Services & Charges		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,103
406.318 · Payroll Expenses		\$ 4,250	\$ 4,000	\$ 3,800	\$ 3,600	\$ 3,010	\$ 3,600	\$ 3,506	\$ 2,716	\$ 2,962
406.320 · Administration Telephone		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,380
406.321 · Personnel Communication (ALL DEPTS)		\$ 11,000	\$ 11,000	\$ 11,000	\$ 10,000	\$ 7,630	\$ 8,500	\$ 8,400	\$ 8,610	\$ -
406.330 · Mileage & Expense Reimb		\$ 700	\$ 650	\$ 750	\$ 1,000	\$ 25	\$ 500	\$ 548	\$ 255	\$ 1,439
406.340 · Advertising Expense		\$ 5,500	\$ 5,500	\$ 5,500	\$ 4,000	\$ 5,199	\$ 5,500	\$ 3,051	\$ 3,158	\$ 6,852
406.450 · Printer/Copier Lease Expense		\$ 3,800	\$ 3,700	\$ 3,600	\$ 3,000	\$ 2,438	\$ 3,400	\$ 2,287	\$ 1,928	\$ 2,013
406.480 · Training & Certification Expense		\$ 12,000	\$ 11,000	\$ 10,000	\$ 8,500	\$ 7,855	\$ 8,500	\$ 5,852	\$ 4,692	\$ 3,277
Total 406.000 · Other General Gov't Admin		\$ 56,500	\$ 54,100	\$ 51,650	\$ 46,100	\$ 38,563	\$ 46,000	\$ 38,565	\$ 36,254	\$ 37,412
407.000 · IT-Networking Services										
407.270 · Computer/Technology Expenses		\$ 42,000	\$ 40,000	\$ 40,000	\$ 35,000	\$ 41,989	\$ 42,000	\$ 20,974	\$ 16,033	\$ 23,448
407.280 · Electronic Codification		\$ 5,400	\$ 5,200	\$ 5,200	\$ 5,000	\$ 10,290	\$ 11,000	\$ 5,636	\$ 7,454	\$ -
407.452 · TraisR Database		\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 6,600	\$ 7,200	\$ 7,200	\$ 7,000	\$ 8,540
Total 407.000 · IT-Networking Services		\$ 54,900	\$ 52,700	\$ 52,700	\$ 47,500	\$ 58,879	\$ 60,200	\$ 33,810	\$ 30,488	\$ 31,988
408.000 · Engineering Services										
408.310 · Engineering Services		\$ 80,000	\$ 75,000	\$ 70,000	\$ 57,000	\$ 62,037	\$ 72,000	\$ 57,900	\$ 57,565	\$ 19,132
408.313 · Reimbursable Engineering		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,160	\$ 5,176	\$ 144,338
408.319 · Rt. 82 and Cedarcroft Rd.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,773
Total 408.000 · Engineering Services		\$ 80,000	\$ 75,000	\$ 70,000	\$ 57,000	\$ 62,037	\$ 72,000	\$ 60,060	\$ 62,741	\$ 203,243
409.000 · General Gov't Bldgs. & Plant										
409.360 · Twp. Bldg. Utilities		\$ 23,500	\$ 23,000	\$ 22,000	\$ 20,000	\$ 15,130	\$ 21,000	\$ 16,206	\$ 23,520	\$ 15,410
409.373 · Twp. Bldg. Repairs & Maint.		\$ 25,000	\$ 24,000	\$ 22,000	\$ 20,000	\$ 12,560	\$ 20,000	\$ 22,284	\$ 25,908	\$ 13,505
409.374 · Cleaning Services		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 2,400	\$ 3,000	\$ 3,038	\$ 2,775	\$ 3,264
409.375 · Post Office -Maint & Utilities		\$ 4,500	\$ 4,000	\$ 4,000	\$ 5,000	\$ 1,520	\$ 3,000	\$ 2,174	\$ 13,152	\$ 3,569
409.430 · Taxes (Cell Towers)		\$ 42,000	\$ 42,000	\$ 42,000	\$ 40,000	\$ 41,913	\$ 42,000	\$ 39,865	\$ 38,726	\$ 25,692
Total 409.000 · General Gov't Bldgs. & Plant		\$ 98,000	\$ 96,000	\$ 93,000	\$ 88,000	\$ 73,523	\$ 89,000	\$ 83,566	\$ 104,081	\$ 61,441

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

GENERAL FUND

	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 11/3/2025	2025 PROJECTED YEAR END	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL
No Tax Increase Total Millage = 1.75									
410.000 · Public Safety - Police Dept.									
410.100 · PD Payroll & Benefits									
410.110 · Payroll - Command Salaries	\$ 230,950	\$ 222,067	\$ 213,526	\$ 203,400	\$ 149,094	\$ 199,805	\$ 164,629	\$ 172,840	\$ 173,301
410.115 · Payroll - PT Officers (Inc. PT Det.)	\$ 120,266	\$ 115,641	\$ 111,193	\$ 80,000	\$ 58,928	\$ 80,000	\$ 70,048	\$ 53,080	\$ 31,951
410.120 · Payroll - Special Detail	\$ 216,320	\$ 208,000	\$ 200,000	\$ 125,000	\$ 109,512	\$ 150,000	\$ 152,670	\$ 144,063	\$ 184,615
410.125 · Payroll - Command Staff OT	\$ 39,749	\$ 38,220	\$ 36,750	\$ 35,000	\$ 25,838	\$ 35,000	\$ 28,970	\$ 30,739	\$ 16,872
410.130 · Payroll - Admin. Asst.	\$ 8,700	\$ 8,320	\$ 8,000	\$ 17,500	\$ 5,333	\$ 7,000	\$ 5,737	\$ 5,293	\$ 5,126
410.183 · Special Details - Reimbursed	\$ 22,000	\$ 21,000	\$ 20,500	\$ -	\$ 20,500	\$ 20,500	\$ 18,435	\$ 9,818	\$ -
410.190 · Payroll Taxes - Police Dept.	\$ 49,279	\$ 47,380	\$ 45,558	\$ 36,872	\$ 26,559	\$ 37,744	\$ 31,886	\$ 31,115	\$ 30,511
410.196 · PD - Health Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
410.197 · PD - Pension Expense	\$ 30,301	\$ 30,150	\$ 30,000	\$ 29,000	\$ 30,000	\$ 30,000	\$ 34,595	\$ 51,620	\$ 34,624
Total 410.100 · PD Payroll & Benefits	\$ 717,564	\$ 690,778	\$ 665,527	\$ 526,772	\$ 425,764	\$ 560,049	\$ 506,971	\$ 498,566	\$ 476,999
410.200 · PD Operating Supplies	\$ 2,500	\$ 2,500	\$ 4,000	\$ 2,500	\$ 3,728	\$ 4,000	\$ 5,043	\$ 2,447	\$ 3,311
410.210 · PD Uniforms and Vests	\$ 3,500	\$ 3,250	\$ 7,200	\$ 3,500	\$ 4,229	\$ 4,000	\$ 3,229	\$ 2,434	\$ 2,435
410.230 · PD Training	\$ 4,000	\$ 4,000	\$ 4,000	\$ 5,000	\$ 3,583	\$ 4,000	\$ 4,430	\$ 2,657	\$ 1,841
410.233 · PD Fuel	\$ 13,000	\$ 12,750	\$ 12,500	\$ 12,500	\$ 7,698	\$ 12,000	\$ 10,703	\$ 11,075	\$ 11,599
410.320 · PD Communication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
410.360 · PD Office Utilities	\$ 5,400	\$ 5,250	\$ 5,250	\$ 5,000	\$ 3,896	\$ 5,000	\$ 3,952	\$ 4,214	\$ 7,452
410.370 · PD Vehicle Repairs & Maint.	\$ 22,000	\$ 20,000	\$ 17,000	\$ 20,000	\$ 5,820	\$ 10,000	\$ 27,166	\$ 13,346	\$ 18,485
410.373 · PD Office Repairs & Maint.	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,000	\$ 441	\$ 500	\$ 707	\$ 42	\$ 10,240
410.375 · PD Technology Expense	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 11,175	\$ 12,500	\$ 6,063	\$ 6,388	\$ 5,661
Total 410.000 · Public Safety - Police Dept.	\$ 785,464	\$ 756,028	\$ 732,977	\$ 588,772	\$ 466,334	\$ 612,049	\$ 568,262	\$ 541,170	\$ 538,023
411.000 · Public Safety - Fire									
411.233 · PML Fuel Expense	\$ 14,000	\$ 13,000	\$ 12,000	\$ 15,000	\$ 8,142	\$ 11,000	\$ 8,733	\$ 13,311	\$ 15,489
411.360 · Old Fire Hall Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,404
411.500 · Foreign Fire Ins. Tax Dist.	\$ 88,000	\$ 87,000	\$ 86,000	\$ 80,500	\$ 85,310	\$ 85,310	\$ 80,347	\$ 77,503	\$ 76,641
Total 411.000 · Public Safety - Fire	\$ 102,000	\$ 100,000	\$ 98,000	\$ 95,500	\$ 93,451	\$ 96,310	\$ 89,080	\$ 90,814	\$ 159,535
413.000 · UCC & Code Enforcement									
413.101 · Outside Code Inspector	\$ 185,000	\$ 181,000	\$ 178,000	\$ 175,000	\$ 128,975	\$ 175,000	\$ 173,379	\$ 177,148	\$ 155,717
413.401 · UCC Fees	\$ 1,300	\$ 1,200	\$ 1,100	\$ 1,500	\$ 711	\$ 1,000	\$ 1,062	\$ 986	\$ 1,355
Total 413.000 · UCC & Code Enforcement	\$ 186,300	\$ 182,200	\$ 179,100	\$ 176,500	\$ 129,686	\$ 176,000	\$ 174,441	\$ 178,133	\$ 157,071
414.000 · Planning and Zoning									
414.187 · PC & ZHB Member Stipends	\$ 13,200	\$ 13,200	\$ 13,200	\$ 7,200	\$ 1,400	\$ 2,000	\$ 4,500	\$ 4,251	\$ 4,106
414.190 · PC & ZHB Payroll Tax	\$ 990	\$ 990	\$ 990	\$ -	\$ 107	\$ 150	\$ 344	\$ -	\$ -
414.300 · Outside Zoning Inspector	\$ 16,500	\$ 16,500	\$ 15,000	\$ 40,000	\$ 10,014	\$ 12,000	\$ 26,410	\$ 9,295	\$ 12,605
414.310 · Comprehensive Plan Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,408	\$ 22,191	\$ 24,350
414.312 · ZHB Legal Expense	\$ 32,500	\$ 31,500	\$ 30,000	\$ 30,000	\$ 23,480	\$ 28,000	\$ 30,462	\$ 17,165	\$ 17,420
414.317 · ZHB Hearings/Court Stenographer	\$ 13,000	\$ 12,000	\$ 11,000	\$ 11,000	\$ 8,516	\$ 11,000	\$ 7,342	\$ 7,887	\$ 7,561
414.340 · ZHB Advertising Expense	\$ 5,000	\$ 5,000	\$ 5,000	\$ 6,000	\$ 3,390	\$ 4,000	\$ 4,757	\$ 3,204	\$ 3,122
Total 414.000 · Planning and Zoning	\$ 81,190	\$ 79,190	\$ 75,190	\$ 94,200	\$ 46,907	\$ 57,150	\$ 88,223	\$ 63,993	\$ 69,165
420.000 · Health and Human Services									
422.317 · Animal Control Expense (New contract)	\$ 12,000	\$ 12,000	\$ 11,000	\$ 5,000	\$ 11,027	\$ 12,000	\$ 3,045	\$ 7,918	\$ 3,039
427.360 · Hazardous Waste Collection	\$ 3,200	\$ 3,000	\$ 2,800	\$ 2,500	\$ 1,855	\$ 2,500	\$ 3,033	\$ 3,065	\$ 1,705
427.367 · Refuse Collection (New Hauler)	\$ 3,600	\$ 3,400	\$ 3,200	\$ 8,250	\$ 2,706	\$ 3,000	\$ 3,089	\$ 9,744	\$ 9,701
Total 420.000 · Health and Human Services	\$ 18,800	\$ 18,400	\$ 17,000	\$ 15,750	\$ 15,588	\$ 17,500	\$ 9,167	\$ 20,728	\$ 14,444
428.000 · Vegetation Management									
428.370 · Vegetation Mgmt. - Equip. R&M	\$ 7,000	\$ 6,000	\$ 5,000	\$ 4,000	\$ 4,564	\$ 5,000	\$ 7,117	\$ 6,446	\$ 2,132
428.374 · Vegetation Mgmt. - Equipment	\$ 500	\$ 500	\$ 500	\$ 500	\$ 2	\$ 200	\$ -	\$ 127	\$ -
Total 428.000 · Vegetation Management	\$ 7,500	\$ 6,500	\$ 5,500	\$ 4,500	\$ 4,565	\$ 5,200	\$ 7,117	\$ 6,573	\$ 2,132
429.000 · Payroll - GF Sewer/Water									
429.112 · Payroll - Sewer	\$ 495,323	\$ 480,896	\$ 462,400	\$ 411,034	\$ 318,991	\$ 395,000	\$ 300,670	\$ -	\$ 81,713
429.180 · Payroll - Sewer OT	\$ 23,000	\$ 22,000	\$ 21,000	\$ 20,000	\$ 17,097	\$ 20,000	\$ 21,207	\$ -	\$ 16,093
429.190 · Payroll Taxes - Sewer	\$ 38,874	\$ 37,717	\$ 36,255	\$ 34,360	\$ 18,512	\$ 31,125	\$ 17,380	\$ -	\$ -
Total 429.000 · Payroll - GF Sewer/Water	\$ 557,197	\$ 540,613	\$ 519,655	\$ 465,394	\$ 354,600	\$ 446,125	\$ 339,257	\$ -	\$ 97,806
430.000 · Public Works Department Payroll									
430.112 · Payroll - Public Works Dept.	\$ 521,439	\$ 506,251	\$ 486,780	\$ 287,880	\$ 261,441	\$ 325,000	\$ 277,031	\$ 212,477	\$ 355,859
430.115 · Payroll - PWD Hourly	\$ 11,500	\$ 11,000	\$ 11,000	\$ 15,000	\$ 8,196	\$ 10,000	\$ 8,688	\$ 6,852	\$ 14,854
430.117 · Payroll - PWD Seasonal Help	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238
430.125 · Payroll - PWD Overtime	\$ 29,000	\$ 27,000	\$ 25,000	\$ 20,000	\$ 21,358	\$ 24,000	\$ 12,202	\$ 5,585	\$ 8,591
430.190 · Payroll Taxes - PWD	\$ 42,145	\$ 40,819	\$ 39,209	\$ 25,850	\$ 29,958	\$ 35,000	\$ 29,277	\$ 20,987	\$ 34,785
Total 430.000 · PWD Payroll & Benefits	\$ 604,084	\$ 585,070	\$ 561,989	\$ 348,730	\$ 320,953	\$ 394,000	\$ 327,198	\$ 245,902	\$ 414,327

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

GENERAL FUND

No Tax Increase Total Millage = 1.75	2028	2027	2026	2025	2025	2025	2024	2023	2022
	ESTIMATED PROJECTIONS	ESTIMATED PROJECTIONS	PRELIMINARY BUDGET	ADOPTED BUDGET	ACTUAL 11/3/2025	PROJECTED YEAR END	ACTUAL	ACTUAL	ACTUAL
430.200 · PWD Operating/Maint./Repairs									
430.231 · PWD Vehicles - Fuel	\$ 33,000	\$ 32,000	\$ 30,000	\$ 25,000	\$ 22,245	\$ 28,000	\$ 24,066	\$ 20,510	\$ 28,841
430.238 · PWD Uniforms & Clothing	\$ 3,600	\$ 3,200	\$ 3,000	\$ 4,000	\$ 2,896	\$ 3,000	\$ 4,185	\$ 1,771	\$ 2,655
430.245 · PWD Operating Supplies	\$ 11,000	\$ 11,000	\$ 11,000	\$ 10,000	\$ 10,643	\$ 11,000	\$ 7,252	\$ 6,398	\$ 11,109
430.260 · Small Tools & Minor Equip.	\$ 2,500	\$ 2,000	\$ 1,500	\$ 5,000	\$ 191	\$ 500	\$ 25	\$ 254	\$ 820
432.320 PWD Communication Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,783
430.371 · Vehicles - Maintenance/Repair	\$ 39,000	\$ 37,000	\$ 35,000	\$ 50,000	\$ 28,796	\$ 40,000	\$ 36,604	\$ 43,457	\$ 34,950
430.470 · PSATS CDL Program	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 945	\$ 1,000	\$ 580	\$ 1,005	\$ 793
Total 430.200 · PWD Operating/Maint./Repairs	\$ 90,100	\$ 86,200	\$ 81,500	\$ 95,000	\$ 65,716	\$ 83,500	\$ 72,711	\$ 73,395	\$ 83,951
Total 430.000 · Public Works Department	\$ 694,184	\$ 671,270	\$ 643,489	\$ 443,730	\$ 386,669	\$ 477,500	\$ 399,909	\$ 319,297	\$ 498,279
432.000 · Ice/Snow Removal									
432.370 · Ice/Snow Equip. Maint./Repair	\$ 25,000	\$ 25,000	\$ 25,000	\$ 20,000	\$ 23,787	\$ 25,000	\$ 3,196	\$ 368	\$ 18,625
432.371 · Winter Maintenance Supplies	\$ 75,000	\$ 70,000	\$ 65,000	\$ 100,000	\$ 44,246	\$ 55,000	\$ 50,484	\$ 12,937	\$ 39,116
432.374 · Ice/Snow Removal Equipment	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -
432.375 · Unionville Sidewalks	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,850	\$ 2,500	\$ 800	\$ -	\$ 1,200
432.000 · Ice/Snow Removal - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 432.000 · Ice/Snow Removal	\$ 103,500	\$ 98,500	\$ 93,500	\$ 123,500	\$ 69,883	\$ 83,500	\$ 54,480	\$ 13,304	\$ 58,941
433.000 · Traffic Control Devices									
433.245 · Traffic Signs	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 14,528	\$ 15,000	\$ 6,169	\$ 12,890	\$ 5,942
433.246 · Traffic Calming	\$ 5,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ -	\$ 2,500	\$ 1,721	\$ 1,879	\$ 51,414
433.361 · Traffic Signal Repairs & Maint.	\$ 35,000	\$ 35,000	\$ 35,000	\$ 25,000	\$ 37,580	\$ 38,000	\$ 26,194	\$ 7,194	\$ 32,863
Total 433.000 · Traffic Control Devices	\$ 55,000	\$ 55,000	\$ 55,000	\$ 50,000	\$ 52,108	\$ 55,500	\$ 34,083	\$ 21,964	\$ 90,218
434.000 · Street Lighting									
434.360 · Unionville Street Lights	\$ 4,200	\$ 4,100	\$ 4,100	\$ 4,000	\$ 3,351	\$ 4,000	\$ 3,676	\$ 1,049	\$ 2,433
Total 434.000 · Street Lighting	\$ 4,200	\$ 4,100	\$ 4,100	\$ 4,000	\$ 3,351	\$ 4,000	\$ 3,676	\$ 1,049	\$ 2,433
436.000 · Storm Sewers & Drains									
436.245 · Storm Sewer & Drains R&M	\$ 47,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 44,079	\$ 45,000	\$ 30,526	\$ 830	\$ 65,967
Total 436.000 · Storm Sewers & Drains	\$ 47,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 44,079	\$ 45,000	\$ 30,526	\$ 830	\$ 65,967
437.000 · Repairs of Tools & Machinery									
437.100 · Small Tools and Machinery	\$ 8,000	\$ 7,500	\$ 7,500	\$ 6,000	\$ 7,852	\$ 8,000	\$ 5,793	\$ 6,744	\$ 2,118
Total 437.000 · Repairs of Tools & Machinery	\$ 8,000	\$ 7,500	\$ 7,500	\$ 6,000	\$ 7,852	\$ 8,000	\$ 5,793	\$ 6,744	\$ 2,118
438.000 · Maint & Repairs - Roads/Bridges									
438.100 · Road Repair Materials	\$ 50,000	\$ 48,000	\$ 45,000	\$ 50,000	\$ 33,017	\$ 38,000	\$ 16,614	\$ 31,185	\$ 76,556
438.300 · Storm Damage Repairs	\$ 6,500	\$ 6,000	\$ 5,500	\$ 7,500	\$ 4,350	\$ 5,000	\$ 950	\$ 1,565	\$ 4,610
438.372 · Bridge Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
438.420 · E. Locust Lane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,480
Total 438.000 · Maint & Repairs - Roads/Bridges	\$ 56,500	\$ 54,000	\$ 50,500	\$ 57,500	\$ 37,367	\$ 43,000	\$ 17,564	\$ 32,750	\$ 89,446
446.000 · Storm Water Management									
446.313 · NPDES-MS4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 2,559
446.315 · NPDES - Phase II	\$ 500	\$ 500	\$ 500	\$ 700	\$ -	\$ 500	\$ 500	\$ 600	\$ 500
Total 446.000 · Storm Water Management	\$ 500	\$ 500	\$ 500	\$ 700	\$ -	\$ 500	\$ 500	\$ 950	\$ 3,059
454.000 · Culture & Recreation - Parks									
454.100 · Park Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 636
454.112 · Payroll - Parks	\$ 55,810	\$ 53,663	\$ 52,100	\$ 57,576	\$ 19,454	\$ 57,576	\$ 4,897	\$ -	\$ -
454.190 · Payroll Taxes - Parks	\$ 4,186	\$ 4,025	\$ 3,908	\$ 4,606	\$ 1,024	\$ 4,318	\$ 404	\$ -	\$ -
454.360 · Utilities - Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42	\$ -	\$ 479
Total 454.000 · Culture & Recreation - Parks	\$ 59,995	\$ 57,688	\$ 56,008	\$ 62,182	\$ 20,478	\$ 61,894	\$ 5,343	\$ -	\$ 1,115
459.000 · Culture & Rec.-Historical Comm.									
459.300 · Historical Resources Mgmt.	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,000	\$ 286	\$ 500	\$ 594	\$ 172	\$ 3,354
Total 459.000 · Culture & Rec.-Historical Comm.	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,000	\$ 286	\$ 500	\$ 594	\$ 172	\$ 3,354
460.000 · Community Development									
460.610 · Unionville Village Master Plan (VPP)	\$ -	\$ -	\$ 56,000	\$ -	\$ -	\$ -	\$ -	\$ 5,715	\$ -
Total 460.000 · Community Development	\$ -	\$ -	\$ 56,000	\$ -	\$ -	\$ -	\$ -	\$ 5,715	\$ -
461.000 · Open Space									
461.200 · Open Space Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500	\$ -

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY										
2026 PRELIMINARY BUDGET										
GENERAL FUND										
No Tax Increase Total Millage = 1.75	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 11/3/2025	2025 PROJECTED YEAR END	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL	
483.000 · Employer Paid Benefits										
483.300 · Non-Uniform Pension Costs	\$ 111,839	\$ 108,581	\$ 104,405	\$ 86,850	\$ 88,278	\$ 88,278	\$ 86,835	\$ 110,844	\$ 87,451	
Total 483.000 · Employer Paid Benefits	\$ 111,839	\$ 108,581	\$ 104,405	\$ 86,850	\$ 88,278	\$ 88,278	\$ 86,835	\$ 110,844	\$ 87,451	
484.000 · Workers' Compensation Insurance										
484.195 · Worker's Comp.	\$ 39,000	\$ 37,000	\$ 35,000	\$ 33,000	\$ 26,034	\$ 33,000	\$ 30,287	\$ 14,166	\$ 27,140	
Total 484.000 · Workers' Compensation Insurance	\$ 39,000	\$ 37,000	\$ 35,000	\$ 33,000	\$ 26,034	\$ 33,000	\$ 30,287	\$ 14,166	\$ 27,140	
486.000 · Insurance, Casualty, and Surety										
486.100 · Insurance - Liability	\$ 44,000	\$ 42,000	\$ 41,790	\$ 38,120	\$ 16,479	\$ 38,120	\$ 37,643	\$ 29,371	\$ 60,115	
486.300 · Insurance - Automobile	\$ 35,745	\$ 35,745	\$ 35,683	\$ 35,745	\$ 43,701	\$ 43,701	\$ 34,899	\$ 23,489	\$ 268	
486.500 · Insurance - PD Heart & Lung	\$ 4,190	\$ 4,190	\$ 4,190	\$ 3,915	\$ 4,770	\$ 4,770	\$ 8,426	\$ 953	\$ 1,762	
486.600 · Surety Bonds	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,300	\$ 10,238	\$ 10,238	\$ 10,238	\$ 15,207	\$ 8,830	
486.700 · Umbrella	\$ 8,800	\$ 8,800	\$ 8,800	\$ 9,900	\$ 11,926	\$ 11,926	\$ 9,502	\$ 6,792	\$ 14,857	
Total 486.000 · Insurance Expense	\$ 103,235	\$ 101,235	\$ 100,963	\$ 97,980	\$ 87,114	\$ 108,755	\$ 100,708	\$ 75,811	\$ 85,831	
487.000 · Health Insurance Benefits										
487.100 · Health Insurance	\$ 162,015	\$ 151,416	\$ 141,510	\$ 124,881	\$ 97,260	\$ 140,000	\$ 94,012	\$ 130,544	\$ 145,051	
487.710 · Disability Insurance	\$ 7,000	\$ 6,900	\$ 6,800	\$ 6,000	\$ 5,581	\$ 6,500	\$ 5,490	\$ 5,181	\$ 6,460	
487.800 · Life Insurance	\$ 4,200	\$ 4,200	\$ 4,000	\$ 3,800	\$ 2,086	\$ 3,800	\$ 1,854	\$ 2,117	\$ 1,500	
487.900 · Dental Insurance	\$ 11,143	\$ 10,924	\$ 10,710	\$ 10,500	\$ 10,117	\$ 10,500	\$ 9,105	\$ 9,030	\$ 15,010	
Total 487.000 · Health Insurance Benefits	\$ 184,357	\$ 173,440	\$ 163,020	\$ 145,181	\$ 115,044	\$ 160,800	\$ 110,460	\$ 146,871	\$ 168,021	
489.000 · Unclassified Operating Expenses										
489.100 · Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,035	\$ -	\$ 1,107	
491.100 · Refund of Prior Year Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493	
Total 489.000 · Unclassified Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,035	\$ -	\$ 1,599	
492.000 · Interfund Operating Transfers										
492.010 · Transfer To Fire & ES Fund (Impact Fees)	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,500	\$ 6,269	\$ 6,269	\$ 1,000	\$ 15,403	\$ 14,434	
492.020 · Transfer To Parks Fund (Impact Fees)	\$ 1,500	\$ 1,500	\$ 1,500	\$ 6,000	\$ 1,000	\$ 1,000	\$ -	\$ 60,984	\$ -	
492.030 · Transfer To Operating Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,827	\$ -	\$ 1,800,000	
492.040 · Transfer To Capital Reserve Fund	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,650,000	\$ -	\$ -	
492.600 Transfer to Rebill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 490	\$ -	\$ -	
492.000 Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (462,742)	\$ -	\$ -	
492.500· Transfer To State Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,187	\$ 7,749	
Total 492.000 · Interfund Operating Transfers	\$ 253,500	\$ 253,500	\$ 503,500	\$ 508,500	\$ 507,269	\$ 507,269	\$ 1,196,575	\$ 149,573	\$ 1,822,183	
TOTAL EXPENSE	\$ 4,160,582	\$ 4,033,666	\$ 4,197,653	\$ 3,679,749	\$ 3,044,371	\$ 3,677,780	\$ 3,908,190	\$ 2,413,372	\$ 4,791,326	
Net Surplus/(Deficit)	\$ (354,559)	\$ (250,905)	\$ 30,324	\$ 40,451	\$ 826,214	\$ 411,978	\$ (653,222)	\$ 767,521	\$ (1,221,337)	
FUND BALANCE - 12/31/YYYY	\$ 2,437,971	\$ 2,792,529	\$ 3,043,434		\$ 3,427,347	\$ 3,013,111	\$ 2,601,133	\$ 2,955,739	\$ 2,267,047	

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

OPERATING RESERVE

	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 10/30/2025	2025 ESTIMATED YEAR-END	2024 ACTUALS	2023 ACTUAL	2022 ACTUAL
FUND BALANCE - 1/1/YYYY	\$ 543,408	\$ 531,228	\$ 879,828			\$ 1,096,828	\$ 1,190,957	\$ 1,674,422	\$ -
REVENUE									
341.000 · Interest Earnings									
341.100 · Interest Earnings (est. 3%)	\$ 12,550	\$ 12,180	\$ 26,400	\$ -	\$ 35,825	\$ 45,000	\$ 45,871	\$ 75,026	\$ 23,403
Total 341.000 · Interest Earnings	\$ 12,550	\$ 12,180	\$ 26,400	\$ -	\$ 35,825	\$ 45,000	\$ 45,871	\$ 75,026	\$ 23,403
392.000 · Interfund Operating Transfers									
392.010 · Transfer From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ -	\$ 1,800,000
Total 392.000 · Interfund Operating Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ -	\$ 1,800,000
TOTAL REVENUE	\$ 12,550	\$ 12,180	\$ 26,400	\$ -	\$ 35,825	\$ 45,000	\$ 305,871	\$ 75,026	\$ 1,823,403
EXPENSE									
410.000 · Public Safety - Police									
410.750 · Police - Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,103	\$ 84,315
Total 410.000 · Public Safety - Police	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,103	\$ 84,315
430.000 · Public Works Department									
430.370 · Public Works - Road Repairs & Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,128	\$ -
430.750 · Public Works - Capital Expend.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,260	\$ 64,666
Total 430.000 · Public Works Department	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,388	\$ 64,666
492.000 · Interfund Operating Transfers									
492.010 · Transfer to General Fund	\$ -	\$ -	\$ 375,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ -	\$ -	\$ 262,000
492.040 · Transfer to Capital Improvement Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -
Total 492.000 · Interfund Operating Transfers	\$ -	\$ -	\$ 375,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ 400,000	\$ -	\$ 262,000
TOTAL EXPENSE	\$ -	\$ -	\$ 375,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ 400,000	\$ 558,491	\$ 410,981
Net Surplus/(Deficit)	\$ 12,550	\$ 12,180	\$ (348,600)	\$ (262,000)	\$ (226,175)	\$ (217,000)	\$ (94,129)	\$ (483,465)	\$ 1,412,422
FUND BALANCE - 12/31/YYYY	\$ 555,958	\$ 543,408	\$ 531,228	\$ -		\$ 879,828	\$ 1,096,828	\$ 1,190,957	

