

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

- a. A public hearing will be held on Tuesday, September 22nd at 6:00 p.m. on the Walmart application to amend its Conditional Use approval to expand its building for an online purchase and drive-up pickup program.
- b. Supervisors Sosangelis and Chance attended the PSATS two-day Zoning Academy on August 26 & 27, 2026.
- c. The Board of Supervisors' next monthly meeting will be held on Wednesday, October 14, 2026.

4. RESOLUTION 2026-34: FINAL MINOR SUBDIVISION PLAN FOR 713 & 715 FOLLY HILL ROAD

Discussion and possible adoption of Resolution No. 2026-34, approving, subject to conditions, the plan entitled "Final Minor Subdivision Plan for 713 Folly Hill Road and 715 Folly Hill Road," dated July 22, 2026, which proposes to subdivide approximately 0.16 acres from the existing Parcel 61-6-31 and add them to Parcel 61-6-30 to facilitate the replacement of an on-lot septic system located along the west side of Folly Hill Road in the Residential District (RB).

5. 311 EAST STREET ROAD: ESCROW RECOMMENDATION

Discussion and possible approval to accept, as recommended in the Township Engineer's August 20, 2026 review letter, an escrow amount of \$514,795.96.

6. 207 MARLBOROUGH ROAD: ESCROW RECOMMENDATION

Discussion and possible approval to accept, as recommended in the Township Engineer's August 21, 2026 review letter, an escrow amount of \$2,272,756.00.

7. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Discussion and possible approval of the monthly expenditures.

8. NEW BUSINESS

- a. **Assignment of Tax Parcel Number to 17.465 acres of UPI #61-1-7.1 (Mary Snow Hazzard)**
Discussion and possible approval to assign a separate tax parcel number to the 17.465-acre parcel of land identified as "PARCEL 2" in the deed of Mary Snow Hazzard, dated September 10, 1990, and recorded in Record Book 2165, page 140.
- b. **Lights Fest at Plantation Fields – Temporary Outdoor Activity Permit Application**
Discussion and possible approval of a Temporary Outdoor Activity Permit for the Lights Fest to be held on October 17, 2026, at the Plantation Fields.
- c. **2027 Minimum Municipal Obligations (MMO) for Adopted Pension Plans**
Act 205 of 1984, as amended, requires the Chief Administrative Officer to inform the Board of Supervisors of the Township's expected financial obligations for the coming calendar/fiscal year for the Non-Uniformed Pension Plan and the Uniformed Pension Plan.

9. KENNETT FIRE & EMS REGIONAL COMMISSION (KFERC) – 2027 ANNUAL BUDGET

Presentation by Alison Dobbins, Regional Administrator, of the preliminary 2027 Annual Budget that the commission will consider adopting on Tuesday, September 27th, at a special meeting at the Kennett Township municipal building.

10. CONTINUING BUSINESS

- a. **Farmer & Co. Parking Plan Proposal – Discussion and Possible Approval**
Discussion and possible approval of a proposed parking plan, submitted by Farmer & Co. on August 4, 2026, in accordance with the 2013 Conditional Use Decision and Order.

11. ZONING HEARING BOARD APPLICATIONS

- a. **619 North Mill Road – Kennett Square Veterinary Hospital, Special Exception**

Discuss whether to take a position on the application for a special exception under Section 450-1901.B of the township zoning ordinance to: Extend the Hospital use to permit a total of four veterinarians to operate at the Hospital. Condition No. 2 in the 2005 CU Approval restricts the number of veterinarians to a maximum of two; Extend the hours

of operation of the Hospital to Monday through Friday, 7:00 A.M. to 7:00 P.M., and Saturday from 8:00 AM to 2:00 PM, with no Sunday hours. Condition No. 5 of the 2005 Decision restricted the hours of operation to Monday, Tuesday, Wednesday, and Friday - 8:00 AM to 5:00 PM; Thursday - 8:00 AM to 7:00 PM; and Saturday - 8:00 AM to 12:00; and Extend the permitted hours for supervised walks of animals outside the building to 8:00 A.M. and 8:00 P.M. Condition No. 6 of the 2005 CU Approval restricted the time for supervised walks of animals outside the building to 8:00 A.M. to 6:00 P.M. The hearing is scheduled for Tuesday, October 27, 2026.

b. 5 Cemetery Lane – Farmer & Co. – Appeal of the Zoning Officer’s Determination

Applicants herein appeal the Zoning Determination of July 28, 2026, issued by the East Marlborough Township Zoning Officer. The July 28, 2026 Zoning Determination was issued to replace a June 29, 2026 Zoning Determination that was retracted/revoked by the Zoning Officer. Both the July 28, 2026 Zoning Determination and the June 29, 2026 Zoning Determination are enclosed with this appeal, along with email correspondence from the Township Manager confirming that the June 29, 2026 Zoning Determination was revoked and is null and void. Applicants appeal the July 28, 2026 Zoning Determination and the representations made therein regarding a lack of compliance with the approved Conditional Use Decision & Order of April 1, 2013, compliance of the second floor of the building with ADA and the building, the use of the second floor of the building, and such other determinations and representations therein as may be addressed at the time of a hearing on this appeal. The issuance of any Zoning Determination was improper and was not done at the request of the Applicants as the owners of the Property. The hearing is scheduled for Tuesday, October 20, 2026.

12. TOWNSHIP ADVISORY COMMITTEES’ UPDATES

Discussion and status updates of committees’ activities.

- a. Organizational Sustainability (Sosangelis & Peuquet)
- b. Community Development (Elks & Manning)
- c. Health & Safety (Chance & Peuquet)

13. TOWNSHIP LIAISONS’ UPDATES

Discussion and review of volunteer groups’ activities as provided by designated supervisors/liaisons.

Liaison Assignments:

- a. Environmental Advisory Council (Sosangelis)
- b. Historical Architectural Review Board (Elks)
- c. Historical Commission (Chance)
- d. Planning Commission (Peuquet)
- e. Zoning Hearing Board (Manning)

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

15. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

16. APPROVAL OF MEETING MINUTES

17. ADJOURNMENT

Sequential Classification

Ordinance: 03-2026
Proclamation: 2026-06
Resolution: 2026-35

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EAST MARLBOROUGH TOWNSHIP CHESTER COUNTY, PENNSYLVANIA

RESOLUTION 2026-34

FINAL MINOR SUBDIVISION PLAN 713 & 715 FOLLY HILL ROAD

RESOLUTION OF THE TOWNSHIP OF EAST MARLBOROUGH, County of Chester, Commonwealth of Pennsylvania, approving, subject to conditions, the plan, entitled “*Final Minor Subdivision Plan for 713 Folly Hill Road and 715 Folly Hill Road*,” dated July 22, 2026, which proposes to subdivide approximately 0.16 acres from the existing Parcel 61-6-31 and add them to Parcel 61-6-30 to facilitate the replacement of an on-lot septic system located along the west side of Folly Hill Road in the Residential District (RB).

BACKGROUND

Bruce and Virginia Levy (the “Property Owners”) filed an application with the East Marlborough Township for approval of a Final Minor Subdivision Plan, prepared by Regester Associates Inc., dated July 22, 2026, consisting of 3 sheets (the “Plan”), pursuant to the East Marlborough Township Subdivision & Land Development Ordinance of 1992 (“Land Development Ordinance”) for the development of certain property (“Property”) in the East Marlborough Township (“Township”), Chester County, Pennsylvania.

MATTERS RESOLVED

The Township hereby RESOLVES that the Plan is approved as a Final Subdivision Plan pursuant to the Land Development Ordinance and subject to the conditions set forth herein.

WAIVERS

The Township Supervisors determine that the following waivers from the Land Development Ordinance are in the public interest and, subject to the conditions imposed herein, will substantially secure the objectives of the standards or requirements so modified:

1. Section 502.C.13 – Waiving the shadow analysis requirement.
2. Section 502.H.1 – Waiving the requirement to submit a conservation plan.
3. Section 502.H.2 – Waiving the requirement to submit an improvement construction plan.
4. Section 502.H.3 – Waiving the requirement to submit a water supply plan.
5. Section 503.H.4 – Waiving the requirement to submit a landscape plan.

CONDITIONS

Township Supervisors determine that the Plan be approved as a final plan, under the Subdivision and Land Development Ordinance, subject to the following conditions of approval:

1. Satisfaction with and compliance with all comments and conditions contained in the Township Engineer's review letter, dated July 31, 2026.
2. Satisfaction with and compliance with all comments and conditions contained in the Township Landscape Architect's review letter, dated August 14, 2026.
3. Satisfaction and compliance with all comments and conditions contained in the Township Planning Commission's recommendation, dated September 1, 2026.

Any resolution or part of a resolution that conflicts with this resolution is hereby repealed to the extent that it has the same effect as this resolution.

ENACTED AND RESOLVED on this 9th day of September 2026, by the Board of Supervisors of East Marlborough Township at a duly held public meeting. This Resolution shall take effect immediately.

Attest:

BOARD OF SUPERVISORS

Neil G. Lovekin, Secretary / Manager

Ellen L. Sosangelis, Chair

Jake C. Elks, Vice-Chair

James M. Chance, Member

Steven W. Peuquet, Member

Chris Manning, Member



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& LYNCH, INC.**
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July 31, 2026

Project No. 25800.59

EAST MARLBOROUGH TOWNSHIP

721 Unionville Road
Kennett Square, PA 19348

Attn: Neil Lovekin, Township Manager

**RE: 713 & 715 Folly Hill Road
Minor Subdivision Plans**

As requested, we have reviewed a Final Minor Subdivision Plan for the above referenced project. The submission consists of:

- A 3 sheet set Subdivision Plan, titled “Final Minor Subdivision Plan for 713 Folly Hill Road and 715 Folly Hill Road”, prepared by Regester Associates, dated July 22, 2026;

The plans were received in our office on July 28, 2026.

The site is located along the west side of Folly Hill Road, in the Residential District (RB). The purpose of the application is to subdivide approximately 0.16 acres out of existing Parcel 61-6-31 and add it to Parcel 61-6-30, to facilitate replacement of

We offer the following comments on the plans:

Zoning Ordinance (ZO):

1. The existing non-conformities in Lot Width and Side Yard setback for 61-6-30 should be identified in the Zoning Data tabulation. (§450-503.C & E)
2. Any necessary revisions to the Net Lot Area calculation on sh1, based on Comment 7 below, should be made. (§450-503.A & C)
3. The area of woodlands represented in the Net Lot Area calculation should be identified on sh3, and a note should be added to the plans stating whether or not any Specimen Trees exist on the site. (§450-1822.B)

Subdivision and Land Development Ordinance (SLDO):

4. The stream along the northern property line should be added to sh3, along with Inner and Outer Riparian buffers. (§400-502.C(7))
5. The applicant is requesting a waiver from the Shadow Analysis requirements of §400-502.C(13). No construction is proposed; we therefore have no technical objection. The Board

should determine whether or not to grant the requested waiver.

6. The applicant is requesting a waiver from showing field surveyed topography, in favor of LIDAR derived topography from the State's GIS portal. Since no construction is proposed, we would have no technical objection to the waiver, given that General Note 14 on sh1 is revised to state that any future applications involving Land Disturbance or Building Permits will require actual field surveyed topography.
7. The plans show existing wetlands, as represented on the National Wetlands Inventory map, which (per the disclaimer on the map) should not be interpreted to represent the presence, absence, or extent of regulated wetlands. The SLDO requires wetlands to be delineated in accordance with the Army Corps of Engineers Wetlands Delineation Manual. Given that no construction is proposed with this application, we would have no technical objection if the applicant requested a waiver from delineating the wetlands, as long as General Note 16 on sh1 is revised to state that any future applications involving Land Disturbance or Building Permits will require wetlands to be delineated in accordance with the Army Corps of Engineers Wetlands Delineation Manual, as amended . The applicant should either delineate the wetlands or request a waiver from §400-502.C(23)
8. The Certification of Plan Accuracy on sh1 should be revised to indicate that the plans are in conformance with Township Ordinances, except for the relief requested. (§400-502.F)
9. The applicant is requesting waivers from §400-502.H.1 through 4, to not require a Conservation Plan, Improvement Construction Plan, Water Supply Plan, or Landscape Plan. Since no construction is proposed, we have no technical objections to the requested waivers. The Board should determine whether or not to grant the requested waivers.
10. House numbers should be added to sh2. (§400-503.C(2))
11. Dedication of additional right-of-way, to bring the half ROW along the frontage of both subject lots to 25' from centerline of road should be shown on the plans, along with installation of monuments at the new ROW corners. General Note 11 on sh1 should be removed, General Note 13 updated as required, a note should be added to sh2 indicating “*sf of Right of Way is hereby dedicated to East Marlborough Township*”, and the following note should be added to the sh1 “*We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with this plat, and that all proposed streets, alleys, rights of way shown on this plan and not heretofore dedicated, are hereby dedicated to the public use.* (§400-605.D(5))
12. The following note should replace the Non-Building Waiver Note on sh1: *As of the date this plan was recorded, no portion of this property/subdivision has been approved by East Marlborough Township or the Department of Environmental Protection (DEP) for the installation of additional sewage disposal facilities. No permit will be issued for the installation, construction, connection to or use of any new sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 et seq.) (Act) and regulations promulgated thereunder. Prior to signing, executing,*

East Marlborough Township
RE: Minor Subdivision Plans
713 Folly Hill Road
July 31, 2026
Page 3 of 3

implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of East Marlborough Township, who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.” (§400-620.G)

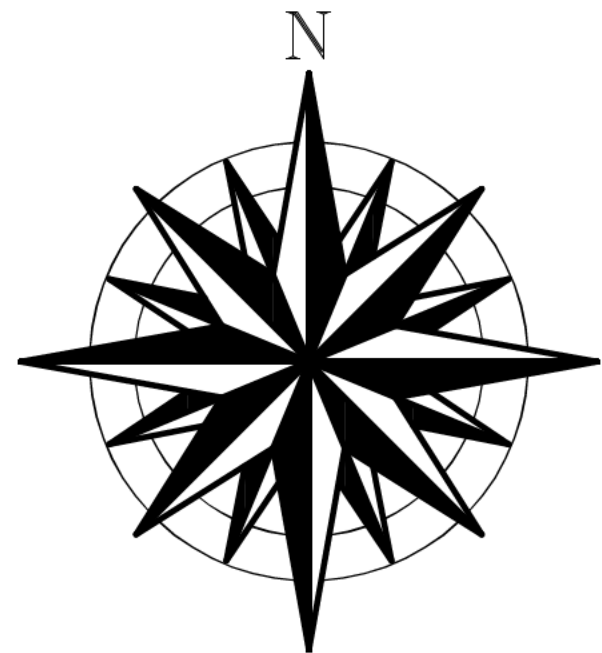
Sincerely,

VanDemark & Lynch, Inc.
Township Engineers

Neil Carlson, P.E.

