

MEETING MINUTES

1. CALL TO ORDER

Supervisor Sosangelis called the meeting to order at 7:00 p.m.

Present:

Board of Supervisors

Ellen L. Sosangelis, Chair
James M. Chance, Member
Steven W. Peuquet, Member
Chris Manning, Member

Absent: Jake C. Elks, Vice-Chair

Township Staff & Consultants

Neil Lovekin, Township Manager/Secretary
Amanda Gattuso, Finance Officer/Treasurer
Robert Clarke, R.N., Police Chief
Jeff Simpson, Public Works Director
Ryan Jennings, Esq., Township Solicitor

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

Supervisor Sosangelis read aloud the following announcements:

- a. An initial public hearing was held at 6:00 p.m. on June 10th, to commence the application of the Walmart Real Estate Business Trust to amend its Conditional Use approval to expand its building for an online purchase and drive-up pickup program. A second public hearing date has yet to be scheduled, but will be posted on the township's website.
- b. An executive session was held before tonight's meeting to discuss litigation matters.
- c. The Board of Supervisors' next monthly meeting will be held on Wednesday, July 8, 2026.
- d. On July 25th, at UCF High School, at 1:00 p.m., join other township residents for a portrayal of "Ned Hector," an American Revolutionary War hero, followed by a reading of the Declaration of Independence.

4. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Amanda Gattuso, Finance Officer & Treasurer, provided an analysis of May 2026 financials, including bank statements, fund balances, and budget versus actuals of the township's budget.

Ms. Gattuso's summary of May 2026 shows cash on hand for:

- a. Cash on hand for the Operating Funds (General, Operating Reserve, and Capital Improvement) total \$6,096,115.57 at May 31, 2026, versus \$5,627,484.57 at May 1, 2026, reflecting an increase of \$468,631.00 for the month.
- b. Cash on hand for the Restricted Funds (Sewer, Fire & Emergency Services, Liquid Fuels, Parks, Open Space, Library, Rebill and Willowdale Chapel Escrow) total \$8,713,995.15 at May 31, 2026, versus \$7,497,916.17 at May 1, 2026, reflecting an increase of \$1,216,078.98 for the month.

- c. The Township cash balance for Operating Funds at May 31, 2026, is down \$39,054.37 from May 31, 2025 (\$6,096,115.57 versus \$6,135,169.94, respectively).
- d. The Township cash balance for Restricted Funds at May 31, 2026, is up \$336,815.01 from May 31, 2025 (\$8,713,995.15 versus \$8,377,180.14, respectively).
- e. Details by fund are included within the Treasurer's Report.

A motion was made by Supervisor Sosangelis, seconded by Supervisor Chance, and carried by a 4-0 vote to approve the monthly bills for expenditures.

5. ENCLAVE AT LONGWOOD PRESERVE (MONTCHANIN BUILDERS) – ESCROW RELEASE NO. 11

Supervisor Sosangelis made a motion, seconded by Supervisor Peuquet, and carried by a vote of 4-0, to approve the release of escrow #11, totaling \$42,414.63, as recommended in the Township Engineer's review letter, dated June 2, 2026. Overall project completion is approximately 38%.

6. RESOLUTION 2026-24: ADOPTION AND SUBMISSION TO DEPARTMENT OF ENVIRONMENTAL PROTECTION A REVISION TO THE "OFFICIAL SEWAGE FACILITIES PLAN" FOR THE NEW BOLTON CENTER VETERINARY DIAGNOSTIC LABORATORY

Supervisor Sosangelis made a motion, seconded by Supervisor Manning, and carried by a vote of 4-0, to adopt Resolution No. 2026-24, approving the plan revision for new land development regulated by the Pennsylvania Department of Environmental Protection under the *Pennsylvania Sewage Facilities Act*. The proposed scope of work consists of constructing a 62,000+/- sf Diagnostic Laboratory building and associated parking and stormwater improvements on a 125.14 net-acre parcel located at 382 West Street Road, Kennett Square, Pennsylvania, in the ESI District.

7. NEW BUSINESS

**a. Upland Country Day School – Request to Sell Alcohol During Outdoor Events
Temporary Outdoor Activity Permit Application Amendment**

Alex Yepermian of Wanderlust Events informed the township that they would like to add Sips Happen, an alcohol-service truck, to the township's lineup of traveling vendors for the monthly weekend fundraising event at the Upland Country Day School.

After discussion with Alex Yepermian, the board decided not to approve amending the approval of a Temporary Outdoor Activity Permit at Upland Country Day School to allow a truck vendor to sell alcohol, without the event paying for two uniformed township police officers to be on-site to monitor the sales and consumption of alcohol.

b. American Tower's Request to Amend the Lease at 858 East Baltimore Pike (Site #93710)

After discussion, the board decided not to approve a reduction in monthly rent with a five-year rent guarantee on ground rent or to sell a perpetual easement to American Tower for \$840,100.01.

c. Ordinance to Authorize an Amendment to an Inter-Municipal Cooperation Agreement for The Kennett Fire and EMS Regional Commission

Supervisor Chance stated that the ordinance amendment to the agreement authorizes readmission to the regional commission and requires the borough to remain in the commission for at least 3 years. All participating municipalities are also committed to providing at least 18 months' notice of decisions to leave the commission.

Supervisor Sosangelis made a motion, seconded by Supervisor Chance, which was carried by a vote of 4-0, to authorize the township manager and solicitor to advertise the draft ordinance, before possible adoption at the July 8, 2026, meeting of the Board of Supervisors.

d. Farmer & Co. – Parking Plan Request to Increase the Number of Spaces

Soren Rubin and Jessie Mooberry, Property Owners and Proprietors of Farmer & Co., were in attendance to request that the Board approve 17 additional parking spaces, as approved in a 2013 Conditional Use Decision & Order.