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY									
2026 PRELIMINARY BUDGET									
CAPITAL IMPROVEMENT FUND									
	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 11/5/2025	2025 PROJECTED YEAR-END	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL
FUND BALANCE - 1/1/YYYY	887,879	1,018,379	1,637,379		1,876,250	1,876,250	237,852	2,433,053	2,576,571
REVENUE									
301.000 Real Estate Taxes Other							6,558.77		
341.000 · Interest Earnings									
341.010 · Interest Earnings (3% Est.)	\$ 58,000	\$ 59,000	\$ 60,000		\$ 57,913	\$ 68,000	\$ 49,685	\$ 67,556	\$ 37,163
Total 341.000 · Interest Earnings	\$ 58,000	\$ 59,000	\$ 60,000	\$ -	\$ 57,913	\$ 68,000	\$ 49,685	\$ 67,556	\$ 37,163
354.000 · State Capital & Operating Grant									
354.010 · State Capital & Operating Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 870,631	\$ 192,000	\$ -
Total 354.000 · State Capital & Operating Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 870,631	\$ 192,000	\$ -
391.000 Sale of Fixed Assets									
391.100 · Sale of Fixed Assets	\$ -	\$ -	\$ 30,000	\$ -	\$ 25,429	\$ 25,429	\$ -	\$ -	\$ -
Total 391.000 · Sale of Fixed Assets	\$ -	\$ -	\$ 30,000	\$ -	\$ 25,429	\$ 25,429	\$ -	\$ -	\$ -
392.000 · Interfund Operating Transfers									
392.010 · Transfer from General Fund	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,650,000	\$ -	\$ -
Total 392.000 · Interfund Operating Transfers	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,650,000	\$ -	\$ -
TOTAL REVENUE	\$ 558,000	\$ 559,000	\$ 590,000	\$ 500,000	\$ 583,342	\$ 593,429	\$ 2,570,316	\$ 259,556	\$ 37,163
EXPENSE									
407.000 · Technology & Innovation									
407.200 · Meeting Audio/Video	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 107,591	\$ -	\$ -
Total 407.000 · Technology & Innovation	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 107,591	\$ -	\$ -
408.000 · Engineering Services									
408.319 · Rt 82 & Cedarcroft Rd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,525	\$ 15,246
Total 409.000 · Government Capital Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,525	\$ 15,246
409.000 · Government Capital Purchases									
409.210 · Building Renovations	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
409.710 · Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,254,956	\$ -
Total 409.000 · Government Capital Purchases	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ 1,254,956	\$ -
410.000 · Public Safety - Police									
410.750 · Police - Capital Expenditures	\$ 80,000	\$ -	\$ 20,000	\$ 12,000	\$ 10,485	\$ 12,000	\$ 107,591	\$ -	\$ -
Total 410.000 · Public Safety - Police	\$ 80,000	\$ -	\$ 20,000	\$ 12,000	\$ 10,485	\$ 12,000	\$ 107,591	\$ -	\$ -
414.000 · Planning and Zoning									
414.311 · Zoning Map Update	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 414.000 · Planning and Zoning	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
430.000 · Public Works Department									
430.370 · Public Works - Road Repairs & Maint.	\$ 360,000	\$ 360,000	\$ 510,000	\$ 360,000	\$ 374,386	\$ 375,000	\$ 208,228	\$ -	\$ -
430.750 · Public Works - Capital Expend.	\$ 625,000	\$ 287,500	\$ 472,500	\$ 322,000	\$ 333,846	\$ 335,000	\$ 303,333	\$ -	\$ -
Total 430.000 · Public Works Department	\$ 985,000	\$ 647,500	\$ 982,500	\$ 682,000	\$ 708,232	\$ 710,000	\$ 511,561	\$ -	\$ -
438.000 · Maint & Repairs - Roads/Bridges									
438.372 · Bridge Repairs	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 48,650	\$ 168,974	\$ 8,603
438.410 · Stormwater Repairs	\$ -	\$ -	\$ 51,500	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -
438.420 · E. Locust Lane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,816	\$ 915,545	\$ 36,146
Total 438.000 · Maint. & Repairs - Roads/Bridges	\$ -	\$ -	\$ 51,500	\$ 110,000	\$ -	\$ -	\$ 102,466	\$ 1,084,519	\$ 44,749
446.000 · Storm Water Management									
446.313 · MS4 & TMDL Plan (V&L Report & BRCA)	\$ 42,000	\$ 42,000	\$ 40,000	\$ -	\$ 4,725	\$ 4,725	\$ 4,725	\$ 9,706	\$ 15,111
Total 446.000 · Storm Water Management	\$ 42,000	\$ 42,000	\$ 40,000	\$ -	\$ 4,725	\$ 4,725	\$ 4,725	\$ 9,706	\$ 15,111
456.000 · Culture & Recreation - Library									
456.540 · Library Capital Contribution	\$ -	\$ -	\$ -	\$ 105,575	\$ 105,575	\$ 105,575	\$ 105,575	\$ 105,575	\$ 105,575
Total 456.000 · Culture & Recreation - Library	\$ -	\$ -	\$ -	\$ 105,575	\$ 105,575	\$ 105,575	\$ 105,575	\$ 105,575	\$ 105,575
492.000 · Interfund Operating Transfer									
492.010 · Transfer to Fire & Emergency Svcs Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Total 492.000 · Interfund Operating Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
TOTAL EXPENSE	\$ 1,107,000	\$ 689,500	\$ 1,209,000	\$ 909,575	\$ 829,017	\$ 832,300	\$ 931,918	\$ 2,454,756	\$ 180,681
Net Surplus/(Deficit)	\$ (549,000)	\$ (130,500)	\$ (619,000)	\$ (409,575)	\$ (245,675)	\$ (238,871)	\$ 1,638,398	\$ (2,195,201)	\$ (143,518)
FUND BALANCE - 12/31/YYYY	\$ 338,879	\$ 887,879	\$ 1,018,379		\$ 1,630,576	\$ 1,637,379	\$ 1,876,250	\$ 237,852	\$ 2,433,053

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

SEWER FUND

No Proposed User Fee Increase \$460/EDU & \$840/EDU per Year	2028	2027	2026	2025	2025	2025	2024	2023	2022
	ESTIMATED PROJECTIONS	ESTIMATED PROJECTIONS	PRELIMINARY BUDGET	ADOPTED BUDGET	ACTUAL AS OF 11/4/2025	ESTIMATED	ACTUAL	ACTUAL	ACTUAL
UNRESTRICTED FUND BALANCE - 1/1/YYYY	\$ 355,838	\$ 355,838	\$ 355,838		\$ 401,970	\$ 401,970			
RESTRICTED FUND BALANCE - 1/1/YYYY	\$ 2,188,181	\$ 2,338,607	\$ 2,969,962		\$ 2,969,962	\$ 2,969,962			
REVENUE									
341.000 · Interest Earnings									
341.010 · Interest Earnings (3% est.)	\$ 138,000	\$ 140,650	\$ 145,000	\$ -	\$ 127,902	\$ 150,000	\$ 191,306	\$ 196,308	\$ 69,461
Total 341.000 · Interest Earnings	\$ 138,000	\$ 140,650	\$ 145,000	\$ -	\$ 127,902	\$ 150,000	\$ 191,306	\$ 196,308	\$ 69,461
354.000 · State Capital & Operating Grants									
354.040 · Act 537 Grant	\$ -	\$ -	\$ -	\$ 19,000	\$ 17,100	\$ 17,100	\$ -	\$ -	\$ -
Total 354.000 · State Capital & Operating Grants	\$ -	\$ -	\$ -	\$ 19,000	\$ 17,100	\$ 17,100	\$ -	\$ -	\$ -
361.000 · Charges for Services									
361.650 · Sewer Certification Fees	\$ 1,050	\$ 1,025	\$ 1,000	\$ 1,000	\$ 1,125	\$ 1,125	\$ 1,498	\$ 1,000	\$ 5,396
Total 361.000 · Charges for Services	\$ 1,050	\$ 1,025	\$ 1,000	\$ 1,000	\$ 1,125	\$ 1,125	\$ 1,498	\$ 1,000	\$ 5,396
364.000 · Wastewater Collection Revenue									
364.100 · Sewer User Fees (Berkheimer)	\$ 1,125,836	\$ 1,102,680	\$ 1,080,000	\$ 1,200,000	\$ 1,056,414	\$ 1,075,000	\$ 1,103,911	\$ 1,223,889	\$ 981,694
364.102 · Sewer User Fees (Commercial)	\$ 158,594	\$ 155,332	\$ 152,137	\$ -	\$ 160,425	\$ 161,000	\$ 123,855	\$ -	\$ -
364.111 · SewerTap Fees	\$ 130,305	\$ 127,625	\$ 125,000	\$ 150,000	\$ 120,765	\$ 120,765	\$ 6,351	\$ 221,154	\$ 801,371
364.200 · Delinquent Sewer User Fees	\$ 15,637	\$ 15,315	\$ 15,000	\$ -	\$ 20,115	\$ 20,115	\$ 13,945	\$ -	\$ -
364.150 · Sewer Conveyance Revenue	\$ 31,273	\$ 30,630	\$ 30,000	\$ 20,000	\$ 30,184	\$ 30,500	\$ 26,379	\$ 17,739	\$ 29,007
Total 364.000 · Wastewater Collection Revenue	\$ 1,461,645	\$ 1,431,582	\$ 1,402,137	\$ 1,370,000	\$ 1,387,903	\$ 1,407,380	\$ 1,274,440	\$ 1,508,782	\$ 1,816,176
392.000 · Interfund Operating Transfers									
392.010 · Restricted Sewer Fund	\$ 168,773	\$ 150,426	\$ 631,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 392.000 · Interfund Operating Transfers	\$ 168,773	\$ 150,426	\$ 631,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
395.000 · Other Funding Sources									
395. · Sewer Payment (All)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,370	\$ 24,150
395.6 · Grinder Pump Purchase Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,960	\$ 11,932
395.010 · Refund of Prior Year Expend	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,840	\$ -	\$ -
Total 395.000 · Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,840	\$ 62,330	\$ 36,082
TOTAL REVENUE	\$ 1,769,468	\$ 1,723,683	\$ 2,179,492	\$ 1,390,000	\$ 1,534,030	\$ 1,575,605	\$ 1,472,084	\$ 1,768,420	\$ 1,927,115

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

SEWER FUND

No Proposed User Fee Increase \$460/EDU & \$840/EDU per Year	2028		2027		2026		2025		2025		2025		2024		2023		2022	
	ESTIMATED PROJECTIONS		ESTIMATED PROJECTIONS		PRELIMINARY BUDGET		ADOPTED BUDGET		ACTUAL AS OF 11/4/2025		ESTIMATED		ACTUAL		ACTUAL		ACTUAL	
EXPENSE																		
395.3 Sewer Discount	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	400	\$	-	\$	-
401.000 · Administration																		
401.110 · Administrative Services	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	638
401.460 · Training & Certification	\$	2,085	\$	2,042	\$	2,000	\$	1,500	\$	1,315	\$	1,315	\$	1,603	\$	3,939	\$	1,895
Total 401.000 · Administration	\$	2,085	\$	2,042	\$	2,000	\$	1,500	\$	1,315	\$	1,315	\$	1,603	\$	3,939	\$	2,533
402.000 · Financial Administration																		
402.310 · Outside Accounting Services	\$	-	\$	-	\$	-	\$	4,000	\$	8,758	\$	8,758	\$	6,828	\$	14,739	\$	10,684
402.311 · Auditing Services	\$	5,212	\$	5,105	\$	5,000	\$	3,850	\$	1,000	\$	3,850	\$	3,600	\$	3,000	\$	5,000
Total 402.000 · Financial Administration	\$	5,212	\$	5,105	\$	5,000	\$	7,850	\$	9,758	\$	12,608	\$	10,428	\$	17,739	\$	15,684
404.000 · Solicitor/Legal Services																		
404.310 · Legal Services-Municipal Liens	\$	2,147	\$	2,103	\$	2,060	\$	-	\$	1,562	\$	1,600	\$	3,081	\$	3,685	\$	-
404.314 · Legal Fees	\$	5,212	\$	5,105	\$	5,000	\$	4,500	\$	3,975	\$	4,500	\$	-	\$	-	\$	-
Total 404.000 · Solicitor/Legal Services	\$	7,360	\$	7,208	\$	7,060	\$	4,500	\$	5,537	\$	6,100	\$	3,081	\$	3,685	\$	-
406.000 · Other General Government Admin.																		
406.318 · Other Operating Services	\$	2,853	\$	2,795	\$	2,737	\$	2,500	\$	2,189	\$	2,500	\$	2,073	\$	3,506	\$	3,177
406.319 · Bounced Check	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	293	\$	50	\$	-
406.420 · Dues Subscriptions&Memberships	\$	1,564	\$	1,532	\$	1,500	\$	1,800	\$	429	\$	500	\$	1,244	\$	1,622	\$	500
Total 406.000 · Other General Government Admin.	\$	4,417	\$	4,326	\$	4,237	\$	4,300	\$	2,618	\$	3,000	\$	3,610	\$	5,177	\$	3,677
408.000 · Engineering Services																		
408.310 · Engineering Services	\$	7,818	\$	7,658	\$	7,500	\$	6,000	\$	2,744	\$	3,000	\$	9,820	\$	21,827	\$	2,429
408.315 · Act 537 Update	\$	10,685	\$	10,465	\$	10,250	\$	9,000	\$	1,083	\$	2,000	\$	13,919	\$	39,991	\$	45,758
Total 408.000 · Engineering Services	\$	18,503	\$	18,123	\$	17,750	\$	15,000	\$	3,827	\$	5,000	\$	23,739	\$	61,818	\$	48,187
429.000 · Operations																		
429.100 · Payroll	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	247,002	\$	-
429.110 · Payroll Taxes	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	17,751	\$	-
429.220 · Operating Supplies & Materials	\$	8,590	\$	8,413	\$	8,240	\$	8,000	\$	6,788	\$	8,000	\$	5,177	\$	7,615	\$	4,144
429.221 · Chemicals/Filters	\$	31,273	\$	30,630	\$	30,000	\$	30,000	\$	21,921	\$	22,000	\$	34,209	\$	31,094	\$	16,965
429.231 · Fuel Expense	\$	12,509	\$	12,252	\$	12,000	\$	10,000	\$	6,256	\$	10,000	\$	8,570	\$	5,231	\$	4,099
429.260 · Small Tools & Minor Equipment	\$	2,085	\$	2,042	\$	2,000	\$	3,500	\$	902	\$	1,500	\$	-	\$	75	\$	65
429.317 · Lab Analysis	\$	36,485	\$	35,735	\$	35,000	\$	32,000	\$	31,132	\$	32,000	\$	35,161	\$	32,753	\$	27,849
429.319 · Reimbursement	\$	10,404	\$	10,200	\$	10,000	\$	20,000	\$	5,210	\$	8,000	\$	16,381	\$	24,937	\$	56,075
429.321 · Telephone Service	\$	9,382	\$	9,189	\$	9,000	\$	12,500	\$	7,002	\$	8,500	\$	11,499	\$	8,514	\$	6,496
429.361 · Electrical Service	\$	146,025	\$	143,022	\$	140,080	\$	135,000	\$	109,618	\$	135,000	\$	161,791	\$	84,136	\$	112,913
429.367 · Refuse Disposal	\$	2,198	\$	2,153	\$	2,100	\$	2,000	\$	1,386	\$	2,000	\$	2,256	\$	3,937	\$	3,469
429.370 · Treatment Plant Maint & Repairs	\$	80,529	\$	78,872	\$	77,250	\$	70,000	\$	51,070	\$	70,000	\$	79,951	\$	18,969	\$	121,768
429.372 · Pump Station Maint. & Repairs	\$	78,183	\$	76,575	\$	75,000	\$	100,000	\$	43,861	\$	75,000	\$	81,185	\$	35,596	\$	36,993
429.374 · Equipment Maint. & Repairs	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
429.375 · Grinder Pump Maint. & Repairs	\$	114,669	\$	112,310	\$	110,000	\$	105,000	\$	126,671	\$	105,000	\$	112,600	\$	91,266	\$	99,240
429.376 · Generator Maintenance	\$	5,212	\$	5,105	\$	5,000	\$	5,000	\$	2,139	\$	2,500	\$	9,336	\$	19,140	\$	43,823
429.451 · Vehicle Maint. & Repairs	\$	2,900	\$	2,841	\$	2,782	\$	5,000	\$	214	\$	1,000	\$	2,087	\$	2,070	\$	5,836
429.700 · Capital Expenditures	\$	27,500	\$	-	\$	480,000	\$	362,000	\$	15,012	\$	15,012	\$	28,314	\$	1,481,206	\$	-
429.xxx · Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total 429.000 · Operations	\$	567,944	\$	529,338	\$	998,452	\$	900,000	\$	429,182	\$	495,512	\$	588,517	\$	2,111,292		

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

SEWER FUND

No Proposed User Fee Increase \$460/EDU & \$840/EDU per Year	2028		2027		2026		2025		2025		2025		2024		2023		2022	
	ESTIMATED PROJECTIONS		ESTIMATED PROJECTIONS		PRELIMINARY BUDGET		ADOPTED BUDGET		ACTUAL AS OF 11/4/2025		ESTIMATED		ACTUAL		ACTUAL		ACTUAL	
471.000 · Debt Principal (Dec. 2032 Final Payment)																		\$ 539,736
471.100 · Debt Service Principal & Agent Admin Fees	\$	500,809	\$	495,809	\$	485,809	\$	475,809	\$	476,616	\$	476,616	\$	455,808	\$	435,000	\$	425,000
Total 471.000 · Debt Principal	\$	500,809	\$	495,809	\$	485,809	\$	475,809	\$	476,616	\$	476,616	\$	455,808	\$	435,000	\$	425,000
472.000 · Debt Interest (Dec. 2032 Final Payment)																		
472.100 · Debt Service Interest	\$	50,200	\$	61,400	\$	71,200	\$	85,528	\$	85,528	\$	85,528	\$	103,728	\$	121,128	\$	138,128
Total 472.000 · Debt Interest	\$	50,200	\$	61,400	\$	71,200	\$	85,528	\$	85,528	\$	85,528	\$	103,728	\$	121,128	\$	138,128
486.000 · Insurance, Casualty, and Surety																		
486.100 · Insurance - Liability	\$	10,946	\$	10,721	\$	10,500	\$	9,530	\$	13,284	\$	13,284	\$	9,967	\$	7,689	\$	8,159
486.300 · Insurance - Automobile	\$	3,753	\$	3,676	\$	3,600	\$	3,972	\$	5,741	\$	5,741	\$	2,952	\$	7,526	\$	1,913
Total 486.000 · Insurance, Casualty, and Surety	\$	14,698	\$	14,396	\$	14,100	\$	13,502	\$	19,025	\$	19,025	\$	12,919	\$	15,215	\$	10,072
487.000 · Health Insurance Benefits																		
487.196 · Health Insurance	\$	116,232	\$	113,842	\$	111,500	\$	137,198	\$	89,585	\$	106,000	\$	69,342	\$	127,484	\$	55,660
Total 487.000 · Health Insurance Benefits	\$	116,232	\$	113,842	\$	111,500	\$	137,198	\$	89,585	\$	106,000	\$	69,342	\$	127,484	\$	55,660
491.10 · Refund of Prior Year Revenue																		\$ 47,105
492.000 · Interfund Operating Transfers																		
492.010 · Transfer to General Fund (Payroll)	\$	482,008	\$	472,094	\$	462,384	\$	411,034	\$	382,757	\$	411,034	\$	251,902	\$	(4,438)	\$	203,250
492.020 · Transfer to Sewer Restricted Fund	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	118,805	\$	-	\$	-
Total 492.000 · Interfund Operating Transfers	\$	482,008	\$	472,094	\$	462,384	\$	411,034	\$	382,757	\$	411,034	\$	370,706	\$	(4,438)	\$	203,250
495.1 · Sewer Payroll & Overtime	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	97,806
506.10 · Grinder Pump Reimbursable	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	11,932
TOTAL EXPENSE	\$	1,769,469	\$	1,723,683	\$	2,179,492	\$	2,056,220	\$	1,505,747	\$	1,621,737	\$	1,643,480	\$	2,898,038	\$	1,598,770
Net Surplus/(Deficit)	\$	(0)	\$	0	\$	(0)	\$	(666,220)	\$	28,282	\$	(46,132)	\$	(171,397)	\$	(1,129,618)	\$	328,346
UNRESTRICTED FUND BALANCE - 12/31/YYYY	\$	355,838	\$	355,838	\$	355,838			\$	430,252	\$	355,838						
RESTRICTED FUND BALANCE - 12/31/YYYY	\$	2,019,408	\$	2,188,181	\$	2,338,607			\$	2,969,962	\$	2,969,962						

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

FIRE & EMERGENCY SERVICES FUND

No Tax Increase 2026 Total Millage = 2.75 FUND BALANCE 1/1/YYYY	2028	2027	2026	2025	2025	2025	2024	2023	2022
	ESTIMATED PROJECTIONS	ESTIMATED PROJECTIONS	PRELIMINARY BUDGET	ADOPTED BUDGET	ACTUAL 10/30/2025	PROJECTED YEAR-END	ACTUAL	ACTUAL	ACTUAL
REVENUE	\$1,856,985	\$1,555,835	\$1,094,619		\$403,579	\$403,579	\$261,212	\$209,871	\$147,655
301.000 · Real Estate Taxes									
301.110 · Fire Protection Tax (2.25 Mills)	\$ 1,695,000	\$ 1,694,000	\$ 1,693,500	\$ 1,504,342	\$ 1,713,098	\$ 1,713,098	\$ 513,118	\$ 515,906	\$ 563,620
301.130 · Emergency Services Tax (0.5 Mills)	\$ 378,000	\$ 377,500	\$ 377,000	\$ 376,085	\$ 380,060	\$ 380,060	\$ 58,240	\$ 57,104	\$ 51,747
301.140 · Delinquent Tax	\$ 16,000	\$ 16,000	\$ 16,000	\$ -	\$ 14,022	\$ 16,000	\$ -	\$ -	\$ -
Total 301.000 · Real Estate Taxes (2.75 Mills total)	\$ 2,089,000	\$ 2,087,500	\$ 2,086,500	\$ 1,880,427	\$ 2,107,179	\$ 2,109,158	\$ 571,357	\$ 573,010	\$ 615,368
303.000 · Special Levy Taxes									
303.104 · Hydrant Tax (Not collect in 2026)	\$ -	\$ -	\$ -	\$ 55,000	\$ 47,299	\$ 50,000	\$ 56,664	\$ 43,682	\$ -
Total 303.000 · Special Levy Taxes	\$ -	\$ -	\$ -	\$ 55,000	\$ 47,299	\$ 50,000	\$ 56,664	\$ 43,682	\$ -
310.000 · Local Tax Enabling Act									
310.130 · Local Services Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,000	\$ 56,501
Total 310.000 · Local Tax Enabling Act	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,000	\$ 56,501
341.000 · Interest Earnings (1.5% Est.)									
341.010 · Fund Account Interest	\$ 59,190	\$ 54,650	\$ 47,717	\$ -	\$ 31,372	\$ 40,000	\$ 27,655	\$ 20,583	\$ 3,999
Total 341.000 · Interest Earnings	\$ 59,190	\$ 54,650	\$ 47,717	\$ -	\$ 31,372	\$ 40,000	\$ 27,655	\$ 20,583	\$ 3,999
357.000 · Local Government Units									
357.100 · Workers Comp. Reimbursement	\$ 19,363	\$ 18,965	\$ 18,575	\$ 13,000	\$ 23,972	\$ 23,972	\$ -	\$ 12,338	\$ 4,665
Total 357.000 · Local Government Units	\$ 19,363	\$ 18,965	\$ 18,575	\$ 13,000	\$ 23,972	\$ 23,972	\$ -	\$ 12,338	\$ 4,665
361.000 · Impact Fees									
361.370 · Emergency Services Impact Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 8,600
Total 361.000 · Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 8,600
392.000 · Interfund Operating Transfers									
392.010 · Transfer from General Fund (ES Impact Fees)	\$ 500	\$ 1,000	\$ 2,000	\$ 1,500	\$ 6,269	\$ 6,269	\$ -	\$ 15,403	\$ 4,200
392.020 · Transfer from ARPA Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422,153	\$ 209,774	\$ -
392.030 · Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,234
392.040 · Transfer from Capital Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Total 392.000 · Interfund Operating Transfers	\$ 500	\$ 1,000	\$ 2,000	\$ 1,500	\$ 6,269	\$ 6,269	\$ 522,153	\$ 225,176	\$ 14,434
TOTAL REVENUE	\$ 2,168,053	\$ 2,162,115	\$ 2,154,792	\$ 1,949,927	\$ 2,216,091	\$ 2,229,399	\$ 1,177,830	\$ 936,790	\$ 703,566
EXPENSE									
411.000 · Public Safety - Fire									
411.380 · Fire Hydrant Rental	\$66,000	\$65,000	\$65,000	\$55,000	\$52,112	\$65,000	\$61,511	\$59,695	\$0
411.430 · Fire Tax Remittances	\$1,600,000	\$1,400,000	\$1,233,000	\$1,017,848	\$1,045,449	\$1,075,000	\$733,820	\$683,260	\$385,247
Total 411.000 · Public Safety - Fire	\$1,666,000	\$1,465,000	\$1,298,000	\$1,072,848	\$1,097,561	\$1,140,000	\$795,331	\$742,955	\$385,247
412.000 · Public Safety - ES									
412.430 · ES Tax Remittances	\$377,000	\$377,000	\$377,000	\$376,085	\$348,483	\$376,087	\$228,144	\$129,030	\$246,305
Total 412.000 · Public Safety - ES	\$377,000	\$377,000	\$377,000	\$376,085	\$348,483	\$376,087	\$228,144	\$129,030	\$246,305
484.000 · Insurance									
484.354 · Workers Comp. Insurance	\$19,363	\$18,965	\$18,575	\$13,000	\$18,021	\$22,272	\$11,987	\$13,464	\$9,798
Total 484.000 · Insurance	\$19,363	\$18,965	\$18,575	\$13,000	\$18,021	\$22,272	\$11,987	\$13,464	\$9,798
TOTAL EXPENSE	\$2,062,363	\$1,860,965	\$1,693,575	\$1,461,933	\$1,464,065	\$1,538,359	\$1,035,462	\$885,449	\$641,350
Net Surplus/(Deficit)	\$105,689	\$301,150	\$461,217	\$487,994	\$752,026	\$691,040	\$142,367	\$51,341	\$62,216
FUND BALANCE 12/31/YYYY	\$1,962,675	\$1,856,985	\$1,555,835	\$487,994	\$1,155,604	\$1,094,619	\$403,579	\$261,212	\$209,871

Regional Commission Municipal Obligation

10% Projected Increase

10% Projected Increase

2027 Projected	\$ 1,769,295	Qrtly	\$ 442,324
2028 Projected	\$ 1,946,225	Qrtly	\$ 486,556
2029 Projected	\$ 2,140,847	Qrtly	\$ 535,212

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

LIQUID FUELS FUND

No Increase in State Funding	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 11/5/2025	2025 PROJECTED YEAR-END	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL
FUND BALANCE - 1/1/YYYY	\$ 194,313	\$ 179,523	\$ 164,233			\$ 147,188	\$ 118,801	\$ 28,519	\$ 98,711
REVENUE									
230.000 · Transfers In									
230.100 · General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,187.00	\$ -
Total 230.000 · Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,187.00	\$ -
341.000 · Interest Earnings									
341.010 · Interest Earnings	\$ 14,000	\$ 14,500	\$ 15,000	\$ -	\$ 13,227	\$ 16,715	\$ 12,018	\$ 13,810	\$ 2,724
Total 341.000 · Interest Earnings	\$ 14,000	\$ 14,500	\$ 15,000	\$ -	\$ 13,227	\$ 16,715	\$ 12,018	\$ 13,810	\$ 2,724
355.000 · State Shared Revenues									
355.020 · Liquid Fuels Tax (Act 665)	\$ 287,850	\$ 287,850	\$ 287,850	\$ 278,000	\$ 287,849	\$ 287,849	\$ 282,967	\$ 282,922	\$ 276,708
355.030 · Turnback Allocation (Act 32)	\$ 51,440	\$ 51,440	\$ 51,440	\$ 51,440	\$ 51,440	\$ 51,440	\$ 51,440	\$ 51,440	\$ 51,440
Total 355.000 · State Shared Revenues	\$ 339,290	\$ 339,290	\$ 339,290	\$ 329,440	\$ 339,289	\$ 339,289	\$ 334,407	\$ 334,362	\$ 328,148
TOTAL REVENUE	\$ 353,290	\$ 353,790	\$ 354,290	\$ 329,440	\$ 352,516	\$ 356,004	\$ 346,425	\$ 421,358	\$ 330,872
EXPENSE									
432.000 · Snow & Ice Removal									
432.100 · Snow & Ice Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,058
Total 432.000 · Snow & Ice Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,058
433.000 · Traffic Control Devices									
433.370 · Traffic Control Devices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,556
Total 433.000 · Traffic Control Devices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,556
438.000 · Road Maintenance									
438.370 · Maint. & Repairs Roads & Bridges	\$ 339,000	\$ 339,000	\$ 339,000	\$ 329,440	\$ 338,959	\$ 338,959	\$ 318,038	\$ 331,076	\$ 208,202
Total 438.000 · Road Maintenance	\$ 339,000	\$ 339,000	\$ 339,000	\$ 329,440	\$ 338,959	\$ 338,959	\$ 318,038	\$ 331,076	\$ 208,202
439.000 · Road Construction									
439.600 · Road Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,617
Total 439.000 · Road Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,617
492.000 · Interfund Transfers									
492.100 · General Fund Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,632
Total 492.000 · Interfund Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,632
TOTAL EXPENSE	\$ 339,000	\$ 339,000	\$ 339,000	\$ 329,440	\$ 338,959	\$ 338,959	\$ 318,038	\$ 331,076	\$ 401,065
Net Surplus/(Deficit)	\$ 14,290	\$ 14,790	\$ 15,290	\$ -	\$ 13,557	\$ 17,045	\$ 28,387	\$ 90,282	\$ (70,192)
FUND BALANCE - 12/31/YYYY	\$ 208,603	\$ 194,313	\$ 179,523	\$ -	\$ -	\$ 164,233	\$ 147,188	\$ 118,801	\$ 28,519