A handwritten signature in black ink, appearing to be 'NC' followed by a horizontal line.

cc: Ryan Jennings, Township Solicitor
Jeff Simpson, Director of Public Works
Matthew Drumheller PLS, Regester Associates



N/F
REBECCA RALPH BARRETT
714 NORTHBROOK ROAD
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-35.11
DEED BOOK: 9853, PAGE: 2200

N/F
JEAN Y. & MICHAEL A. AUDIGIER
106 NATHANIEL LANE
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-34.5
DEED BOOK: 8545, PAGE: 2087

N/F
CONSTANCE H. WALKER
REVOCABLE DEED OF TRUST
104 NATHANIEL LANE
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-34.1
DEED BOOK: 9594, PAGE: 2107

N/F
STEVEN N. MATRANGA &
DONNA DEMATEO
102 NATHANIEL LANE
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-34.6
DEED BOOK: 4745, PAGE: 501

N/F
JEFFREY T. BELL
315 E DOE RUN ROAD
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-35
DEED BOOK: 10811, PAGE: 1911

N/F
MARY D. PETERSON
525 E DOE RUN ROAD
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-32
DEED BOOK: 4185, PAGE: 754

N/F
CHARLES E. & JACQUELYN E. RHOADS JR.
703 FOLLY HILL ROAD
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-25.1
DEED BOOK: 5051, PAGE: 1028

N/F
GREGORY S. & CAROLINE M. BENTLEY
707 FOLLY HILL ROAD
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-27
DEED BOOK: 10649, PAGE: 925

N/F
TIMOTHY J. DECKMAN &
ZACHARY W. HAWK
709 FOLLY HILL ROAD
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-28
DEED BOOK: 11265, PAGE: 1032

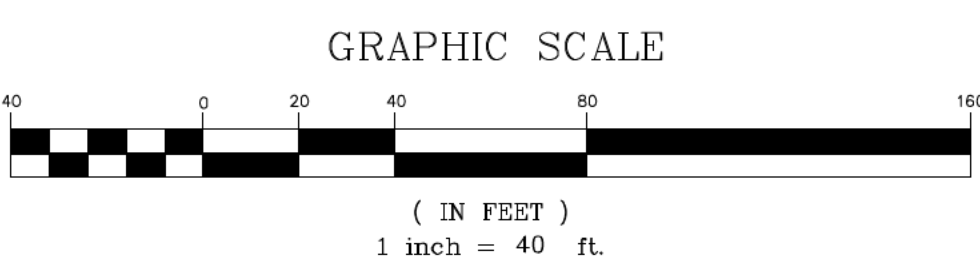
N/F
MELISSA ANN ERSKINE &
JUAN L. LOPEZ ORTEGA
711 FOLLY HILL ROAD
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-29
DEED BOOK: 10697, PAGE: 442

N/F
"OPEN SPACE"
WICKERSHAM HOMEOWNERS ASSOCIATION INC.
117 ODEON DRIVE
KENNETT SQUARE, PA 19348
UPI NUMBER: 61-6-36.23
DEED BOOK: 3690, PAGE: 725

PARCEL "A"
PROPOSED GROSS AREA: 0.157 ACRES (6,830 S.F.)
TO BE DEDUCTED FROM TAX PARCEL NUMBER: 61-6-31
AND COMBINED TO TAX PARCEL NUMBER: 61-6-30

TAX PARCEL NUMBER: 61-6-30
EXISTING GROSS LOT AREA: 0.194 ACRES (8,483 S.F.)
PLUS PROPOSED AREA OF PARCEL "A": 0.157 ACRES (6,830 S.F.)
TOTAL PROPOSED GROSS LOT AREA: 0.351 ACRES (15,313 S.F.)

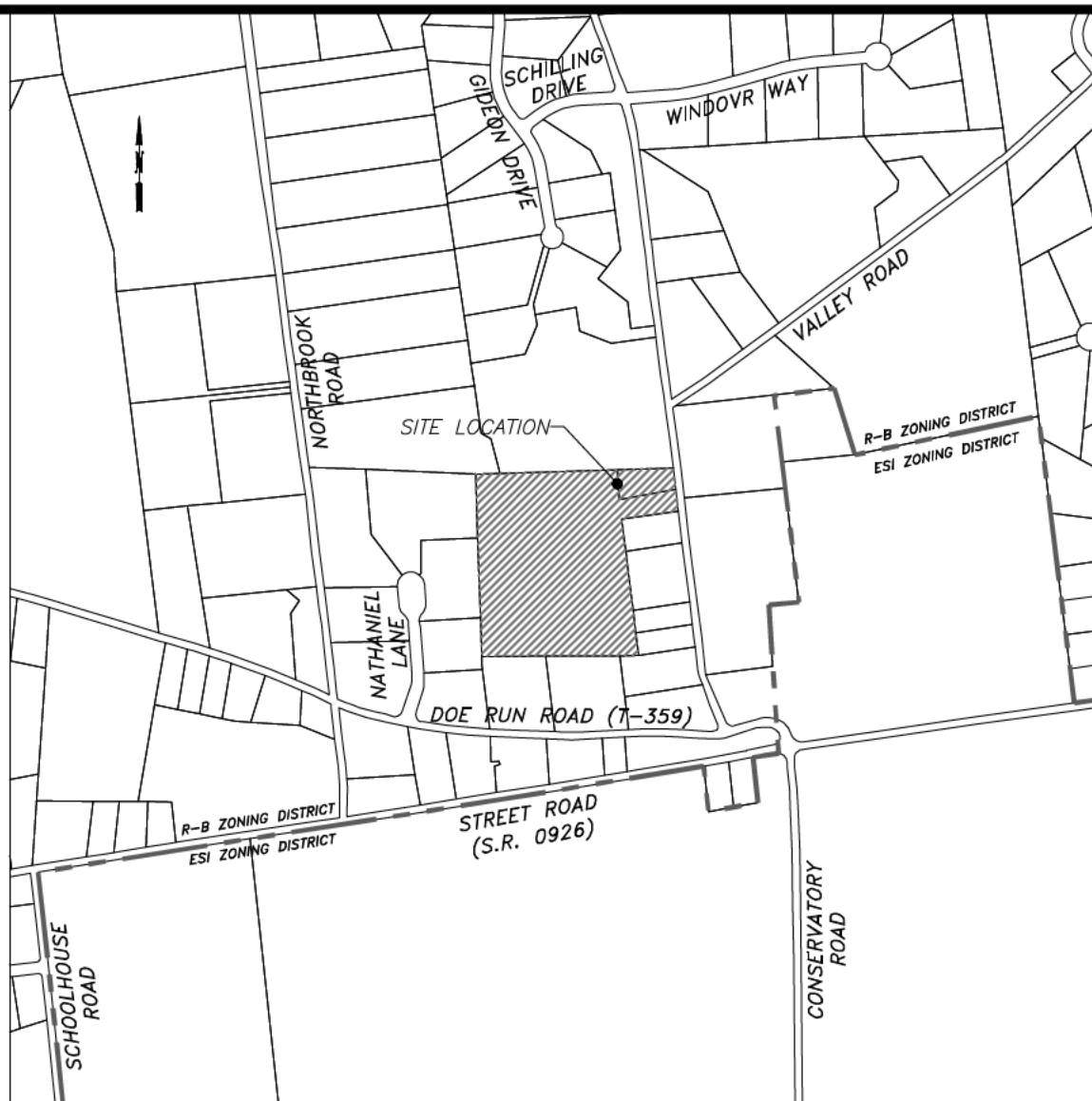
TAX PARCEL NUMBER: 61-6-31
EXISTING GROSS LOT AREA: 12.641 ACRES (550,644 S.F.)
LESS PROPOSED AREA OF PARCEL "A": 0.157 ACRES (6,830 S.F.)
PROPOSED GROSS LOT AREA: 12.484 ACRES (543,814 S.F.)



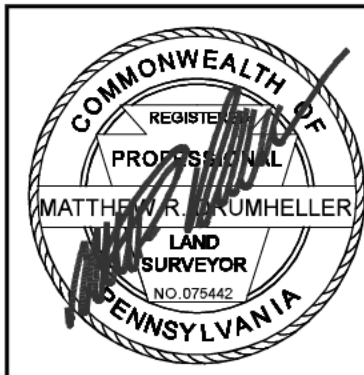
LOCATION MAP SCALE - 1" = 800'

LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING ADJOINING LOT LINE
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED SETBACK LINE
	PROPOSED PROPERTY LINE
	EXISTING TREE LINE
	EXISTING WETLANDS LIMIT
	EXISTING EDGE OF STONE
	EXISTING EDGE OF PAVING
	EXISTING WALL LOCATION



PENNSYLVANIA ONE CALL SYSTEM
PA ACT 172 OF 1993 REQUIRES
THREE WORKING DAYS NOTICE



REGISTER ASSOCIATES, INC.

REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS

P.O. BOX 406
KENNETT SQUARE, PA 19348
(610) 444-5554

330 WEST STATE STREET
QUAKERTOWN, PA 17350
(717) 786-8741

Final Minor
Subdivision Plan

Situate In

Plan Prepared For
**Michael and Cynthia
Hudock**

Drawn By: JCC
Checked By: MRD
Scale: 1" = 40'
Job Number: 261170
Date: 07-22-26

Sheet

2

of 3



LANCASTER
53 W. James St.
Suite 101
Lancaster, PA 17603
717.715.1396

YORK
221 W. Philadelphia St.
Suite 108E
York, PA 17401
717.854.3910

HARRISBURG
P.O. Box 841
Camp Hill, PA 17001
717.599.7615

PAOLI
41 Leopard Rd.
Suite 300
Paoli, PA 19301
610.408.9011

August 14, 2026

Neil Lovekin
Township Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

RE: 713 & 715 Folly Hill Road
Final Minor Subdivision Plan - Landscape Review #1
(RGS job no. 2026G73-035)

Dear Neil:

At your request, RGS Associates, Inc. has reviewed the Final Minor Subdivision Plan for 713 and 715 Folly Hill Road. The application proposes to subdivide approximately 0.16 acres from the existing parcel at 713 Folly Hill Road and add the area to the adjacent parcel at 715 Folly Hill Road. No construction or land disturbance is proposed as part of this application.

For our review, we received the following plans:

A 3-sheet Final Minor Subdivision Plan prepared by Regester Associates, Inc., dated July 22, 2026.

We have reviewed the submitted plans for compliance with Township ordinances and offer the following comments and recommendations for your consideration.

Zoning Ordinance:

1. §1822.B and §1822.D – Conservation of Trees / Specimen Trees:

The Existing Conditions Plan indicates existing woodland areas but does not identify individual specimen trees. The plan should be revised to indicate the location, size, and species of any specimen trees located on the subject properties. If no specimen trees are present, a note to that effect should be added to the plan. The total area of existing woodlands should also be clearly identified on the plan.

Subdivision and Land Development Ordinance (SLDO):

2. SLDO §502.H.4 – Preliminary Landscape Plan:

The applicant has requested a waiver from the requirement to provide a Landscape Plan. Given that no construction or land disturbance is proposed as part of this application, we have no

objection to the requested waiver, provided that the applicable landscape requirements identified in this review are addressed on the subdivision plans. The Board should determine whether to grant the requested waiver.

3. SLDO §616 – Street Trees:

Shade trees are required along street frontages in accordance with this section. The plan should be revised to show the number of shade trees required along the Folly Hill Road frontage. If existing trees are to be used to meet the street tree requirement, the location, size, and species of those trees should be identified on the plan.

Please do not hesitate to contact me if you have any questions or require clarification regarding the above comments.

Respectfully,

RGS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Matthew Caucci', with a stylized, cursive script.

Matthew Caucci, RLA

cc: Charles Shock, Twp. Zoning Officer & Bldg. Inspector
Ryan Jennings, Township Solicitor
Jeff Simpson, Director of Public Works
Neil Carlson, P.E., VanDemark & Lynch
Matthew Drumheller, PLS, Regester Associates



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MEMORANDUM

TO: Board of Supervisors, East Marlborough Township V&L Project No. 25800.30

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

**RE: Escrow Recommendation
Subdivision Plan – 311 E. Street Road**

DATE: August 20, 2026

Applicant provided a cost estimate with the plans submitted August 5, 2026. On review, we noted that basin plantings and some property monuments had been omitted from the estimate, and adjusted the unit cost of the proposed trees per the Township Landscape Consultant's recommendation. Listed below is a summary of our recommendation of the escrow sufficient to protect the Township's interest in assuring the plan is implemented as approved. A detailed schedule of items and values is attached.

Item	Cost
Mobilization/Clearing	\$19,000.00
Erosion and Sediment Control	\$117,145.97
Stormwater Management	\$151,523.75
Stormwater Conveyance	\$29,624.50
Landscaping	\$81,080.00
Survey/Engineering	\$39,750.00
Inspection	\$32,859.32
Contingency	\$43,812.42
Total	\$514,795.96

cc: Ryan Jennings, Esq.
Matt Caucci, RGS Associates
Jeff Simpson, East Marlborough Department of Public Works

Escrow Estimate Worksheet

Project Name: 311 E. Street Road
Project Number: 25800.30

ITEM	QUANTITY	UNIT	COST	ITEM COST
General:				
Mobilization	4	LS	\$ 2,750.00	\$ 11,000.00
Clearing/Demolition	4	LS	\$ 2,000.00	\$ 8,000.00
Erosion & Sediment Control				
Construction Entrance	4	EA	\$ 3,500.00	\$ 14,000.00
Construction Ent. Maint	4	EA	\$ 2,000.00	\$ 8,000.00
12" CFL	91	LF	\$ 22.00	\$ 2,002.00
18" CFL	240	LF	\$ 22.00	\$ 5,280.00
24" CFL	337	LF	\$ 22.00	\$ 7,414.00
32" CFL	437	LF	\$ 22.00	\$ 9,614.00
SC-150 Matting	34,130	SF	\$ 1.09	\$ 37,201.70
SC-250 Spillway Matting	2,557	SF	\$ 3.86	\$ 9,870.02
Tree Protection Fence	1,121	LF	\$ 4.25	\$ 4,764.25
Conc. Washout	4	EA	\$ 1,500.00	\$ 6,000.00
Temp Seeding/Interim Stabilization	4	LS	\$ 2,500.00	\$ 10,000.00
Stockpile Stabilization	4	LS	\$ 750.00	\$ 3,000.00
Stormwater Management				
Cut/Fill	4	LS	\$ 3,500.00	\$ 14,000.00
Amended Soils Lot 1	161	CY	\$ 110.00	\$ 17,710.00
Amended Soils Lot 2	138	CY	\$ 110.00	\$ 15,180.00
Amended Soils Lot 3	93	CY	\$ 110.00	\$ 10,230.00
Amended Soils Lot 4	112	CY	\$ 110.00	\$ 12,320.00
Outlet Structure	5	EA	\$ 4,312.50	\$ 21,562.50
4" Perf. Underdrain	482	LF	\$ 35.00	\$ 16,870.00
Rock Apron	4	EA	\$ 750.00	\$ 3,000.00
12" RCP to MH	17	LF	\$ 60.00	\$ 1,020.00
8" HDPE Outfall Pipe to MH	451	LF	\$ 43.75	\$ 19,731.25
MH	2	EA	\$ 3,625.00	\$ 7,250.00
12" HDPE Outfall Pipe to MH	123	LF	\$ 50.00	\$ 6,150.00
Level Spreader	2	EA	\$ 3,250.00	\$ 6,500.00
Stormwater Conveyance				
6" PVC	510	LF	\$ 43.75	\$ 22,312.50
Yard Inlet	2	EA	\$ 1,500.00	\$ 3,000.00
Splitter Box	1	EA	\$ 4,312.00	\$ 4,312.00
Landscaping				
Shade Tree	16	EA	\$ 750.00	\$ 12,000.00
Evergreen Tree	9	EA	\$ 400.00	\$ 3,600.00
Basin Plantings Lot 1	3,196	EA	\$ 5.00	\$ 15,980.00
Basin Plantings Lot 2	2,696	EA	\$ 5.00	\$ 13,480.00
Basin Plantings Lot 3	1,896	EA	\$ 5.00	\$ 9,480.00
Basin Plantings Lot 4	3,108	EA	\$ 5.00	\$ 15,540.00
Topsoil and Seeding	4	LS	\$ 2,750.00	\$ 11,000.00
Survey/Engineering				
Layout	4	LS	\$ 3,750.00	\$ 15,000.00
Critical Stage Review	4	LS	\$ 2,500.00	\$ 10,000.00
SWM As-Built	4	LS	\$ 1,200.00	\$ 4,800.00
SCM Construction Certification	4	LS	\$ 1,000.00	\$ 4,000.00
Monuments	13	EA	\$ 400.00	\$ 5,200.00
Pins	3	EA	\$ 250.00	\$ 750.00
Sub-total : Estimated Cost of Construction				\$ 438,124.22
Inspection (7.5+/- % Const. Cost)				\$ 32,859.32
Contingency (10% Construction Cost)				\$ 43,812.42
Project Total				\$ 514,795.96



VANDEMARK & LYNCH, INC.

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August 21, 2026

Project No. 25800.52

Board of Supervisors
EAST MARLBOROUGH TOWNSHIP
721 Unionville Road
Kennett Square, PA 19348

Attn: Neil Lovekin, Township Manager

**RE: 207 Marlborough Road
Escrow Recommendation**

We have reviewed an estimate of construction cost for the proposed improvements associated with the Subdivision plan for the above referenced project. The estimate was submitted by Mark Padula, P.E., of Padula Engineering.

We noted some inconsistencies in quantities, and have updated some unit costs in the provided estimate. Listed below is a summary of our recommended escrow amount. A detailed schedule of items and values is attached.