Isaac Soto, 25 Cemetery Lane; Richard Mitchell, 902 Unionville Wawaset Road; and Lou Mandich, 13 Cemetery Lane, each addressed the Board regarding overflow parking on and around Farmer & Co. The gentlemen believe that Farmer & Co. is operating beyond the prior approved use, which was an ice cream parlor.

The Board determined that it needed additional information and agreed to postpone its decision until Soren Rubin and Jessie Mooberry submit a formal written request, likely at the July or August meeting.

8. CONTINUING BUSINESS

a. Acceptance of Jonathan Perse's Resignation from Environmental Advisory Council, Term Expiration of January 1, 2028.

Supervisor Chance made a motion, seconded by Supervisor Peuquet, which was carried by a vote of 4-0, to accept the resignation of Jonathan Perse from the Environmental Advisory Council. Neil Lovekin, Township Manager, will advertise the vacancy in the local news publication, *The Daily Local*, and on the Township's website. The board thanked Mr. Perse for his years of service on the council.

b. Acceptance of Timothy Stephens' Resignation from the Zoning Hearing Board, Term Expiration of January 1, 2028.

Supervisor Manning made a motion, seconded by Supervisor Peuquet, which was carried by a vote of 4-0, to accept the resignation of Timothy Stephens from the Zoning Hearing Board.

Board as an alternate. Neil Lovekin, Township Manager, will advertise the vacancy in the local news publication, *The Daily Local*, and on the Township's website. The board thanked Mr. Stephens for his years of service on the council.

c. Approval to award Guidemark, Inc. a Contract to Complete 2026 Road Line Painting

Supervisor Peuquet made a motion, seconded by Supervisor Sosangelis, which was carried by a vote of 4-0, to award Guidemark, Inc. of Souderton, PA, a \$41,412 contract to complete the 2026 Road Maintenance Program's line painting, as presented in the quote dated June 5, 2026. The Southern Chester County Cooperative solicited bids twice but received no bids. This expense is budgeted in the 2026 Capital Improvement Fund.

9. ZONING HEARING BOARD APPLICATIONS

- a. No new application was discussed.

10. TOWNSHIP ADVISORY COMMITTEES' UPDATES

Supervisor Sosangelis requested each advisory committee to provide a monthly update.

a. Organizational Sustainability

Supervisor Peuquet stated that the committee met on May 13th to work with Police Chief Clarke and Sargent Urbany to update the monthly police reports and to discuss audio/video equipment for the meeting room.

b. Community Development

Supervisor Manning stated that the committee met on May 13th to perform a driving tour of the township's sewer system.

c. Health & Safety

Supervisor Chance stated that the committee meets on May 14th to discuss how the regional commission may bring the borough back into the fold.

11. TOWNSHIP LIAISONS' UPDATES

Liaison Assignments:

- a. Environmental Advisory Council – No update; Supervisor Sosangelis stated there was no meeting.
- b. Historical Architectural Review Board – No update; Supervisor Elks stated there was no meeting.
- c. Historical Commission – Supervisor Chance stated the commission is working on re-organizing its records and reviewing the Historical Resource List.
- d. Planning Commission – Cuyler Walker, PC Chair, stated the commission is reviewing a draft data center ordinance.

- e. Zoning Hearing Board – Supervisor Manning stated the board met twice for variance requests.
- f. Unionville Village Master Plan Task Force – Supervisor Chance stated that the Bowman Group, LLC, finalized the results of the two-night charrette and is on schedule to present the final draft for the board’s consideration to adopt before the end of the calendar year.

12. PUBLIC COMMENT (For matters not on the agenda)

Jen Manderscheid, Assistant Barn Manager, and Pam Brumfield, Barn Manager, of Marefield Farm, located at 2228 Hilltop View Road, about 1 mile away from Plantation Field, expressed concerns about the lanterns landing on their farm, scaring the animals, and posing fire hazards from the annual Lights Fest. Jen presented the board with a proposal requesting a ban on the use of biodegradable lanterns due to the open flames and wind posing fire hazards, or requiring a more thorough, longer cleanup process that ensures all lanterns are removed from neighboring properties at the event organizer's expense.

Kevin Marcus, 228 Hilltop View, appreciates the cleanup process already in place and supports the lantern festival, while acknowledging that the board is also considering additional enforcement measures for open-flame/fire threats that may be linked to such events.

Kevin Thompson, 930 Wawaset Rd, does not appreciate seeing lanterns hanging in trees or in property yards after an event. Kevin also mentioned sight-distance concerns at the intersection of Routes 842 and 82 due to overgrown vegetation. Jeff Simpson, Public Works Director, stated that he is aware of the issue and has a crew scheduled to address the overgrowth.

Thomas Drake, 904 Wawaset Road, asked the board to improve communication with its residents by providing more consistent meeting minutes for all township board, commission, and council meetings on the township website.

13. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

No Police Department report since Robert Clarke, Chief of Police, was not present.

Jeff Simpson, Public Works Director, presented the Public Works Department’s report, focusing on the 2026 Road Maintenance Program.

Neil Lovekin, Township Manager, said he has been working to incorporate comments from residents, consultants, and other municipal draft ordinances into the township’s draft data center ordinance.

14. APPROVAL OF MEETING MINUTES

A motion was made by Supervisor Peuquet, seconded by Supervisor Manning, and carried by a 4-0 vote to approve the April 8, 2026, meeting minutes, with the correction to mark Lisa Donlon absent from the May 2026 meeting.

15. ADJOURNMENT

Supervisor Sosangelis adjourned the meeting at 9:00 p.m.

Respectfully submitted,
Neil Lovekin
Township Manager/Secretary