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

PARKS FUND

				2028	2027	2026	2025	2025	2025	2024	2023	2022
				ESTIMATED	ESTIMATED	PRELIMINARY	ADOPTED	ACTUAL	PROJECTED	ACTUAL	ACTUAL	ACTUAL
			No Tax Levied	PROJECTIONS	PROJECTIONS	BUDGET	BUDGET	11/5/2025	YEAR-END			
			FUND BALANCE - 1/1/YYYY	\$ 41,776	\$ 46,526	\$ 99,613			\$ 132,439	\$ 150,810	\$ 191,941	\$ 199,946
	Revenue											
			341.000 · Interest Earnings									
			341.010 · Interest Earnings	\$ 3,700	\$ 3,900	\$ 4,200	\$ -	\$ 4,421	\$ 5,200	\$ 7,094	\$ 7,179	\$ 2,954
			Total 341.000 · Interest Earnings	\$ 3,700	\$ 3,900	\$ 4,200	\$ -	\$ 4,421	\$ 5,200	\$ 7,094	\$ 7,179	\$ 2,954
			363.000 · Impact Fees									
			363.100 · Open Space Impact Fee	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 13,500	\$ 63,600
			Total 363.000 · Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 13,500	\$ 63,600
			Total 341.000 · Interfund Operating Transfer									
			392.010 · General Fund Transfer	\$ 500	\$ 750	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 60,984	\$ -
			392.020 · Open Space Fund Transfer	\$ 39,500	\$ 39,000	\$ 39,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 37,000	\$ 43,500	\$ -
			Total 392.000 · Interfund Operating Transfer	\$ 40,000	\$ 39,750	\$ 40,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ 37,000	\$ 104,484	\$ -
			395.000 · Miscellaneous Income									
			395.010 · General Fund Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 552	\$ 68	\$ -
			Total 395.000 · Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 552	\$ 68	
			Total Revenue	\$ 43,700	\$ 43,650	\$ 44,200	\$ 39,000	\$ 43,421	\$ 44,200	\$ 44,646	\$ 125,231	\$ 66,554
	Expenses											
			454.000 · Culture/Recreation - Parks									
			454.260 · Minor Equipment	\$ 3,000	\$ 3,500	\$ 3,000	\$ 3,000	\$ 1,384	\$ 3,000	\$ -	\$ 528	\$ 162
			454.360 · Utilities	\$ 2,650	\$ 2,600	\$ 2,500	\$ 2,500	\$ 1,660	\$ 2,500	\$ 1,843	\$ 2,190	\$ 1,512
			454.373 · Building Maintenance	\$ 9,000	\$ 9,000	\$ 8,000	\$ 5,000	\$ 7,902	\$ 8,000	\$ 135	\$ 5,648	\$ 22,373
			454.450 · Property Maintenance	\$ 32,500	\$ 31,500	\$ 30,000	\$ 5,700	\$ 2,980	\$ 5,700	\$ 9,226	\$ 6,215	\$ 4,277
			454.460 · Training & Certification	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
			Total 454.000 · Culture/Recreation - Parks	\$ 47,150	\$ 46,600	\$ 43,500	\$ 16,200	\$ 13,925	\$ 19,200	\$ 11,204	\$ 14,582	\$ 29,224
			461.000 · Community Development									
			461.240 · Operating Supplies	\$ 1,900	\$ 1,800	\$ 1,700	\$ 1,700	\$ 27	\$ 250	\$ 2,313	\$ 1,312	\$ 1,834
			Total 461.000 · Community Development	\$ 1,900	\$ 1,800	\$ 1,700	\$ 1,700	\$ 27	\$ 250	\$ 2,313	\$ 1,312	\$ 1,834
			492.000 · Interfund Operating Transfers									
			492.010 · Transfer to General Fund	\$ -	\$ -	\$ 52,087	\$ 57,576	\$ 39,596	\$ 57,576	\$ 49,500	\$ 150,468	\$ 43,500
			Total 492.000 · Interfund Operating Transfers	\$ -	\$ -	\$ 52,087	\$ 57,576	\$ 39,596	\$ 57,576	\$ 49,500	\$ 150,468	\$ 43,500
			Total Expenses	\$ 49,050	\$ 48,400	\$ 97,287	\$ 75,476	\$ 53,549	\$ 77,026	\$ 63,017	\$ 166,361	\$ 74,559

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY									
2026 PRELIMINARY BUDGET									
OPEN SPACE FUND									
No Proposed Tax Increase Total Millage = 0.20	2028	2027	2026	2025	2025	2025	2024	2023	2022
	ESTIMATED PROJECTIONS	ESTIMATED PROJECTIONS	PRELIMINARY BUDGET	ADOPTED BUDGET	AS OF 10/30/25 ACTUAL	ESTIMATED YEAR-END	ACTUAL	ACTUAL	ACTUAL
FUND BALANCE - 1/1/YYYY	\$ 2,096,634	\$ 2,096,634	\$ 1,919,373			\$ 1,726,353	\$ 1,521,961	\$ 1,386,386	\$ 1,229,447
REVENUE									
301.000 · Real Estate Taxes									
301.110 · Open Space Taxes (0.20 Mills)	\$ 158,000	\$ 157,000	\$ 155,000	\$ 152,000	\$ 152,065	\$ 155,000	\$ 155,387	\$ 152,923	\$ 138,162
301.400 · Delinquent Open Space Taxes	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,020	\$ 1,020	\$ -	\$ -	\$ -
Total 301.000 · Real Estate Taxes	\$ 159,000	\$ 158,000	\$ 156,000	\$ 152,000	\$ 153,085	\$ 156,020	\$ 155,387	\$ 152,923	\$ 138,162
341.000 · Interest Earnings									
341.010 · Open Space Fund Interest (3% est.)	\$ 67,669	\$ 67,639	\$ 62,261	\$ -	\$ 59,554	\$ 75,000	\$ 86,005	\$ 75,501	\$ 20,327
Total 341.000 · Interest Earnings	\$ 67,669	\$ 67,639	\$ 62,261	\$ -	\$ 59,554	\$ 75,000	\$ 86,005	\$ 75,501	\$ 20,327
TOTAL REVENUE	\$ 226,669	\$ 225,639	\$ 218,261	\$ 152,000	\$ 212,639	\$ 231,020	\$ 241,392	\$ 228,425	\$ 158,489
EXPENSE									
401.000 · Administration									
401.310 · Professional Services	\$ 2,200	\$ 2,100	\$ 2,000	\$ 2,500	\$ -	\$ -	\$ -	\$ (650)	\$ 1,550
Total 401.000 · Administration	\$ 2,200	\$ 2,100	\$ 2,000	\$ 2,500	\$ -	\$ -	\$ -	\$ (650)	\$ 1,550
461.000 · Conservation of Natural Resources									
461.710 · Open Space Preservation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -
Total 461.000 · Conservation of Natural Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -
492.000 · Interfund Operating Transfers									
492.010 · Transfer to Park Fund	\$ 39,750	\$ 39,500	\$ 39,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 37,000	\$ 43,500	\$ -
Total 492.000 · Interfund Operating Transfers	\$ 39,750	\$ 39,500	\$ 39,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 37,000	\$ 43,500	\$ -
TOTAL EXPENSE	\$ 41,950	\$ 41,600	\$ 41,000	\$ 40,500	\$ 38,000	\$ 38,000	\$ 37,000	\$ 92,850	\$ 1,550
Net Surplus/(Deficit)	\$ 184,719	\$ 184,039	\$ 177,261	\$ 111,500	\$ 174,639	\$ 193,020	\$ 204,392	\$ 135,575	\$ 156,939
FUND BALANCE - 12/31/YYYY	\$ 2,281,353	\$ 2,280,673	\$ 2,096,634			\$ 1,919,373	\$ 1,726,353	\$ 1,521,961	\$ 1,386,386

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY

2026 PRELIMINARY BUDGET

LIBRARY FUND

No Tax Increase Total Millage = 0.183	2028 ESTIMATED PROJECTIONS	2027 ESTIMATED PROJECTIONS	2026 PRELIMINARY BUDGET	2025 ADOPTED BUDGET	2025 ACTUAL 10/30/2025	2025 PROJECTED YEAR-END	2024 ACTUAL	2023 ACTUAL	2022 ACTUAL
FUND BALANCE - 1/1/YYYY	\$ 53,813	\$ 61,731	\$ 66,464		\$ 59,964	\$ 59,964	\$ 17,794	\$ 13,012	\$ 4,120
REVENUE									
301.000 · Real Estate Taxes									
301.110 · Library Taxes (0.183 Mills)	\$ 140,000	\$ 140,000	\$ 138,000	\$ 138,000	\$ 138,748	\$ 140,000	\$ 141,933	\$ 140,346	\$ 141,006
301.400 · Delinquent Library Taxes	\$ 950	\$ 1,000	\$ 1,100	\$ -	\$ 933	\$ 1,000	\$ -	\$ -	\$ -
Total 301.000 · Real Estate Taxes	\$ 140,950	\$ 141,000	\$ 139,100	\$ 138,000	\$ 139,681	\$ 141,000	\$ 141,933	\$ 140,346	\$ 141,006
341.000 · Interest Earnings									
341.010 · Library Fund Interest (est. 3%)	\$ 5,843	\$ 6,082	\$ 6,167	\$ -	\$ 2,634	\$ 3,500	\$ 3,737	\$ 2,436	\$ 212
Total 341.000 · Interest Earnings	\$ 5,843	\$ 6,082	\$ 6,167	\$ -	\$ 2,634	\$ 3,500	\$ 3,737	\$ 2,436	\$ 212
TOTAL REVENUE	\$ 146,793	\$ 147,082	\$ 145,267	\$ 138,000	\$ 142,315	\$ 144,500	\$ 145,670	\$ 142,782	\$ 141,218
EXPENSE									
456.000 · Culture/Recreation - Library									
456.430 · Library Remittances	\$ 155,000	\$ 155,000	\$ 150,000	\$ 138,000	\$ 138,000	\$ 138,000	\$ 103,500	\$ 138,000	\$ 128,000
Total 456.000 · Culture/Recreation - Library	\$ 155,000	\$ 155,000	\$ 150,000	\$ 138,000	\$ 138,000	\$ 138,000	\$ 103,500	\$ 138,000	\$ 128,000
TOTAL EXPENSE	\$ 155,000	\$ 155,000	\$ 150,000	\$ 138,000	\$ 138,000	\$ 138,000	\$ 103,500	\$ 138,000	\$ 128,000
Net Surplus/(Deficit)	\$ (8,207)	\$ (7,918)	\$ (4,733)	\$ -	\$ 4,315	\$ 6,500	\$ 42,170	\$ 4,782	\$ 13,218
FUND BALANCE - 12/31/YYYY	\$ 45,606	\$ 53,813	\$ 61,731	\$ -	\$ 64,280	\$ 66,464	\$ 59,964	\$ 17,794	\$ 13,012

RETURN TO AGENDA **EAST MARLBOROUGH TOWNSHIP**
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION 2025 – 32

ADOPTION OF THE 2026 TOWNSHIP BUDGET

A Resolution for the Township of East Marlborough, Chester County, Pennsylvania, appropriating sums estimated to be required for the municipal government, hereinafter set forth for the 2025 fiscal year.

WHEREAS, Section 3202 of the Second-Class Township Code requires that the Board of Supervisors adopt a budget on or before December 31st of each year; and

WHEREAS, East Marlborough Township prepared a proposed preliminary budget for Fiscal Year 2026, dated November 10, 2025, titled "2026 Preliminary Budget"; and

WHEREAS, as required under Section 3202 of the Second-Class Township Code, as amended (53 P.S. §68202), East Marlborough Township duly gave public notice by advertisement of the proposed adoption of the "Preliminary 2026 Budget", which has been available for public inspection for at least twenty (20) days; and

WHEREAS, for the expenditures of Fiscal Year 2026, the budget outlined in Exhibit A attached hereto appropriates spending from the fund equities, revenues, and other financing sources available for the year 2026 for specific purposes.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors of East Marlborough Township hereby officially adopts the East Marlborough Township 2026 Budget.

ENACTED AND RESOLVED on this 10th day of December 2025, by the Board of Supervisors of East Marlborough Township in a duly held public meeting. This Resolution shall take effect immediately.

Attest:

BOARD OF SUPERVISORS

Neil G. Lovekin, Secretary / Manager

Ellen L. Sosangelis, Chair

John Sarro, Vice-Chair

Jake C. Elks, Member

James M. Chance, Member

Steven W. Peuquet, Member

**EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RETURN TO AGENDA

RESOLUTION 2025– 33

2026 TAX LEVIES

A resolution of the Township of East Marlborough Township, County of Chester, Commonwealth of Pennsylvania, affirming the prevailing tax rates for the year 2026.

NOW THEREFORE, BE IT RESOLVED, and it is hereby resolved and enacted by the Board of Supervisors of the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania:

WHEREAS, that a tax be and the same is hereby levied on all real property within the Township of East Marlborough, subject to taxation for the fiscal year 2026, as follows:

- i. Tax rate for **General Purposes**, the sum of 1.75 mills on each dollar of assessed valuation, or the sum of 17.5 cents on each hundred dollars of assessed valuation.
- ii. Tax rate for **Open Space Preservation**, the sum of .20 mills on each dollar of assessed valuation, or the sum of 2.0 cents on each hundred dollars of assessed valuation.
- iii. Tax rate for contribution to the **Kennett Public Library**, the sum of .183 mills on each dollar of assessed valuation, or the sum of 1.83 cents on each hundred dollars of assessed valuation.
- iv. Tax rate for **Fire Protection** (including the purchase and maintenance of fire apparatus and/or appropriations to fire companies located inside and outside the Township and all such purposes pursuant to Section 3205(4) of the Second-Class Township Code) the sum of 2.25 mills on each dollar of assessed valuation, or the sum of 20.25 cents on each hundred dollars of assessed valuation.
- v. Tax rate for the support of **Ambulance, Rescue and Other Emergency Services** (including the purchase and maintenance of ambulance, rescue and other emergency services and/or appropriations to ambulance, rescue and other emergency services located inside and outside the Township and all such purposes pursuant to Section 3205(8) of the Second Class Township Code) serving the Township, the sum of 0.5 mills on each dollar of assessed valuation, or the sum of 5.0 cents on each hundred dollars of assessed valuation.

BE IT FURTHER RESOLVED, the tax rate for **Local Services** in the amount of \$52 per person to be paid by all employees and self-employed persons working within East Marlborough Township, pursuant to Ordinance No. 09-05 (“An Ordinance creating a local services tax of \$52 per year per employee in East Marlborough Township”) subject, however, to the exemptions applicable to certain persons as set forth in the Local Tax Enabling Act, shall continue unchanged, for the purposes of: (1) emergency services, which shall include emergency medical services, police services and/or fire services; (2) road construction and/or maintenance; (3)

reduction of property taxes; or (4) property tax relief through implementation of a homestead and farmstead exclusion in accordance with 53 Pa.C.S. Ch. 85, Section F (relating to homestead property exclusion). The Township shall use no less than twenty-five (25%) percent of the funds derived from the tax for emergency services.

BE IT FURTHER RESOLVED, that we, the Board of Supervisors of the Township of East Marlborough, hereby levy on all benefited properties within the Township of East Marlborough, subject to taxation for the fiscal year 2026, as follows:

- i. Tax rate for the **Unionville Village Street Lights** to be assessed at the rate of 50 cents per lineal foot of measurable and applicable property frontage against all benefitted properties.

BE IT FURTHER RESOLVED, that we, the Board of Supervisors of the Township of East Marlborough, hereby declare that it ***shall not levy*** on properties within the Township of East Marlborough, a **Fire Hydrant** tax for the fiscal year 2026, pursuant to Ordinance Number 2010-01 (Ordinance Establishing Special Assessments for Fire Protection) against all benefitted properties as defined in said Ordinance.

NOW THEREFORE, BE ENACTED AND RESOLVED that any resolution or part of a resolution conflicting with this resolution be and the same is hereby repealed, insofar as having the same effects as this resolution.

ENACTED AND RESOLVED on this 10th day of December 2025, by the Board of Supervisors of East Marlborough Township in a duly held public meeting. This Resolution shall take effect immediately.

Attest:

BOARD OF SUPERVISORS

Neil G. Lovekin, Secretary / Manager

Ellen L. Sosangelis, Chair

John Sarro, Vice-Chair

Jake C. Elks, Member

James M. Chance, Member

Steven W. Peuquet, Member

**EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 2025 – 34

**TEMPORARILY CLOSING CERTAIN ROADS IN THE TOWNSHIP
NO WINTER MAINTENANCE SERVICE**

A Resolution for the Township of East Marlborough, Chester County, Pennsylvania, temporarily closing certain roads within East Marlborough Township.

WHEREAS, the roads are owned, controlled, and maintained by East Marlborough Township; and

WHEREAS, the Board of Supervisors of East Marlborough Township has determined that travel conditions within and along: 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 current winter conditions; and

WHEREAS, the Board of Supervisors has determined that, pursuant to the authority of Section 2308 of the Second-Class Township Code, said roads should be closed and that no winter maintenance should be performed thereon until traveling conditions are improved to the point where, in the Township Roadmaster's opinion, said roads will be fit and safe for travel.

NOW THEREFORE, BE IT RESOLVED, the Board of Supervisors of East Marlborough Township, under the authority of the Second-Class Township Code, hereby resolves:

- 1) The aforesaid portions of Wollaston Road and Byrd Road within East and West Marlborough Townships are hereby temporarily closed, as the Board has determined that conditions have rendered said portions of Wollaston Road and Byrd Road unfit and unsafe (i) for travel and (ii) for immediate repair and maintenance, because of winter conditions;
- 2) Said portions of Wollaston Road and Byrd Road shall be marked: "No Winter Maintenance" at the extremities of the portions which are closed; and
- 3) The Township Roadmaster shall have the authority to re-open said portions of Wollaston Road and Byrd Road, without further resolution of this Board, upon determination that the winter conditions which generate this resolution have improved and that, henceforth, travel upon said portions of Wollaston Road and Byrd Road will be safe and fit. Thereafter, the Roadmaster shall resume Township Maintenance of said portions of Wollaston Road and Byrd Road for public travel.

Any resolution or part of a resolution conflicting with this resolution be and the same is hereby repealed, insofar as the same affects this resolution.

ENACTED AND RESOLVED on this 10th day of December 2025, by the Board of Supervisors of East Marlborough Township in a duly held public meeting. This Resolution shall take effect immediately.

Attest:

BOARD OF SUPERVISORS

Neil G. Lovekin, Secretary / Manager

Ellen L. Sosangelis, Chair

John Sarro, Vice-Chair

Jake C. Elks, Member

James M. Chance, Member

Steven W. Peuquet, Member



KIMBERLY P. VENZIE, ESQUIRE

p: 610.436.4400 Ext# 1650
e: kvenzie@buckleyllp.com
118 W. Market Street, Suite 300
West Chester, PA 19382-2928

November 20, 2025

RETURN TO AGENDA

Via Electronic Mail (pmckenna@gawthrop.com)

Patrick M. McKenna, Esquire
Gawthrop Greenwood, PC
17 East Gay Street
West Chester, PA 19381

RE: Special Exception Application of Lance S. and Sandra L. Shortt
To the East Marlborough Township Zoning Hearing Board
For Property Located at 370 Valley Road, West Chester,
Chester County Tax Parcel No. 61-6-39 ("Property") ("Application")

Dear Pat,

I represent Lance and Sandra Shortt, owners of the subject Property. Mr. and Mrs. Shortt filed an application with the East Marlborough Township Zoning Hearing Board ("Board") on October 22, 2025, copy attached for your reference. On behalf of my clients, please accept the attached Addendum as a supplement and attachment to the Application, together with the exhibits referenced therein as replacements to the original exhibits attached to the Application.

I understand the Application will be scheduled for hearing before the Board on Monday, December 22, 2025.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

/s/ Kimberly P. Venzie

Kimberly P. Venzie

KPV/rac

Attachments

cc: Mr. and Mrs. Lance Shortt

Date: 10/22/25

East Marlborough Township Zoning Hearing Board Application

Application must be accompanied by:

- ☐ Narrative answering every question on page 2 of this application
- ☐ Site plan (with zoning table) on 11"x17" paper
- ☐ Building elevations or architectural renderings (as appropriate)
- ☐ Other related materials (as appropriate)

Type of Application:

Check one: ☐ Commercial ☐ Institutional ☒ Residential
 Check all: ☐ Variance ☒ Special Exception _____ (Other)

I (we), the undersigned, hereby make application for a Special Exception or Variance from the terms of the Zoning Ordinance, Section 450, Paragraph 502. B(1)

Location of Property: 370 Valley Road West Chester PA 19380Zoning Classification: R-B Tax Parcel # 6106 00390000Property Owner/Applicant(s): Lance Shortt

Address (if different from location): _____

Phone Number: _____

Email: _____

Dimensions and area of parcel: 11.06 acresDimensions of proposed construction: 1300 sf

Distance to each boundary:

Before construction North _____ South _____ East _____ West _____

After construction North 295' South 50'-10' East 155' West 525'Type of construction: wood framed

I (we) have attached a sketch or a plot plan of the parcel to be affected, indicating the size of the lot and location of improvements now erected and proposed to be erected.

Owner (s) _____

Zoning Relief Requested

Please address all of the following items:

1. Briefly describe the property (e.g. size of lot, dimensions, etc.) and the location (e.g. nearby intersections, landmarks, etc.) involved in application.

Whitewing Farm, 11.06 Acres, close to intersection of Folly Hill Road and Valley Road

2. Describe the present use of the property (e.g. residential, retail, office, etc.), including existing improvements (e.g. house, garage, and shed; or office and parking lot)

Residence w/ barn, bunkhouse, barn, outbuildings, pool house, pond, well, tennis court, parking areas

3. Describe the proposed improvements, additions, or change(s) of use. For physical changes to the lot or structures, indicate the size of proposed improvements, materials to be used, and general construction to be carried out. Attach a plan or sketch for illustration.

Proposed ADU structure for use by disabled blood relatives, approx 1500 sq ft w/ central part, clapboard siding (to match existing house), single story, asphalt shingle roof

4. State the specific variance, special exception, or other relief requested and cite the appropriate sections(s) of the Zoning Ordinance.

Special exception for ADU (450-502-B(1))

5. Will the proposed change impact traffic or parking in the surrounding area? Explain.

No impact on traffic, ample parking already on site

Fee: Payable to East Marlborough Township (non-refundable)

Residential: \$750, initial hearing
\$125/ hour, continuation

Non-residential: \$1,000, initial hearing
\$125/ hour, continuation

Zoning Hearing of Validity Challenges:
\$3,000, initial hearing
\$ 300, continuance fee, per hour, after first hearing

Submit application to: East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

**BUCKLEY, BRION,
McGUIRE & MORRIS LLP**
By: Kimberly P. Venzie, Esquire
Attorney I.D. No. 78711
118 West Market Street
West Chester, Pennsylvania 19382
610.436.4400

**ATTORNEYS FOR APPLICANTS
LANCE S. AND SANDRA L. SHORTT**

IN RE:	:	BEFORE THE ZONING HEARING
SPECIAL EXCEPTION APPLICATION	:	BOARD OF THE TOWNSHIP OF
OF LANCE S. AND SANDRA L. SHORTT	:	EAST MARLBOROUGH
FOR PROPERTY LOCATED AT	:	CHESTER COUNTY
370 VALLEY ROAD, WEST CHESTER	:	
(TAX PARCEL NO. 61-6-39)	:	

ADDENDUM TO ZONING HEARING BOARD APPLICATION

Lance S. Shortt and Sandra L. Shortt (the “Applicants”), by and through their undersigned counsel, Kimberly P. Venzie, Esquire, and Buckley, Brion, McGuire & Morris LLP, hereby submit this Addendum to the East Marlborough Township Zoning Hearing Board Application filed with the Zoning Hearing Board (the “Zoning Hearing Board”) of East Marlborough Township (the “Township”) (the “Application”) and, state as follows.

1. Applicants are the owners of that certain parcel of real property *situate* within the jurisdictional limits of East Marlborough Township, Chester County, Pennsylvania, located at 370 Valley Road, known to the Chester County Board of Assessment as Tax Parcel No. 61-6-39 and is located in the Township’s R-B Residential Zoning District per East Marlborough Township Zoning Ordinance of 2019, as amended (the “Zoning Ordinance”) (the “Property”).

2. The Property consists of approximately 11.06 acres, is known as Whitewing Farm, and improved with a single-family dwelling, and bed and breakfast facilities within related structures upon the Property.

3. Applicants have standing to bring and maintain this Application.

4. Applicants incorporate herein by reference the updated and attached Site Plan, Elevation Plan and Floor Plan which may be further supplemented at the time of the hearing. The Floor Plan may be further altered but will consist of two bedrooms for the two (2) family members that will reside in the ADU.

5. Applicants propose to construct an accessory dwelling unit (the “ADU”) on the Property. ADU’s are permitted by special exception pursuant to Section 450-502.B (1) of the Zoning Ordinance. The Applicants are able to satisfy the relevant special exception criteria as follows:

A. The ADU will be a detached structure consisting of approximately 1,300 square feet. The existing home upon the property consists of close to 6,500 square feet thus the ADU is well below the 50% threshold and is above the required minimum of 600 square feet.

B. Any and all requirements for water and sewer will be satisfied and submitted as part of the building permit process.

C. The ADU complies with applicable area and bulk requirements, and sufficient parking is being provided. The ADU is located in the side yard of the Property and complies with required setbacks.

D. The ADU is a first floor only dwelling. There is no second floor.

E. The individuals living in the ADU will be Mrs. Shortt’s mother and sister – both senior citizens with mobility issues/disabilities.

6. By way of additional information, the family members planned to live in the ADU do not own or operate vehicles; however, there is sufficient parking space provided adjacent to the proposed location of the ADU.

7. The proposed location of the ADU has been chosen due to its accessibility and relatively flat topography upon a Property that has considerable slopes and uneven stone walkways with challenging terrain.

8. The proposed location of the ADU is also the location where a greenhouse previously stood based upon old photographs and is now a compacted gravel area periodically used for parking. Thus, there will be no increase in impervious coverage and in fact, additionally landscaping and grass will be planted around the ADU in place of the compacted gravel.

9. The proposed location of the ADU is also surrounded by large, full evergreens and trees providing substantial buffering from adjacent properties and roadways.

10. Applicants respectfully request that the Zoning Hearing Board grant special exception approval as required by Section 450-502.B(1) of the Zoning Ordinance and any relief otherwise required, necessary, and appropriate.

11. At the hearing to be scheduled in this matter, Applicants will present detailed testimony and substantial evidence of their entitlement to the relief requested.

WHEREFORE, Applicants respectfully request that the Zoning Hearing Board hold a hearing and grant the requested relief together with such other relief as may be necessary and proper.