ITEM	COST
Erosion and Sediment Control	\$ 15,658.75
Stormwater Management	\$ 29,050.00
Landscaping	\$ 2,250.00
Miscellaneous	\$ 3,190.00
Contingency	\$ 5,014.88
Inspection	\$ 1,504.46
Recommended Escrow Amount	\$ 56,668.09

If you have any questions, please call.

Sincerely,
VanDemark & Lynch, Inc.
Township Engineers

Neil Carlson, P.E.

Escrow Estimate Worksheet

Project Name: 207 Marlborough Road
Project Number: 25800.52

ITEM	QUANTITY	UNIT	UNIT COST	ITEM COST
Erosion & Sediment Control:				
Stabilized Construction Entrance	1	EA	\$ 1,000.00	\$ 1,000.00
18" CFL	520	LF	\$ 7.50	\$ 3,900.00
12" CFL	560	LF	\$ 6.50	\$ 3,640.00
Tree Prot. Fence	275	LF	\$ 2.25	\$ 618.75
Orange Construction Fence	800	LF	\$ 2.25	\$ 1,800.00
Inlet Protection	2	EA	\$ 250.00	\$ 500.00
Concrete Washout	1	EA	\$ 500.00	\$ 500.00
Stockpile Stabilization	1	LS	\$ 250.00	\$ 250.00
Topsoil/Seed/Mulch	2,300	SY	\$ 1.50	\$ 3,450.00
Stormwater				
On-Lot SWM system	1	LS	\$ 16,500.00	\$ 16,500.00
Yard Drains	2	EA	\$ 1,000.00	\$ 2,000.00
12" PVC	398	LF	\$ 20.00	\$ 7,960.00
Level Spreader	1	LS	\$ 1,150.00	\$ 1,150.00
4" PVC Roof Drains	240	LF	\$ 6.00	\$ 1,440.00
Landscaping				
2.5' Caliper Street Trees	3	EA	\$ 750.00	\$ 2,250.00
Miscellaneous				
Iron Pins	1	EA	\$ 90.00	\$ 90.00
SWM As-Built	1	LS	\$ 2,500.00	\$ 2,500.00
SWM Bed Const Review/Certification	1	LS	\$ 600.00	\$ 600.00
Sub-total : Estimated Cost of Construction				\$ 50,148.75
TWP Inspection (3+/- % Const. Cost)				\$ 1,504.46
Contingency (10% Construction Cost)				\$ 5,014.88
Project Total				\$ 56,668.09

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**East Marlborough Township Board of Supervisors
Regular Meeting
September 9, 2026**

1. The Treasurer's report and accompanying financial information for the month ending August 31, 2026, is attached:
 - a. Cash on hand for the Operating Funds (General, Operating Reserve, and Capital Improvement) total \$5,703,470.42 at August 31, 2026, versus \$5,757,677.45 at August 1, 2026, reflecting a decrease of \$54,207.03 for the month.
 - b. Cash on hand for the Restricted Funds (Sewer, Fire & Emergency Services, Liquid Fuels, Parks, Open Space, Library, Rebill, Willowdale Chapel Escrow, and Escrow) total \$8,200,881.99 at August 31, 2026, versus \$8,205,903.70 at August 1, 2026, reflecting a decrease of \$5,021.71 for the month.
 - c. The Township cash balance for Operating Funds at August 31, 2026, is up \$113,576.98 from August 31, 2025 (\$5,703,470.42 versus \$5,589,893.44 respectively).
 - d. The Township cash balance for Restricted Funds at August 31, 2026, is up \$30,564.01 from August 31, 2025 (\$8,200,881.99 versus \$8,170,317.98 respectively).
 - e. Details by fund are included within the Treasurer's Report.
2. General Fund Profit & Loss - Budget versus Actual – Months of January through August Actual versus months of January through August Budget are attached, with the following information of note:
 - a. Unadjusted net surplus for the eight months was \$795,023.81 versus a budgeted net surplus of \$555,178.50, reflecting a positive budget variance of \$239,845.31.
 - b. Unadjusted total revenue for the eight months was \$2,857,520.69 versus budgeted revenue of \$2,739,423.00 reflecting a positive budget variance of \$118,097.69.
 - c. Unadjusted total expenses for the eight months were \$2,062,496.88 versus budgeted expenses of \$2,184,244.50, reflecting a positive budget variance of \$121,747.62.
3. General Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and/or (negative) variances at August 31, 2026, include:
 - a. Revenue
 - i. Real Estate Transfer Tax – \$70,305.84
 - ii. Local Services Tax – \$21,332.79
 - iii. PennDOT Snow/Ice Removal – \$13,523.04
 1. Additional remittance for the 2025/2026 winter season. Budgeted annual funds to be remitted to the Township in November.
 - iv. Building Permits – \$26,718.61
 - v. Transfer from Sewer Fund (Payroll) – \$16,436.90
 - b. Expenditures
 - i. Legal Services – \$18,235.63
 - ii. Engineering Services – \$33,758.50

- iii. Police Payroll – Special Detail – \$48,453.98
 - iv. Outside Code Inspector – \$25,426.23
 - v. Payroll – Sewer – (\$38,438.98)
 - vi. Maintenance & Repairs of Roads/Bridges – Road Repair Materials – \$19,978.02
 - vii. Maintenance & Repairs of Roads/Bridges – Storm Damage Repairs – (\$11,820.00)
 - 1. The North Mills Road stream stabilization project accounted for \$13,750.00 in this account.
 - viii. Payroll – Parks – \$11,507.36
 - ix. Health Insurance – (\$11,344.77)
 - 1. This variance is attributable to a timing difference resulting from a December 2025 payment being made in January 2026.
- 4. Operating Reserve Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus months of January through August Budget are attached, with the following information of note:
 - a. Unadjusted net surplus for the eight months was \$18,267.83 versus a budgeted net surplus of \$17,600.00, reflecting a positive budget variance of \$667.83.
 - b. Unadjusted total revenue for the eight months was \$18,267.83 versus a budgeted net surplus of \$17,600.00, reflecting a positive budget variance of \$667.83.
 - c. There were no expenses for the eight months ending August 31, 2026.
- 5. Operating Reserve Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and/or (negative) variances at August 31, 2026, include:
 - a. Revenue
 - i. n/a
 - b. Expenditures
 - i. n/a
- 6. Capital Improvement Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus Months of January through August Budget are attached, with the following information of note:
 - a. Unadjusted net deficit for the eight months was (\$450,712.35) versus a budgeted net deficit of (\$505,000.00), reflecting a positive budget variance of \$54,287.65.
 - b. Unadjusted total revenue for the eight months was \$44,442.25 versus budgeted revenue of \$49,000.00, reflecting a negative budget variance of (\$4,557.75).
 - c. Unadjusted total expenses for the eight months were \$495,154.60 versus budgeted expenses of \$554,000.00, reflecting a positive budget variance of \$58,845.40.
- 7. Capital Improvement Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and/or (negative) variances at August 31, 2026, include:
 - a. Revenue
 - i. n/a
 - b. Expenditures
 - i. Audio/Video – \$23,236.02
 - 1. This variance is attributable to timing.

8. Sewer Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus Months of January through August Budget are attached, with the following information of note:
 - a. Unadjusted net surplus for the eight months was \$419,638.88 versus a budgeted net surplus of \$550,673.00, reflecting a negative budget variance of (\$131,034.12).
 - b. Unadjusted total revenue for the eight months was \$1,262,660.05 versus budgeted revenue of \$1,351,570.00, reflecting a negative budget variance of (\$88,909.95).
 - c. Unadjusted total expenses for the eight months were \$843,021.17 versus budgeted expenses of \$800,897.00, reflecting a negative budget variance of (\$42,124.17).
9. Sewer Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and/or (negative) variances at August 31, 2026, include:
 - a. Revenue
 - i. Interest Earnings – (\$17,408.15)
 - ii. Sewer Tap Fees – (\$54,500.00)
 - iii. Delinquent Sewer User Fees – (\$16,443.00)
 - b. Expenditures
 - i. Engineering Services – (\$16,019.88)
 1. The WQM (Water Quality Management) permit renewal services by HRG Engineering accounted for \$16,639.50 in this account.
 - ii. Grinder Pump Maintenance & Repairs – \$17,938.09
 - iii. Property Damage Claims – (\$35,316.73)
 1. Settlement agreement as approved by BOS at 5/13/26 BOS meeting.
 - iv. Health Insurance – (\$21,219.56)
 1. This variance is attributable to a timing difference resulting from the December 2025 and January 2026 reimbursements not made to the General Fund until February 2026.
 - v. Transfer to General Fund (Payroll) – (\$16,436.90)
10. Fire/EMS Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus Months of January through August Budget are attached, with the following information of note:
 - a. Unadjusted net surplus for the eight months was \$828,079.99 versus a budgeted net surplus of \$793,694.00, reflecting a positive budget variance of \$34,385.99.
 - b. Unadjusted total revenue for the eight months was \$2,102,938.21 versus budgeted revenue of \$2,056,794.00, reflecting a positive budget variance of \$46,144.21.
 - c. Unadjusted total expenses for the eight months were \$1,274,858.22 versus budgeted expenses of \$1,263,100.00, reflecting a negative budget variance of (\$11,758.22).
11. Fire/EMS Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and or (negative) variances at August 31, 2026, include:
 - a. Revenue
 - i. Emergency Services Tax – \$28,119.01
 - b. Expenditures
 - i. n/a

12. Liquid Fuels (State) Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus Months of January through August Budget are attached, with the following information of note:
 - a. Unadjusted net surplus for the eight months was \$12,308.32 versus a budgeted net surplus of \$11,560.00, reflecting a positive budget variance of \$748.32.
 - b. Unadjusted total revenue for the eight months was \$341,820.18 versus budgeted revenue of \$350,560.00, reflecting a negative budget variance of (\$8,739.82).
 - c. Unadjusted total expenses for the eight months were \$329,511.86 versus budgeted expenses of \$339,000.00, reflecting a positive budget variance of \$9,488.14.
13. Liquid Fuels (State) Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and or (negative) variances at August 31, 2026, include:
 - a. Revenue
 - i. n/a
 - b. Expenditures
 - i. n/a
14. Parks Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus Months of January through August Budget are attached, with the following information of note:
 - a. Unadjusted net deficit for the eight months was (\$36,417.01) versus a budgeted net deficit of (\$62,930.00), reflecting a positive budget variance of \$26,512.99.
 - b. Unadjusted total revenue for the eight months was \$2,168.46 versus budgeted revenue of \$2,800.00, reflecting a negative budget variance of (\$631.54).
 - c. Unadjusted total expenses for the eight months were \$38,585.47 versus budgeted expenses of \$65,730.00, reflecting a positive budget variance of \$27,144.53.
15. Parks Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and or (negative) variances at August 31, 2026, include:
 - a. Revenue
 - i. n/a
 - b. Expenditures
 - i. Property Maintenance – \$12,118.58
16. Open Space Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus Months of January through August Budget are attached, with the following information of note:
 - a. Unadjusted net surplus for the eight months was \$184,808.32 versus a budgeted net surplus of \$193,180.00, reflecting a negative budget variance of (\$8,371.68).
 - b. Unadjusted total revenue for the eight months was \$184,808.32 versus budgeted revenue of \$193,180.00, reflecting a negative budget variance of (\$8,371.68).
 - c. There were no expenses for the eight months ending August 31, 2026.
17. Open Space Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and or (negative) variances at August 31, 2026, include:
 - a. Revenue
 - i. n/a
 - b. Expenditures
 - i. n/a

18. Library Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus Months of January through August Budget are attached, with the following information of note:
- Unadjusted net surplus for the eight months was \$63,596.81 versus a budgeted net surplus of \$63,120.00, reflecting a positive budget variance of \$476.81.
 - Unadjusted total revenue for the eight months was \$136,596.81 versus budgeted revenue of \$138,120.00, reflecting a positive budget variance of \$476.81.
 - Unadjusted total expenses for the eight months were \$75,000.00 versus budgeted expenses of \$75,000.00, reflecting a \$0.00 budget variance.
19. Library Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and or (negative) variances at August 31, 2026, include:
- Revenue
 - n/a
 - Expenditures
 - n/a
20. Rebill Fund Profit & Loss – Budget versus Actual – Months of January through August Actual versus Months of January through August Budget are attached, with the following information of note:
- Unadjusted net deficit for the eight months was (\$5,314.55) versus a budgeted net surplus of \$3,320.00, reflecting a negative budget variance of (\$8,634.55).
 - Unadjusted total revenue for the eight months was \$172,552.92 versus budgeted revenue of \$79,320.00, reflecting a positive budget variance of \$93,232.92.
 - Unadjusted total expenses for the eight months were \$177,867.47 versus budgeted expenses of \$76,000.00, reflecting a negative budget variance of (\$101,867.47).
21. Rebill Fund revenue and expense accounts with significant (\$10,000.00 or greater) positive and or (negative) variances at August 31, 2026, include:
- Revenue
 - Reimbursable General Engineering – \$27,721.78
 - Reimbursable Traffic Engineering – \$50,359.94
 - Expenditures
 - Reimbursable General Engineering – (\$43,163.50)
 - Reimbursable Sewer Engineering – (\$34,212.41)
 - Reimbursable Traffic Engineering – (\$12,643.35)

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY
Treasurer's Report for the Period Ending August 31, 2026

GENERAL FUND				
BEGINNING BALANCE			\$	3,473,739.19
Cash Receipts	\$	300,320.24		
Expenditures			\$	(301,293.58)
ENDING BALANCE			\$	3,472,765.85
SEWER FUND				
BEGINNING BALANCE			\$	3,531,593.67
Cash Receipts	\$	18,126.48		
Expenditures			\$	(51,404.17)
ENDING BALANCE			\$	3,498,315.98
FIRE/EMS TAX FUND				
BEGINNING BALANCE			\$	1,994,525.34
Cash Receipts	\$	426,134.09		
Expenditures			\$	(410,470.08)
ENDING BALANCE			\$	2,010,189.35
STATE AID (LIQUID FUELS) FUND				
BEGINNING BALANCE			\$	173,544.22
Cash Receipts	\$	514.61		
Expenditures			\$	-
ENDING BALANCE			\$	174,058.83
OPEN SPACE FUND				
BEGINNING BALANCE			\$	2,102,780.61
Cash Receipts	\$	5,001.98		
Expenditures			\$	-
ENDING BALANCE			\$	2,107,782.59
CAPITAL IMPROVEMENT FUND				
BEGINNING BALANCE			\$	1,387,747.23
Cash Receipts	\$	4,508.93		
Expenditures			\$	(59,763.00)
ENDING BALANCE			\$	1,332,493.16
REBILL FUND				
BEGINNING BALANCE			\$	111,085.76
Cash Receipts	\$	12,831.26		
Expenditures			\$	(10,935.25)
ENDING BALANCE			\$	112,981.77
PARKS FUND				
BEGINNING BALANCE			\$	74,962.78
Cash Receipts	\$	209.27		
Expenditures			\$	(427.10)
ENDING BALANCE			\$	74,744.95
WILLOWDALE CHAPEL ESCROW				
BEGINNING BALANCE			\$	121,861.30
Cash Receipts	\$	370.72		
Expenditures			\$	-
ENDING BALANCE			\$	122,232.02

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY
Treasurer's Report for the Period Ending August 31, 2026

LIBRARY FUND					
BEGINNING BALANCE				\$	95,050.02
Cash Receipts		\$	1,776.48		
Expenditures				\$	-
ENDING BALANCE				\$	96,826.50
OPERATING RESERVE FUND					
BEGINNING BALANCE				\$	896,191.03
Cash Receipts		\$	2,020.38		
Expenditures				\$	-
ENDING BALANCE				\$	898,211.41
ESCROW FUND					
BEGINNING BALANCE				\$	500.00
Cash Receipts		\$	3,250.00		
Expenditures				\$	-
ENDING BALANCE				\$	3,750.00
TOWNSHIP-WIDE TOTAL BALANCE					
BEGINNING BALANCE				\$	13,963,581.15
Cash Receipts		\$	775,064.44		
Expenditures				\$	(834,293.18)
ENDING BALANCE				\$	13,904,352.41