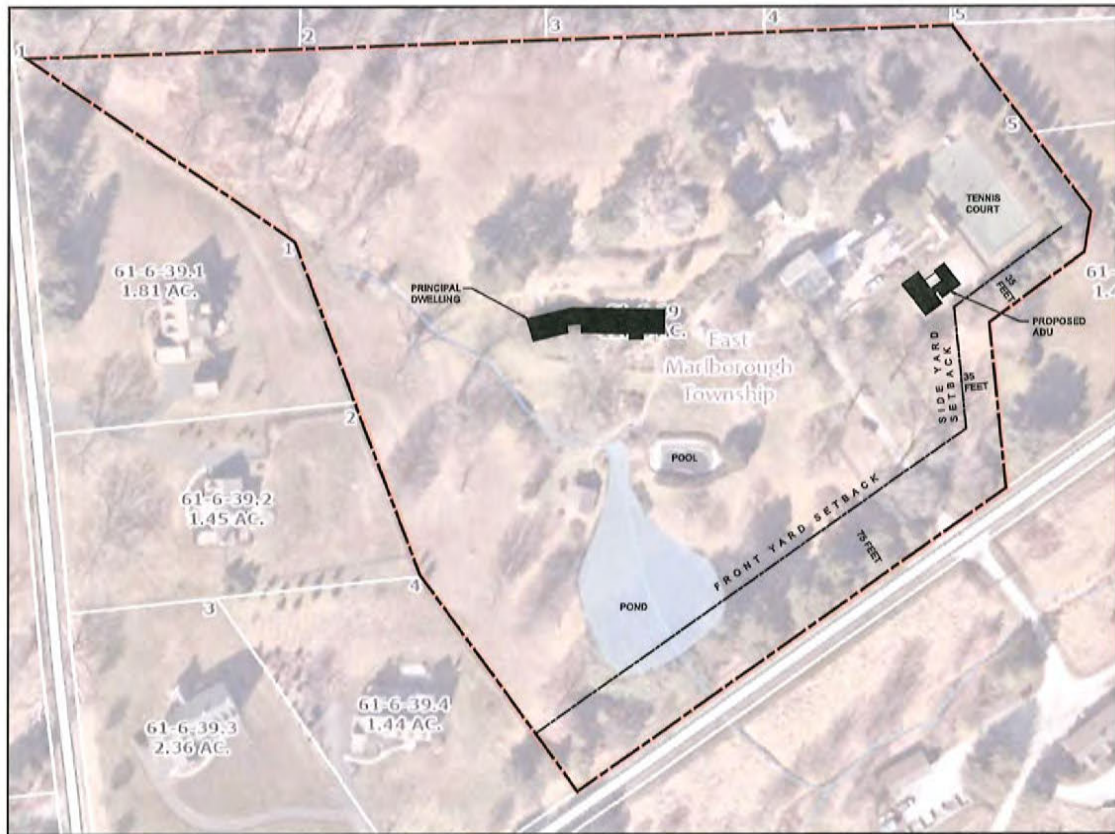
**BUCKLEY, BRION,
MCGUIRE & MORRIS LLP**

Date: November 20, 2025

By:



Kimberly P Venzie, Esquire
Attorneys for Applicants



ZONING DATA	
R8 RESIDENTIAL 11.00 ACRES TAX PARCEL ID 6108 00390000	
LOT WIDTH @ BUILDING LINE	=200' MIN
LOT COVERAGE	=10% MAX
FRONT YARD SETBACK	=75'
SIDE YARD SETBACK AGGREGATE	=75'
REAR YARD SETBACK	=60'
ACCESSORY STRUCTURE SETBACK	=20'
ACCESSORY STRUCTURE HEIGHT	=20' MAX

1 SITE PLAN
NOT TO SCALE

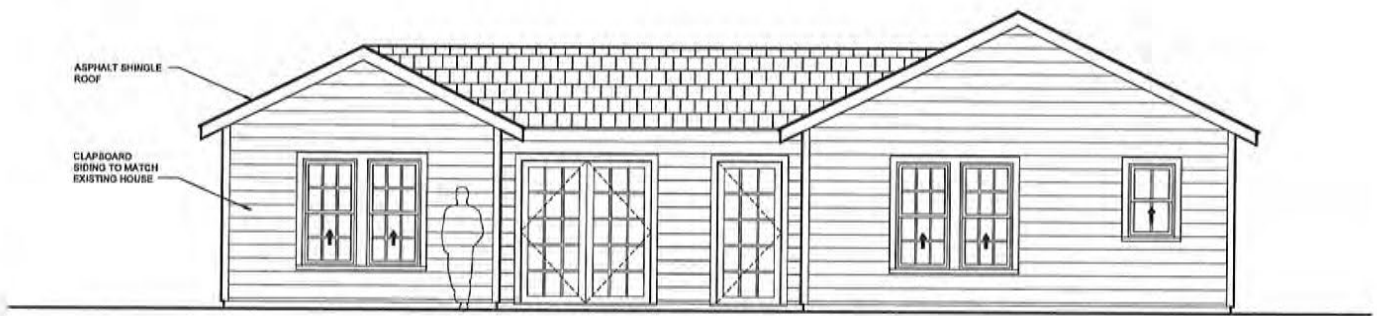
SITE INFORMATION TAKEN FROM CHESCO VIEWS



11/20/25

ASPHALT SHINGLE
ROOF

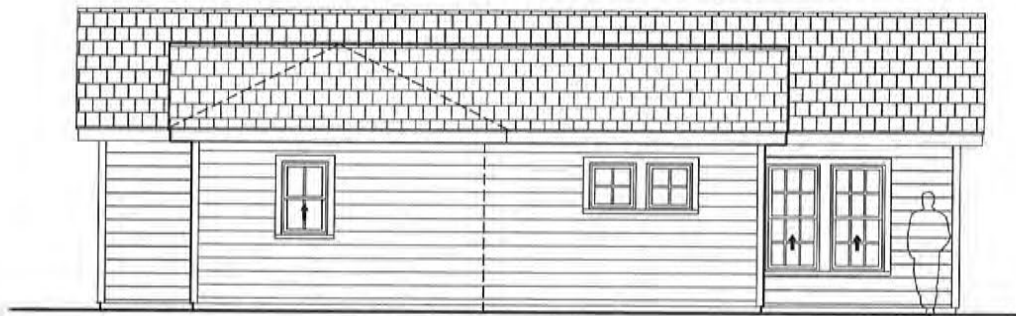
CLAPBOARD
SIDING TO MATCH
EXISTING HOUSE



1

PRELIMINARY ELEVATION

1/4" = 1'-0"

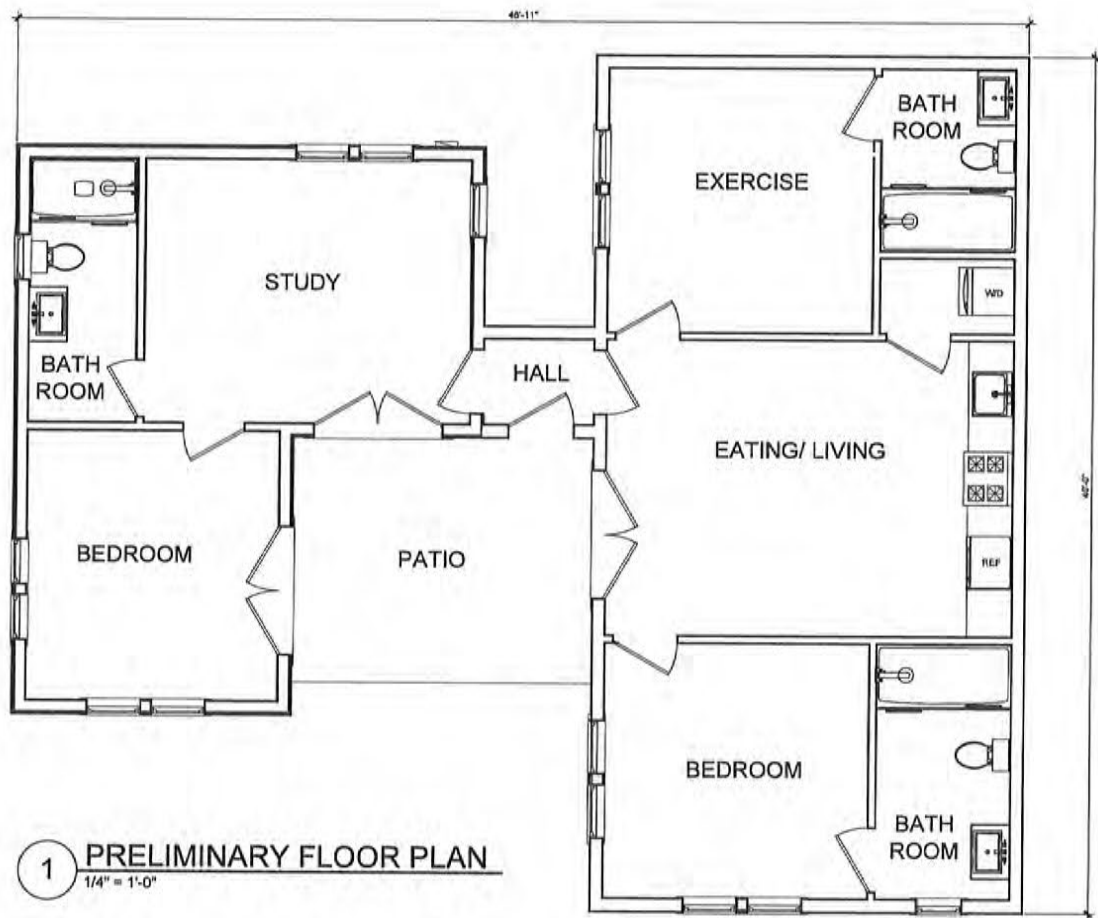


2

PRELIMINARY ELEVATION

1/4" = 1'-0"

11/20/25



11/20/25

RETURN TO AGENDA**East Marlborough Township
Zoning Hearing Board Application**

Application must be accompanied by:

- ☐ Narrative answering every question on page 2 of this application
- ☐ Site plan (with zoning table) on 11"x17" paper
- ☐ Building elevations or architectural renderings (as appropriate)
- ☐ Other related materials (as appropriate)

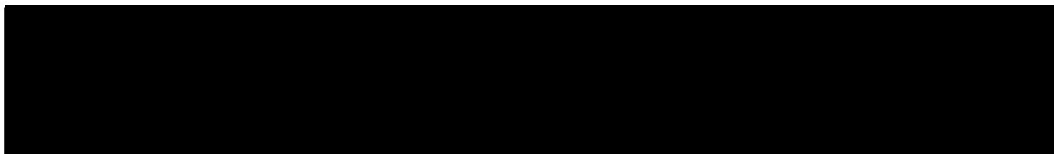
Type of Application:

Check one: ☐ Commercial ☐ Institutional ☐ Residential
 Check all: ☐ Variance ☐ Special Exception _____ (Other)

I (we), the undersigned, hereby make application for a Special Exception or Variance from the terms of the Zoning Ordinance, Section 502.D.2 and 503.C

Location of Property: 111 Spottswood Lane, East MarlboroughZoning Classification: R-B Tax Parcel # 61-5-192Property Owner/Applicant(s): Kenneth & Adriana Wiseman

Address (if different from location): _____



Dimensions and area of parcel: Approx: 300 ft x 530 ft / 134,615.4 sf / 3.1 acres

Dimensions of proposed construction: 1,813.68 sf

Distance to each boundary:

Before construction North _____ South _____ East _____ West _____

After construction North _____ South _____ East _____ West 20 ft & 50 ft

Type of construction: Pool, hot tub, patio, and small pool house

I (we) have attached a sketch or a plot plan of the parcel to be affected, indicating the size of the lot and location of improvements now erected and proposed to be erected.

Owner (s) _____

Jonathan Hong
 JONATHAN HONG Esq. on behalf of owners
 as counsel

Zoning Relief Requested
Please address all of the following items:

1. Briefly describe the property (e.g. size of lot, dimensions, etc.) and the location (e.g. nearby intersections, landmarks, etc.) involved in application.

See attached addendum and exhibits

2. Describe the present use of the property (e.g. residential, retail, office, etc.), including existing improvements (e.g. house, garage, and shed; or office and parking lot)

See attached addendum and exhibits

3. Describe the proposed improvements, additions, or change(s) of use. For physical changes to the lot or structures, indicate the size of proposed improvements, materials to be used, and general construction to be carried out. Attach a plan or sketch for illustration.

See attached addendum and exhibits

4. State the specific variance, special exception, or other relief requested and cite the appropriate sections(s) of the Zoning Ordinance.

See attached addendum and exhibits

5. Will the proposed change impact traffic or parking in the surrounding area? Explain.

No, this is a purely personal use and will not add traffic.

Fee: Payable to East Marlborough Township (non-refundable)

Residential: \$750, initial hearing
\$125/ hour, continuation

Non-residential: \$1,000, initial hearing
\$125/ hour, continuation

Zoning Hearing of Validity Challenges:
\$3,000, initial hearing
\$ 300, continuance fee, per hour, after first hearing

Submit application to: East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

**ADDENDUM TO ZONING APPLICATION
TO THE ZONING HEARING BOARD OF
EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PA**

Applicant: Kenneth & Adriana Wiseman
111 Spottswood Lane
Kennett Square, PA 19348

Owner: Same as above

Property: 111 Spottswood Lane, East Marlborough Township
Parcel Nos: 61 - 5 - 192
Lot size: 3.1 +/- Acres / 139,175 +/- sq. ft.
Present Use: Residential
Zoned: R-B Residential District

I. Background Information:

Kenneth & Adriana Wiseman ("Applicants" or the "Wisemans") are the owners of real property with an address of 111 Spottswood Lane, Kennett Square (East Marlborough Township) also known as UPI 61 - 5 - 192 (the "Property").

The Wisemans previously applied to and received zoning relief from the East Marlborough Township Zoning Hearing Board ("ZHB") for relief related to impervious coverage as part of the installation of an inground swimming pool. See **Exhibit A-1**, Wisemans' Prior Zoning Application and Exhibits, and **Exhibit A-2**, ZHB's July 15, 2025, Decision and Order.

After receiving zoning approval from the ZHB, the Wisemans and their contractors moved forward with applying for permits with the Township. The Wisemans are not proposing any changes to the plans they previously supplied to the Board. However, in the course of applying for the permits, the Wisemans learned that the calculation of the existing impervious coverage (all of which was in existence when the Wisemans acquired the property), was off by 2.5%, and that the calculation of the proposed impervious coverage was actually 0.1% lower than represented in the application. Specifically, during the prior zoning application process, the Wisemans'

plans showed the following impervious coverage/Lot Coverage calculations (See Exhibit A-4 to the prior application):

Existing Lot Coverage:	Proposed Lot Coverage:
13.3% / 17,946.5 sf (10% limit by ordinance)	14.7% / 19,760.18 sf (increase of 1.4%)

Upon having engineered plans prepared by InLand Design, the Wisemans learned that the actual existing and proposed Lot Coverage for their Property is as follows (See Exhibit A-3, InLand Design Plans):

Existing Lot Coverage:	Proposed Lot Coverage:
15.8% / 21,967 sf	17.1% / 23,812 sf (increase of 1.3%)

As shown by the above tables, the existing, non-conforming Lot Coverage for the Wisemans' Property is higher than originally thought, however, the actual amount of the increase of Lot Coverage being requested is lower than previously requested – 1.3% as opposed to 1.4%.

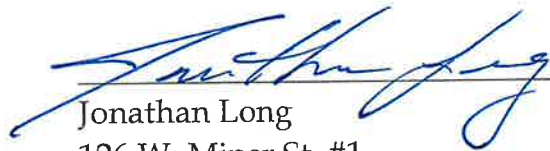
In addition to the Lot Coverage calculations changing, the Wisemans learned, as confirmed by the Zoning Officer, that due to the Property sitting on a curve of Spottswood Road, the entirety of the Property along Spottswood Road would be treated as the front yard setback. As a result, the pool and pool house, which are to be constructed on the side of the house, and which were previously marked on the prior plans as being 50 feet from the side property line and in compliance with the side yard setback, are actually within the 75 foot front yard setback under Section 503.D of the Zoning Ordinance.

Therefore, the Wisemans are reapplying to the ZHB for relief for Lot Coverage on their Property as well as the added relief of a dimensional variance from the front yard setback requirements under Section 503.D. Again, the pool and pool house are in the same location as on the plans previously approved by the ZHB. All other arguments, exhibits, and decisions from the Wisemans' prior application are incorporated herein, the only amendment is the changes to the percentages of the existing and proposed Lot Coverage and the front yard setback dimensional variance.

Wherefore, based upon the foregoing, the Wisemans respectfully request that the East Marlborough Township Zoning Hearing Board grant their application for variance relief and such other zoning relief or variances as may be needed to allow the Wisemans the ability to proceed with the reasonable use of their Property.

Respectfully submitted,

BELLWOAR KELLY, LLP



Jonathan Long
126 W. Miner St. #1
West Chester, PA 19382
601-314-7066
jlong@bellwoarkelly.com
Attorneys for Applicants
Kenneth & Adriana Wiseman

**EXHIBIT LIST FOR
ZONING APPLICATION
TO THE ZONING HEARING BOARD OF
EAST MARLBOROUGH TOWNSHIP, PENNSYLVANIA**

Applicant: Kenneth & Adriana Wiseman

Property: 111 Spottswood Lane – East Marlborough Twp.

Exhibit:	Description:
A - 1	Prior Zoning Hearing Board Application with Exhibits
A - 2	July 15, 2025 Decision and Order of ZHB
A - 3	Updated Application Plan

EXHIBIT A-1
PRIOR ZHB APPLICATION

East Marlborough Township Zoning Hearing Board Application

Application must be accompanied by:

- ☒ Narrative answering every question on page 2 of this application
- ☒ Site plan (with zoning table) on 11"x17" paper
- ☒ Building elevations or architectural renderings (as appropriate)
- ☒ Other related materials (as appropriate)

Type of Application:

Check one: ☐ Commercial ☐ Institutional ☒ Residential
 Check all: ☒ Variance ☐ Special Exception _____ (Other)

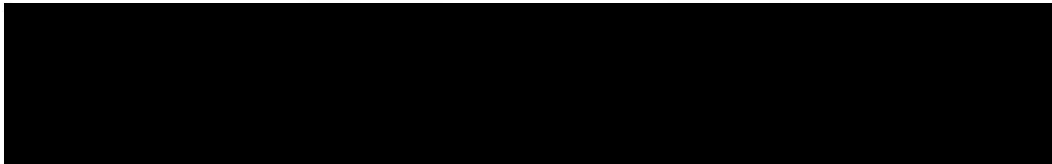
I (we), the undersigned, hereby make application for a Special Exception or Variance from the terms of the Zoning Ordinance, Section 502.D.2 and 503.C

Location of Property: 111 Spottswood Lane, East Marlborough

Zoning Classification: R-B Tax Parcel # 61-5-192

Property Owner/Applicant(s): Kenneth & Adriana Wiseman

Address (if different from location): _____



Dimensions and area of parcel: Approx: 300 ft x 530 ft / 134,615.4 sf / 3.1 acres

Dimensions of proposed construction: 1,813.68 sf

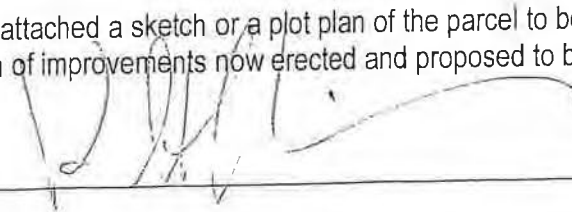
Distance to each boundary:

Before construction North _____ South _____ East _____ West _____

After construction North _____ South _____ East _____ West 20 ft & 50 ft

Type of construction: Pool, hot tub, patio, and small pool house

I (we) have attached a sketch or a plot plan of the parcel to be affected, indicating the size of the lot and location of improvements now erected and proposed to be erected

Owner (s) 

Zoning Relief Requested

Please address all of the following items:

1. Briefly describe the property (e.g. size of lot, dimensions, etc.) and the location (e.g. nearby intersections, landmarks, etc.) involved in application.

See attached addendum and exhibits

2. Describe the present use of the property (e.g. residential, retail, office, etc.), including existing improvements (e.g. house, garage, and shed; or office and parking lot)

See attached addendum and exhibits

3. Describe the proposed improvements, additions, or change(s) of use. For physical changes to the lot or structures, indicate the size of proposed improvements, materials to be used, and general construction to be carried out. Attach a plan or sketch for illustration.

See attached addendum and exhibits

4. State the specific variance, special exception, or other relief requested and cite the appropriate sections(s) of the Zoning Ordinance.

See attached addendum and exhibits

5. Will the proposed change impact traffic or parking in the surrounding area? Explain.

No, this is a purely personal use and will not add traffic.

Fee: Payable to East Marlborough Township (non-refundable)

Residential: \$750, initial hearing
\$125/ hour, continuation

Non-residential: \$1,000, initial hearing
\$125/ hour, continuation

Zoning Hearing of Validity Challenges:
\$3,000, initial hearing
\$ 300, continuance fee, per hour, after first hearing

Submit application to: East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

**ADDENDUM TO ZONING APPLICATION
TO THE ZONING HEARING BOARD OF
EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PA**

Applicant: Kenneth & Adriana Wiseman
111 Spottswood Lane
Kennett Square, PA 19348

Owner: Same as above

Property: 111 Spottswood Lane, East Marlborough Township
Parcel Nos: 61 - 5 - 192
Lot size: 3.1 +/- Acres / 135,036 +/- sq. ft.
Present Use: Residential
Zoned: R-B Residential District

I. Background Information:

Kenneth & Adriana Wiseman ("Applicants" or the "Wisemans") are the owners of real property with an address of 111 Spottswood Lane, Kennett Square (East Marlborough Township) also known as UPI 61 - 5 - 192 (the "Property"). See **Exhibit A-1**, Deed to the Property.

The Property is situated along the north side of Spottswood Lane, just east of Winding Lane. See **Exhibit A-2**, ChescoViews Printout of the Property. The Property is zoned R-B Residential and is improved with a single-family home, driveway, and tennis courts. In April of 2025 the Wisemans submitted a permit application to the Township to construct and install an inground pool with associated improvements and pool house on the Property. See **Exhibit A-3**, Permit Packet and **Exhibit A-4** Construction Plans. On May 2, 2025, Charlie Shock, the Township Code Enforcement Officer, informed the Wisemans' pool contractor that the location of the pool and other improvements to the west of the house on the Property would not be allowed as the improvements were located beyond the building façade and partly in the front yard of the Property. See **Exhibit A-5**, May 2, 2025, email from Charlie Shock.

The proposed location of the pool and other improvements is the only feasible place where the Wisemans can put the pool on the Property. The Property is oddly

shaped and configured due to its location along a bend in Spottswood Lane. *See Exhibit A-2.* Additionally, there is a long driveway that enters the Property from the west, swings around behind the house and exits the Property to the south. *See Exhibit A-4.* Just to the south of the driveway, to the west of the house is a pond. *See Exhibit A-4.* To the rear of the house and across the driveway is the septic tank and drainage field. *See Exhibit A-6, Chester County Health Department Septic Records and Plans.* Beyond the septic tank and drainage fields is a tennis court and a grove of old growth trees. *See Exhibit A-2.*

Because of the location of the pond, driveway, septic system, drainage field, and other improvements (none of which were installed by the Wisemans), the pool needs to be located slightly past the front façade/building line of the house. The pool itself meets the fifty (50') foot setback requirement from a side lot line and the pool house meets the twenty (20') foot setback from a side lot line requirement. The Wisemans chose a smaller size of pool to fit their personal needs and to fit that particular area of the Property.

Additionally, the Wisemans learned in the course of preparing the plans for this pool that the Property is already, as it stands, over the Lot Coverage limit of 10%. To the best of the Wisemans' information and belief, this is because of an amendment of the Township zoning ordinance to lower the Lot Coverage limit. The Property is already currently at 13.3% Lot Coverage (17,946.5 square feet of impervious - 134,615.4 sf Lot Area), or 3.3% over the 10% limit. *See Exhibit A-4.* The proposed pool and improvements would add 1,813.68 sf to the Property, or an additional 1.4% coverage, to bring the total Lot Coverage to 14.7%. *See Exhibit A-4.*

II. Requested Relief

1. Variance from Sec. 502.D.2 to allow swimming pool and associated improvements to extend beyond the house façade into the front yard;
2. Variance from Sec. 503.C to allow additional Lot Coverage beyond the 10% limit.

III. Provisions of the Zoning Ordinance at Issue:

SECTION 202. DEFINITIONS

BUILDING LINE

The line parallel to the Street Line at a distance therefrom equal to the depth of the Front Yard required for the district in which the Lot is located, provided that: a) in the case of a Lot where the side lines are not parallel, the Building Line shall be at that point where actual Lot Width first coincides with the required Lot Width but in no case closer to the Street than the required Front Yard; and b) in the case of an interior Lot not fronting on a Street for its full width, the Building Line shall be measured from the property line nearest to the Street of access instead of being measured from the Street right-of-way line.

GREEN AREA

Land shown on a development plan, comprehensive plan, or official map for conservation, preservation, recreation, landscaping, or a park in vegetative cover. For purposes of calculations, Green Area shall also include a body of water or watercourse.

IMPERVIOUS COVER

Materials which are impenetrable and thus unable to absorb liquid, such as buildings, Structures or paved areas.

LOT AREA

The total area within the lot lines of a Lot, excluding any portion of the Lot encumbered by an existing Road Right-of-Way.

LOT COVERAGE

The percentage of the Lot Area or Adjusted Acreage of a Lot, as applicable, which is not Green Area and is occupied by Structures (including Mobile Home units), sidewalks, paved portions of parking areas, driveways, internal roads, and any other Impervious Cover. To the extent that any portion of a Lot encumbered by an existing Road Right-of-Way is excluded from the total Lot Area or Adjusted Acreage of a Lot, such portion of the Lot shall not be included in the area of the Lot for purposes of calculating of Lot Coverage.

SECTION 502.

D. Accessory Uses.

The following Accessory Uses shall be permitted, provided that they shall be incidental to any of the foregoing permitted uses:

2. **Swimming Pool**, tennis court, or paddle tennis court, **provided that it is located behind the front façade of the house and Building Line and is set back at least fifty (50) feet from any side or rear property line**, except as to Swimming Pools for lots of less than one acre in Cluster, Lot Averaging, or Planned Residential Development; within which the setback for such Swimming Pools shall be at least twenty-five (25) feet from any side or rear property line, and further provided that lighting facilities shall not interfere with the use and enjoyment of any neighboring property.

SECTION 503. AREA AND BULK REGULATIONS

A. Lot Area

Every Lot shall have an Adjusted Lot Area of not less than 80,000 square feet, provided that, if the Lot does not abut on a Street, the Lot must be connected to a road or Street by a right-of-way or roadway at least twenty-five (25) feet wide, which right-of-way or roadway shall be in addition to the minimum Adjusted Lot Area of 80,000 square feet.

B. Lot Width

Each Lot shall have a width not less than two hundred (200) feet at the Building Line.

C. Lot Coverage

The maximum Lot Coverage of any Lot shall be ten percent (10%) of the Lot Area. The remaining area shall be Green Area.

D. Front Yard

There shall be a Front Yard of not less than seventy-five (75) feet from the front Building Line to the Street Line or front Lot line.

E. Side Yards

For every principal building, there shall be two (2) Side Yards which shall be not less than seventy-five (75) feet in aggregate width and neither of which shall be less than thirty-five (35) feet in width.

F. Rear Yard

For every principal building, there shall be a Rear Yard on each Lot which shall be not less than sixty (60) feet in depth, unless the Lot is a Reverse Frontage Lot, in which event the requirements of §1812(B)2 shall apply.

G. Accessory Buildings and Structures

No Accessory Buildings shall be situated within the Front Yard, nor within twenty (20) feet of any side or rear property line. Mailboxes, basketball backboards, lampposts, and similar Structures are permitted.

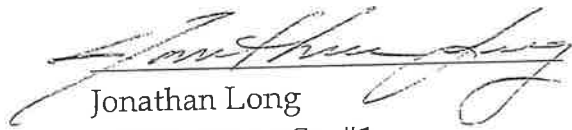
H. Height Restrictions

No Structure shall exceed three (3) stories or thirty-five (35) feet in height, except that no Accessory Building, other than a Farm Building, shall exceed twenty (20) feet in height.

Wherefore, based upon the foregoing, the Wisemans respectfully request that the East Marlborough Township Zoning Hearing Board grant their application for variance relief and such other zoning relief or variances as may be needed to allow the Wisemans the ability to proceed with the reasonable use of their Property.

Respectfully submitted,

BELLWOAR KELLY, LLP



Jonathan Long
126 W. Miner St. #1
West Chester, PA 19382
601-314-7066
jlong@bellwoarkelly.com

*Attorneys for Applicants
Kenneth & Adriana Wiseman*

**EXHIBIT LIST FOR
ZONING APPLICATION
TO THE ZONING HEARING BOARD OF
EAST MARLBOROUGH TOWNSHIP, PENNSYLVANIA**

Applicant: Kenneth & Adriana Wiseman

Property: 111 Spottswood Lane – East Marlborough Twp.

Exhibit:	Description:
A – 1	Deed to Property
A – 2	ChescoViews Printout of Property
A – 3	Permit Packet
A – 4	Construction Plans for Pool
A – 5	May 2, 2025 Email from Chuck Schock
A – 6	Chester County Health Dept. records for septic
A – 7	Letters of Support from Neighbors

EXHIBIT A-1
DEED TO PROPERTY

11921488 B: 10865 P: 1612 DEE

04/29/2022 11:26:52 AM Page 1 of 6

Rec Fees: \$102.75 Local: \$15,750.00 State: \$15,750.00

Chris Pielli Recorder of Deeds, Chester County, PA



Prepared by and Return to:

CommonGround Abstract LLC
230 South Broad
17th Floor
Philadelphia, PA 19102

File No. 2022-1129

✓ Parcel ID No.: 61-5-192

Consideration: \$1,575,000.00

Municipal Taxes

\$15,750.00

State Tax Paid: \$15,750.00

This Indenture, made the 20th day of April, 2022,

Between

DAVID GARRETT AND CANDACE GARRETT

(hereinafter called the Grantors), of the one part, and

KENNETH L WISEMAN AND ADRIANA WISEMAN

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **One Million Five Hundred Seventy-Five Thousand and 00/100 (\$1,575,000.00) Dollars** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said as tenants by the entirety.

Property Address: 111 Spottswood Lane, Kennett Square, PA 19348

PREMISES "A"

All that certain lot or piece of ground situate in East Marlborough Township, County of Chester, Commonwealth of Pennsylvania bounded and described as follows:

Beginning at a point in the middle of Joseph Taylor's lane; said point being a corner of land now or late of Clarence Simmers and in line of land now or late of John Killer; thence along center of said land and land now or late of John Miller and Fred Carey, South 86 degrees West 03 feet to a point; thence continuing along the center of said lane the arc of a circle whose chords are North 79 degrees 28 minutes West 50 feet, North 53 degrees 22 minutes East 50 feet, North 41 degrees 44 minutes West 50 feet, North 31 degrees 30 minutes West 50 feet, North 22 degrees 59 minutes West 50 feet; North 27 degrees 59 minutes 20 seconds West 50 feet; North 45 degrees 59 minutes West 33.28 feet to a point; thence leaving the center line of said lane by the following two courses and along land now or late of Mary Worrall Edge, North 5 degrees East 315.09 feet to a pipe; thence North 98. degrees East 267.65 feet to a pipe, a corner of land now or late of Clarence Simpers; thence along said land of Simpers, South 8 degrees 30 minutes East 549.2 feet to the place of beginning.

PREMISES "B"

All that certain interior lot or tract of ground, situate in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of property for Arters Brothers, Inc. called "Marlbrooke" made by C.D. Houtman & Son, Civil Engineers and Land Surveyors, Media PA dated January 15, 1976, as follows:

Beginning at a point on the northerly side of a 10 feet wide drive which said drive leads in a westerly direction from land now or late of Frederick K. Sinclair to Spottswood Lane (50 feet wide) said point also measured North 85 degrees 43 minutes 44 seconds East 176.87 feet from a point a corner of Lot 30, said point being on the northerly side of aforesaid Spottswood Lane; thence extending from said beginning point and extending along said Lot 30 North 85 degrees 43 minutes 44 seconds east 70.62 feet to a point in line of land now or late of David D. Mooberry; thence extending along said land, South 13 degrees 14 minutes 11 seconds West 33.31 feet to a point in the center line of aforesaid 10 feet wide drive; thence extending through and crossing said drive, North 59 degrees 02 minutes West 73.24 feet to a point on the aforesaid northerly side of said 10 feet wide drive, being the first mentioned point and place or beginning.

BEING the same premises that Lisa C. Scott, by deed dated October 7, 2016 and recorded October 10, 2016 in the Office of the Recorder of Deeds of Chester County, PA, in Record Book 9409 Page 302, granted and conveyed unto David Garrett and Candace Garrett, as tenants by the entirety, in fee.