TREASURER'S REPORT TRANSACTIONS
August 2026

	Beginning	Deposits	Disbursements	Ending
<u>General Fund</u>				
PLGIT - General Fund-Class	\$ 906,667.81	\$ 213,967.43	\$ (161,992.09)	\$ 958,643.15
PLGIT - General Fund-Prime	2,491,995.72	7,964.38	-	2,499,960.10
Truist - General Fund	75,075.66	78,388.43	(139,301.49)	14,162.60
Subtotal	\$ 3,473,739.19	\$ 300,320.24	\$ (301,293.58)	\$ 3,472,765.85
<u>Sewer Fund</u>				
PLGIT - Sewer Fund-Class	\$ 706,589.76	\$ 9,336.18	\$ (39,586.06)	\$ 676,339.88
PLGIT - Sewer Fund-Prime	2,750,241.86	8,789.73	-	2,759,031.59
Truist - Sewer Fund	74,762.05	0.57	(11,818.11)	62,944.51
Subtotal	\$ 3,531,593.67	\$ 18,126.48	\$ (51,404.17)	\$ 3,498,315.98
<u>Fire & EMS Fund</u>				
PLGIT - Fire Tax-Class	\$ 1,902,751.97	\$ 426,134.09	\$ (407,678.96)	\$ 1,921,207.10
Truist - Fire Fund	91,773.37	-	(2,791.12)	88,982.25
Subtotal	\$ 1,994,525.34	\$ 426,134.09	\$ (410,470.08)	\$ 2,010,189.35
<u>State Aid (Liquid Fuels) Fund</u>				
PLGIT - State Fund-Class	\$ 173,544.22	\$ 514.61	\$ -	\$ 174,058.83
Subtotal	\$ 173,544.22	\$ 514.61	\$ -	\$ 174,058.83
<u>Open Space Fund</u>				
PLGIT - Open Space-Class	\$ 428,541.84	\$ 2,847.12	\$ -	\$ 431,388.96
PLGIT - Open Space-Prime	674,238.77	2,154.86	-	676,393.63
PLGIT - Open Space TERM Investment	1,000,000.00	-	-	1,000,000.00
Subtotal	\$ 2,102,780.61	\$ 5,001.98	\$ -	\$ 2,107,782.59
<u>Capital Improvement Fund</u>				
PLGIT - Building Fund-Class	\$ 85,586.38	\$ 347.25	\$ (59,763.00)	\$ 26,170.63
PLGIT - Building Fund-Prime	1,302,160.85	4,161.68	-	1,306,322.53
Subtotal	\$ 1,387,747.23	\$ 4,508.93	\$ (59,763.00)	\$ 1,332,493.16
<u>Rebill Fund</u>				
PLGIT - Rebill	\$ 111,085.76	\$ 12,831.26	\$ (10,935.25)	\$ 112,981.77
Subtotal	\$ 111,085.76	\$ 12,831.26	\$ (10,935.25)	\$ 112,981.77
<u>Parks Fund</u>				
PLGIT - Unionville Park-Class	\$ 7,140.13	\$ 20.86	\$ (247.94)	\$ 6,913.05
PLGIT - Unionville Park-Prime	58,952.46	188.41	-	59,140.87
Truist - Park Fund	8,870.19	-	(179.16)	8,691.03
Subtotal	\$ 74,962.78	\$ 209.27	\$ (427.10)	\$ 74,744.95
<u>Willowdale Chapel-Escrow</u>				
PLGIT - Willowdale Chapel-Class	\$ 121,861.30	\$ 370.72	\$ -	\$ 122,232.02
Subtotal	\$ 121,861.30	\$ 370.72	\$ -	\$ 122,232.02

TREASURER'S REPORT TRANSACTIONS
August 2026

	Beginning	Deposits	Disbursements	Ending
<u>Library Fund</u>				
PLGIT - Library Tax-Class	\$ 95,050.02	\$ 1,776.48	\$ -	\$ 96,826.50
Subtotal	\$ 95,050.02	\$ 1,776.48	\$ -	\$ 96,826.50
<u>Operating Reserve Fund</u>				
PLGIT - Operating Reserve-Class	\$ 194,364.87	\$ 576.35	\$ -	\$ 194,941.22
PLGIT - Operating Reserve-Prime	451,826.16	1,444.03	-	453,270.19
PLGIT - Operating Reserve TERM Investment	250,000.00	-	-	250,000.00
Subtotal	\$ 896,191.03	\$ 2,020.38	\$ -	\$ 898,211.41
<u>Escrow Fund</u>				
PLGIT - Escrow-Class	\$ 500.00	\$ 3,250.00	\$ -	\$ 3,750.00
Subtotal	\$ 500.00	\$ 3,250.00	\$ -	\$ 3,750.00
TOWNSHIP-WIDE TOTAL	\$ 13,963,581.15	\$ 775,064.44	\$ (834,293.18)	\$ 13,904,352.41

**East Marlborough Township General Fund
Treasurer's Report
As of August 31, 2026**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 - Cash							3,476,466.43
100.100 - PLGIT General - 3679014							909,195.05
Deposit	08/03/2026			Deposit	12,023.90		921,218.95
Deposit	08/04/2026			BERKHEIMER	1,971.07		923,190.02
Transfer	08/04/2026			August credit card payment		5,714.42	917,475.60
Deposit	08/06/2026			Deposit	53,530.04		971,005.64
Deposit	08/06/2026			KEYSTONE	7,324.56		978,330.20
Deposit	08/06/2026			KEYSTONE	5,836.39		984,166.59
Deposit	08/07/2026			Deposit	529.67		984,696.26
Deposit	08/10/2026			Deposit	35,425.77		1,020,122.03
Deposit	08/11/2026			Deposit	5,276.65		1,025,398.68
Deposit	08/11/2026			Deposit	38,300.00		1,063,698.68
Bill Pmt -Check	08/12/2026	27294	Barry's Auto Repair			294.10	1,063,404.58
Bill Pmt -Check	08/12/2026	27295	Brittany Jones			208.50	1,063,196.08
Bill Pmt -Check	08/12/2026	27296	Chester County Treasurer			68.14	1,063,127.94
Bill Pmt -Check	08/12/2026	27297	Christopher F. Perrotti			1,035.46	1,062,092.48
Bill Pmt -Check	08/12/2026	27298	Dixie Land Energy, LLC			4,773.70	1,057,318.78
Bill Pmt -Check	08/12/2026	27299	DS Diesall L.L.C			219.74	1,057,099.04
Bill Pmt -Check	08/12/2026	27300	Established Traffic Control, Inc.			3,395.05	1,053,703.99
Bill Pmt -Check	08/12/2026	27301	Gapview Tire Service LLC			250.00	1,053,453.99
Bill Pmt -Check	08/12/2026	27302	Go Green 'N' Clean Car Wash			48.00	1,053,405.99
Bill Pmt -Check	08/12/2026	27303	Great America Financial Services, Inc.			76.00	1,053,329.99
Bill Pmt -Check	08/12/2026	27304	Heidelberg Materials, LLC			402.63	1,052,927.36
Bill Pmt -Check	08/12/2026	27305	Ideal Hydraulics LLC			828.11	1,052,099.25
Bill Pmt -Check	08/12/2026	27306	Jake Elks			198.79	1,051,900.46
Bill Pmt -Check	08/12/2026	27307	Minuteman Press			405.00	1,051,495.46
Bill Pmt -Check	08/12/2026	27308	Petro's Custom Concrete, Inc			4,750.00	1,046,745.46
Bill Pmt -Check	08/12/2026	27309	PSATS			135.00	1,046,610.46
Bill Pmt -Check	08/12/2026	27310	Signal Service, Inc.			550.00	1,046,060.46
Bill Pmt -Check	08/12/2026	27311	The Lincoln National Life Insurance Group	A/C # EMTPA-BL-1576713		604.31	1,045,456.15
Bill Pmt -Check	08/12/2026	27312	Tony's Emergency Services			125.00	1,045,331.15
Bill Pmt -Check	08/12/2026	27313	Univest Insurance, LLC			1,053.00	1,044,278.15
Deposit	08/12/2026			Deposit	6,368.69		1,050,646.84
Bill Pmt -Check	08/13/2026	27314	A F Daniel Technology Group, Inc.			1,287.32	1,049,359.52
Bill Pmt -Check	08/13/2026	27315	A. Fieni & Son, Inc.			515.94	1,048,843.58
Bill Pmt -Check	08/13/2026	27316	Accurate Building Inspections, Inc.			325.00	1,048,518.58
Bill Pmt -Check	08/13/2026	27317	Affiliated United Communications, LLC			415.88	1,048,102.70
Bill Pmt -Check	08/13/2026	27318	Blittersdorf's, LLC	GMC 3500, crew cab		185.00	1,047,917.70
Bill Pmt -Check	08/13/2026	27319	Brandywine Valley SPCA			216.32	1,047,701.38
Bill Pmt -Check	08/13/2026	27320	Burkhart, Inc			47.00	1,047,654.38
Bill Pmt -Check	08/13/2026	27321	Canon Financial Services, Inc.	Contract # 566332		197.48	1,047,456.90
Bill Pmt -Check	08/13/2026	27322	Gale Lane Solar LLC			283.40	1,047,173.50
Bill Pmt -Check	08/13/2026	27323	Gerbron Wholesale			66.80	1,047,106.70
Bill Pmt -Check	08/13/2026	27324	Green Weaver Landscapes			572.00	1,046,534.70
Bill Pmt -Check	08/13/2026	27325	Heidelberg Materials, LLC			849.21	1,045,685.49
Bill Pmt -Check	08/13/2026	27326	Ideal Hydraulics LLC			218.76	1,045,466.73

**East Marlborough Township General Fund
Treasurer's Report
As of August 31, 2026**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	08/13/2026	27327	Independence Blue Cross	A/C# 400008235880001		12,820.66	1,032,646.07
Bill Pmt -Check	08/13/2026	27328	Keen Compressed Gas	16001		83.57	1,032,562.50
Bill Pmt -Check	08/13/2026	27329	Logo Tags			234.00	1,032,328.50
Bill Pmt -Check	08/13/2026	27330	Lowe's	A/C# 98005272459		128.34	1,032,200.16
Bill Pmt -Check	08/13/2026	27331	NAPA Auto Parts	38730894		21.48	1,032,178.68
Bill Pmt -Check	08/13/2026	27332	Opdenaker, Inc.	14316800		273.29	1,031,905.39
Bill Pmt -Check	08/13/2026	27333	Peter Lumber Co.			23.00	1,031,882.39
Bill Pmt -Check	08/13/2026	27334	Sherwin Williams			276.18	1,031,606.21
Bill Pmt -Check	08/13/2026	27335	Signal Service, Inc.			2,385.00	1,029,221.21
Bill Pmt -Check	08/13/2026	27336	The Peterbilt Store			3,551.00	1,025,670.21
Bill Pmt -Check	08/13/2026	27337	United Inspection Agency, Inc			29,298.75	996,371.46
Bill Pmt -Check	08/13/2026	27338	Unruh, Turner, Burke & Frees			4,024.19	992,347.27
Bill Pmt -Check	08/13/2026	27339	Windles Water Works Inc			172.00	992,175.27
General Journal	08/13/2026	AJE0805AG-5		July tax lien distribution		2,971.70	989,203.57
General Journal	08/13/2026	AJE0805AG-5		July tax lien distribution		197.75	989,005.82
General Journal	08/13/2026	AJE0805AG-5		July tax lien distribution		216.12	988,789.70
Deposit	08/17/2026			Deposit	584.44		989,374.14
Deposit	08/20/2026			BERKHEIMER	3,091.88		992,466.02
Transfer	08/21/2026			Funds Transfer		75,000.00	917,466.02
Deposit	08/25/2026			Deposit	704.50		918,170.52
Deposit	08/25/2026			BERKHEIMER	2,827.94		920,998.46
Deposit	08/26/2026			KEYSTONE	500.00		921,498.46
Deposit	08/26/2026			Deposit	32,797.00		954,295.46
General Journal	08/28/2026	AJE0902AG		WC bill paid via credit card	1,410.00		955,705.46
Deposit	08/31/2026			Deposit	7.39		955,712.85
Deposit	08/31/2026			Interest	2,930.30		958,643.15
Total 100.100 - PLGIT General - 3679014					211,440.19	161,992.09	958,643.15
100.106 - PLGIT Prime							2,491,995.72
Deposit	08/31/2026			Interest	7,964.38		2,499,960.10
Total 100.106 - PLGIT Prime					7,964.38	0.00	2,499,960.10

**East Marlborough Township General Fund
Treasurer's Report
As of August 31, 2026**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.305 · BB&T Bank/Truist							75,275.66
Check	08/03/2026	EFT017	Rothwell Document Solutions			171.03	75,104.63
Check	08/03/2026	ACH	INR/CBIZ Matrix	PR 7.30.26		800.00	74,304.63
Deposit	08/05/2026			Deposit	354.50		74,659.13
Deposit	08/06/2026			Deposit	300.00		74,959.13
Deposit	08/07/2026			Deposit	354.50		75,313.63
Check	08/11/2026	EFT019	PECO 6687438000 Shop 717	paid online		40.07	75,273.56
Check	08/11/2026	EFT020	PECO 4184166000 717 Unionville	paid online		105.96	75,167.60
Bill Pmt -Check	08/11/2026	ACH-PECO	PECO 3196103000 1752 Doe Run			33.28	75,134.32
General Journal	08/14/2026	PR 8-14-26	Evolution Payroll Services	DIRECT DEPOSIT PR 8-14-26		49,120.52	26,013.80
General Journal	08/14/2026	PR 8-14-26	Evolution Payroll Services	PR TAXES PR 8-14-26		22,681.24	3,332.56
Check	08/17/2026	ACH	INR/CBIZ Matrix	PR 8.13.26		800.00	2,532.56
Bill Pmt -Check	08/19/2026	ACH-COMCAST	Comcast (37361)			320.19	2,212.37
Deposit	08/20/2026			Deposit	50.00		2,262.37
Bill Pmt -Check	08/20/2026	EFT-PECO	PECO 5308843000Traffic Light			158.50	2,103.87
Deposit	08/21/2026			Deposit	2,129.00		4,232.87
Transfer	08/21/2026			Funds Transfer	75,000.00		79,232.87
General Journal	08/28/2026	PR 8-28-26	Evolution Payroll Services	DIRECT DEPOSIT PR 8-28-26		45,017.19	34,215.68
General Journal	08/28/2026	PR 8-28-26	Evolution Payroll Services	PR TAXES PR 8-28-26		20,053.51	14,162.17
Deposit	08/31/2026			Interest	0.43		14,162.60
Total 100.305 · BB&T Bank/Truist					78,188.43	139,301.49	14,162.60
Total 100.000 · Cash					297,593.00	301,293.58	3,472,765.85
TOTAL					297,593.00	301,293.58	3,472,765.85

East Marlborough Township Sewer Fund
Treasurer's Report
As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 - Cash							3,531,593.67
100.100 - PLGIT Sewer Fund (3679143)							706,589.76
Deposit	08/03/2026			Deposit	1,278.69		707,868.45
Deposit	08/05/2026			Deposit	20.00		707,888.45
Deposit	08/05/2026			Deposit	1,740.00		709,628.45
Deposit	08/07/2026			Deposit	739.30		710,367.75
Deposit	08/10/2026			Deposit	20.00		710,387.75
Bill Pmt -Check	08/12/2026	6994	Aqua Pennsylvania, Inc	inv: EM2026-07		200.00	710,187.75
Bill Pmt -Check	08/12/2026	6995	Brandywine Ace Pet and Farm			39.64	710,148.11
Bill Pmt -Check	08/12/2026	6996	Buckmans Inc.			1,757.00	708,391.11
Bill Pmt -Check	08/12/2026	6997	Chester Water Authority			44.80	708,346.31
Bill Pmt -Check	08/12/2026	6998	Colledge Tire & Automotive			72.44	708,273.87
Bill Pmt -Check	08/12/2026	6999	Commonwealth of Pennsylvania			100.00	708,173.87
Bill Pmt -Check	08/12/2026	7000	Herbert, Rowland, & Grubic, Inc			578.00	707,595.87
Deposit	08/12/2026			Deposit	87.00		707,682.87
Bill Pmt -Check	08/13/2026	7001	Buckmans Inc.			1,390.00	706,292.87
Bill Pmt -Check	08/13/2026	7002	Chester Water Authority	A/C# 00054087		89.60	706,203.27
Bill Pmt -Check	08/13/2026	7003	Gerbron Wholesale			49.85	706,153.42
Bill Pmt -Check	08/13/2026	7004	Null's Towing			937.50	705,215.92
Bill Pmt -Check	08/13/2026	7005	Opdenaker Inc			151.18	705,064.74
Bill Pmt -Check	08/13/2026	7006	Pennsylvania One Call System, Inc.			88.24	704,976.50
Bill Pmt -Check	08/13/2026	7007	Quantum Environmental Enterprise Inc.			2,075.00	702,901.50
Bill Pmt -Check	08/13/2026	7008	Site Specific Design, Inc.			21,442.80	681,458.70
Bill Pmt -Check	08/13/2026	7009	SPL, Inc.			976.63	680,482.07
Bill Pmt -Check	08/13/2026	7010	Independence Blue Cross	A/C# 400008235880001		9,593.38	670,888.69
Deposit	08/18/2026			Deposit	1,310.00		672,198.69
Deposit	08/19/2026			Deposit	20.00		672,218.69
Deposit	08/21/2026			Berkheimer	2,040.00		674,258.69
Deposit	08/26/2026			Deposit	20.00		674,278.69
Deposit	08/31/2026			Interest	2,061.19		676,339.88
Total 100.100 - PLGIT Sewer Fund (3679143)					9,336.18	39,586.06	676,339.88
100.106 - PLGIT Sewer Prime							2,750,241.86
Deposit	08/31/2026			Interest	8,789.73		2,759,031.59
Total 100.106 - PLGIT Sewer Prime					8,789.73	0.00	2,759,031.59