Parcel No: 61-5-192

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

11921488 B: 10865 P: 1614 DEE
04/29/2022 11:26:52 AM Page 3 of 6

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Witness

David Garrett

Jim Smith
Witness

Candace Garrett
Candace Garrett

STATE OF SOUTH CAROLINA
Commonwealth of Pennsylvania } ss
County of Chester Aiken }

On this, the 20th day of April, 2022, before me, the undersigned Notary Public, personally appeared Candace Garrett, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Nancy T Sikes
Notary Public

My commission expires 6/1/2028

The precise residence and the complete post office address of the above-named Grantees is:

111 Spottswood Lane, Kennett Square, PA 19348

gar
On behalf of the Grantees

5621 GORE ST
CHEVY CHASE MD 20815



In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written,

Sealed and Delibered
IN THE PRESENCE OF US:

Monnon Halla
Witness

David Garrett
David Garrett

Witness

Candace Garrett
Candace Garrett

Commonwealth of Pennsylvania } ss
County of Chester

On this, the _____ day of April, 2022, before me, the undersigned Notary Public, personally appeared David Garrett and Candace Garrett, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantees is:

111 Spotswood Lane, Kennett Square, PA 19348

On behalf of the Grantees

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 4189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On April 20th, 2022 before me, Tiny Perez

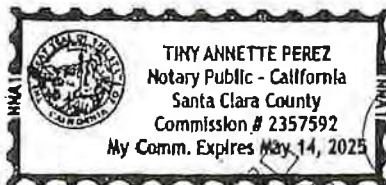
Date

Here Insert Name and Title of the Officer

personally appeared David Garrett

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

EXHIBIT A-2
CHESCOVIEWS PRINTOUT OF PROPERTY

COUNTY OF CHESTER
P E N N S Y L V A N I A



Find Address Information

PARID: 6105 01920000
UPI: 61-5-192
Owner: WISEMAN KENNETH L
Owner: WISEMAN ADRIANA
Mail Address 1: 111 SPOTTSWOOD LN
Mail Address 2: KENNETT SQUARE PA
Mail Address 3:
ZIP Code: 19348
Deed Book: 10865
Deed Page: 1612
Deed Recorded Date: 04/29/2022
Legal Desc 1: NS SPOTTSWOOD LN
Legal Desc 2: 3.1 AC DWG & GAR
Acres: 3.1
LUC: R-10
Lot Assessment: 84630
Property Assessment: 247830
Total Assessment: 332460
Assessment Date: 12/13/2024 7:28:35 AM
Property Address: 111 SPOTTSWOOD LA
Municipality: EAST MARLBOROUGH
School District: Unionville-Chadds Ford

Map Created:
Wednesday, May 14, 2025

County of Chester

Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.



EXHIBIT A-3
PERMIT PACKET



SUBMISSION FOR A RESIDENTIAL PERMIT CHECKLIST

- Zoning Permit
- Soil and Erosion Plan
- Driveway Permit (if on state highway)
- Sewage Permit
- Well Permit
 - Public Water
 - Public Sewer
- Two set of Construction Plans
- Property Owner's Certification and Indemnity Form
- Workers' Compensation Insurance Affidavit
- Building Permit Application
- **No payments will be accepted until a permit has been issued.**
- **We only accept checks made payable to East Marlborough Township**
- **Contact information is important.**

If you have any questions, contact:

Charlie Shock-Building Inspector/Zoning Officer - 610-220-9294 /
shockey7@verizon.net

OR

Scott Moran-Plans Examiner & Inspector - 610-637-1003 /
scottmoran@zoominternet.net

East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348
610-444-0725

East Marlborough Township

Residential and Commercial Building Permit Application

721 Unionville Road, Kennett Square, PA 19348 / Phone: 610-444-0725

Office Use Only

Date Received _____

Date Due _____

Permit Number _____

Owner/Contractor/Architect or Engineer Information:

1.) Owner Name Ken Wiseman Address 111 Spottswood Ln
Phone # [REDACTED] Email Address [REDACTED]
2.) Contractor Turpin Landscape Design Build Address 287 Martins Corner Rd
Phone # [REDACTED] Email Address melissa@turpinlandscape design-com
PA Registration PA029416
3.) Applicant Melissa Reilly Address 287 Martins Corner Rd.
Phone # [REDACTED] Email Address melissa@turpinlandscapedesign-com

Location of Building:

Address 111 Spottswood Ln
Tax Parcel #: 6105-01920000 Zoning District R Lot# N/A Lot Size 135,036 sf

Cost of Improvement:

Cost of Improvement 289,797.00 Plumbing _____ Heating/Air Conditioning _____
Other _____ Electrical 6800.00 Total Cost of Improvement 296,597.00

Scope of Work (please be specific):

installation of inground pool, patio & pool house

Residential Building Only:

Number of Bedrooms N/A
Number of Bathrooms N/A

Type of Sewage Disposal (please circle):

Public (EMT sewer)
Private (septic tank, etc.)

Type of Water (please circle):

Water Company
Private (well, cistern)

Dimensions:

Number of stories N/A
Total square feet of floor area, all floors based on exterior dimensions N/A
Total land area, sq ft N/A

Principal Type of Heating: (please circle):

Gas Oil Propane
Electricity Coal
Other _____

Number of Off-Street Parking Spaces:

Enclosed N/A
Outdoors N/A

RESIDENTIAL ZONING PERMIT

Please fill the information out completely.

Applicant/Contractor Name: Melissa Reilly (Turpin Landscape Design Build)
Applicant/Contractor Address: 287 Martins Corner Rd.
Applicant/Contractor E-mail: melissa@turpinlandscapedesign.com
Applicant/Contractor Phone Number: [REDACTED] 610.380.1119 (o)
Name of Property Owner: Ken Wiseman
Address of Property Owner: 111 Spottswood Ln.
E-mail of Property Owner: [REDACTED]
Phone Number of Property Owner: [REDACTED]
Zoning District: R Tax Parcel Number: 6105-01920000
Scope of Work: installation of inground pool, patio & pool house
Circle one:

- ☐ New Construction
- ☐ Addition or Renovation
- ☒ Accessory (pool) deck, fence, shed, detached garage...

*This permit must be accompanied by a sketch showing the plot plan, existing structures, and proposed construction.

For building permit/zoning questions please contact:

Charlie Shock at 610-220-9294 / shockey7@verizon.net

Office Use Only

Date Received _____

Due Date _____

Permit Number _____

East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348
610-444-0725

WORKERS' COMPENSATION INSURANCE COVERAGE INFORMATION

(ADDENDUM TO BUILDING PERMIT APPLICATION)

A.) The applicant is:

Name of applicant: Turpin Landscape Design Build
Address: 287 Martins Corner Rd. Coatesville, PA 19320
Email address: melissa@turpinlandscapedesign.com
(a contractor within the meaning of the Pennsylvania Worker's Compensation Law)

☒ Yes
☐ No

If the answer is "yes", complete Section B & C below as appropriate

B.) Insurance Information

Applicant is a qualified self-insurer for workers' compensation

☐ Certificate attached

Name of Worker's Compensation Insurer

Workers' Compensation Policy No.

☐ Certificate attached

Policy Expiration Date:

Applicant must supply East Marlborough Township with a Workers' Compensation Certificate, which includes the effective date of the coverage and the signature of the insurer. This certificate shall be kept on file with the building permit.

I verify that my responses to these questions are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are subject to the penalties of Pa.C.S.A., Section 4904 relating to unsworn falsification to authorities.

Signature of Applicant: Melissa Reilly

C.) Exemption

Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.

The undersigned sears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

- ☐ Contractor with no employees. The contractor is prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township.
- ☐ Religious exemption under the Workers' Compensation Law.

Subscribed and sworn to before me this:

Date: _____

Signature of Notary: _____

I verify that my response to these questions are true and correct to the best of my knowledge,

information and belief. I understand that false statements are subject to penalties of 18 Pa C.S.A.,

Section 4904 relating to unsworn falsification to authorities.

Signature of applicant: _____

(To be signed in presence of notary)

PROPERTY OWNER'S CERTIFICATION AND INDEMNITY

Name: Ken Wiseman
Address: 111 Spottswood Ln
Tax Parcel Number: 6105.01920000

I/we undersigned property owner(s), to whom a building permit has been issued by the East Marlborough Township for the construction of a building/accessory on the above captioned property, hereby verify that the building/accessory will be constructed pursuant to the said building permit. At the time an application for certificate of occupancy is being made, this certification confirms the building/accessory has been constructed strictly in accordance with the Pennsylvania Uniform Construction Code and its Amendments.

The undersigned further agree(s) to indemnify East Marlborough Township and Township officials and employees and save them harmless against any claim for any personal injury, property damage, or any other claim whatsoever which may at any time be brought against them in which it is alleged that the said building was not constructed in accordance with the said code, and/or that representatives or officials of East Marlborough Township negligently or improperly failed, in inspecting the said building, to observe, uncover or find any defective conditions, including but not limited to noncompliance with the said code. This indemnity includes reimbursement of attorney's fees and court costs.

The undersigned understand(s) that the statements herein are made subject to the penalties of 18 PA C.S.A. Section 4904 relating to unsworn falsification to authorities.

Date: _____

Property Owner Signature: _____

Contractor Signature: Melissa Reilly

East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348
610-444-0725



GRADING PERMIT

Please fill the information out completely.

(Please Provide Two Sets of Plans)

Permit to: install inground pool, patio & pool house

At: 111 Spottswood Ln.

In (subdivision): N/A Lot No. N/A

Applicant Name: Melissa Reilly Applicant Phone: [REDACTED]

Applicant Address: 287 Martins Corner Rd. Coatesville, PA 19320

Email of Applicant: melissa@turpinlandscapedesign.com

Owner Name: Ken Wiseman Owner Phone: [REDACTED]

Owner Address: 111 Spottswood Ln

Owner Email Address: [REDACTED]

Zoning District: R Tax Parcel #: 6105-01920000

Earth Disturbed Area: 2605.41 sf

Proposed Impervious Area: 1813.68 sf

Remarks: _____

Office Use Only

Date Received _____ Permit Number _____

Date Due _____

East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348
610-444-0725

THIS PERMIT SHALL BE POSTED SO IT IS VISIBLE FROM THE STREET

Failure to post this permit may result in denial of mandatory inspections

Approved plans and supporting information shall be retained on job and this permit shall be posted until a valid Certificate of Use has been received.

All work shall be complete in accordance with the approved plans. If changes are required, revisions shall be submitted to and approved by the township prior to start of such work.

All required E and S Controls shall be in place prior to start of Earth Disturbance.

Erosion control devices shall be installed and maintained in accordance with ACT 102, the approved Grading Plan, and East Marlborough Township Code of Ordinances.

E and S Controls shall be inspected weekly and after every event.

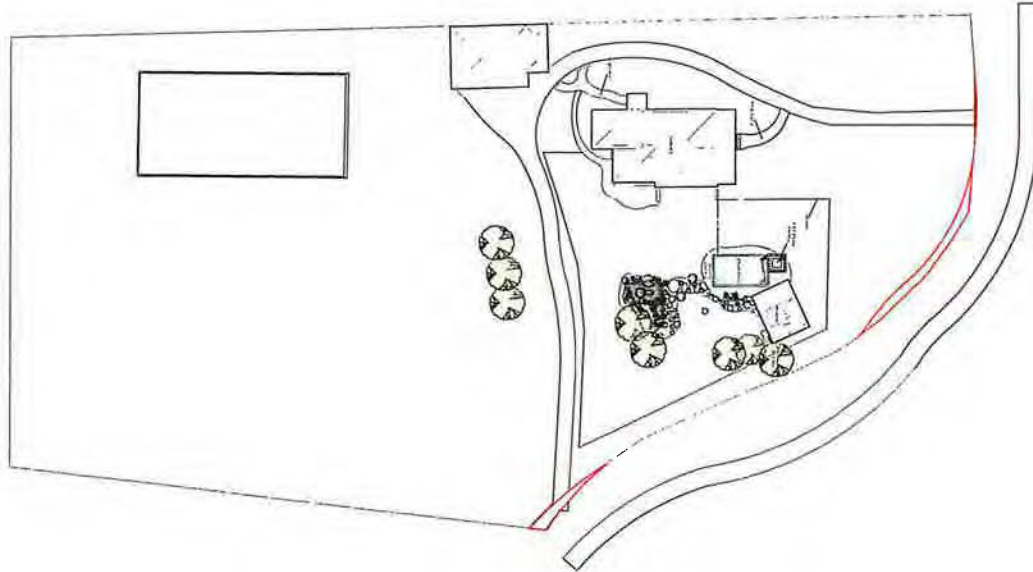
No grading or excavating shall be permitted, except as authorized by this permit.

No materials shall be burned or buried on site or at any other location within East Marlborough Township.

Pennsylvania State Law requires 3 working days notice for construction phase-CONTRACTOR IS REQUIRED TO USE P.A. ONE CALL ACCORDANCE WITH P.A. STATE LAW.

A Certificate of Occupancy will not be issued for any structure until all work authorized by this permit has been completed and subsequently approved by this office.

EXHIBIT A-4
PLANS FOR POOL



SEQUENCE OF CONSTRUCTION:

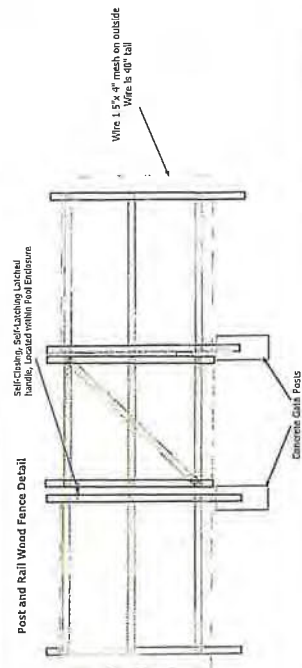
1. Attach 1/2" deep plate for driving in earth stabilization activities, or expansion into an area previously unexcavated, the Pennsylvania One Call system shall be notified at 1-800-242-1778 for the location of the existing underground utilities, all earth disturbance activities shall be performed in accordance with the Pennsylvania One Call system. The location of the utilities shall be marked on the plan drawings. Utilities from that sequence must be approved by the Township.
2. Stabilization Note: Upon completion of temporary construction of the earth stabilization activities, the contractor shall install permanent stabilization. If the stabilization is not completed within the specified time frame, the contractor shall be responsible for the stabilization. The stabilization must be applied at 2.0 tons per foot. Hydroseeds or not considered stabilization until 4 months after application.
3. Place 18" fence as shown on the plan.
4. Install pipe and utility trenching.
5. Excavate and backfill with compacted fill.
6. An area shall be considered to achieve final stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density of 70% or greater. The contractor shall submit any areas stabilized by the activities during activities, the contractor shall submit any areas stabilized by the activities during non-planting periods, which must be applied at the specified rates. Stabilized areas shall be maintained for a minimum of 1 year. The contractor shall be responsible for the stabilization in accordance with the temporary stabilization specifications. Disturbed areas which are at finished grade or which will not be re-disturbed within 1 year shall be maintained in accordance with the permanent stabilization specifications.

Existing Impervious Coverage	
Existing Tennis Court	
Area: 6621.51 ft ²	
Existing Garage	
Area: 1626.03 ft ²	
Driveway	
Area: 5292.11 ft ²	
Side Walkway	
Area: 247.21 ft ²	
Front Walkway	
Area: 207.56 ft ²	
Back Patio	
Area: 1513.25 ft ²	
Residence	
Area: 2621.27 ft ²	
Total Existing Impervious Coverage: 17946.5 ft ²	

Property Info	
Property Line	
Area: 135,036.00 ft ²	
Acres: 3.1	
LOD	
Area: 2605.41 ft ²	
ROW - Spottswood Ln	
Area: 690.6 ft ²	

Proposed Impervious Coverage	
Proposed Pool Patio	
Area: 778.23 ft ²	
Proposed Pool	
Area: 478.82 ft ²	
Coping Area: 85.88 ft ²	
Proposed Pool House	
Area: 350.11 ft ²	
Proposed Spa	
Area: 64.25 ft ²	
Coping Area: 32.51 ft ²	
Proposed Equipment Pad	
Area: 23.88 ft ²	
Total Proposed Impervious Coverage: 1813.68 ft ²	

Total Lot coverage with proposed - 15,760.18 SF
Percent of Lot coverage - 14.7%



DATE	DESCRIPTION	Revision

EXHIBIT A - 5

MAY 2, 2025 EMAIL FROM TOWNSHIP

From: CHARLIE SHOCK
Sent: Friday, May 2, 2025 9:23 PM

Melissa,

The proposed in ground swimming pool, patio and pool house for 111 Spottswood Lane location does not meet the requirements of the Ordinance Section 502.D Accessory Uses The following Accessory Uses shall be permitted, provided that they shall be incidental to any of the foregoing permitted uses:

Section 502.D.2. Swimming Pool, tennis court, or paddle tennis court, provided that it is located behind the front facade of the house and Building Line and is set back at least fifty (50) feet from any side or rear property line,.....

The proposed location is considered the front yard and in front of the front facade of the house. A location northwest toward the rear yard, across the garage driveway and fifty (50) feet from the side and rear yards would be permitted.

You have the right to request a variance to the East Marlborough Township Zoning Hearing Board in accordance with the procedures set forth in the East Marlborough Township Ordinances. Your request would be to seek a variance to Section 502.D.2 to allow the structures in front of the dwelling front facade.

Please do not hesitate to contact me if you have any questions or require further information.

Best Regards,

Charlie Shock

Charlie Shock, Code Enforcement Officer
East Marlborough Township
shockey7@verizon.net
(610) 220-9294

EXHIBIT A - 6
CHESTER COUNTY HEALTH DEPT.
SEPTIC RECORDS



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

APPLICATION FOR AN ONLOT SEWAGE DISPOSAL SYSTEM PERMIT

2031405

6-5-1972

PART I APPLICANT AND SITE INFORMATION	
1. Applicant Name <u>David Mosberry</u> Address <u>Spottswood Rd</u> <u>Kennett Square, PA 19348</u> Telephone No. <u>[REDACTED]</u> Day <u>[REDACTED]</u> Evening <u>[REDACTED]</u>	2. Site Address <u>111 Spottswood Rd</u> <u>Kennett Square, PA 19348</u> Post Office <u>[REDACTED]</u> State <u>PA</u> Zip <u>19348</u> Municipality <u>Marlborough</u> County <u>Chester</u>
Directions to the Site: <u>From Rt 1 go W on Rt 82 Take 1st right on Spottswood Rd. Property is in about 1/8 mile straight as road curves right</u>	
3. Lot Size <u>3.16</u> acres	4. Type of Facility to be Served by this System ☐ Multifamily Residential ☒ Single Family Residential No. of Bedrooms <u>4</u> ☐ Commercial/Nonresidential gal/day <u>500</u>
5. Type of Onlot System Activity ☐ New ☐ Modification ☒ Repair ☐ BTG (Use Only With Repair)	
6. Facility Water Supply: Public ☐ Well ☒ Spring ☐ Cistern ☐ Surface ☐	
7. Distance to the nearest existing or proposed Private Water Supply (on or off the property) <u>110</u> ft.	

PART II LOCAL AGENCY USE ONLY

SEWAGE PLANNING	SITE SUITABILITY	APPLICATION STATUS
☐ Approved Planning Mtd. DEP Code No. _____ (date) _____ ☐ Area Not Planned (not created before May 15, 1973) ☐ Limitations in Effect	Soil Series <u>GLC3</u> Slope <u>3</u> % Type of Limiting Zone <u>NA</u> Depth of Limiting Zone <u>84.5</u> inches Type of Cover <u>10. Grass Forest</u>	ACTION DATE ☐ Complete Application <u>5/24/07</u> ☐ Received <u>5/24/07</u> ☐ Permit Issued _____ ☐ Permit Denied _____ ☐ Interim Inspection _____ ☐ Interim Inspection _____ ☐ Final Inspection <u>10/27/07</u> ☒ Approved <u>B</u> ☐ Disapproved _____ ☐ Revoked Permit _____ SEO Initials _____
FEE PAID Application <u>\$100</u> Testing <u>100</u> Inspection(s) _____ Other _____ Total \$ _____		

PART III PLOT PLAN AND SYSTEM DESIGN

1. System Classification ☒ Conventional ☐ Alternate ☐ Experimental	2. Treatment/Tankage Total Tank Capacity <u>1250</u> gal ☒ Septic Tank ☐ Aerobic Tank ☐ Holding Tank ☐ Vach Piley ☐ Clarification ☐ Other _____	3. Type of Filter ☐ Buried Sand ☐ Free Access Sand ☐ Other Media _____ ☐ Effluent
4. Type of Disinfection ☐ Cl Emulsion ☐ Cl Hypo ☐ UV	5. Distribution ☒ Pressure ☐ Gravity ☐ Pump (Electric) ☐ Pump (Pneumatic) ☐ Siphon	6. Absorption Total Absorption Area <u>1250</u> sq. ft. ☐ Std Trench ☒ U.S.D. Beds ☐ Elev. Sand Mound ☐ Elev. Sand Trench ☐ IPSIS ☐ Drip Dispersal ☐ At-Grade ☐ Other _____
7. Other ☐ Chemical Toilet ☐ Incinerating Toilet ☐ Composting Toilet ☐ Recycling Toilet	8. Attach the Following Documentation a. A copy of the Form 3800-FM-WSFR0290A (and B when required) or a morphological evaluation report (See Part II) b. A detailed plot plan and sewage system design (including cross sections plan reviews and comments) See instructions on reverse side for required details. Indicate the number of attached sheets	

PART IV SIGNATURES

I am the owner of record (or the authorized agent of the owner) of the lot described in Part I of this application. I intend to install an onlot sewage system on this property. The information provided as part of this application is true and correct to the best of my knowledge. I understand that providing false information on this application is subject to the penalties of 18 PA C.S.A. §4904, relating to unsworn falsification to authorities. Submission of this form grants authorized representatives from the local agency and/or DEP access to the lot to inspect and conduct tests of 1) the site; 2) the system and structures under construction; 3) the completed sewage system; and, 4) the operational status of the system.

Property Owner's Signature C. Green (Agent) Date _____

The information in this application is true and correct to the best of my knowledge.

SEO Signature B. J. [Signature] Date 5-24-07 Certification No. 2405



SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. 2031405 Municipality E. Marlborough County Chester
 Site Location 111 Spottswood Rd. Subdivision Name _____
☒ **SUITABLE** Soil Type _____ Slope _____ % Depth to Limiting Zone _____ Ave. Perc. Rate 50.8 %
☐ **UNSUITABLE** ☐ Mottling ☐ Seeps or Pooled Water ☐ Bedrock ☐ Fractures ☐ Coarse Fragments
☐ Perc. Rate ☐ Slope ☐ Unstabilized Fill ☐ Floodplain ☐ Other _____

SOILS DESCRIPTION:

Soils Description Completed by: Bruce Focht Date: 4.25.07

Inches	Description of Horizon
0 TO 8	OK Br Lo Gran Fri Aht
8 TO 30	Lt Br Lo m SBK Fri C1
30 TO 84	Var Lo Sa MSL V Fri
TO	Roots to bottom
TO	
TO	

PERCOLATION TEST:

Percolation Test Completed by: Ann Green Date: 4.27.07

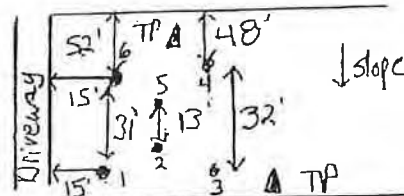
Weather Conditions: ☐ Below 40°F ☒ 40°F or above ☒ Dry ☐ Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: ☐ Wet ☐ Dry ☐ Frozen

Hole No.	Yes	No	Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
1		✓	10/30	2 3/4	2 3/4	2 3/4	2 3/4				
2		✓	10/30	2 3/4	2 1/2	2 1/2	2 1/2				
3	✓		10/30	1	1	1	7/8				
4	✓		10/30	1 7/8	2	2	1 3/4				
5	✓		10/30	0	0	0	0				
6		✓	10/30	1 1/2	1 3/8	1 3/8	1 3/8				

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

Calculation of Average Percolation Rate:

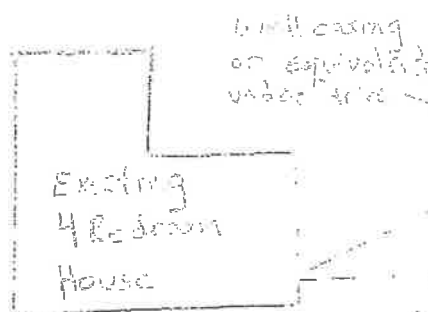
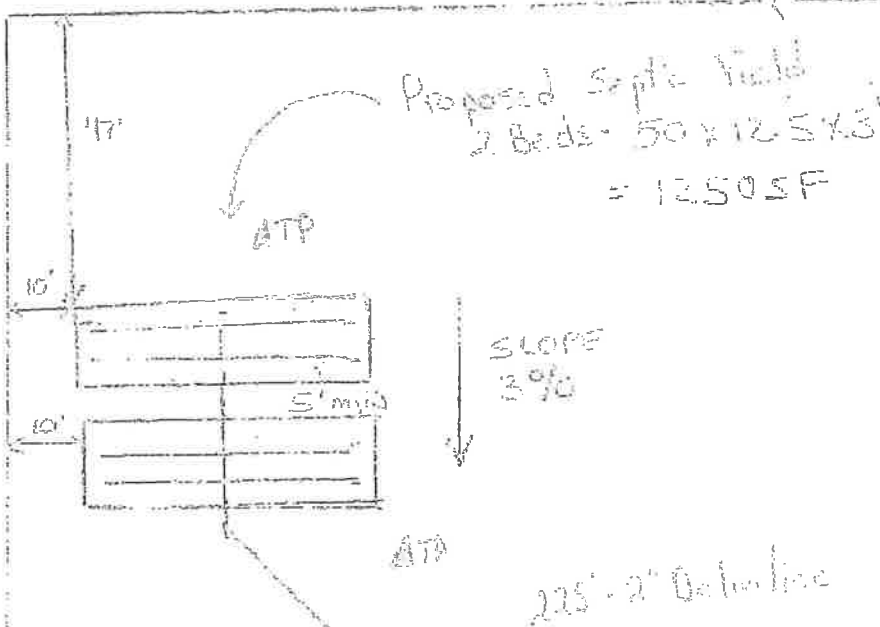
Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
* 1	2 3/4 "	3.6	36 "
* 2	2 1/2 "	4.0	24 "
3	7/8 "	34.3	36 "
4	1 3/4 "	17.1	24 "
5	0 "	240.0	36 "
* 6	1 3/4 "	5.7	24 "
TOTAL OF MIN / IN →		304.7	= 50.8
TOTAL NO. OF HOLES →		6	



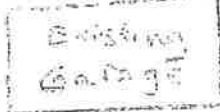
The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.

(S) Bruce Focht
Sewage Enforcement Officer

Applic # Z031405
 Applic - Mobbs Inc.
 Twp E Mar 16



Existing Well
 - 60' to proposed septic tanks
 - 130' to proposed septic beds



1250 GPD (1250 GPD)

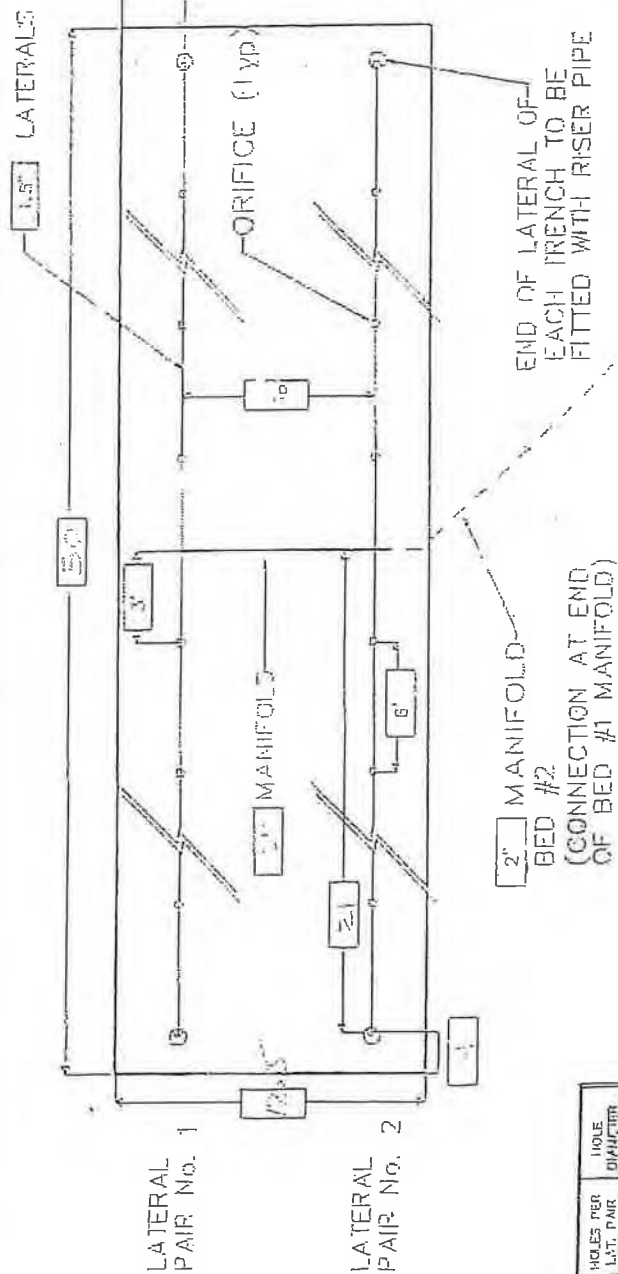
Proposed 1000 gal. Pump Tank
 w/ 3/4 hp pump

25' to
 sewer

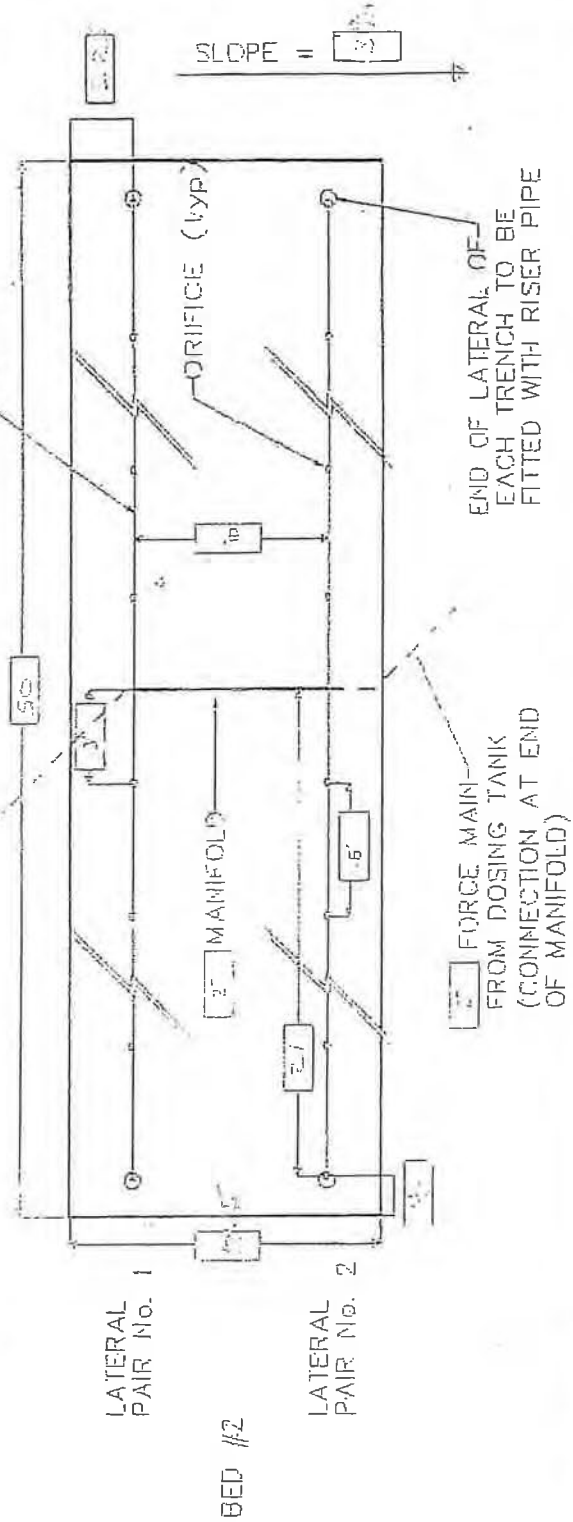
20' to
 Ropline

Existing Drain Field

Existing Septic Tank

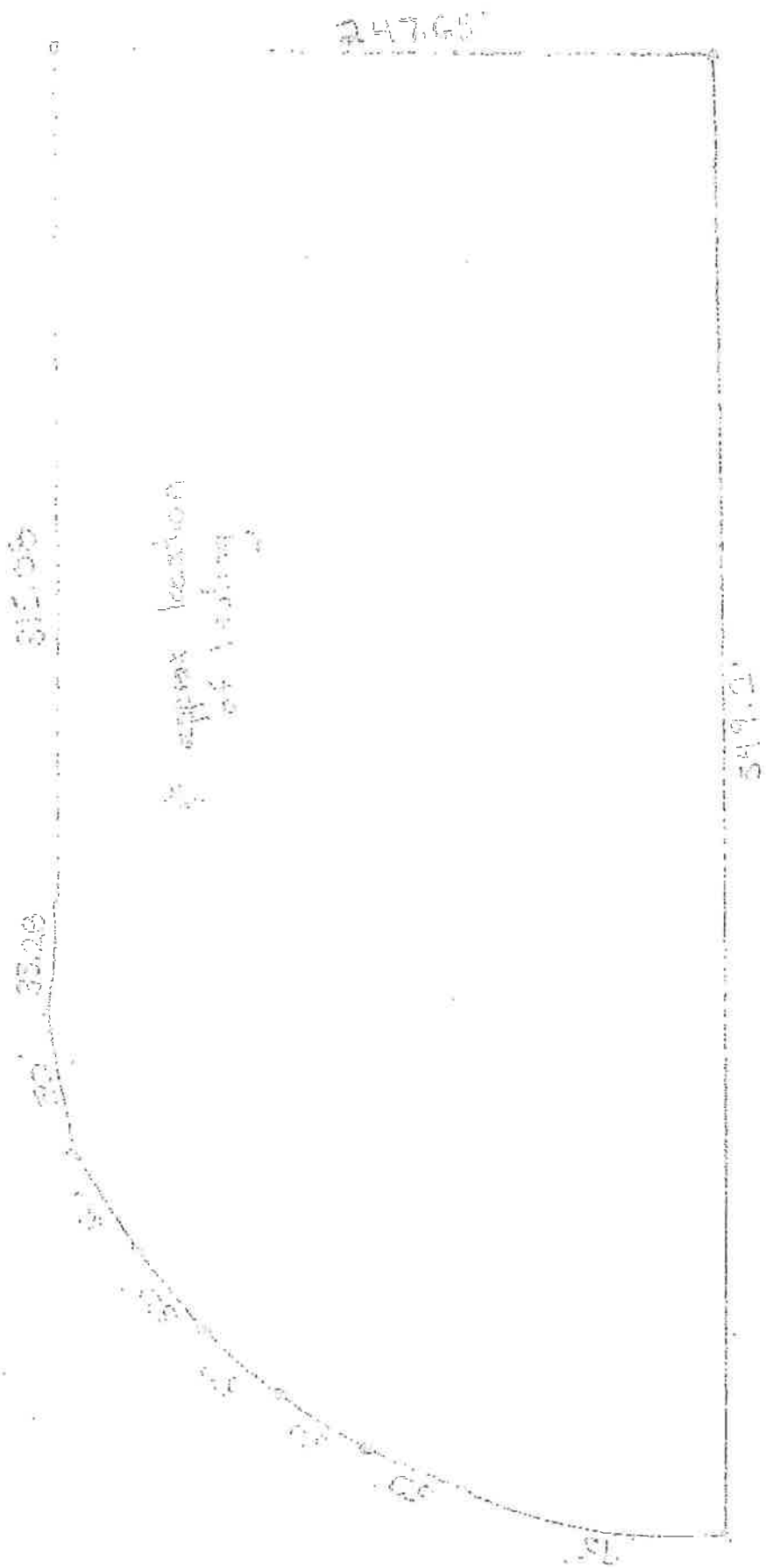


ROW	HOLES PER LAT. PAIR	HOLE DIAMETER
1	11	1/2"
2	11	1/2"



PROJECT		FIGURE		CODE #		DWS TITLE	
M. GORDON		MUNICIPALITY		2005		PLAN VIEW	
LOCATION		COUNTY		CLIENT		2005/1/25	
DATE		SCALE		DWS		DWS, Inc.	

Apple 33
 Apple 34
 Apple 35
 Apple 36
 Apple 37
 Apple 38
 Apple 39
 Apple 40
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 Apple 100



EFFLUENT BALANCE

RED PER	DESIGN Q (MGD)	NO. CH	FLOW PER NOISE	DESIGN Q (MGD)	FLOW PER NOISE	DESIGN Q (MGD)	DESIGN Q (MGD)
1	3.0	$\frac{1}{4}$	128	16	20.72	6.25	0.0338
2	3.2	$\frac{1}{4}$	128	16	21.12	6.25	0.0338
TOTAL FLOW =					41.8		

$$\text{WATER LOSS} = \frac{0.0338 - 0.0338}{0.0338} = 0.03 \text{ MGD} = 3 \frac{1}{6}$$

APPLICANT NAME : Mooberry
ADDRESS : SPOTTSDOWN LA
MUNICIPALITY : EAST. MO. SPRING
COUNTY : CHESTER
APPLICATION NUMBER : 2031405
DATE : 6-14-07

DOSING PUMP REQUIREMENT:

PUMP TO DELIVER MINIMUM 416 GPM @ 29.27 FEET OF TOTAL HEAD

PROVIDE 2000 1750 314 H. P. PUMP

PUMP WILL DELIVER APPROX 51 GPM @ 38.01 FEET TOTAL HEAD

VOLUME OF DOSE:

TO BE MIN. 5 TIMES INTERNAL CAPACITY OF LATERALS/MANFOLD/DELIVERY LINE

1.5 INCH DIAMETER LATERALS

16.2 L.F. @ .09 GAL / L.F.; 15.12 GALLONS

2.0 INCH DIAMETER MANIFOLD

11.5 L.F. @ .16 GAL / L.F.; 1.84 GALLONS

2.0 INCH DIAMETER DELIVERY LINE

22.5 L.F. @ .16 GAL / L.F.; 3.6 GALLONS

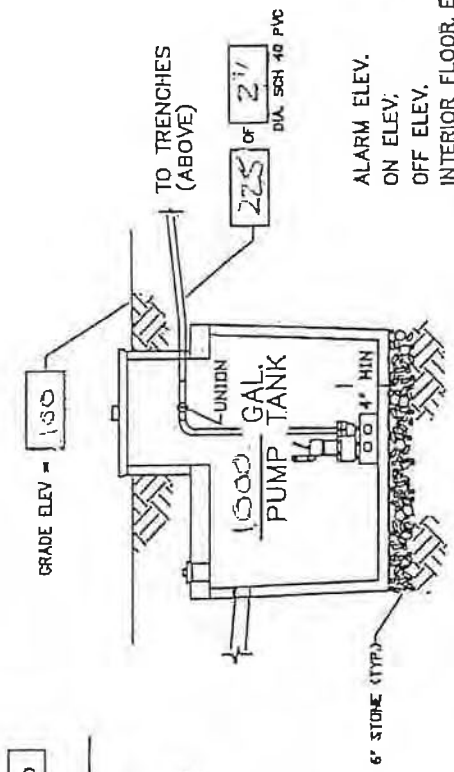
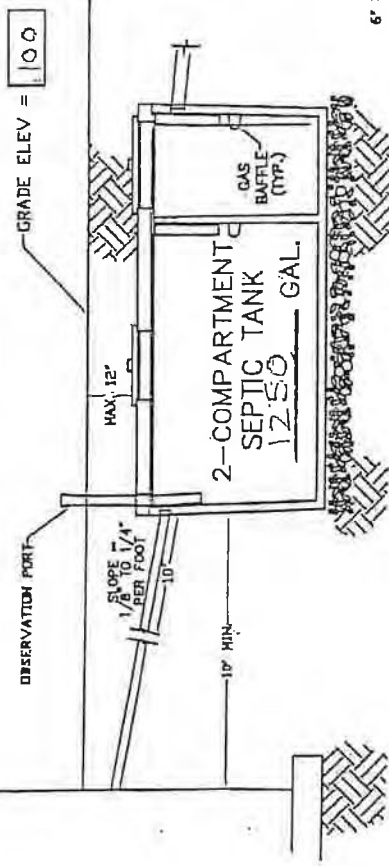
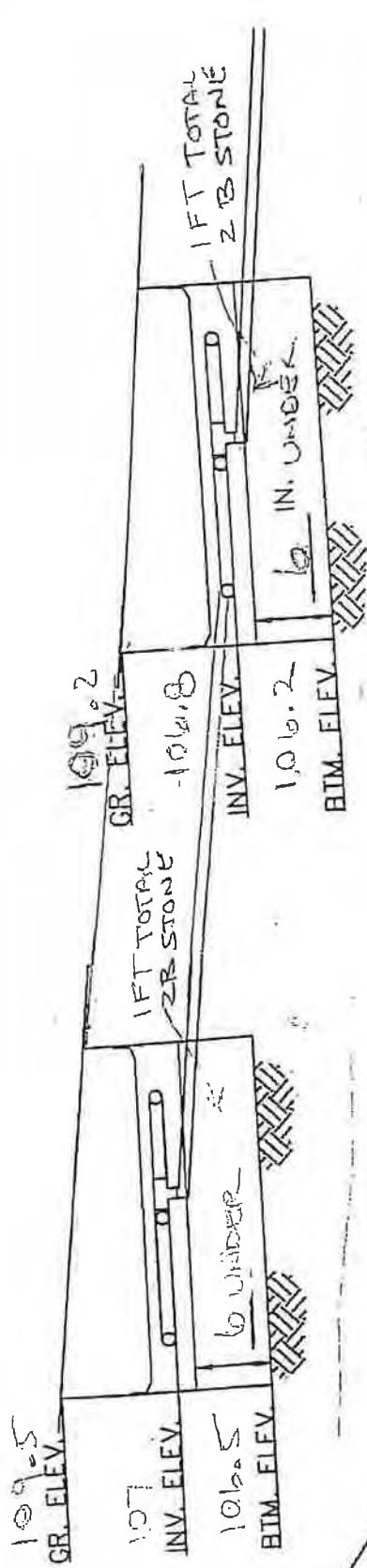
SUB TOTAL : 52.46 GALLONS

TOTAL (5 TIMES): 262.3 GALLONS

VOLUME OF SUMP:

TO BE MIN. 2 TIMES VOLUME OF DOSE + 100 GAL : 624.6 GALLONS

TOTAL TANK CAPACITY : 1000 GALLONS



94.67
 94.17
 93
 92

ALARM ELEV.
 ON ELEV.
 OFF ELEV.
 INTERIOR FLOOR ELEV.

HYDRAULIC PROFILE
NOT TO SCALE

Mooherry - III SPOTSWOOD LN

Kenneth SQ PA 19348

SCALE:
NTS

DATE: 6-14-07
LAST REV.

PROJ. No.
Z031405

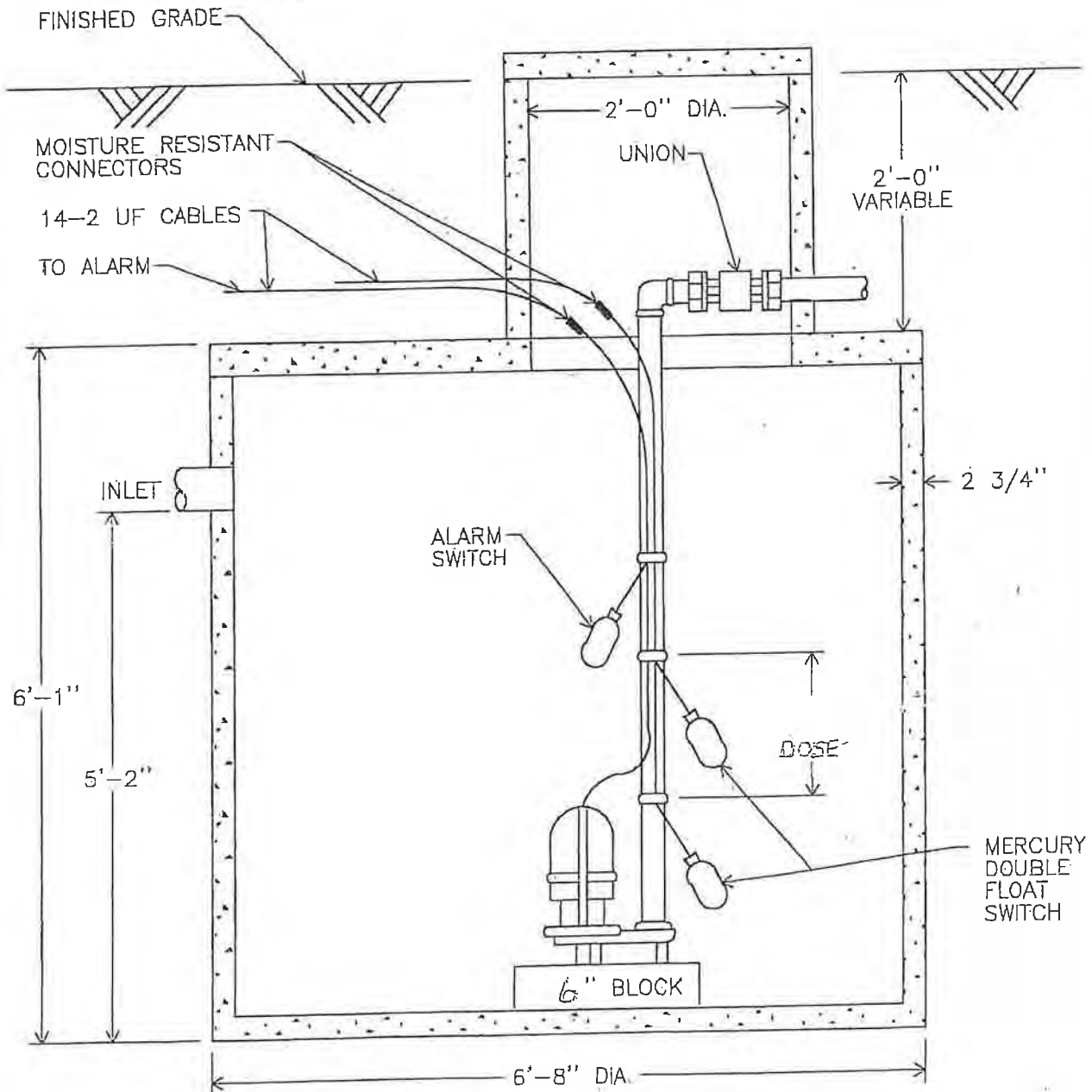
BY:
Ann Green



MONARCH PRODUCTS COMPANY, INC.
YORK HAVEN, PA.

PUMPS AND TANKS ARE
AVAILABLE TO CONFORM TO
VARIOUS REQUIREMENTS

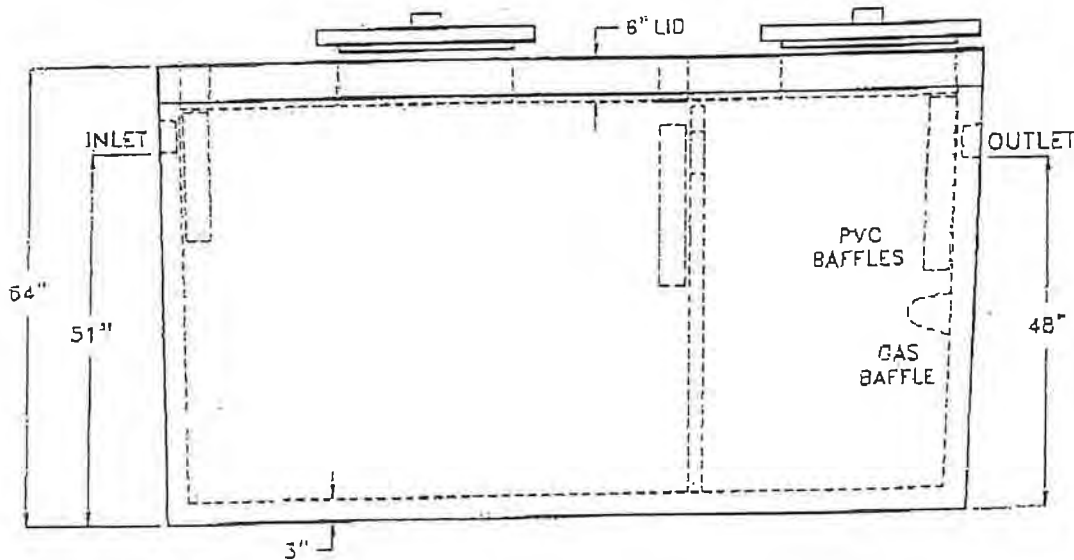
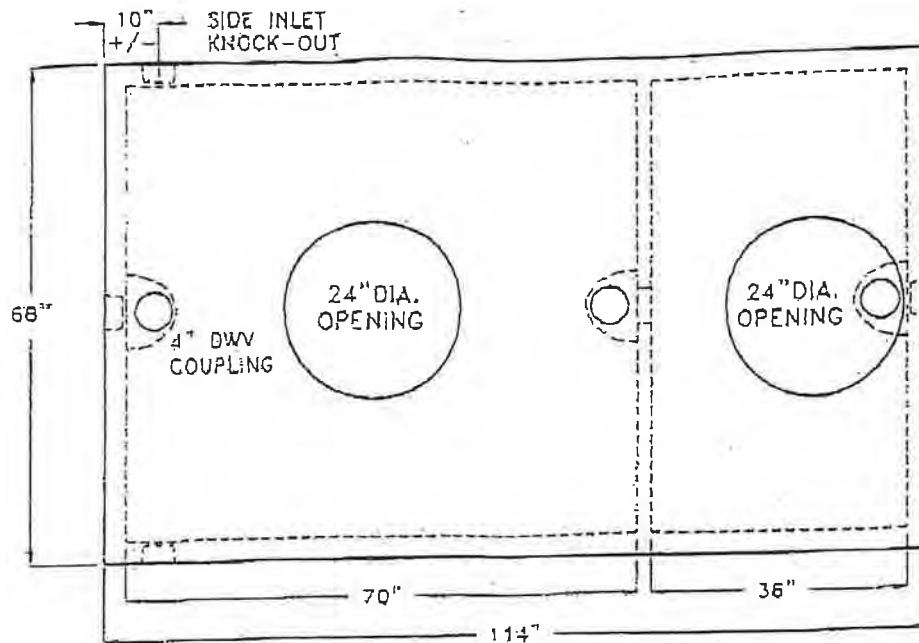
$$74.5 \times 74.5 = 18.8 \text{ GALLONS PER INCH}$$



* RAISE TOP FLOAT SWITCH 1" FOR EVERY ADDITIONAL 18 1/2 GALLONS OF DOSE REQUIRED

1000 GALLON PUMP TANK & PUMP
FOR PRESSURE DOSING

DWG. P-4



1250 GALLON TWO COMPARTMENT SEPTIC TANK



SPECIFICATIONS:

- Concrete Strength: 4000 PSI MIN @ 28 DAYS
- Reinforcing Steel: Conforms to ASTM A615 & A185
- Lid Sealant: Flexible Butyl Resin or Equivalent
- Design: Maximum Earth Cover-4', No Traffic Loads
- Inlet & Outlet Equipped with Polylok™ Pipe Seal



As manufactured by MODERN PRECAST CONCRETE PRODUCTS

512024060

2863 BRODHEAD RD
BETHLEHEM, PA 18017
(610) 997-3199

210 DURHAM RD
OTTSVILLE, PA 18942
(610) 847-5112

PRECAST CONCRETE PRODUCTS
& CONSTRUCTION SUPPLIES

Modern

South Branch:
610-869-0560

Limiting Zone is at _____ inches due to rock/mottling _____ Perc at _____ inches
Mottling due to: _____ Perched/High Water table _____ Do not perc. Site unsuitable (see above)
_____ Other _____ Confirmation Pit Limiting Zone= _____
Soil Profile Similar To: _____

I, the undersigned, the (agent for) OWNER do hereby acknowledge receipt of notice from the Chester County Health Department's completion of the inspection of the deep hole dug for test purposes in connection with the above captioned sewage permit application number, said notice is given by said Department in accordance with 35 P.S. 750.7 Et. Seq. I further acknowledge that all test holes must be backfilled within (3) three days of the date of this notice.

RECEIVED BY

PRE-SOAK AND PERC FORM
CHESTER COUNTY HEALTH DEPARTMENT

MAIN OFFICE
 (610) 344-6526

SOUTH BRANCH
 (610) 869-0560

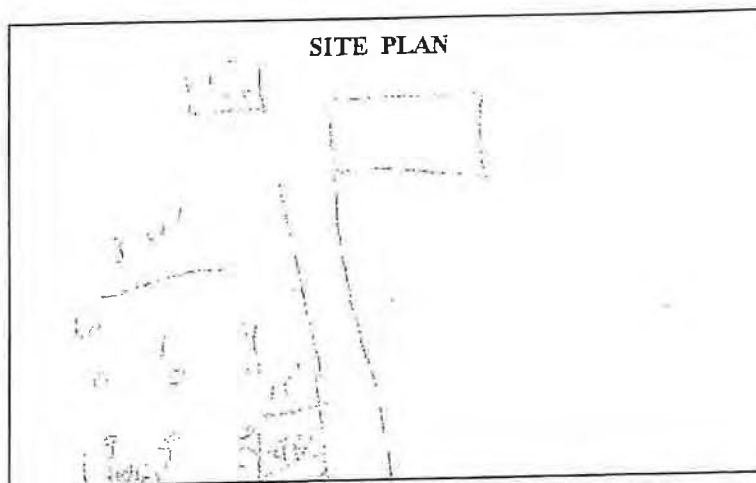
NAME: MOOREHEAD TOWNSHIP: ELM APPLICATION #: _____
 SUBDIVISION: _____ CONTRACTOR: ANN L...
 LOCATION: 5167-Wood TEST PIT: 4-25-12 LOT #: _____ SLOPE: 4%
 INITIAL PRESOAK WAS CHECKED ON: 7-16-07 HOLES WERE DUG AT DEPTH(S) OF 36 IN.
 AND APPEARED TO BE PROPERLY PREPARED AND PRESOAKED. [Signature]
 ENFORCEMENT OFFICER SIGNATURE

Hole #	Remaining Water	P.S. 1	P.S. 2	1	2	3	4	5	6	7	8	Time Interval
1.		6	6	2 3/4	2 3/4	2 3/4	2 3/4					30/10 min.
2.		6	6	2 3/4	2 3/4	2 3/4	2 3/4					30/10 min.
3.		2 1/2	1 1/2	1	1	1	1 1/2					30/10 min.
4.		4	2 1/2	1 1/2	2	2	1 1/4					30/10 min.
5.		0	0	0	0	0	0					30/10 min.
6.		6	6	1 1/2	1 1/2	1 1/2	1 1/2					30/10 min.
7.												30/10 min.
8.												30/10 min.

WITNESSED READING #'S: _____

COMMENTS: _____

SLOPE = _____



I, the undersigned, the (agent for) OWNER do hereby acknowledge receipt of notice from the Chester County Health Department's completion of the inspection of observation percolation test holes dug for test purposes in connection with the above captioned sewage permit application number, said notice is given by said Department in accordance with 35 P.S. 750.7 Et. Seq. I further acknowledge that all test holes must be backfilled within five (5) days of the date of this notice.

[Signature] ENFORCEMENT OFFICER [Signature] DATE [Signature] RECEIVED BY

CHESTER COUNTY HEALTH DEPARTMENT

601 Westtown Rd., Suite 288

P.O. Box 2747

West Chester, PA 19380-0990

(610) 344-6526

SOUTH BRANCH OFFICE

695 W. Baltimore Pike

West Grove, PA 19390-9437

(610) 869-0560

SEWAGE SYSTEM / WELL INSPECTION FORMName: D. P. [unclear] Application # 20210107

Subdivision: _____ Lot # _____

Location: SA [unclear]Township: C. [unclear] Contractor # 20210107Partial ☐Approved ☐Not Approved ☐
(see reasons below)**THE FOLLOWING CHECKED ITEMS APPEAR TO MEET CCHD'S RULES AND REGULATIONS AT THIS TIME:**

☐ CLEAN OUT _____

☐ BUILDING SEWER _____

☐ TREATMENT TANK _____

☐ INSPECTION PORT _____

☐ PUMP/DOSING TANK _____

☐ PUMP/SYPHON _____

☐ ELECTRICAL CONTROLS _____

☐ HIGH LEVEL ALARM _____

☐ DELIVERY LINE _____

☐ DISTRIBUTION BOX _____

☐ ABSORPTION AREA _____

☐ SAND ANALYSIS _____

☐ PRESSURE DOSING TEST _____

☐ BERM _____

☐ FINAL GRADE _____

☐ OTHER (SPECIFY) _____

☐ THE CONTRACTOR WAS/WAS NOT READY FOR INSPECTION AS SCHEDULED.

WELL:

☐ LOCATION _____

☐ CASING _____

☐ ISOLATION DISTANCES _____

☐ PVC WATER PIPES _____

☐ TREATMENT UNIT IN USE _____

☐ TYPE _____

CONTACT HEALTH DEPARTMENT FOR REINSPECTION OF:**COMMENTS:**

SEWAGE DISPOSAL SYSTEM APPEARS TO MEET CCHD RULES AND REGULATIONS AT THIS TIME.

ABSORPTION AREA MUST BE COVERED WITHIN FIVE (5) DAYS (WEATHER PERMITTING).

WELL APPEARS TO MEET ALL CCHD RULES AND REGULATIONS AT THIS TIME.

ENFORCEMENT OFFICER

DATE

RECEIVED BY

(610) 344-6526

(610) 869-0560

HEALTH/ENV.- FORM #128.1 REV. 2/2005

(610) 344-6526

(610) 869-0560

HEALTH/ENV. - FORM #128.1 REV. 2/2005

CHESTER COUNTY HEALTH DEPARTMENT
601 Westtown Rd., Suite 288
P.O. Box 2747
West Chester, PA 19380-0990
(610) 344-6526

SOUTH BRANCH OFFICE
695 W. Baltimore Pike
West Grove, PA 19380-9437
(610) 869-0560

SEWAGE SYSTEM / WELL INSPECTION FORM

Name: W. B. B. B. Application # 2671405
Subdivision: _____ Lot # _____
Location: 10 1/2 Ave
Township: E. A. B. Contractor # 100-1000

Partial ☐
Approved ☐
Not Approved ☐
(see reasons below)

THE FOLLOWING CHECKED ITEMS APPEAR TO MEET CCHD'S RULES AND REGULATIONS AT THIS TIME:

☒ CLEAN OUT _____
☒ BUILDING SEWER _____
☒ TREATMENT TANK _____
☒ INSPECTION PORT _____
☒ PUMP/DOSING TANK _____
☒ PUMP/SYPHON _____
☒ ELECTRICAL CONTROLS _____
☒ HIGH LEVEL ALARM _____
☒ DELIVERY LINE _____
☒ DISTRIBUTION BOX _____
☒ ABSORPTION AREA _____
☒ SAND ANALYSIS _____
☒ PRESSURE DOSING TEST _____
☒ BERM _____
☒ FINAL GRADE _____
☒ OTHER (SPECIFY) 2 1/2" PVC 20' 35" 10'
☒ THE CONTRACTOR WAS/WAS NOT READY FOR INSPECTION AS SCHEDULED.

WELL:

☒ LOCATION _____
☒ CASING _____
☒ ISOLATION DISTANCES _____
☒ PVC WATER PIPES _____
☒ TREATMENT UNIT IN USE _____
TYPE _____

CONTACT HEALTH DEPARTMENT FOR REINSPECTION OF:

COMMENTS:

SEWAGE DISPOSAL SYSTEM APPEARS TO MEET CCHD RULES AND REGULATIONS AT THIS TIME.
ABSORPTION AREA MUST BE COVERED WITHIN FIVE (5) DAYS (WEATHER PERMITTING).
WELL APPEARS TO MEET ALL CCHD RULES AND REGULATIONS AT THIS TIME.