East Marlborough Township Sewer Fund
Treasurer's Report
As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.500 - Truist Bank 9077							74,762.05
Check	08/10/2026	ACH-PECO	PECO	account # 04050-70073 sewer summary		9.29	74,752.76
Check	08/10/2026	ACH-PECO	PECO	account # 04050-70073 sewer summary		236.78	74,515.98
Check	08/11/2026	EFT0012	Verizon 852-008-774-0001-47	Internet for plant		94.99	74,420.99
Check	08/11/2026	EFT0013	Verizon 356-898-425-0001-81	Wollaston Rd		47.85	74,373.14
Check	08/11/2026	EFT0014	Verizon 450-748-455-0001-81	Hicks NW		41.84	74,331.30
Check	08/11/2026	EFT0015	Verizon 357-252-211-0001	Walker/Byrd		47.53	74,283.77
Check	08/11/2026	EFT0016	Verizon 157-254-077-0001	862 E. Balt Pk		47.53	74,236.24
Check	08/11/2026	EFT0017	Verizon 557-252-534-0001	235 Kirkbrae		47.53	74,188.71
Check	08/11/2026	EFT0018	Verizon 357-252-362-0001	Bayard Rd		47.53	74,141.18
Check	08/11/2026	EFT0019	Verizon 557-958-695-0001			33.91	74,107.27
Check	08/11/2026	EFT0020	Verizon 457-251-429-0001	La Reserve		43.30	74,063.97
Check	08/11/2026	EFT0021	Verizon WZ 220-827-534-00001	paid online		20.02	74,043.95
Check	08/11/2026	EFT0022	Verizon 756-231-745-0001-63	Walnut Rd		41.88	74,002.07
Check	08/11/2026	EFT0023	Verizon 655-972-361-0001-91	Hicks SE		41.87	73,960.20
Check	08/11/2026	EFT0024	Aqua PA	autopay		22.83	73,937.37
Check	08/11/2026	EFT0025	PECO 4003543000 701 Wollaston	701 Wollaston pd online		5,877.21	68,060.16
Check	08/11/2026	EFT0026	PECO 3918985000 Meadowbank	Meadowbank Rd pd online		116.98	67,943.18
Check	08/11/2026	EFT0027	PECO 5891494000 Street	Hicks SE pd online		265.99	67,677.19
Check	08/11/2026	EFT0028	PECO 3779912222 Doe Run	Hicks NW paid online		124.36	67,552.83
Check	08/11/2026	EFT0029	PECO 8804792856 Cascade	Longwood Preserve		141.46	67,411.37
Check	08/11/2026	EFT0030	PECO 6288221222 517 Walnut	Walnut Rd		172.31	67,239.06
Check	08/11/2026	EFT0031	PECO 3455425000 545 Schoolhouse	paid online		140.46	67,098.60
Check	08/11/2026	EFT0032	PECO 9752908969 240 Lily	paid online		93.60	67,005.00
Check	08/11/2026	EFT0033	PECO 6899792222 Kirkbrae	paid online		100.48	66,904.52
Check	08/11/2026	EFT0034	PECO 1224228000 858 Balt Pk	paid online		852.14	66,052.38
Check	08/11/2026	EFT0035	PECO 8727323333 Bayard Rd.	paid online		196.75	65,855.63
Check	08/11/2026	EFT0036	PECO 0204192222 Soltner	Soltner Dr. pd online		322.37	65,533.26
Check	08/11/2026	EFT0037	PECO 7509020100 Byrd	Byrd Rd pd online		2,027.03	63,506.23
Check	08/12/2026	ACH-VERIZON	Verizon 257-251-678-0001	Williowdale South		47.54	63,458.69
Check	08/19/2026	EFT0038	Verizon 655-972-361-0001-91	Hicks SE		88.64	63,370.05
Bill Pmt -Check	08/20/2026	ACH-PECO	PECO 6288221222 517 Walnut	A/C# 6288221222		383.91	62,986.14
Bill Pmt -Check	08/21/2026	ACH-VERIZON	Verizon 756-231-745-0001-63			42.20	62,943.94
Deposit	08/31/2026			Interest	0.57		62,944.51
Total 100.500 - Truist Bank 9077					0.57	11,818.11	62,944.51
Total 100.000 - Cash					18,126.48	51,404.17	3,498,315.98
TOTAL					18,126.48	51,404.17	3,498,315.98

East Marlborough Township Fire & Emergency Services Fund
Treasurer's Report
As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							1,994,525.34
100.010 · PLGIT Class - Fire Tax							1,902,751.97
Deposit	08/01/2026			Deposit	995.15		1,903,747.12
Deposit	08/01/2026			Deposit	2,278.23		1,906,025.35
General Journal	08/01/2026	GJE0807AGR		Reverse of GJE GJE0807AG -- To account for voided ck # 1111	402,112.56		2,308,137.91
General Journal	08/01/2026	GJE0807AGR		To account for voided ck # 1114	1,390.00		2,309,527.91
Deposit	08/07/2026			Deposit	930.47		2,310,458.38
Bill Pmt -Check	08/12/2026	1115	Pa State Workers' Insurance Fund	05919947		1,390.00	2,309,068.38
Bill Pmt -Check	08/13/2026	1116	Chester Water Authority	A/C# 00013014		2,766.40	2,306,301.98
Bill Pmt -Check	08/13/2026	1117	Kennett Regional Fire & EMS Commission			402,112.56	1,904,189.42
Deposit	08/13/2026			Deposit	2,971.70		1,907,161.12
Deposit	08/18/2026			Deposit	516.71		1,907,677.83
Deposit	08/18/2026			Deposit	3,955.40		1,911,633.23
Deposit	08/21/2026			Deposit	3,629.23		1,915,262.46
Deposit	08/21/2026			Deposit	767.25		1,916,029.71
General Journal	08/28/2026	GJE0810AG		To reimburse for WC payment made via GF credit card		1,410.00	1,914,619.71
Deposit	08/31/2026			Interest	6,587.39		1,921,207.10
Total 100.010 · PLGIT Class - Fire Tax					426,134.09	407,678.96	1,921,207.10
100.700 · Truist Fire Account							91,773.37
Check	08/11/2026	EFT001	Aqua Pennsylvania			2,791.12	88,982.25
Total 100.700 · Truist Fire Account					0.00	2,791.12	88,982.25
Total 100.000 · Cash					426,134.09	410,470.08	2,010,189.35
TOTAL					426,134.09	410,470.08	2,010,189.35

**State Fund
Treasurer's Report
As of August 31, 2026**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							173,544.22
100.010 · PLGIT State Fund (3679069)							173,544.22
Deposit	08/31/2026			Interest	514.61		174,058.83
Total 100.010 · PLGIT State Fund (3679069)					514.61	0.00	174,058.83
Total 100.000 · Cash					514.61	0.00	174,058.83
TOTAL					514.61	0.00	174,058.83

East Marlborough Township Open Space Fund
Treasurer's Report
As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							2,102,780.61
100.010 · PLGIT Open Space - Class							428,541.84
Deposit	08/01/2026		Deposit		1,356.23		429,898.07
Deposit	08/13/2026		Deposit		216.12		430,114.19
Deposit	08/31/2026		Interest		1,274.77		431,388.96
Total 100.010 · PLGIT Open Space - Class					2,847.12	0.00	431,388.96
100.106 · PLGIT Open Space - Prime							674,238.77
Deposit	08/31/2026		Interest		2,154.86		676,393.63
Total 100.106 · PLGIT Open Space - Prime					2,154.86	0.00	676,393.63
107.100 · PLGIT Term Account							1,000,000.00
Total 107.100 · PLGIT Term Account							1,000,000.00
Total 100.000 · Cash					5,001.98	0.00	2,107,782.59
TOTAL					5,001.98	0.00	2,107,782.59

**East Marlborough Township Capital Improvement/Building Fund
Treasurer's Report
As of August 31, 2026**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							1,387,747.23
100.100 · PLGIT-Building Fund-00003679173							85,586.38
Bill Pmt -Check	08/05/2026	1125	Jutland Truck Bodies			10,440.00	75,146.38
Bill Pmt -Check	08/12/2026	1126	Gap Power			3,125.00	72,021.38
Bill Pmt -Check	08/13/2026	1127	U.S. Municipal Supply LLC			46,198.00	25,823.38
Deposit	08/19/2026			Deposit	150.00		25,973.38
Deposit	08/31/2026			Interest	197.25		26,170.63
Total 100.100 · PLGIT-Building Fund-00003679173					347.25	59,763.00	26,170.63
100.106 · PLGIT Building Fund Prime							1,302,160.85
Deposit	08/31/2026			Interest	4,161.68		1,306,322.53
Total 100.106 · PLGIT Building Fund Prime					4,161.68	0.00	1,306,322.53
Total 100.000 · Cash					4,508.93	59,763.00	1,332,493.16
TOTAL					4,508.93	59,763.00	1,332,493.16

**East Marlborough Township - Rebill
Treasurer's Report
As of August 31, 2026**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · PLGIT - Rebill							111,085.76
Bill Pmt -Check	08/12/2026	1263	Herbert, Rowland & Grubic, Inc			7,544.50	103,541.26
Bill Pmt -Check	08/13/2026	1264	RGS Associates, Inc.			438.75	103,102.51
Bill Pmt -Check	08/13/2026	1265	Unruh Turner Burke & Frees			2,952.00	100,150.51
Deposit	08/18/2026			Deposit	484.50		100,635.01
Deposit	08/19/2026			Deposit	1,649.00		102,284.01
Deposit	08/20/2026			Deposit	2,308.69		104,592.70
Deposit	08/25/2026			Deposit	7,844.00		112,436.70
Deposit	08/25/2026			Deposit	220.50		112,657.20
Deposit	08/31/2026			Interest	324.57		112,981.77
Total 100.000 · PLGIT - Rebill					12,831.26	10,935.25	112,981.77
TOTAL					12,831.26	10,935.25	112,981.77

East Marlborough Township Parks Fund
Treasurer's Report
As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							74,962.78
100.200 · Unionville Park (3679172)							7,140.13
Bill Pmt -Check	08/12/2026	637	Bittle Property Maintenance, LLC			200.00	6,940.13
General Journal	08/13/2026	GJE0806AG5		To account for errorenous transfer due to Library Fund		47.94	6,892.19
Deposit	08/31/2026			Interest	20.86		6,913.05
Total 100.200 · Unionville Park (3679172)					20.86	247.94	6,913.05
100.250 · PLGIT Parks Prime							58,952.46
Deposit	08/31/2026			Interest	188.41		59,140.87
Total 100.250 · PLGIT Parks Prime					188.41	0.00	59,140.87
100.300 · Truist Bank Parks Account							8,870.19
Check	08/11/2026	EFT009	Aqua PA			53.82	8,816.37
Check	08/11/2026	EFT010	Peco 9513172000 Bathroom			55.53	8,760.84
Bill Pmt -Check	08/11/2026	ACH-PECO	PECO 4176295000 AMBL			28.78	8,732.06
Bill Pmt -Check	08/20/2026	ACH-PECO	Peco 1892174000 Recepticles			41.03	8,691.03
Total 100.300 · Truist Bank Parks Account					0.00	179.16	8,691.03
Total 100.000 · Cash					209.27	427.10	74,744.95
TOTAL					209.27	427.10	74,744.95

**East Marlborough Township Library Fund
Treasurer's Report
As of August 31, 2026**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							95,050.02
100.010 · Library Account							95,050.02
Deposit	08/01/2026			Deposit	1,245.20		96,295.22
Deposit	08/10/2026	ACH	General Fund	Delinquent tax distribution	47.94		96,343.16
Deposit	08/13/2026			Deposit	197.75		96,540.91
Deposit	08/31/2026			Interest	285.59		96,826.50
Total 100.010 · Library Account					1,776.48	0.00	96,826.50
Total 100.000 · Cash					1,776.48	0.00	96,826.50
TOTAL					1,776.48	0.00	96,826.50

East Marlborough Township Operating Reserve Fund
Treasurer's Report
As of August 31, 2026

Type	Date	Num	Memo	Debit	Credit	Balance
100.000 · Cash						896,191.03
100.100 · Operating Reserve - Class						194,364.87
Deposit	08/31/2026		Interest	576.35		194,941.22
Total 100.100 · Operating Reserve - Class				576.35	0.00	194,941.22
100.106 · Operating Reserve - Prime						451,826.16
Deposit	08/31/2026		Interest	1,444.03		453,270.19
Total 100.106 · Operating Reserve - Prime				1,444.03	0.00	453,270.19
107.100 · PLGIT Term Account						250,000.00
Total 107.100 · PLGIT Term Account						250,000.00
Total 100.000 · Cash				2,020.38	0.00	898,211.41
TOTAL				2,020.38	0.00	898,211.41

East Marlborough Township Escrow Fund
Treasurer's Report
As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							500.00
100.100 · PLGIT Escrow Account							500.00
Deposit	08/12/2026			Deposit	3,250.00		3,750.00
Total 100.100 · PLGIT Escrow Account					3,250.00	0.00	3,750.00
Total 100.000 · Cash					3,250.00	0.00	3,750.00
TOTAL					3,250.00	0.00	3,750.00

East Marlborough Township Willowdale Chapel Escrow Fund
Treasurer's Report
As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							121,861.30
100.020 · PLGIT-Willowdale-Escrow-3679156							121,861.30
Deposit	08/31/2026			Interest	370.72		122,232.02
Total 100.020 · PLGIT-Willowdale-Escrow-3679156					370.72	0.00	122,232.02
Total 100.000 · Cash					370.72	0.00	122,232.02
TOTAL					370.72	0.00	122,232.02

**East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through August 2026**

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.100 · Real Estate Taxes	\$ 1,304,886.78	\$ 1,313,180.00	\$ (8,293.22)	99.37%	\$ 1,350,000.00	\$ (45,113.22)	96.66%
301.400 · Delinquent Real Estate Taxes	10,208.84	8,990.00	1,218.84	113.56%	10,000.00	208.84	102.09%
Total 301.000 · Real Estate Taxes	1,315,095.62	1,322,170.00	(7,074.38)	99.47%	1,360,000.00	(44,904.38)	96.70%
303.000 · Special Levy Taxes							
303.105 · Unionville Street Light Taxes	3,889.36	3,890.00	(0.64)	99.98%	4,100.00	(210.64)	94.86%
Total 303.000 · Special Levy Taxes	3,889.36	3,890.00	(0.64)	99.98%	4,100.00	(210.64)	94.86%
310.000 · Local Tax Enabling Act							
310.100 · Real Estate Transfer Tax	335,665.84	265,360.00	70,305.84	126.50%	412,000.00	(76,334.16)	81.47%
310.500 · Local Services Tax	204,722.79	183,390.00	21,332.79	111.63%	250,000.00	(45,277.21)	81.89%
Total 310.000 · Local Tax Enabling Act	540,388.63	448,750.00	91,638.63	120.42%	662,000.00	(121,611.37)	81.63%
321.000 · Business Licenses & Permits							
321.300 · Cable/Internet Franchise Fee	107,529.49	112,435.00	(4,905.51)	95.64%	149,000.00	(41,470.51)	72.17%
Total 321.000 · Business Licenses & Permits	107,529.49	112,435.00	(4,905.51)	95.64%	149,000.00	(41,470.51)	72.17%
331.000 · Fines							
331.100 · District Court Fines	4,735.47	4,260.00	475.47	111.16%	6,000.00	(1,264.53)	78.93%
331.130 · State Police Fines	1,848.00	3,000.00	(1,152.00)	61.60%	3,000.00	(1,152.00)	61.60%
331.150 · Local Police Fines	-	500.00	(500.00)	0.00%	500.00	(500.00)	0.00%
Total 331.000 · Fines	6,583.47	7,760.00	(1,176.53)	84.84%	9,500.00	(2,916.53)	69.30%
341.000 · Interest Earnings							
341.100 · Interest Earnings	71,290.46	75,160.00	(3,869.54)	94.85%	110,000.00	(38,709.54)	64.81%
Total 341.000 · Interest Earnings	71,290.46	75,160.00	(3,869.54)	94.85%	110,000.00	(38,709.54)	64.81%
342.000 · Rents & Royalties							
342.100 · 365 W Street Rd-Shed Rental	-	-	-	0.00%	1,200.00	(1,200.00)	0.00%
342.200 · Post Office Rent	18,480.00	17,380.00	1,100.00	106.33%	26,400.00	(7,920.00)	70.00%
342.530 · Crown Castle (879417)	39,014.20	38,280.00	734.20	101.92%	58,000.00	(18,985.80)	67.27%
342.531 · AT&T (806148)	20,301.80	17,720.00	2,581.80	114.57%	25,500.00	(5,198.20)	79.62%
342.533 · American Tower (093710)	48,150.33	57,600.00	(9,449.67)	83.59%	86,500.00	(38,349.67)	55.67%
342.534 · CC Holdings (840536)	66,845.83	73,070.00	(6,224.17)	91.48%	109,500.00	(42,654.17)	61.05%
Total 342.000 · Rents & Royalties	192,792.16	204,050.00	(11,257.84)	94.48%	307,100.00	(114,307.84)	62.78%
354.000 · State Capital & Operating Grant							
354.030 · PennDOT Snow/Ice Removal	13,523.04	-	13,523.04	100.00%	20,140.00	(6,616.96)	67.15%
Total 354.000 · State Capital & Operating Grant	13,523.04	-	13,523.04	100.00%	20,140.00	(6,616.96)	67.15%
355.000 · State Shared Revenue							
355.001 · Public Util. Realty Tax	-	-	-	0.00%	1,200.00	(1,200.00)	0.00%
355.040 · Alcoholic Beverages Licenses	1,400.00	780.00	620.00	179.49%	1,400.00	-	100.00%
355.050 · Municipal Pension State Aid	-	-	-	0.00%	82,388.00	(82,388.00)	0.00%
355.070 · Foreign Fire Insu. Tax	-	-	-	0.00%	86,000.00	(86,000.00)	0.00%
Total 355.000 · State Shared Revenue	1,400.00	780.00	620.00	179.49%	170,988.00	(169,588.00)	0.82%
357.000 · Local Gov't Units Grants							
357.010 · County Grants	-	-	-	0.00%	46,000.00	(46,000.00)	0.00%
Total 357.000 · Local Gov't Units Grants	-	-	-	0.00%	46,000.00	(46,000.00)	0.00%
358.000 · Local Gov't - Contracted Serv.							
358.100 · W. Marlborough Police Coverage	1,647.50	3,460.00	(1,812.50)	47.62%	5,000.00	(3,352.50)	32.95%
Total 358.000 · Local Gov't - Contracted Serv.	1,647.50	3,460.00	(1,812.50)	47.62%	5,000.00	(3,352.50)	32.95%
361.000 · Charges for Services							
361.100 · Salt Reimbursement	-	4,000.00	(4,000.00)	0.00%	4,000.00	(4,000.00)	0.00%
361.233 · Fuel Reimbursement	6,458.55	8,620.00	(2,161.45)	74.93%	12,000.00	(5,541.45)	53.82%
361.300 · Subdivision and Land Dev. - Fee	2,400.00	1,170.00	1,230.00	205.13%	5,000.00	(2,600.00)	48.00%
361.330 · Cell Tower Tax Reimbursement	32,475.98	25,180.00	7,295.98	128.98%	42,000.00	(9,524.02)	77.32%
361.340 · Conditional Use Fees	4,500.00	4,000.00	500.00	112.50%	4,000.00	500.00	112.50%
361.341 · Zoning Hearing Board Fees	5,250.00	5,865.00	(615.00)	89.51%	9,000.00	(3,750.00)	58.33%
361.350 · Traffic Impact Fee	600.00	2,000.00	(1,400.00)	30.00%	2,000.00	(1,400.00)	30.00%
361.360 · Open Space Impact Fee	1,000.00	1,500.00	(500.00)	66.67%	1,500.00	(500.00)	66.67%
361.370 · Emergency Services Impact Fee	200.00	2,000.00	(1,800.00)	10.00%	2,000.00	(1,800.00)	10.00%
Total 361.000 · Charges for Services	52,884.53	54,335.00	(1,450.47)	97.33%	81,500.00	(28,615.47)	64.89%

**East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through August 2026**

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
362.000 · Public Safety Revenue							
362.050 · Road Occupancy Permit	7,613.00	4,590.00	3,023.00	165.86%	5,000.00	2,613.00	152.26%
362.100 · Police Special Duty	164,507.50	162,870.00	1,637.50	101.01%	225,000.00	(60,492.50)	73.11%
362.110 · Police Reports	955.00	630.00	325.00	151.59%	1,000.00	(45.00)	95.50%
362.200 · Permits - Solicitation	600.00	1,000.00	(400.00)	60.00%	1,000.00	(400.00)	60.00%
362.400 · Special Event & Solicitation	7,124.55	1,255.00	5,869.55	567.69%	1,500.00	5,624.55	474.97%
362.410 · Building Permits	112,863.61	86,145.00	26,718.61	131.02%	160,000.00	(47,136.39)	70.54%
362.470 · Zoning Permits	9,088.00	12,335.00	(3,247.00)	73.68%	20,000.00	(10,912.00)	45.44%
362.521 · UCC Fees	400.50	630.00	(229.50)	63.57%	1,000.00	(599.50)	40.05%
Total 362.000 · Public Safety Revenue	303,152.16	269,455.00	33,697.16	112.51%	414,500.00	(111,347.84)	73.14%
367.000 · Culture - Recreation							
367.300 · Recreation - Donations	1,200.00	-	1,200.00	100.00%	-	1,200.00	100.00%
Total 367.000 · Culture - Recreation	1,200.00	-	1,200.00	100.00%	-	1,200.00	100.00%
389.000 · Unclassified Revenue							
389.100 · Miscellaneous Revenue	2,101.03	-	2,101.03	100.00%	1,000.00	1,101.03	210.10%
Total 389.000 · Unclassified Revenue	2,101.03	-	2,101.03	100.00%	1,000.00	1,101.03	210.10%
392.000 · Interfund Operating Transfer							
392.010 · Transfer from Operating Reserve	-	-	-	0.00%	375,000.00	(375,000.00)	0.00%
392.080 · Trans from Sewer Fund (Payroll)	219,427.90	202,991.00	16,436.90	108.10%	311,311.00	(91,883.10)	70.49%
392.090 · Transfer from Parks Fund	24,615.34	34,187.00	(9,571.66)	72.00%	52,087.00	(27,471.66)	47.26%
Total 392.000 · Interfund Operating Transfer	244,043.24	237,178.00	6,865.24	102.90%	738,398.00	(494,354.76)	33.05%
Total Revenue	\$ 2,857,520.69	\$ 2,739,423.00	\$ 118,097.69	104.31%	\$ 4,079,226.00	\$ (1,221,705.31)	70.05%
Expense							
400.000 · General Government Admin.							
400.105 · Payroll - Elected Officials	\$ 11,250.00	9,375.00	\$ 1,875.00	120.00%	\$ 12,500.00	\$ (1,250.00)	90.00%
400.190 · Payroll Tax - Elected Officials	860.59	703.50	157.09	122.33%	938.00	(77.41)	91.75%
400.420 · Dues & Memberships	5,393.65	4,845.00	548.65	111.32%	5,000.00	393.65	107.87%
Total 400.000 · General Government Admin.	17,504.24	14,923.50	2,580.74	117.29%	18,438.00	(933.76)	94.94%
401.000 · Government Administration							
401.110 · Payroll - Township Manager	81,961.25	82,000.00	(38.75)	99.95%	123,000.00	(41,038.75)	66.64%
401.115 · Payroll Full-Time Office Staff	62,431.64	65,433.00	(3,001.36)	95.41%	98,353.00	(35,921.36)	63.48%
401.116 · Payroll Part-Time Office Staff	9,156.65	9,985.00	(828.35)	91.70%	15,400.00	(6,243.35)	59.46%
401.190 · Payroll Taxes - Gov't Admin.	11,859.61	11,751.00	108.61	100.92%	17,756.00	(5,896.39)	66.79%
Total 401.000 · Government Administration	165,409.15	169,169.00	(3,759.85)	97.78%	254,509.00	(89,099.85)	64.99%
402.000 · Auditing & Financial Services							
402.310 · Outside Accounting Services	2,021.25	-	2,021.25	100.00%	-	2,021.25	100.00%
402.311 · Audit Expense	7,717.83	5,000.00	2,717.83	154.36%	5,000.00	2,717.83	154.36%
402.390 · Cash Management Fees	-	320.00	(320.00)	0.00%	500.00	(500.00)	0.00%
Total 402.000 · Auditing & Financial Services	9,739.08	5,320.00	4,419.08	183.07%	5,500.00	4,239.08	177.07%
403.000 · Tax Collection Expense							
403.100 · Tax Collection Expenses	8,090.83	10,190.00	(2,099.17)	79.40%	13,950.00	(5,859.17)	58.00%
Total 403.000 · Tax Collection Expense	8,090.83	10,190.00	(2,099.17)	79.40%	13,950.00	(5,859.17)	58.00%
404.000 · Solicitor/Legal Services							
404.310 · Legal Services - Township	41,764.37	60,000.00	(18,235.63)	69.61%	90,000.00	(48,235.63)	46.41%
Total 404.000 · Solicitor/Legal Services	41,764.37	60,000.00	(18,235.63)	69.61%	90,000.00	(48,235.63)	46.41%
406.000 · Other General Gov't Admin							
406.210 · Office Supplies	7,451.06	5,690.00	1,761.06	130.95%	10,300.00	(2,848.94)	72.34%
406.215 · Postage Expense	1,130.07	2,300.00	(1,169.93)	49.13%	3,200.00	(2,069.93)	35.32%
406.216 · Newsletter Production & Mailing	1,400.72	1,680.00	(279.28)	83.38%	3,500.00	(2,099.28)	40.02%
406.318 · Payroll Expense	2,771.70	2,715.00	56.70	102.09%	3,800.00	(1,028.30)	72.94%
406.321 · Personnel Communication (All)	6,230.00	7,200.00	(970.00)	86.53%	11,000.00	(4,770.00)	56.64%
406.330 · Admin Mileage & Expense Reimb.	344.07	375.00	(30.93)	91.75%	750.00	(405.93)	45.88%
406.340 · Advertising Expense	1,846.24	4,855.00	(3,008.76)	38.03%	5,500.00	(3,653.76)	33.57%
406.450 · Printer/Copier Lease Expense	1,690.94	2,530.00	(839.06)	66.84%	3,600.00	(1,909.06)	46.97%
406.480 · Training&Certification Expense	3,770.89	8,410.00	(4,639.11)	44.84%	10,000.00	(6,229.11)	37.71%
Total 406.000 · Other General Gov't Admin	26,635.69	35,755.00	(9,119.31)	74.50%	51,650.00	(25,014.31)	50.39%
407.000 · IT-Networking Services							
407.270 · Computer/Technology Expenses	33,264.82	29,000.00	4,264.82	114.71%	40,000.00	(6,735.18)	83.16%
407.280 · Electronic Codification	1,195.00	3,885.00	(2,690.00)	30.76%	5,200.00	(4,005.00)	22.98%
407.452 · TraisR Database	4,200.00	5,000.00	(800.00)	84.00%	7,500.00	(3,300.00)	56.00%
Total 407.000 · IT-Networking Services	38,659.82	37,885.00	774.82	102.05%	52,700.00	(14,040.18)	73.36%

**East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through August 2026**

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
408.000 · Engineering Services							
408.310 · General Engineering	17,241.50	51,000.00	(33,758.50)	33.81%	70,000.00	(52,758.50)	24.63%
Total 408.000 · Engineering Services	17,241.50	51,000.00	(33,758.50)	33.81%	70,000.00	(52,758.50)	24.63%
409.000 · General Gov't Bldgs. & Plant							
409.360 · Twp. Bldg. Utilities	14,418.24	15,915.00	(1,496.76)	90.60%	22,000.00	(7,581.76)	65.54%
409.373 · Twp. Bldg. Repairs & Maint.	16,521.55	17,500.00	(978.45)	94.41%	22,000.00	(5,478.45)	75.10%
409.374 · Cleaning Services	2,606.25	1,965.00	641.25	132.63%	3,000.00	(393.75)	86.88%
409.375 · Post Office -Maint & Utilities	1,312.68	3,265.00	(1,952.32)	40.21%	4,000.00	(2,687.32)	32.82%
409.430 · Taxes (Cell Towers)	42,076.59	42,000.00	76.59	100.18%	42,000.00	76.59	100.18%
Total 409.000 · General Gov't Bldgs. & Plant	76,935.31	80,645.00	(3,709.69)	95.40%	93,000.00	(16,064.69)	82.73%
410.000 · Public Safety - Police Dept.							
410.100 · PD Payroll & Benefits							
410.110 · Payroll - Command Salaries	141,926.90	142,386.00	(459.10)	99.68%	213,526.00	(71,599.10)	66.47%
410.115 · Payroll - PT Officers	58,526.42	59,855.00	(1,328.58)	97.78%	94,500.00	(35,973.58)	61.93%
410.120 · Payroll - Special Detail	70,816.02	119,270.00	(48,453.98)	59.38%	200,000.00	(129,183.98)	35.41%
410.125 · Payroll - Officer OT	15,612.33	25,550.00	(9,937.67)	61.11%	36,750.00	(21,137.67)	42.48%
410.130 · Payroll - Admin. Asst.	4,496.31	5,305.00	(808.69)	84.76%	8,000.00	(3,503.69)	56.20%
410.183 · Special Detail - Reimbursable	19,550.00	20,500.00	(950.00)	95.37%	20,500.00	(950.00)	95.37%
410.190 · Payroll Taxes - Police Dept.	21,927.01	28,612.00	(6,684.99)	76.64%	44,222.00	(22,294.99)	49.58%
410.197 · PD - Pension Expense	-	-	-	0.00%	30,000.00	(30,000.00)	0.00%
Total 410.100 · PD Payroll & Benefits	332,854.99	401,478.00	(68,623.01)	82.91%	647,498.00	(314,643.01)	51.41%
410.200 · PD Operating Supplies	3,646.53	2,050.00	1,596.53	177.88%	4,000.00	(353.47)	91.16%
410.210 · PD Uniforms	922.99	1,915.00	(992.01)	48.20%	7,200.00	(6,277.01)	12.82%
410.230 · PD Training	2,340.63	3,165.00	(824.37)	73.95%	4,000.00	(1,659.37)	58.52%
410.233 · PD Fuel	5,240.37	9,380.00	(4,139.63)	55.87%	12,500.00	(7,259.63)	41.92%
410.360 · PD Office Utilities	3,455.64	3,860.00	(404.36)	89.52%	5,250.00	(1,794.36)	65.82%
410.370 · PD Vehicle Repairs & Maint.	4,797.93	8,860.00	(4,062.07)	54.15%	17,000.00	(12,202.07)	28.22%
410.373 · PD Office Repairs & Maint.	97.59	2,500.00	(2,402.41)	3.90%	5,000.00	(4,902.41)	1.95%
410.375 · PD Technology Expense	4,573.23	10,335.00	(5,761.77)	44.25%	12,500.00	(7,926.77)	36.59%
Total 410.000 · Public Safety - Police Dept.	357,929.90	443,543.00	(85,613.10)	80.70%	714,948.00	(357,018.10)	50.06%
411.000 · Public Safety - Fire							
411.233 · PML Fuel	4,508.54	8,775.00	(4,266.46)	51.38%	12,000.00	(7,491.46)	37.57%
411.500 · Foreign Fire Ins. Tax Dist.	-	-	-	0.00%	86,000.00	(86,000.00)	0.00%
Total 411.000 · Public Safety - Fire	4,508.54	8,775.00	(4,266.46)	51.38%	98,000.00	(93,491.46)	4.60%
413.000 · UCC & Code Enforcement							
413.101 · Outside Code Inspector	92,973.77	118,400.00	(25,426.23)	78.53%	178,000.00	(85,026.23)	52.23%
413.401 · UCC Fees	544.50	795.00	(250.50)	68.49%	1,100.00	(555.50)	49.50%
Total 413.000 · UCC & Code Enforcement	93,518.27	119,195.00	(25,676.73)	78.46%	179,100.00	(85,581.73)	52.22%
414.000 · Planning and Zoning							
414.187 · Planning Commission Meetings	4,778.42	4,000.00	778.42	119.46%	13,200.00	(8,421.58)	36.20%
414.190 · Planning Commission Payroll Tax	351.92	300.00	51.92	117.31%	990.00	(638.08)	35.55%
414.300 · Outside Zoning Inspector	5,118.75	7,620.00	(2,501.25)	67.18%	15,000.00	(9,881.25)	34.13%
414.312 · ZHB Legal Expense	29,974.44	20,000.00	9,974.44	149.87%	30,000.00	(25.56)	99.92%
414.317 · ZHB Hearings/Court Stenographer	6,756.30	7,725.00	(968.70)	87.46%	11,000.00	(4,243.70)	61.42%
414.340 · ZHB Advertising Expense	3,393.30	1,665.00	1,728.30	203.80%	5,000.00	(1,606.70)	67.87%
Total 414.000 · Planning and Zoning	50,373.13	41,310.00	9,063.13	121.94%	75,190.00	(24,816.87)	66.99%
420.000 · Health and Human Services							
422.317 · Animal Control Expense	10,575.12	9,400.00	1,175.12	112.50%	11,000.00	(424.88)	96.14%
427.360 · Hazardous Waste Collection	-	1,330.00	(1,330.00)	0.00%	2,800.00	(2,800.00)	0.00%
427.367 · Refuse Collection	2,203.72	2,080.00	123.72	105.95%	3,200.00	(996.28)	68.87%
Total 420.000 · Health and Human Services	12,778.84	12,810.00	(31.16)	99.76%	17,000.00	(4,221.16)	75.17%
428.000 · Vegetation Management							
428.370 · Vegetation Mgmt. - Equip. R&M	4,567.78	1,640.00	2,927.78	278.52%	5,000.00	(432.22)	91.36%
428.374 · Vegetation Mgmt. - Equipment	-	500.00	(500.00)	0.00%	500.00	(500.00)	0.00%
Total 428.000 · Vegetation Management	4,567.78	2,140.00	2,427.78	213.45%	5,500.00	(932.22)	83.05%