ENFORCEMENT OFFICER

DATE

RECEIVED BY

Chester County Health Department
Bureau of Environmental Health Protection
Division of Water, Sewage, & Public Health Engineering

Specifications for Proposed On-Lot Sewage Disposal System

Name Mooberly Application # 2031405

Municipality EAST HANCOCK Date 6-14-07

1) Building Sewer: Type Sch. 40 PVC Diameter 4 in.
(Section 73.2.1)

2) Primary Treatment: No. of Septic Tanks 1
(Section 73.31 & 73.32) Capacity 1st Tank 800 gal
Capacity 2nd Tank 450 gal
No. of Compartments per Tank 2

No. of Aerobic Tanks _____

No. of Holding Tanks _____
(Requires Holding Tank Design Sheets)

Total Tank Capacity 1250 gal

3) Distribution: Gravity _____
Lift Pump _____ (Requires Lift Pump Data Sheets)
Dosing Pump X (Requires Dosing Pump Data Sheets)

4) Secondary Treatment: Seepage Bed _____
Standard Trench _____
Subsurface Sand Filter Bed* _____
Subsurface Sand Filter Trench* _____
Elevated Sand Mound Bed* _____
Elevated Sand Mound Trench* _____
Other X Pressure Dosing

*Requires Pressure Dosing (73.16 – Table A)

5) Slope (Note Exact): 3 0-8%
_____ 8.1-14.9%
_____ 15-25% - Attach detailed design, Designer inspection required (73.52(a))

6) Absorption Area: Stone Aggregate Systems
Trenches: Number _____ Length _____ ft. Width _____ ft.
(73.52) Distribution Box (Y/N) _____ Space between trenches _____ ft.

Beds: Number 2 Length 50 ft. Width 12.5 ft.
(73.53) Space between beds 5' min ft.
Length of Header Pipe — ft. Diameter — in.
Length of Manifold 20 ft. Diameter 2" in.

7) All Absorption Areas:

Depth of Absorption Area: 36 inches upslope 31.5 inches downslope
Number of Laterals 4 Distance between laterals 6 ft.
Length of Laterals 21 ft. Pipe Type PVC-SCH 40 Diameter 1.5 in.
Distance between laterals and sidewalls 3.5 ft.
Distance between header pipes/lateral ends and endwalls 4 ft.
Lateral slope: Must be level
Type of Aggregate: 2 B CLEAN Depth under lateral 6 in.
Depth over lateral 4.5 in.
Aggregate covered by: Hay/Straw — Paper —
Geotextile X Other (specify) —

8) Sand Systems: Depth of Sand — in. Supplied by: PA DEP Approved Source
(73.55 (c))

9) The absorption area(s) and treatment tank(s) must meet the isolation distance requirements of Section 73.13 (a through e) If not, the proper release agreement must be recorded and attached. (applies only to repairs)

Any changes in the location, size or other design aspects of this system require prior approval by this department.

Note: *Four (4) copies of this form and all other design forms must be submitted

*Upon notification of completion, this Department has 72 hours from the reported completion time to make an inspection. To facilitate inspections, the contractor should call this Department 24 hours in advance of completion.

All References are to Title 25, Chapter 73: Standards for Sewage Facilities.

Prepared by: AND GREEN Approved by: —
Designer CCHD

Designer's Phone Number 610-932-0125

CHESTER COUNTY HEALTH DEPARTMENT
Bureau of Environmental Health Protection
Division of Water, Sewage, & Public Health Engineering

DOSING PUMP DATA SHEET

NAME: Mooberry APPLICATION #: 2031405

MUNICIPALITY: EAST HARBOROUGH TWP DATE: 6-14-07

DATA

1.) ^{DOSE} ~~Eff~~ Pump: Manufacturer Goulds Model # WE07H

2.) Sewage Flow, peak rate (min. 5 GPM) 416 GPM

3.) Pump Discharge Rate (Design) 51 GPM

4.) Critical Elevations: (From Topographical Plan)

a.) Grade at Pump Station: 100 ft. e.) Pump On: 94.17 ft.

b.) Tank Floor: 92 ft. f.) Pump Off: 93 ft.

c.) Intake Invert: 92.5 ft. g.) Alarm On: 94.67 ft.

d.) ^{MANHOLE} D-box / Header-Pipe: 107 ft.

5.) Pump Tank: Capacity 10000 Gal.

Rectangular: _____ "L _____ "W _____ "D Round: 74.5 "Dia. 67 "Depth
(USE INTERNAL TANK DIMENSIONS) 18.86 FT

6.) Pipe: Type PVC SCH 40 Diameter 2 in.
(All pipe MUST be schedule 40 or equivalent)

7.) Fittings:	Quantity		Equiv. Length(ft)	Total
90 Elbow	<u>6</u>	x	<u>5.55</u>	<u>= 33.3</u>
45 Elbow	<u>1</u>	x	<u>2.50</u>	<u>= 2.50</u>
Std. Tee	<u>6</u>	x	<u>11.1</u>	<u>= 66.6</u>
Couplings	<u>20</u>	x	<u>1.25</u>	<u>=</u>
Quick Disc.	<u>1</u>	x	<u>1.35</u>	<u>= 1.35</u>
Check Valve		x	<u>=</u>	<u>=</u>
Other (specify)	<u>1</u>	x	<u>11.5</u>	<u>= 11.5</u>
Force Line	<u>1</u>	x	<u>22.5</u>	<u>= 22.5</u>

Total
Equiv. Length
340.33 ft

8.) HYDRAULIC PROFILE Submit the following drawings:

- Submit a profile drawing showing all elevation changes and fittings from the pump tank to the manifold.
- A typical view of the absorption area showing the lateral elevation in beds or individual trenches.

9.) Laterals: Submit a drawing of a typical lateral for beds or individual laterals for trench systems. The detail should begin at the manifold showing the length of the lateral, number of orifices, orifice diameter and orifice spacing.

CALCULATIONS $F = 4.73 \times \frac{L}{100} = \frac{2.3}{100} \times 2000 \text{ FE} = 11.23 \text{ FT LOSS}$

10.) Total Equivalent length of discharge pipe and fittings: 340.33 ft

Total Equivalent length of manifold and fittings: INCLUDED IN ABOVE GPM

Sewage Flow: (Design) 400 GPM GPM

11.) Friction Head: 11.23 ft. (F.H.)

12.) Static Head: 14.5 ft (# 4.(d.) - # 4.(c.) = S. H.)

13.) Residual Head 3.0 ft (Head to be maintained at terminal end of Laterals = R.H.)

14.) Total Head: 28.23 ft (F.H. + S.H. + R.H. = T.H.)

15.) Dose Volume: 264.8 Gal. (Reference Ch. 73, 73.45(2))

Note:

- A high level alarm must be provided and connected to an electrical circuit which is separate from the pump.
- All electrical controls must be moisture resistant and be located outside of the wet well of the tank.
- The pump tank access must be to grade and be secured by bolts, a locking mechanism, or have sufficient weight to prevent access by children.

Prepared by: John Green Approved by: _____

ALL CHANGES MADE TO THESE SPECIFICATIONS REQUIRE PRIOR APPROVAL BY THIS DEPARTMENT.

Four (4) copies of this form must be submitted.



Submersible Effluent Pump

MODEL

3885

PROSURANCE AVAILABLE FOR RESIDENTIAL APPLICATIONS.

APPLICATIONS

Specifically designed for the following uses:

- Homes
- Farms
- Trailer courts
- Motels
- Schools
- Hospitals
- Industry
- Effluent systems

SPECIFICATIONS

Pump

- Solids handling capabilities: 3/4" maximum.
- Discharge size: 2" NPT.
- Capacities: up to 140 GPM.
- Total heads: up to 128 feet TDH.
- Temperature: 104°F (40°C) continuous, 140°F (60°C) intermittent.
- See order numbers on reverse side for specific HP, voltage, phase and RPM's available.

FEATURES

■ **Impeller:** Cast iron, semi-open, non-clog with pump-out vanes for mechanical seal protection. Balanced for smooth operation. Silicon bronze impeller available as an option.

■ **Casing:** Cast iron volute type for maximum efficiency. 2" NPT discharge.

■ **Mechanical Seal:** SILICON CARBIDE VS. SILICON CARBIDE sealing faces. Stainless steel metal parts, BUNA-N elastomers.

■ **Shaft:** Corrosion-resistant, stainless steel. Threaded design. Locknut on three phase models to guard against component damage on accidental reverse rotation.

■ **Fasteners:** 300 series stainless steel.

■ **Capable of running dry** without damage to components.

■ **Designed for continuous operation** when fully submerged.

MOTORS

■ **Fully submerged in high-grade turbine oil** for lubrication and efficient heat transfer.

■ **Class B insulation.**

Single phase:

- Built-in overload with automatic reset.
- All single phase models feature capacitor start motors for maximum starting torque.
- 1/2 and 3/4 HP – 16/3 SJTOW with 115, 208 and 230 Volt three prong plug.
- 3/4-2 HP – 14/3 STOW with bare leads.

Three phase:

- Overload protection must be provided in starter unit.
- 1/2-2 HP – 14/4 STOW with bare leads.

■ **Designed for Continuous Operation:** Pump ratings are within the motor manufacturer's recommended working limits, can be operated continuously without damage when fully submerged.

■ **Bearings:** Upper and lower heavy duty ball bearing construction.

■ **Power Cable:** Severe duty rated, oil and water resistant. Epoxy seal on motor end provides secondary moisture barrier in case of outer jacket damage and to prevent oil wicking. Standard cord is 20'. Optional lengths are available.

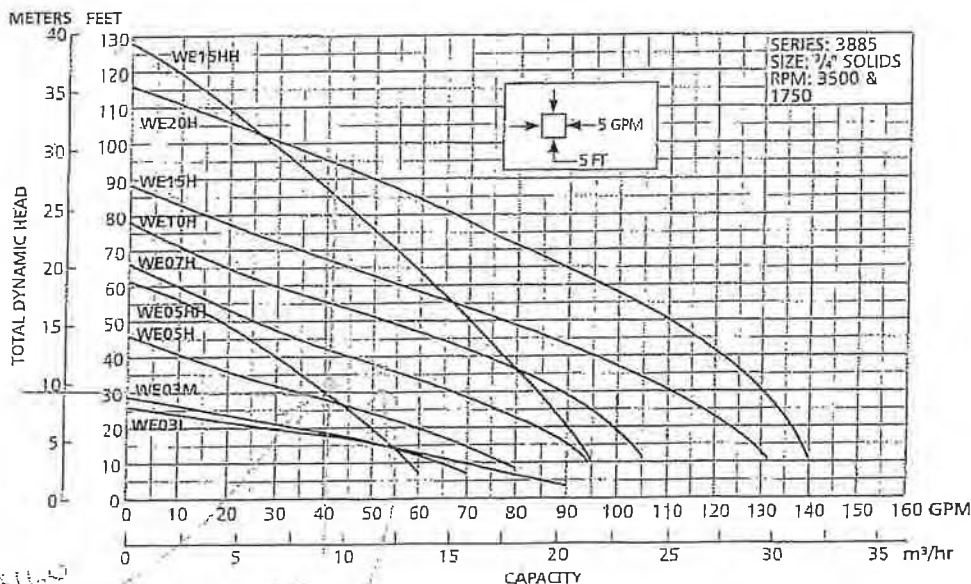
■ **O-ring:** Assures positive sealing against contaminants and oil leakage.

AGENCY LISTINGS



Tested to UL 778 and CSA 22.2 108 Standards By Canadian Standards Association File #LR38549

Goulds Pumps is ISO 9001 Registered.



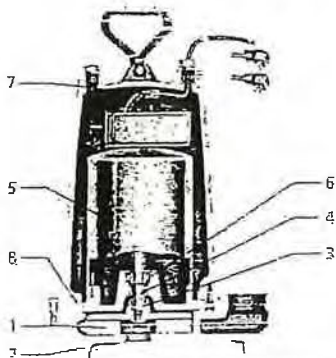
Goulds Pumps



ITT Industries

COMPONENTS

Item No.	Description
1	Impeller
2	Casing
3	Silicon carbide vs. silicon carbide Mechanical seal
4	Shaft
5	Motor
6	All Ball bearing heavy duty design
7	Power cable
8	O-ring



Submersible Effluent Pump

MODEL

3885

MODELS

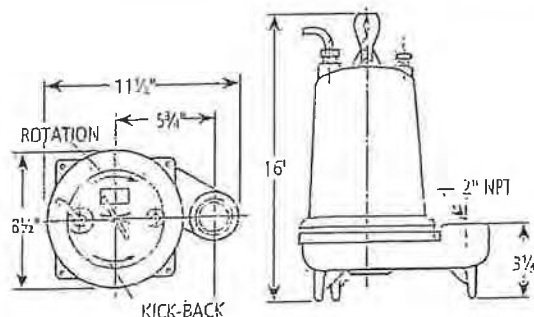
Order No.	HP	Volts	Phase	Max. Amp.	RPM	Solids	Wt. (lbs.)
WE0311L		115		9.8			
WE0318L		200		6.8			
WE0312L		230		4.9			
WE0311M	1/3	115		9.8	1750		56
WE0318M		200		6.8			
WE0312M		230		4.9			
WE0511H		115		14.5			
WE0518H		200		8.1			
WE0512H		230		7.3			
WE0538H		200		4.1			
WE0532H		230	3	3.3			
WE0534H		460		1.7			
WE0511HH	1/2	115		14.5			60
WE0518HH		200	1	8.1			
WE0512HH		230		7.3			
WE0538HH		200		4.1			
WE0532HH		230	3	3.6			
WE0534HH		460		1.8			
WE0718H		200	1	11.0			
WE0712H		230		10.0			
WE0738H	3/4	200		6.2			
WE0732H		230	3	5.4			
WE0734H		460		2.7			
WE1018H		200	1	14.0			70
WE1012H		230		12.5			
WE1038H	1	200		8.1			
WE1032H		230	3	7.0			
WE1034H		460		3.5	3500		
WE1518H		200	1	17.5			
WE1512H		230		15.7			
WE1538H		200		10.6			
WE1532H		230	3	9.2			
WE1534H		460		4.6			
WE1518HH	1 1/2	200	1	17.5			80
WE1512HH		230		15.7			
WE1538HH		200		10.6			
WE1532HH		230	3	9.2			
WE1534HH		460		4.6			
WE2012H		230	1	18.0			
WE2038H	2	200		12.0			83
WE2032H		230	3	11.6			
WE2034H		460		5.8			
WE0537H	1/2			1.4			60
WE0537HH				1.5			
WE0737H	3/4			2.2			70
WE1037H	1	575	3	2.8			
WE1537H				3.7			80
WE1537HH	1 1/2			3.7			
WE2037H	2			4.7			83

PERFORMANCE RATINGS (gallons per minute)

Order No.	WE03L	WE03M	WE05H	WE07H	WE10H	WE15H	WE05HH	WE15HH	WE20H
HP	1/3	1/2	1/2	3/4	1	1 1/2	1/2	1 1/2	2
RPM	1750	1750	3500	3500	3500	3500	3500	3500	3500
5	86	—	—	—	—	—	58	—	—
10	70	63	78	—	—	—	—	—	—
15	52	50	70	90	—	—	53	—	—
20	27	35	60	83	98	123	49	90	136
25	—	—	48	76	94	117	45	87	133
30	—	—	35	67	88	110	40	83	130
35	—	—	20	57	82	103	35	80	126
40	—	—	—	45	74	95	30	77	121
45	—	—	—	35	64	86	25	74	116
50	—	—	—	25	53	77	—	70	110
55	—	—	—	—	40	67	—	66	103
60	—	—	—	—	30	56	—	63	96
65	—	—	—	—	20	45	—	58	89
70	—	—	—	—	—	35	—	55	81
75	—	—	—	—	—	25	—	51	74
80	—	—	—	—	—	—	—	47	66
90	—	—	—	—	—	—	—	37	49
100	—	—	—	—	—	—	—	28	30

DIMENSIONS

(All dimensions are in inches. Do not use for construction purposes.)



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PRINTED IN U.S.A.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Goulds Pumps



CHESTER COUNTY HEALTH DEPARTMENT

Main Office
Government Service Center
601 Westtown Rd., St. 288
P.O. Box 2747
West Chester, PA 19380-0990
(610) 344-6526 FAX (610) 344-5934

South Branch
695 W. Baltimore Pike
West Grove, PA 19390-9437
(610) 869-0560
FAX (610) 869-0525

SEWAGE APPLICATION RECORD FORM & SEWAGE APPLICATION RIDER

Application # Z031405 (# on Sewage Application including the letter)

DAVID D AND FM McOBERRY
Name of Applicant (Property/Equitable Owner ONLY)

610-444-5445
Telephone #

111 SPOTSWOOD LN. KENNETT SQUARE, PA
Address of Applicant (Property/Equitable Owner ONLY)

19348-1725
Zip Code #

111 SPOTSWOOD LN 61-05-01920000
Site Address Lot and Tax Parcel #

PAS7 MARLBOROUGH
Municipality/Site Location

CHESTER
County

Subdivision Name

David D McOberry
Signature Property/Equitable Owner

FM McOberry
Signature Property/Equitable Owner

Select one:
Residential ✓ Commercial _____ Repair ✓ Relocation _____ Community _____

*If Repair Check One:
Work is being done due to a ✓ system failure or _____ failed certification - _____
Name of Certifier

*For Commercial or Community Systems:

of EDUs _____ (One EDU is equivalent to a flow of 400 gallons per day)

LOCATION OF SITE: (Draw map or provide clear narrative directions) MUST BE COMPLETED

FROM RT #1 NORTH ON RT #82 TOWARD LAKEVILLE CR
BLOCK ON RIGHT IS SPOTSWOOD LANE. 111 IS SIGNAL
BACK ON SPOTSWOOD

Please complete the reverse side. An additional fee may be required prior to permit issuance.

All of the above information is to be supplied by the applicant. At the time you complete this form, also complete Part I of the actual Sewage Application so that the same information is supplied on both forms. Return ONLY this form (in duplicate) with the appropriate fee. Keep application until all testing and drawings have been completed.

FOR DEPARTMENTAL USE ONLY

Admin. Fee \$ 100.00 Receipt # 104876 1st Fee \$ 100.00 Receipt # 104876 2nd Fee \$ _____ Receipt # _____

Date 3/16/07 South Branch Date 3/16/07 Branch

Transfer Fee \$ _____ Receipt # _____

Date _____

CHESTER COUNTY HEALTH DEPARTMENT
SEWAGE APPLICATION RIDER

March 15

2007

Application # Z031405

We, David D. and FM McOBERRY

owner(s) of the real property located in the Township of EAST MARLBOROUGH

County of Chester and Commonwealth of Pennsylvania more specifically described as follows:

III SPOTSWOOD LANE

do hereby authorize, empower and appoint (Name) Ann Green (Phone) [REDACTED]
(Address) 335 Cullen Rd, Oxford, PA 19363

my lawful agent exclusively and specifically with reference to the installation of an on-lot sewage disposal system(s) on the property described above. My agent herein named is authorized, among other things to file applications, conduct tests, attend meetings, receive notices and to do any and all other acts necessary for the permitting and installation of said system(s). My agent is specifically authorized, in my absence, to receive the notice required by 35 P.S. 750.7 Et. Seq.

IN WITNESS WHEREOF, I, WE, hereunto place our hand(s) and seal(s).

[Signature]

Signature Property/Equitable Owner

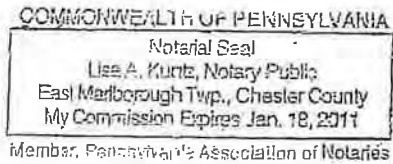
[Signature]

Signature Property/Equitable Owner

Sworn to and subscribed before me

this 15 day of March 2007

Notary Public



THIS FORM MUST BE NOTARIZED IF AN AGENT IS BEING OR HAS BEEN APPOINTED

For Departmental Use Only

Test Pit Observations on _____ at _____

Initial Pre-soak on _____ at _____

Perc Test on _____ at _____

____ The above dates meet the 20 working day requirement of Act 537.

____ The above dates do not meet the 20 working day requirement of Act 537. The dates given have been mutually agreed to by the property owner or his assigned agent and the Chester County Health Department.

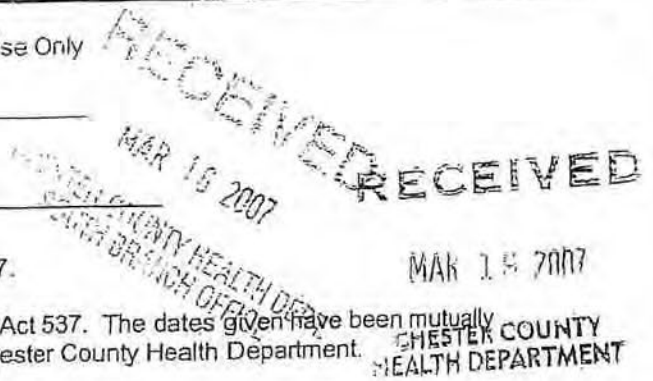


EXHIBIT A-7
LETTERS OF SUPPORT

6/2/2025

East Marlborough Township
Zoning Hearing Board
721 Unionville Road
Kennett Square, PA 19348

Re: Application of Adriana and Kenneth Wiseman for a Variance for
111 Spottswood Lane, Kennett Square

To whom it may concern:

We are writing in support of Adriana and Ken Wiseman's application for a variance to allow them to build an inground pool, hot tub and pool house in an area that you have determined is a front yard under the Township's zoning ordinance. We live directly across the road from the Wisemans. Ken Wiseman showed me where the pool and pool house will be and I don't think the addition of the pool, etc. would interfere in any way with our enjoyment of our own property. We also understand that because of the location of the drain field for the Wisemans' septic tank, there is no other location on their property where they could have a pool. In addition, even if the pool could be located on the drain field side of their property, that would require cutting down and removing perhaps a dozen or more large mature trees which would be both environmentally and esthetically undesirable.

There are numerous homes in the neighborhood that have pools, and we think the Wisemans should have the opportunity to have one as well. Therefore, we support their request for a variance and ask that you grant it.

Sincerely,



Elliot Blake
104 Spottswood Lane
Kennett Square, PA 19348

Sara O'Byrne

204 Winding Lane

Kennett Square, PA 19348

May 30, 202

East Marlborough Township

Zoning Hearing Board

721 Unionville Road

Kennett Square, PA 19348

Re: Application of Adriana and Kenneth Wiseman for a Variance for

111 Spottswood Lane, Kennett Square

To whom it may concern:

My husband Larry and I are writing in support of Adriana and Ken Wiseman's application for a variance to allow them to build an inground pool, hot tub and pool house in an area that you have determined is a front yard under the Township's zoning ordinance. We live across Spottswood Lane from the area in which the pool, etc. would be constructed. The Wisemans have provided us with copies of the plan showing the design and location of the facilities and we have reviewed those materials. We do not think the addition of the pool, etc. would interfere in any way with enjoyment of our own or others' property, and we think the proposed facilities would be an enhancement to the Wisemans' property and the neighborhood. We also understand that because of the location of the drain field for the Wisemans' septic tank, there is no other location on their property where they could have a pool. In addition, even if the pool could be located on the drain field side of their property, that would require cutting down and removing perhaps a dozen or more large mature trees which would be both environmentally and esthetically undesirable.

There are numerous homes in the area that have pools, and we think the Wisemans should have the opportunity to have one as well. Therefore, we support their request for a variance and ask that you grant it.

Sincerely,

Sara K O'Byrne, M.Ed.

Jonathan R. Long

From: Cheri Miller [REDACTED]
Sent: Monday, June 2, 2025 6:08 PM
To: Jonathan R. Long

Brian Miller

113 Spottswood lane Kennett square pa 19348

6/2/25

East Marlborough Township
Zoning Hearing Board
721 Unionville Road
Kennett Square, PA 19348

Re: Application of Adriana and Kenneth Wiseman for a Variance for
111 Spottswood Lane, Kennett Square

To whom it may concern:

We are writing in support of Adriana and Ken Wiseman's application for a variance to allow them to build an ingroundpool, hot tub and pool house in an area that you have determined is a front yard under the Township's zoning ordinance. We live [directly across the road] [across and just down the road] [next door just past] [next door just before] from the area in which the pool, etc. would be constructed. The Wisemans have provided us with copies of the plan showing the design and location of the facilities and we have reviewed those materials. We do not think the addition of the pool, etc. would interfere in any way with enjoyment of our own or others' property, and we think the proposed facilities would be an enhancement to the Wisemans' property and the neighborhood. We also understand that because of the location of the drain field for the Wisemans' septic tank, there is no other location on their property where they could have a pool. In addition, even if the pool could be located on the drain field side of their property, that would require cutting down and removing perhaps a dozen or more large mature trees which would be both environmentally and esthetically undesirable.

There are numerous homes in the area that have pools, and we think the Wisemans should have the opportunity to have one as well. Therefore, we support their request for a variance and ask that you grant it.

Sincerely,

Brian Miller

EXHIBIT A-2
PRIOR DECISION AND ORDER



Gawthrop Greenwood, PC
Attorneys at Law

17 East Gay Street, Suite 100, P.O. Box 562 p. 610.696.8225
West Chester, PA 19381-0562 www.gawthrop.com

Patrick M. McKenna
610.696.8225 x 1550
610.344.0922 fax
pmckenna@gawthrop.com

August 25, 2025

Via First Class Mail and Email to: jlong@bellwoarkelly.com

Jonathan Long, Esquire
Bellwoar Kelly LLP
126 W. Miner Street
West Chester, PA 19382

**Re: East Marlborough Township Zoning Hearing Board
Application of Kenneth and Adriana Wiseman
111 Spottswood Lane, Kennett Square, PA 19348**

Dear Mr. Long:

Enclosed please find the fully executed decision in the above matter for your clients.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Patrick M. McKenna

PMM/bd
Enclosure
cc w/ enc.

East Marlborough Township (via email)

IN RE:

APPLICATION OF

KENNETH AND ADRIANA
WISEMAN

BEFORE THE ZONING HEARING BOARD

OF EAST MARLBOROUGH TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

DECISION

Kenneth and Adriana Wiseman (“Applicants”) filed an application with the East Marlborough Township Zoning Hearing Board (“Board”) requesting variances from the following sections of the East Marlborough Township Zoning Ordinance (“Zoning Ordinance”): §502.D.2 (Accessory Uses) to permit the construction of an inground swimming pool which will be located in front of the front façade of the house and the building line, where it is otherwise not permitted; and §503.C (Area and Bulk Regulations) to permit the construction of a swimming pool that will increase the lot coverage on the property from the existing 13.3% lot coverage to 14.7% lot coverage where 10% is the maximum permitted lot coverage, for the property located at 111 Spottswood Lane, East Marlborough Township, Chester County, Pennsylvania (UPI No. 61-5-192) in the R-B – Residential District of the Township, and such further relief that may be necessary.

The hearing on the subject application was held on July 15, 2025.¹ Chairperson John Laffey, and Members Jane Laslo, Shelley Mincer, and Richard Abbott, heard the application for the Board. Patrick M. McKenna, Esquire, appeared as the Board’s Solicitor. Charles Shock, Township Zoning Officer, was present. The Applicants were represented by Jonathan Long, Esquire. *See* N.T., p. 5. No other parties appeared of record.

After receiving the evidence presented by the Applicants and having reviewed the same, the Board makes the following:

¹ During the course of the hearing, the Applicants waived the requirement of §908(10) of the Pennsylvania Municipalities Planning Code that written notice of the Board’s decision be provided within 24 hours of the hearing. *See* 53 P.S. §10908(10); *see also* N.T., p. 41.

Findings of Fact

1. The hearing was duly convened, and the Applicants presented evidence in support of the application.

2. The Applicants are the owners of the subject property. *See* Exhibits B-2, B-7, A-1; *see also* N.T., pp. 9, 20.

3. The subject property is located at 111 Spottswood Lane, East Marlborough Township, Chester County, Pennsylvania (UPI No. 61-5-192) ("Property"). *See* Exhibits B-1, B-5, B-7, A-1, A-2.

4. The Property is located in the RB-Residential Zoning District. *See* Exhibits B-1, B-7.

5. The Property measures approximately 3.1 acres in area. *See* Exhibits B-1, B-5, A-2.

6. During the course of the hearing, the Board marked and admitted the following Exhibits into evidence:

Exhibit B-1: Notice of hearing for July 15, 2025;

Exhibit B-2: Proof of publication of notice in the Daily Local News on June 24, 2025 and July 1, 2025;

Exhibit B-3: Proof of posting of notice signed by Township Manager Neil Lovekin, dated June 30, 2025, and a photograph depicting the location of the notice on the Property;

Exhibit B-4: Proof of mailing of notice signed by Township Manager Neil Lovekin, dated June 27, 2025, and a list of individuals to whom notice was mailed;

Exhibit B-5: ChescoViews aerial image depicting the location of the Property;

Exhibit B-6: The East Marlborough Township Zoning Ordinance, by reference; and,

Exhibit B-7: Zoning Relief Application.

See N.T., pp. 3-4.

7. At the hearing, the Applicants offered the following exhibits, which were admitted into evidence:

- Exhibit A-1: Deed to Property, dated April 20, 2022;
- Exhibit A-2: ChescoViews Printout of Property;
- Exhibit A-3: Construction Permit Packet;
- Exhibit A-4: Construction plans for Pool;
- Exhibit A-5: May 2, 2025 Email from Charles Shock, Township Zoning Officer, regarding need for variance relief;
- Exhibit A-6: Chester County Health Department Record for Septic System;
- Exhibit A-7: Letters of Support from Neighbors.

See N.T., p. 35.

8. Section 502.D.2 (Use regulations – Accessory uses) of the Zoning Ordinance provides, in relevant part, that swimming pools are a permitted accessory use provided that the pool is located behind the front façade of the house and building line, and at least 50 feet from any side property line. *See* Exhibit B-6.

9. Section 503.C (Area and bulk regulations) of the Zoning Ordinance provides, in relevant part, that “[t]he maximum Lot Coverage of any Lot shall be 10% of the lot area. The remaining area shall be green area.” *See* Exhibit B-6.

10. The Applicants propose to install an inground swimming pool with a small shed for housing pool materials and accessories, paved patio, hot tub and pool house, which will be located in front of the front façade of the house and the building line. *See* Exhibits B-7, A-3, A-4; *see also* N.T., p.. 7-8.