**East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through August 2026**

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
429.000 · Payroll - GF Sewer/Water							
429.112 · Payroll - Sewer	243,444.98	205,006.00	38,438.98	118.75%	311,311.00	(67,866.02)	78.20%
429.180 · Payroll - GF Sewer OT	10,857.45	13,535.00	(2,677.55)	80.22%	21,000.00	(10,142.55)	51.70%
429.190 · Payroll Taxes - Sewer	19,088.10	16,391.00	2,697.10	116.46%	24,923.00	(5,834.90)	76.59%
Total 429.000 · Payroll - GF Sewer/Water	273,390.53	234,932.00	38,458.53	116.37%	357,234.00	(83,843.47)	76.53%
430.000 · Public Works Department							
430.100 · PWD Payroll & Benefits							
430.112 · Payroll - Public Works Dept.	300,367.87	297,730.00	2,637.87	100.89%	486,780.00	(186,412.13)	61.71%
430.115 · Payroll - PWD Hourly	6,753.03	6,040.00	713.03	111.81%	11,000.00	(4,246.97)	61.39%
430.125 · Payroll - PWD Overtime	30,337.11	20,500.00	9,837.11	147.99%	25,000.00	5,337.11	121.35%
430.190 · Payroll Taxes - Public Works	25,588.53	24,914.00	674.53	102.71%	39,209.00	(13,620.47)	65.26%
Total 430.100 · PWD Payroll & Benefits	363,046.54	349,184.00	13,862.54	103.97%	561,989.00	(198,942.46)	64.60%
430.231 · PWD Vehicles - Fuel	25,266.19	16,920.00	8,346.19	149.33%	30,000.00	(4,733.81)	84.22%
430.238 · PWD Uniforms & Clothing	1,593.49	730.00	863.49	218.29%	3,000.00	(1,406.51)	53.12%
430.245 · PWD Operating Supplies	6,438.09	8,240.00	(1,801.91)	78.13%	11,000.00	(4,561.91)	58.53%
430.260 · Small Tools & Minor Equip.	2,851.12	325.00	2,526.12	877.27%	1,500.00	1,351.12	190.08%
430.371 · PWD Vehicles - Maint. & Repairs	20,594.70	22,525.00	(1,930.30)	91.43%	35,000.00	(14,405.30)	58.84%
430.470 · PSATS CDL Program	405.00	795.00	(390.00)	50.94%	1,000.00	(595.00)	40.50%
Total 430.000 · Public Works Department	420,195.13	398,719.00	21,476.13	105.39%	643,489.00	(223,293.87)	65.30%
432.000 · Ice/Snow Removal							
432.370 · Ice/Snow Equip. Maint. & Repair	16,865.25	20,295.00	(3,429.75)	83.10%	25,000.00	(8,134.75)	67.46%
432.371 · Winter Maintenance Supplies	40,197.27	40,720.00	(522.73)	98.72%	65,000.00	(24,802.73)	61.84%
432.374 · Ice/Snow Removal Equipment	-	-	-	0.00%	1,000.00	(1,000.00)	0.00%
432.375 · Unionville Sidewalks	4,400.00	1,710.00	2,690.00	257.31%	2,500.00	1,900.00	176.00%
Total 432.000 · Ice/Snow Removal	61,462.52	62,725.00	(1,262.48)	97.99%	93,500.00	(32,037.48)	65.74%
433.000 · Traffic Control Devices							
433.245 · Traffic Signs	14,991.10	13,000.00	1,991.10	115.32%	15,000.00	(8.90)	99.94%
433.246 · Traffic Calming	516.18	2,500.00	(1,983.82)	20.65%	5,000.00	(4,483.82)	10.32%
433.361 · Traffic Signal Repairs & Maint.	15,060.58	25,000.00	(9,939.42)	60.24%	35,000.00	(19,939.42)	43.03%
Total 433.000 · Traffic Control Devices	30,567.86	40,500.00	(9,932.14)	75.48%	55,000.00	(24,432.14)	55.58%
434.000 · Street Lighting							
434.360 · Unionville Street Lights	2,112.90	3,135.00	(1,022.10)	67.40%	4,100.00	(1,987.10)	51.53%
Total 434.000 · Street Lighting	2,112.90	3,135.00	(1,022.10)	67.40%	4,100.00	(1,987.10)	51.53%
435.000 · Sidewalks & Crosswalks							
435.100 · Route 82 Crosswalks	800.00	-	800.00	100.00%	-	800.00	100.00%
Total 435.000 · Sidewalks & Crosswalks	800.00	-	800.00	100.00%	-	800.00	100.00%
436.000 · Storm Sewers & Drains							
436.245 · Storm Sewer & Drains R&M	20,649.91	27,000.00	(6,350.09)	76.48%	45,000.00	(24,350.09)	45.89%
Total 436.000 · Storm Sewers & Drains	20,649.91	27,000.00	(6,350.09)	76.48%	45,000.00	(24,350.09)	45.89%
437.000 · Repairs of Tools & Machinery							
437.100 · Small Tools and Machinery	4,773.43	5,000.00	(226.57)	95.47%	7,500.00	(2,726.57)	63.65%
Total 437.000 · Repairs of Tools & Machinery	4,773.43	5,000.00	(226.57)	95.47%	7,500.00	(2,726.57)	63.65%
438.000 · Maint & Repairs - Roads/Bridges							
438.100 · Road Repair Materials	12,021.98	32,000.00	(19,978.02)	37.57%	45,000.00	(32,978.02)	26.72%
438.300 · Storm Damage Repairs	15,820.00	4,000.00	11,820.00	395.50%	5,500.00	10,320.00	287.64%
Total 438.000 · Maint & Repairs - Roads/Bridges	27,841.98	36,000.00	(8,158.02)	77.34%	50,500.00	(22,658.02)	55.13%
446.000 · Storm Water Management							
446.315 · NPDES - Phase II	-	-	-	0.00%	500.00	(500.00)	0.00%
Total 446.000 · Storm Water Management	-	-	-	0.00%	500.00	(500.00)	0.00%
454.000 · Culture & Recreation - Parks							
454.112 · Payroll-Parks	23,742.64	35,250.00	(11,507.36)	67.36%	52,100.00	(28,357.36)	45.57%
454.190 · Payroll Taxes-Parks	1,788.19	2,645.00	(856.81)	67.61%	3,908.00	(2,119.81)	45.76%
Total 454.000 · Culture & Recreation - Parks	25,530.83	37,895.00	(12,364.17)	67.37%	56,008.00	(30,477.17)	45.58%
459.000 · Culture & Rec.-Historical Comm.							
459.300 · Historic Commission	2,042.75	1,455.00	587.75	140.40%	2,000.00	42.75	102.14%
Total 459.000 · Culture & Rec.-Historical Comm.	2,042.75	1,455.00	587.75	140.40%	2,000.00	42.75	102.14%
460.000 · Community Development							

**East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through August 2026**

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
460.610 • LWG Trail Feasibility Study	64,475.03	56,000.00	8,475.03	115.13%	56,000.00	8,475.03	115.13%
Total 460.000 • Community Development	64,475.03	56,000.00	8,475.03	115.13%	56,000.00	8,475.03	115.13%
483.000 • Employer Paid Benefits	-	-	-	0.00%	104,405.00	(104,405.00)	0.00%
483.300 • Twp Retirement Board Costs	-	-	-	0.00%	104,405.00	(104,405.00)	0.00%
Total 483.000 • Employer Paid Benefits	-	-	-	0.00%	104,405.00	(104,405.00)	0.00%
484.000 • Workers' Compensation Insurance	16,177.00	12,000.00	4,177.00	134.81%	35,000.00	(18,823.00)	46.22%
484.195 • Worker's Comp.	16,177.00	12,000.00	4,177.00	134.81%	35,000.00	(18,823.00)	46.22%
Total 484.000 • Workers' Compensation Insurance	16,177.00	12,000.00	4,177.00	134.81%	35,000.00	(18,823.00)	46.22%
486.000 • Insurance Expense	32,506.89	32,508.00	(1.11)	100.00%	41,790.00	(9,283.11)	77.79%
486.100 • Insurance - Liability	23,909.41	24,086.00	(176.59)	99.27%	35,683.00	(11,773.59)	67.01%
486.300 • Insurance - Automobile	8,158.00	4,190.00	3,968.00	194.70%	4,190.00	3,968.00	194.70%
486.500 • Insurance - PD Heart & Lung	(47.00)	4,735.00	(4,782.00)	-0.99%	10,500.00	(10,547.00)	-0.45%
486.600 • Surety Bonds	6,530.38	6,525.00	5.38	100.08%	8,800.00	(2,269.62)	74.21%
486.700 • Umbrella Policy	71,057.68	72,044.00	(986.32)	98.63%	100,963.00	(29,905.32)	70.38%
Total 486.000 • Insurance Expense	71,057.68	72,044.00	(986.32)	98.63%	100,963.00	(29,905.32)	70.38%
487.000 • Health Insurance Benefits	105,688.77	94,344.00	11,344.77	112.03%	141,510.00	(35,821.23)	74.69%
487.100 • Health Insurance	4,086.83	4,480.00	(393.17)	91.22%	6,800.00	(2,713.17)	60.10%
487.710 • Disability Insurance	247.20	-	247.20	100.00%	4,000.00	(3,752.80)	6.18%
487.800 • Life Insurance	5,740.08	5,355.00	385.08	107.19%	10,710.00	(4,969.92)	53.60%
487.900 • Dental Insurance	115,762.88	104,179.00	11,583.88	111.12%	163,020.00	(47,257.12)	71.01%
Total 487.000 • Health Insurance Benefits	115,762.88	104,179.00	11,583.88	111.12%	163,020.00	(47,257.12)	71.01%
492.000 • Interfund Operating Transfers	-	-	-	0.00%	2,000.00	(2,000.00)	0.00%
492.010 • Transfer to Fire and ES Fund	-	-	-	0.00%	1,500.00	(1,500.00)	0.00%
492.020 • Transfer to Parks Fund	-	-	-	0.00%	500,000.00	(500,000.00)	0.00%
492.040 • Transfer to Capital Reserve	-	-	-	0.00%	503,500.00	(503,500.00)	0.00%
Total 492.000 • Interfund Operating Transfers	-	-	-	0.00%	503,500.00	(503,500.00)	0.00%
Total Expense	<u>\$ 2,062,496.88</u>	<u>\$ 2,184,244.50</u>	<u>\$ (121,747.62)</u>	<u>94.43%</u>	<u>\$ 4,017,204.00</u>	<u>\$ (1,954,707.12)</u>	<u>51.34%</u>
Net Surplus/(Deficit)	<u>\$ 795,023.81</u>	<u>\$ 555,178.50</u>	<u>\$ 239,845.31</u>	<u>143.20%</u>	<u>\$ 62,022.00</u>	<u>\$ 733,001.81</u>	<u>1281.84%</u>

East Marlborough Township Operating Reserve Fund
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
341.000 • Interest Earnings							
341.010 • Interest	\$ 18,267.83	\$ 17,600.00	\$ 667.83	103.79%	\$ 26,400.00	\$ (8,132.17)	69.20%
Total 341.000 • Interest Earnings	18,267.83	17,600.00	667.83	103.79%	26,400.00	(8,132.17)	69.20%
Total Revenue	\$ 18,267.83	\$ 17,600.00	\$ 667.83	103.79%	\$ 26,400.00	\$ (8,132.17)	69.20%
Expense							
492.000 • Interfund Operating Transfers							
492.010 • Transfer to General Fund	\$ -	\$ -	\$ -	0.00%	\$ 375,000.00	\$ (375,000.00)	0.00%
Total 492.000 • Interfund Operating Transfers	-	-	-	0.00%	375,000.00	(375,000.00)	0.00%
Total Expense	\$ -	\$ -	\$ -	0.00%	\$ 375,000.00	\$ (375,000.00)	0.00%
Net Surplus/(Deficit)	\$ 18,267.83	\$ 17,600.00	\$ 667.83	103.79%	\$ (348,600.00)	\$366,867.83	-5.24%