11. The proposed improvements will increase the impervious lot coverage on the Property from the existing 13.3% lot coverage by 1.4%, for a total of 14.7% lot coverage. *See* Exhibit B-7, A-4, A-5; *see also* N.T., p. 10.

12. Kenneth Wiseman and Adriana Wiseman testified in support of the application. *See* N.T., p. 13, 35.

13. Jason Turpin, owner of Turpin Landscape, and designer of the proposed improvements, testified in support of the application. *See* N.T., pp. 28-29.

14. The Property contains a single family dwelling², detached garage, driveway, a pond, mature trees, a septic system with tank and drainage field and a hard top tennis court. *See* Exhibits B-5, B-7, A-2, A-4, A-6; *see also* N.T., pp. 7-8, 11, 15-16, 34.

15. The Property is oddly shaped, because of its location on the curve of Spottswood Lane. *See* Exhibits B-5, A-2, A-4; *see also* N.T., pp. 7-8.

16. The front of the dwelling faces south, the driveway enters from Spottswood Lane, cuts west through the middle of the Property, curves around the rear of the dwelling and passes to the east and then south of the dwelling to reconnect with Spottswood Lane. *See* Exhibits B-5, A-2, A-4; *see also* N.T., p. 7.

17. The section of Spottswood Lane leading to the dwelling is a private road. *See* N.T., p. 33.

18. Applicants purchased the property in 2022. *See* Exhibit A-1; *see also* N.T., pp. 9, 20.

19. Applicants have made no changes to the Property since their purchase. *See* N.T., p. 9.

20. At the time of their purchase, impervious coverage on the Property was 13%. *See* N.T., p. 9.

21. The proposed pool is 478 square feet in area; the pool house will total 350 square feet in area and contain a bathroom. *See* Exhibit A-4; *see also* N.T., p. 10, 12, 14.

² The dwelling on the Property was built in 1857 and was owned by John Taylor, Bayard Taylor's brother. *See* N.T., p. 25. Other noteworthy residents were Eve Blackwell and Mrs. Mooberry. *See* N.T., pp. 25-26.

22. The pool house will be used as an accessory structure for storage and as a changing area, but it will not be used as a residence. *See* N.T., p. 11, 14, 26.

23. The pool house will be connected to the existing septic system by a hydraulic pump with no need for system increase. *See* Exhibits A-4, A-6; *see also* N.T., pp. 20-22.

24. Applicants considered placing the pool on the north portion of the lot, but were constrained by the location of the septic field, and to avoid disturbing the grove of mature trees. *See* Exhibit A-4; *see also* N.T., pp. 22-24.

25. Applicants stated that removal of one tree is necessary for installation of the proposed pool. *See* N.T., p. 22.

26. The location of the pond in the side yard requires the pool to be placed farther south on the Property. *See* Exhibit A-4; *see also* N.T., p. 8.

27. The proposed improvements are located to maintain the distance between the pool and the dwelling for ease of maintenance and storm water grading purposes. *See* Exhibit A-4; *see also* N.T., pp. 30, 32.

28. Applicants intend to install a berm with vegetative planting to shield the view of the pool from the road. *See* Exhibit A-4; *see also* N.T., p. 24.

29. Applicants testified that in the event a stormwater management improvement is required for the project they intend to comply with all Township ordinances. *See* N.T., p. 18.

30. The Property currently has a split rail perimeter fence with wire mesh. *See* N.T., pp. 18-19.

31. The proposed improvements will conform to all Township fencing requirements related to the pool, which is indicated on the plan. *See* Exhibit A-4; *see also* N.T., pp. 19-20.

32. Applicants intend to maintain and possibly resurface the tennis court. *See* N.T., p. 20.

33. Applicants received letters in support of the proposed relief from the following neighbors: Elliot Blake at 104 Spottswood Elliot Blake (UPI 61-8-72), Sara O'Byrne at 204 Winding Lane (UPI 61-8-71), Brian Miller at 113 Spottswood Lane (UPI 61-5-194.3). *See* Exhibit A-7; *see also* N.T., pp. 16-17.

34. The property at 204 Winding Lane would be most affected by the proposed improvement, with the front of that dwelling facing away from Spottswood Lane. *See* Exhibits B-5, A-2; *see also* N.T., p. 18.

35. Helen Acland at 110 Marlbrooke Way (UPI 61-5-191.20), who shares a property line with the Property, offered comment at the hearing, and stated no objection to the proposed pool located in the front of the dwelling. *See* N.T., p. 36, 37.

Discussion

A variance is a departure from the exact provisions of a zoning ordinance. *S. Broad St. Neighborhood Ass'n v. Zoning Bd. of Adjustment*, 208 A.3d 539, 547 (Pa. Cmwlth. 2019). In reviewing requests for variances, the Board is guided by the criteria set forth in §2109 (Standards for Review of Proposed Variance or Special Exception) of the Zoning Ordinance. Section 2109 of the Zoning Ordinance provides as follows:

- A. In any instance where the Zoning Hearing Board is required to consider a request for Variance or Special Exception, the Zoning Hearing Board must determine that the following standards and criteria are met before granting the request:
 1. The size, scope, extent, and character of the Special Exception or Variance requested is consistent with the Comprehensive Plan of the Township and promotes the harmonious and orderly development of the zoning district involved.
 2. The proposed change or modification constitutes an appropriate use consistent with the character and type of development in the area surrounding the location for which the request is made and will not substantially impair, alter, or detract from the use of surrounding property of the character of the neighborhood in light of the zoning classification of the area affected; the effect on other properties in the area; the number, extent, and scope of Non-Conforming Uses in the area; and the presence or the absence in the

neighborhood of conditions or uses which are the same or similar in character to the conditions or use for which Applicant seeks approval.

3. The proposed use is suitable with respect to the traffic and highways in the area and provides for adequate access and off-Street parking arrangements in order to protect major Streets and highways from undue congestion and hazard.
 4. Major Street and highway frontage will be developed so as to limit the total number of access points and encourage the frontage of Building of parallel marginal roads or on roads perpendicular to the major Street or highway.
 5. The proposed change is reasonable in terms of the logical, efficient and economical extension of public services and facilities, such as public water, sewers, police, fire protection, and public Schools, and assures adequate arrangements for sanitation in specific instances.
 6. All commercial or industrial parking, loading, access, and service areas will be adequately illuminated at night while in use and arranged so as to comply with the requirements of §1812(B) dealing with special regulations relating to access and highway frontage.
 7. Conditions are being imposed on the grant of the request necessary to insure that the general purpose and intent of this Zoning Ordinance is complied with and that the use of the property adjacent to the area included in the proposed change or modification is adequately safeguarded with respect to harmonious design in Buildings, aesthetics, planting, and its maintenance as a sight or sound screen, landscaping, hours of operation, lighting, numbers of persons involved, allied activities, ventilation, noise, sanitation, safety, smoke and fume control, and the minimizing of noxious, offensive, or hazardous elements.
 8. The proposed change protects and promotes the safety, health, morals, and general welfare of the Township.
- B. In addition, to approve a proposed Variance the Zoning Hearing Board must also find, where relevant, in a given case:
1. That there are unique physical circumstances or conditions including irregularity, narrowness, or shallowness of Lot size or shape peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Officer in the neighborhood or district in which the property is located.
 2. Within the Historic District as defined by §1202 of this Ordinance, the Historic characteristics of a Building may be considered within the scope of "unique physical circumstances and conditions" in any application for

variance from area and bulk regulations applicable to the authentic restoration, reconstruction, or Alteration of such Building.

3. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Officer and that the authorization of a Variance is therefore necessary to enable the reasonable use of the property.
4. That such unnecessary hardship has not been created by the appellant.
5. That the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

In addition to the above-referenced criteria and standards, the courts of the Commonwealth of Pennsylvania have interpreted dimensional variance requests. In *Hertzberg v. Zoning Bd. of Adjustment of City of Pittsburgh*, 721 A.2d 43, 47 (Pa. 1998), the Supreme Court of Pennsylvania stated that when an applicant seeks a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. The Supreme Court went on to explain that the grant of a dimensional variance is of lesser moment than the grant of a use variance. *Id.* *Hertzberg* eased the requirements for granting a dimensional variance. *Society Created to Reduce Urban Blight v. Zoning Bd. of Adjustment of City of Philadelphia*, 771 A.2d 874, 877 (Pa. Cmwlth. 2001). A dimensional variance includes setbacks, lot width, building area and impervious surface limitations. *Segal v. Zoning Hearing Bd. of Buckingham Twp.*, 771 A.2d 90, 94 (Pa. Cmwlth. 2001).

We are satisfied, having reviewed the exhibits and testimony presented before the Board, that the Applicants have presented sufficient evidence for the requested variances. While the Property contains 3.1 acres, its shape and location on the curve of Spottswood Lane create unique physical circumstances, which, in conjunction with the location of the dwelling and the extended driveway passing to the rear and side of the dwelling, the pond, tennis court and mature trees, all pose physical constraints on the further development of the property. The Applicants have not contributed to the

condition of the Property, or the pre-existing amount of impervious coverage. These constraints provide the necessary hardship which allow for a variance to the Zoning Ordinance.

The Board is satisfied that the variances requested which will allow for the construction of the proposed pool and accessories represents the minimum that will afford relief. The pool will be located outside the required property line setbacks. Due consideration was given for alternative placement of the pool, with the proposed location chosen to prevent loss of mature trees, and preservation of the existing dwelling.

The variances will not alter the essential character of the neighborhood in which the Property is located. A pool is an otherwise permitted accessory use in this residential district. Visibility of the proposed pool and pool house from Spottswood Lane will be restricted by the inclusion of a berm and vegetative buffer. Further, the property owner most effected by the proposed improvement stated that she did not oppose the development.

Accordingly, the Applicants' request for a variance from §502.D.2 (Accessory Uses) of the Zoning Ordinance to permit the construction of an inground swimming pool which will be located in front of the front façade of the house and the Building Line, where it is otherwise not permitted; and §503.C (Area and Bulk Regulations) of the Zoning Ordinance to permit the construction of a swimming pool that will increase the lot coverage on the property from the existing 13.3% lot coverage to 14.7% lot coverage where 10% is the maximum permitted lot coverage, for the property located at 111 Spottswood Lane, East Marlborough Township, Chester County, Pennsylvania (UPI No. 61-5-192) in the R-B – Residential District of the Township, shall be GRANTED subject to the conditions contained in the Order herein.

Conclusions of Law

1. The hearing was duly advertised, all required notices were given, and the hearing was duly convened.

2. The Board has jurisdiction over this matter.
 3. The Applicants have demonstrated that they are entitled to variances from §1820.C.2
- The Board, therefore, enters the following:

ORDER

AND NOW, this 15th day of July, 2025, upon consideration of the application of Kenneth and Adriana Wiseman requesting variances from the East Marlborough Township Zoning Ordinance §502.D.2 (Accessory Uses) to permit the construction of an inground swimming pool which will be located in front of the front façade of the house and the Building Line, where it is otherwise not permitted; and §503.C (Area and Bulk Regulations) to permit the construction of a swimming pool that will increase the lot coverage on the property from the existing 13.3% lot coverage to 14.7% lot coverage where 10% is the maximum permitted lot coverage, for the property located at 111 Spottswood Lane, East Marlborough Township, Chester County, Pennsylvania (UPI No. 61-5-192) in the R-B – Residential District of the Township, IT IS HEREBY ORDERED that the relief is GRANTED, subject to the following conditions:

1. The Applicants and the use and development of the Property shall comply with the representations and commitments made in the testimony and exhibits presented at the hearing to the Board.
2. The Applicants and the use and development of the Property shall comply in all respects with all other ordinances and regulations of East Marlborough Township and with all applicable provisions of any statute, ordinance or regulation of any municipal or governmental entity having jurisdiction over the Property or the uses thereon.
3. The Applicants shall install a berm and landscape buffer to screen the pool and pool house from Spottswood Lane, to the satisfaction of the Township Zoning Officer.

4. The Applicants shall comply with the East Marlborough Township pool fencing requirements.

5. The Applicants shall comply with the East Marlborough Township Stormwater Management Ordinance requirements.

6. The Applicants will ensure that the proposed pool house will not be used as a residence/living space.

EAST MARLBOROUGH TOWNSHIP
ZONING HEARING BOARD

John Laffey

John Laffey, Chairperson

Jane Laslo

Jane Laslo

Shelley Mincer

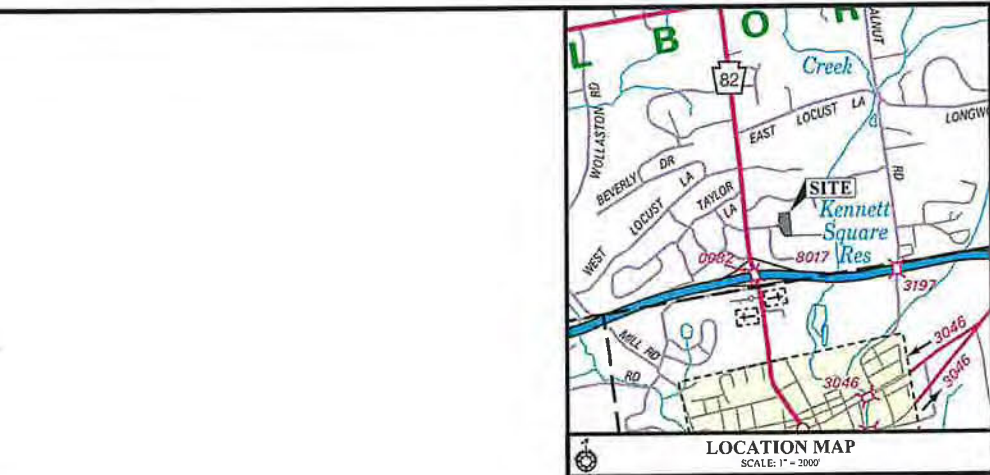
Shelley Mincer

Richard Abbott

Richard Abbott

*[SIGNATURE PAGE TO THE ZONING HEARING BOARD DECISION FOR THE
APPLICATION OF KENNETH AND ADRIANA WISEMAN, DATED JULY 15, 2025.]*

EXHIBIT A-3
UPDATED PLANS



- ## GENERAL NOTES:
1. BOUNDARY SHOWN FOR DEED AND FIELD VERIFIED BY PHYSICAL FIELD SURVEY. FURTHERED IN SEPTEMBER, 2023 BY THE WEST CHESTER, PA. DEEDS HAVE BEEN REPUTED TO STATE PLANE COORDINATES
 2. RIGHT OF WAY SHOWN IS ASSUMED BASED ON PLANS OF RECORD AND EVIDENCE
 3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 4. IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN SEPTEMBER, 2023 BY THE WEST CHESTER, PA. DEEDS HAVE BEEN REPUTED TO STATE PLANE COORDINATES
 5. TOPOGRAPHIC INFORMATION OUTSIDE WOODED AREAS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN SEPTEMBER, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. DEEDS HAVE BEEN REPUTED TO STATE PLANE COORDINATES
 6. TOPOGRAPHIC INFORMATION WITHIN WOODED AREAS SHOWN BY PENNSYLVANIA LIDAR.
 7. ELEVATIONS BASED ON NAD83 DATUM. VERTICAL DATUM USED BY GPS OBSERVATIONS ON SEPTEMBER 23, 2023
 8. THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE 1982 FEMA FLOOD MAPS, MAP NUMBER 15020-0204, EFFECTIVE SEPTEMBER 29, 2017
 9. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATION 1:250,000 SCALE SOIL SURVEY MAP. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN LAND-GLASSSTONE COMPLEX (LWB)
 10. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY CONTRACTING ACTIVITIES

ZONING DATA
R-B RESIDENTIAL DISTRICT

SINGLE-FAMILY DETACHED DWELLINGS	REQUIRED	EXISTING	PROPOSED
MINIMUM ADJUSED LOT AREA	80,000 S.F.	139,175 S.F.	139,175 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE	200 FEET	414.22 FEET	414.22 FEET
MAXIMUM LOT COVERAGE	10%	15.8% (21,967 S.F.) *	17.1% (23,512 S.F.) **
MINIMUM FRONT YARD SETBACK	75 FEET	133.6 FEET	133.6 FEET
MINIMUM SIDE YARD SETBACKS	35 FEET 75 FEET A/C/GREGATE	48.7 FEET 248.5 FEET	48.7 FEET 248.5 FEET
MINIMUM REAR YARD SETBACK	60 FEET	309.3 FEET	309.3 FEET
MINIMUM ACCESSORY FRONT YARD SETBACK	NOT ALLOWED	N/A	51.5 FEET **
MINIMUM ACCESSORY SIDE/REAR SETBACK	20 FEET	0.6 FEET *	0.6 FEET *
MAXIMUM BUILDING HEIGHT	35 FEET	EXISTING	EXISTING

* EXISTING NON-CONFORMITY VARIANCE REQUESTED TO INCREASE IMPERVIOUS COVERAGE BY 1.4% (ACTUAL INCREASE IS 1.3%)
 ** REQUESTED TO BE PERMITTED BY GRANT

A		B
PROPOSED IMPERVIOUS COVERAGE		
1	DWELLING	2,108 S.F.
2	GARAGE	1,210 S.F.
3	COVERED PORCH	393 S.F.
4	DRIVEWAY	9,478 S.F.
5	TENNIS COURT	6,621 S.F.
6	FLAGSTONE	1,574 S.F.
7	CONCRETE	421 S.F.
8	BILCO DOOR	36 S.F.
9	WALLS	126 S.F.
10	TOTAL EXISTING IMPERVIOUS	21,967 S.F.
11	POOL PATIO	625 S.F.
12	POOL	480 S.F.
13	SPA	64 S.F.
14	POOL AND SPA COPI'G	122 S.F.
15	POOL HOUSE	530 S.F.
16	NEW EQUIPMENT PAD	24 S.F.
17	NEW IMPERVIOUS TOTAL	7,845 S.F.
18	TOTAL PROPOSED IMPERVIOUS	23,812 S.F.

EXISTING IMPERVIOUS COVERAGE	
DWELLING	2,108 S F
GARAGE	1,210 S F
COVERED PORCH	393 S F
DRIVEWAY	9,478 S F
TENNIS COURT	6,621 S F
FLAGSTONE	1,574 S F
CONCRETE	421 S F
BUILDING DOOR	36 S F
WALLS	126 S F
TOTAL EXISTING IMPERVIOUS	21,967 S F

OWNER OF RECORD:

KENNETH L. & ADRIANA WISEMAN
111 SPOTTSWOOD LANE
KENNETT SQUARE, PA 19348

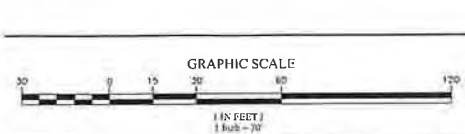
AREA OF TRACT

GROSS LOT AREA	139,175 S.F. (3.195 ACRES)
AREA WITHIN RIGHT OF WAY	0 S.F. (0.0 ACRES)
ADJUSTED LOT AREA	139,175 S.F. (3.195 ACRES)

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SI OPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H. W.T	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
U4B	URBAN LAND-GLADSTONE COMPLEX	0% - 8%	MODERATE ABOUT 6.9 INCHES	WELL DRAINED	MORE THAN 80 INCHES	60 TO 100 INCHES	2c	A

PLAN OF SURVEY



Date:
10/03/2025

Scale:
1" = 30'

Drawn by:
JEH

Checked by:
JEH

Project No.
12690

ZONING VARIANCE PLAN FOR

TURPIN LANDSCAPE DESIGN BUILD
111 SPOTTSWOOD LANE
KENNETT SQUARE, PA 19348
EAST MARLBOROUGH TOWNSHIP - CHESTER COUNTY - PA

S H E E T

1
OF 1

LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING FLAGSTONE
	EXISTING CONCREIT
	EXISTING TREELINE
	EXISTING TREE SYMBOLS
	EXISTING FENCE LINE
	EXISTING ROAD / PAVING
	EXISTING DRIVEWAY

[illegible]

Pennsylvania One-Call System
PA act 172 of 1986 requires
three working days notice
Serial Numbers:
20252663765

PENNSYLVANIA ACT 137 REQUIREMENTS:
Telsand Design, LLC does not guarantee the accuracy of the
plans for existing subsurface utility structures shown on the
plans, nor does Telsand Design, LLC guarantee that all
subsurface structures are shown. The contractor shall verify the
location and elevation of all underground utilities and structures
before the start of work.



INLAND DESIGN
Engineering, Surveying & Land Planning

16 Hagerly Blvd. Phone: (484) 947-2928
West Chester, PA 19382 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

[illegible]

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RETURN TO AGENDA

East Marlborough Township Zoning Hearing Board Application

Application must be accompanied by:

- ☐ Narrative answering every question on page 2 of this application
☐ Site plan (with zoning table) on 11"x17" paper
☐ Building elevations or architectural renderings (as appropriate)
☒ Other related materials (as appropriate) **Appealing zone officer's determination**

Type of Application:

Check one: ☐ Commercial ☐ Institutional ☒ Residential
 Check all: ☐ Variance ☐ Special Exception _____ (Other)

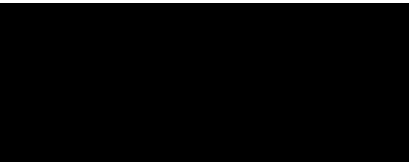
I (we), the undersigned, hereby make application for a Special Exception or Variance from the terms of the Zoning Ordinance, Section 502D(4) (c)

Location of Property: 908 North Mill Road, Unionville, PA 19375

Zoning Classification: _____ Tax Parcel # _____

Property Owner/Applicant(s): Emily Kofke

Address (if different from location): _____



Dimensions and area of parcel: _____

Dimensions of proposed construction: N/A

Distance to each boundary:

Before construction North _____ South _____ East _____ West _____

After construction North _____ South _____ East _____ West _____

Type of construction: N/A

I (we) have attached a sketch or a plot plan of the parcel to be affected, indicating the size of the lot and location of improvements now erected and proposed to be erected.

Owner (s) Emily Kofke

The Loft Schoolhouse Appeal

The schoolhouse provides homeschool families with a secular drop-off education program for students in first-third grades, focusing on Montessori-inspired academic topics, while allowing students to learn, grow, and socialize in an engaging and safe environment. The program is run by an educator with more than 15 years of experience in both public and Montessori settings. The program, primary educator, and volunteers will have the necessary Pennsylvania state clearances and insurance. Proof of insurance will be provided at the appeal.

The program will operate between the hours of 9:30 and 2:30 no more than four days per week. Drop-off and pick-up times will not be a disruption to local traffic patterns as vehicles will travel well off the road up the driveway. There will also be ample space for vehicles to turn around before returning to the roadway. The portion of North Mill Road between Routes 842 and 82 is lightly travelled, in general.

The program will operate from an existing accessory building, therefore, construction of any kind is not necessary. There will not be any physical changes to the property. There are not any neighbors within 500 feet of the dwelling or accessory building, so neighbors will not be impacted. Google Map image, attached.

The initial business application raised concern with Township Ordinance 502D(c), however, the zone officer's determination is being appealed as the business satisfies the remaining requirements for Ordinance 502D along with the requirements outlined in the definition of a 'No-Impact Homebased Business'.

As stated, the proposed business falls securely under a 'No-Impact Home Business', as the business is secondary to the residential use of the property, operating no more than four days per week, and is not impacted by deed restriction. (A): Business activity shall be compatible with the residential use of the property and surrounding residential uses (B): Business shall employ no employees other than family members residing in the dwelling (C): Business shall not be displayed (D): Business shall not display any appearance of use (E): Business shall not use any equipment or process detectable to surrounding properties (F): Business shall not generate any solid waste or sewage that is not normally associated with the property (G): Business shall be conducted in less than 25% of the floor area (H): Business shall not involve any illegal activity

Additional information and documents can be made available upon request.

Thank you for your time and consideration,

Emily Kofke

The Loft Schoolhouse Appeal

The attached Google Images show the location of the property, the location of the accessory building, the distance from the road to allow for ample parking and ability to turn around, and the distance from surrounding properties.

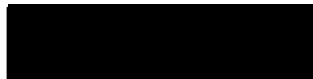


The Loft Schoolhouse Appeal

Please find the necessary paperwork, including copies for board members, and payment to appeal the Zone Officer's determination regarding a No-Impact Business at 908 North Mill Road, Unionville, attached.

Additional items, such as proof of insurance and a family handbook, will be made available at the appeal. Please let me know if there are other documents that the board would like to view at that time.

If you have any questions or need any additional information, please reach out to Emily Kofke,



RETURN TO AGENDA

East Marlborough Township

Public Works Department

11/1/2025 – 12/3/2025

PROJECTS AND ACTIVITIES

- The 2015 John Deere 5100 mowing tractor transmission was rebuilt, and we can continue with boom mower operations as conditions allow.
- Repaired inlet on Cedarcroft Road.
- Met with consultants and contractors to design and install streambank stabilization on N Mill Road north of Wollaston Road where the stream is eroding the bank close to the road.
- Winterized the park bathrooms and completed the final cleanup of the leaves and planting beds. Contacted the vendor to repair the playground surface where several seams are separating.
- The Friends Of Unionville recently spent a few hours removing invasive vines and underbrush from a hedge row at the main entrance to the Unionville Park. It looks GREAT!
- Brandywine Conservancy installed a rain garden behind the solar panels to collect runoff from it and the parking lot. We entered into a maintenance contract with the landscaper for the first year so that the plants can get established and keep the weeds under control. We are closely monitoring the poor drainage of it and they will be drilling some holes to assist with percolation rates.
- PennDOT is working through some issues with the timing of the new traffic signals on Rt. 1.
- The Enclave sewer line installation on Walnut Road has progressed much slower than anticipated and should be finished in the next week or so. The temporary trench patch will be restored with hot mix base and binder for the winter. The road will be milled and overlaid with final paving in the spring because they missed the window of paving season.
- The entire fleet has been prepared for the winter operations, and 100 tons of salt was received.

MEETINGS

- 11/12/25 Supervisors' Meeting
- 11/20/25 BRCA to discuss Pocopson watershed MS4 projects.
- 12/2/25 Brandywine Conservancy to discuss the rain garden and salt shed projects.

OVERTIME

- 11/2/25 2 hrs. Pump Station alarm.
- 11/8/25 25 hrs. Mushroom Cap Marathon detail.
- 11/11/25 4 hrs. Trees Down.
- 11/19/25 2 hrs. Tree Down
 - 12 hrs. Replacing grinder pumps

TRAINING

- 11/19/25 LTAP Traffic Studies class, Hicks, Hoover, Nash, Miller, Dopirak attended.

- 12/1/25 LTAP Winter Maintenance class, Miller and Dopirak attended.

FUNCTIONS

- Clean restrooms, empty trash cans at the park daily, and after pavilion rentals.
- Mow at the park.
- Daily sewer operations at the treatment plant and pump stations.
- Maintenance and repair of equipment and vehicles.
- Road sign maintenance.
- Clearing of debris/ leaves from storm drains.
- Pothole/crack repairs as needed.
- Stormwater inlet repairs as needed.
- Maintain gravel roads.
- Cleaning and maintaining garage and facilities.
- PA One Call utility locates/markings.
- Weekend and Holiday daily sewer operations.
- Roadside vegetation management for sight distance and vehicle clearances.
- Post properties for zoning and conditional use hearings.
- Remove advertisement signs along the roads.
- Change locations of the battery-operated speed board in Unionville.
- Maintain 365 W Street Rd property.
- Maintain 717 Unionville Rd property.
- Maintain Willowdale property.

SEWER REPORT

Total Monthly Flow:	8,329,164 Gallons	Total gallons received 2025: 93,717,143
Average Daily Flow:	277,639 Gallons	
Maximum Daily Flow:	329,681 Gallons	
Rainfall Measured:	2.18"	
Storage Capacity:	100 days	
Gallons sprayed:	7,643,174 Gallons	Total gallons sprayed 2025: 107,919,087
PA 1 Call Notifications:	117 (7 Emergency)	
Grinder Pump Repairs:	12	

- o The treatment ponds continue to operate normally, and the storage level is normal for this time of year, spraying at every opportunity.
- o There are several capital improvement repair projects being investigated at the treatment plant, including baffle replacement, dredging, bar screen and bio-filter replacements.
- o The transfer pump needs to be pulled again and working on quotes for replacement..
- o PA Rural Water Association has been hired to locate and provide a GIS map of the entire sewer system on one map. We currently have individual plans for each section of the township and things often get missed.
- o Willowdale South pump station check valve 2 needs to be replaced.
- o Taggart's Crossing pump station failed and so did the alarm, which resulted in sewer backing up into a residence.



East Marlborough Township Police Department
721 Unionville Road
Kennett Square, PA 19348

Phone 610.444.5075 WWW.EASTMARLBOROUGH.ORG Fax 610.444.8657
CHIEF ROBERT CLARKE
RCLARKE@EASTMARLBOROUGH.ORG



NOVEMBER 2025 Police Report

incidents reported in the Township November 2025

Total Incidents:	220	Total YTD:	2,408
Handled by EMPD:	95	Total YTD:	920
Handled by PSP:	125	Total YTD:	1,488
Busiest hours during the month	7am – 10pm		
Busiest Day:	Friday		
12.5 hrs. contracted patrol in West Marlborough Twp			

November 2025 Monthly items:

- 11/08** Mushroom cap run
- 11/12** Christmas operations meeting
- 11/12** Township Meeting
- 11/18** BPV Grant Submission
- 11/21** Longwood Christmas Display Begins
- 11/25** Mobile Data Dispatch Computer installed in station

Gas Log November 2025

Total gas
used:

411.1

Date	Description	Gas Start	Gas Finish	Pumped (gallons)
November 1-30	Pump #4	49,330.5	49,421.0	90.5
November 1-30	Pump #9	16,257.4	16,578.0	320.6

Mileage Log November 2025

Total mileage
recorded:

3,043.0

Date	Vehicle	Odometer Start	Odometer Finish	Mileage
November 1-30	61-22	31,200.0	31,982.0	782.0
November 1-30	61-15	73,977.0	74,763.0	786.0
November 1-30	61-61	109,414.0	109,449.0	35.0
November 1-30	61-23	36,765.0	37,762.0	997.0
November 1-30	61-24	10,538.0	10,981.0	443.0