East Marlborough Township Capital Improvement/Building Fund
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest Earnings	\$ 41,338.25	\$ 42,000.00	\$ (661.75)	98.42%	\$ 60,000.00	\$ (18,661.75)	68.90%
Total 341.000 · Interest Earnings	41,338.25	42,000.00	(661.75)	98.42%	60,000.00	(18,661.75)	68.90%
391.000 · Proceeds of Asset Disposition							
391.100 · Sale of Fixed Assets	3,104.00	7,000.00	(3,896.00)	44.34%	30,000.00	(26,896.00)	10.35%
Total 391.000 · Proceeds of Asset Disposition	3,104.00	7,000.00	(3,896.00)	44.34%	30,000.00	(26,896.00)	10.35%
392.000 · Interfund Operating Transfers							
392.010 · Transfer from General Fund	-	-	-	0.00%	500,000.00	(500,000.00)	0.00%
Total 392.000 · Interfund Operating Transfers	-	-	-	0.00%	500,000.00	(500,000.00)	0.00%
Total Revenue	\$ 44,442.25	\$ 49,000.00	\$ (4,557.75)	90.70%	\$ 590,000.00	\$ (545,557.75)	7.53%
Expense							
407.000 · Technology & Innovation							
407.200 · Audio/Video	\$ 11,763.98	\$ 35,000.00	\$ (23,236.02)	33.61%	\$ 50,000.00	\$ (38,236.02)	23.53%
Total 407.000 · Technology & Innovation	11,763.98	35,000.00	(23,236.02)	33.61%	50,000.00	(38,236.02)	23.53%
409.000 · Government Capital Purchases							
409.210 · Building Renovations	-	-	-	0.00%	55,000.00	(55,000.00)	0.00%
Total 409.000 · Government Capital Purchases	-	-	-	0.00%	55,000.00	(55,000.00)	0.00%
410.000 · Public Safety - Police							
410.750 · Police - Capital Expenditure	-	-	-	0.00%	20,000.00	(20,000.00)	0.00%
Total 410.000 · Public Safety - Police	-	-	-	0.00%	20,000.00	(20,000.00)	0.00%
414.000 · Planning & Zoning							
414.311 · Zoning Map Update	7,312.50	10,000.00	(2,687.50)	73.13%	10,000.00	(2,687.50)	73.13%
Total 414.000 · Planning & Zoning	7,312.50	10,000.00	(2,687.50)	73.13%	10,000.00	(2,687.50)	73.13%
430.000 · Public Works Department							
430.370 · Public Works - Repairs & Maint	340,807.81	350,000.00	(9,192.19)	97.37%	510,000.00	(169,192.19)	66.83%
430.750 · Public Works - Capital Expend.	120,456.81	127,500.00	(7,043.19)	94.48%	472,500.00	(352,043.19)	25.49%
Total 430.000 · Public Works Department	461,264.62	477,500.00	(16,235.38)	96.60%	982,500.00	(521,235.38)	46.95%
438.000 · Maint. & Repairs-Roads/Bridges							
438.410 · Stormwater Repairs	7,575.00	15,000.00	(7,425.00)	50.50%	51,500.00	(43,925.00)	14.71%
Total 438.000 · Maint. & Repairs-Roads/Bridges	7,575.00	15,000.00	(7,425.00)	50.50%	51,500.00	(43,925.00)	14.71%
446.000 · Storm Water Management							
446.313 · MS4 & TMDL Plan	7,238.50	16,500.00	(9,261.50)	43.87%	40,000.00	(32,761.50)	18.10%
Total 446.000 · Storm Water Management	7,238.50	16,500.00	(9,261.50)	43.87%	40,000.00	(32,761.50)	18.10%
Total Expense	\$ 495,154.60	\$ 554,000.00	\$ (58,845.40)	89.38%	\$ 1,209,000.00	\$ (713,845.40)	40.96%
Net Surplus/(Deficit)	\$ (450,712.35)	\$ (505,000.00)	\$ 54,287.65	89.25%	\$ (619,000.00)	\$ 168,287.65	72.81%

East Marlborough Township Sewer Fund
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest Earnings	\$ 79,411.85	\$ 96,820.00	\$ (17,408.15)	82.02%	\$ 145,000.00	\$ (65,588.15)	54.77%
Total 341.000 · Interest Earnings	79,411.85	96,820.00	(17,408.15)	82.02%	145,000.00	(65,588.15)	54.77%
361.000 · Charges for Services							
361.650 · Sewer Certification Fees	1,440.00	640.00	800.00	225.00%	1,000.00	440.00	144.00%
Total 361.000 · Charges for Services	1,440.00	640.00	800.00	225.00%	1,000.00	440.00	144.00%
364.000 · Wastewater Collection Revenue							
364.100 · Sewer User Fees (Berkheimer)	1,041,591.70	1,042,865.00	(1,273.30)	99.88%	1,080,000.00	(38,408.30)	96.44%
364.102 · Sewer User Fees (Commercial)	117,300.00	116,300.00	1,000.00	100.86%	153,504.00	(36,204.00)	76.42%
364.111 · Sewer Tap Fees	8,000.00	62,500.00	(54,500.00)	12.80%	125,000.00	(117,000.00)	6.40%
364.150 · Sewer Conveyance Revenue	9,759.50	10,845.00	(1,085.50)	89.99%	15,000.00	(5,240.50)	65.06%
364.200 · Delinquent Sewer User Fees	5,157.00	21,600.00	(16,443.00)	23.88%	30,000.00	(24,843.00)	17.19%
Total 364.000 · Wastewater Collection Revenue	1,181,808.20	1,254,110.00	(72,301.80)	94.24%	1,403,504.00	(221,695.80)	84.20%
Total Revenue	\$ 1,262,660.05	\$ 1,351,570.00	\$ (88,909.95)	93.42%	\$ 1,549,504.00	\$ (286,843.95)	81.49%
Expense							
401.000 · Administration							
401.460 · Training & Certification	\$ 1,899.00	\$ 100.00	\$ 1,799.00	1899.00%	\$ 2,000.00	\$ (101.00)	94.95%
Total 401.000 · Administration	1,899.00	100.00	1,799.00	1899.00%	2,000.00	(101.00)	94.95%
402.000 · Financial Administration							
402.310 · Outside Accounting Services	618.75	-	618.75	100.00%	-	618.75	100.00%
402.311 · Audit Expense	7,717.83	5,000.00	2,717.83	154.36%	5,000.00	2,717.83	154.36%
Total 402.000 · Financial Administration	8,336.58	5,000.00	3,336.58	166.73%	5,000.00	3,336.58	166.73%
404.000 · Legal							
404.310 · Legal Services-Municipal Liens	1,238.76	1,030.00	208.76	120.27%	2,060.00	(821.24)	60.13%
404.314 · Legal Fees	-	3,400.00	(3,400.00)	0.00%	5,000.00	(5,000.00)	0.00%
Total 404.000 · Legal	1,238.76	4,430.00	(3,191.24)	27.96%	7,060.00	(5,821.24)	17.55%
406.000 · Other General Government Admin.							
406.318 · Other Operating Services	1,304.31	1,987.00	(682.69)	65.64%	2,752.00	(1,447.69)	47.40%
406.420 · Dues Subscriptions & Memberships	382.00	1,280.00	(898.00)	29.84%	1,500.00	(1,118.00)	25.47%
Total 406.000 · Other General Government Admin.	1,686.31	3,267.00	(1,580.69)	51.62%	4,252.00	(2,565.69)	39.66%
408.000 · Engineering Services							
408.310 · Engineering Services	21,119.88	5,100.00	16,019.88	414.12%	7,500.00	13,619.88	281.60%
408.315 · Act 537 Update	5,000.00	10,250.00	(5,250.00)	48.78%	10,250.00	(5,250.00)	48.78%
Total 408.000 · Engineering Services	26,119.88	15,350.00	10,769.88	170.16%	17,750.00	8,369.88	147.15%
429.000 · Operations							
429.220 · Operating Supplies & Materials	6,012.94	5,600.00	412.94	107.37%	8,240.00	(2,227.06)	72.97%
429.221 · Chemicals/Filters	18,760.04	20,500.00	(1,739.96)	91.51%	30,000.00	(11,239.96)	62.53%
429.231 · Fuel Expense	5,002.49	7,000.00	(1,997.51)	71.46%	12,000.00	(6,997.51)	41.69%
429.260 · Small Tools & Minor Equipment	1,231.42	1,350.00	(118.58)	91.22%	2,000.00	(768.58)	61.57%
429.317 · Lab Analysis	27,361.51	25,250.00	2,111.51	108.36%	35,000.00	(7,638.49)	78.18%
429.319 · Sewer Fee-Reimbursement	-	7,440.00	(7,440.00)	0.00%	10,000.00	(10,000.00)	0.00%
429.321 · Telephone Service	5,700.68	6,000.00	(299.32)	95.01%	9,000.00	(3,299.32)	63.34%
429.361 · Electrical Service	88,807.15	94,395.00	(5,587.85)	94.08%	140,080.00	(51,272.85)	63.40%
429.367 · Refuse Disposal	1,209.44	1,400.00	(190.56)	86.39%	2,100.00	(890.56)	57.59%
429.370 · Treatment Plant Maint & Repairs	53,031.49	51,496.00	1,535.49	102.98%	77,250.00	(24,218.51)	68.65%
429.372 · Pump Station Maint. & Repairs	41,538.19	50,000.00	(8,461.81)	83.08%	75,000.00	(33,461.81)	55.38%
429.375 · Grinder Pump Maint. & Repairs	55,397.91	73,336.00	(17,938.09)	75.54%	110,000.00	(54,602.09)	50.36%
429.376 · Generator Maintenance	570.00	1,215.00	(645.00)	46.91%	5,000.00	(4,430.00)	11.40%
429.451 · Vehicle Maint. & Repairs	1,085.17	1,860.00	(774.83)	58.34%	2,782.00	(1,696.83)	39.01%
429.700 · Capital Expenditures	99,059.95	100,000.00	(940.05)	99.06%	480,000.00	(380,940.05)	20.64%
Total 429.000 · Operations	404,768.38	446,842.00	(42,073.62)	90.58%	998,452.00	(593,683.62)	40.54%
471.000 · Debt Principal							
471.100 · Debt Service Principal	-	-	-	0.00%	485,809.00	(485,809.00)	0.00%
Total 471.000 · Debt Principal	-	-	-	0.00%	485,809.00	(485,809.00)	0.00%
472.000 · Debt Interest							
472.100 · Debt Service Interest	38,013.75	38,014.00	(0.25)	100.00%	71,200.00	(33,186.25)	53.39%
Total 472.000 · Debt Interest	38,013.75	38,014.00	(0.25)	100.00%	71,200.00	(33,186.25)	53.39%
486.000 · Insurance Expense							
486.100 · Insurance - Liability	8,126.71	7,875.00	251.71	103.20%	10,500.00	(2,373.29)	77.40%
486.300 · Insurance - Automobile	2,539.61	2,700.00	(160.39)	94.06%	3,600.00	(1,060.39)	70.55%
486.700 · Property Damage Claims	35,316.73	-	35,316.73	100.00%	-	35,316.73	100.00%
Total 486.000 · Insurance Expense	45,983.05	10,575.00	35,408.05	434.83%	14,100.00	31,883.05	326.12%

East Marlborough Township Sewer Fund
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
487.000 · Health Insurance Benefits							
487.196 · Health Insurance	95,547.56	74,328.00	21,219.56	128.55%	111,500.00	(15,952.44)	85.69%
Total 487.000 · Health Insurance Benefits	95,547.56	74,328.00	21,219.56	128.55%	111,500.00	(15,952.44)	85.69%
492.000 · Interfund Operating Transfers							
492.010 · Transfer to Gen Fund (Payroll)	219,427.90	202,991.00	16,436.90	108.10%	311,311.00	(91,883.10)	70.49%
Total 492.000 · Interfund Operating Transfers	219,427.90	202,991.00	16,436.90	108.10%	311,311.00	(91,883.10)	70.49%
Total Expense	<u>\$ 843,021.17</u>	<u>\$ 800,897.00</u>	<u>\$ 42,124.17</u>	<u>105.26%</u>	<u>\$ 2,028,434.00</u>	<u>\$ (1,185,412.83)</u>	<u>41.56%</u>
Net Surplus/(Deficit)	<u>\$ 419,638.88</u>	<u>\$ 550,673.00</u>	<u>\$ (131,034.12)</u>	<u>76.21%</u>	<u>\$ (478,930.00)</u>	<u>\$ 898,568.88</u>	<u>-87.62%</u>

East Marlborough Township Fire & Emergency Services Fund
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.110 · Fire Protection Tax	\$ 1,676,809.01	\$ 1,648,690.00	\$ 28,119.01	101.71%	\$ 1,693,500.00	\$ (16,690.99)	99.01%
301.130 · Emergency Services Tax	372,126.16	367,455.00	4,671.16	101.27%	377,000.00	(4,873.84)	98.71%
301.140 · Delinquent Taxes	16,780.12	10,400.00	6,380.12	161.35%	16,000.00	780.12	104.88%
301.600 · Interim Taxes - Hydrants	1,138.14	-	1,138.14	100.00%	-	1,138.14	100.00%
Total 301.000 · Real Estate Taxes	2,066,853.43	2,026,545.00	40,308.43	101.99%	2,086,500.00	(19,646.57)	99.06%
341.000 · Interest Earnings							
341.010 · Interest Earnings	36,084.78	30,249.00	5,835.78	119.29%	48,044.00	(11,959.22)	75.11%
Total 341.000 · Interest Earnings	36,084.78	30,249.00	5,835.78	119.29%	48,044.00	(11,959.22)	75.11%
357.000 · Local Government Units							
357.100 · Workers Comp. Reimbursement	-	-	-	0.00%	18,570.00	(18,570.00)	0.00%
Total 357.000 · Local Government Units	-	-	-	0.00%	18,570.00	(18,570.00)	0.00%
392.000 · Interfund Operating Transfers							
392.010 · Transfer from General Fund	-	-	-	0.00%	2,000.00	(2,000.00)	0.00%
Total 392.000 · Interfund Operating Transfers	-	-	-	0.00%	2,000.00	(2,000.00)	0.00%
Total Revenue	\$ 2,102,938.21	\$ 2,056,794.00	\$ 46,144.21	102.24%	\$ 2,155,114.00	\$ (52,175.79)	97.58%
Expense							
411.000 · Public Safety - Fire							
411.380 · Fire Hydrant Rental	\$ 47,377.54	\$ 43,200.00	\$ 4,177.54	109.67%	\$ 65,000.00	\$ (17,622.46)	72.89%
411.430 · Fire Tax Remittances	924,362.56	924,750.00	(387.44)	99.96%	1,233,000.00	(308,637.44)	74.97%
Total 411.000 · Public Safety - Fire	971,740.10	967,950.00	3,790.10	100.39%	1,298,000.00	(326,259.90)	74.86%
412.000 · Public Safety - EMS							
412.430 · Emergency Svcs. Tax Remittance	281,975.12	282,750.00	(774.88)	99.73%	377,000.00	(95,024.88)	74.79%
Total 412.000 · Public Safety - EMS	281,975.12	282,750.00	(774.88)	99.73%	377,000.00	(95,024.88)	74.79%
484.000 · Insurance							
484.354 · Workers Comp. Insurance	11,143.00	12,400.00	(1,257.00)	89.86%	18,575.00	(7,432.00)	59.99%
Total 484.000 · Insurance	11,143.00	12,400.00	(1,257.00)	89.86%	18,575.00	(7,432.00)	59.99%
489.000 · Other Operating Expenditures							
489.100 · Miscellaneous Expenditures	10,000.00	-	10,000.00	100.00%	-	10,000.00	100.00%
Total 489.000 · Other Operating Expenditures	10,000.00	-	10,000.00	100.00%	-	10,000.00	100.00%
Total Expense	\$ 1,274,858.22	\$ 1,263,100.00	\$ 11,758.22	100.93%	\$ 1,693,575.00	\$ (418,716.78)	75.28%
Net Surplus/(Deficit)	\$ 828,079.99	\$ 793,694.00	\$ 34,385.99	104.33%	\$ 461,539.00	\$ 366,540.99	179.42%

State Fund
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest	\$ 6,423.18	\$ 11,270.00	\$ (4,846.82)	56.99%	\$ 15,000.00	\$ (8,576.82)	42.82%
Total 341.000 · Interest Earnings	6,423.18	11,270.00	(4,846.82)	56.99%	15,000.00	(8,576.82)	42.82%
355.000 · State Shared Revenues							
355.020 · Liquid Fuels Tax (Act 665)	283,957.00	287,850.00	(3,893.00)	98.65%	287,850.00	(3,893.00)	98.65%
355.030 · Turnback Allocation (Act 32)	51,440.00	51,440.00	-	100.00%	51,440.00	-	100.00%
Total 355.000 · State Shared Revenues	335,397.00	339,290.00	(3,893.00)	98.85%	339,290.00	(3,893.00)	98.85%
Total Revenue	\$ 341,820.18	\$ 350,560.00	\$ (8,739.82)	97.51%	\$ 354,290.00	\$ (12,469.82)	96.48%
Expense							
439.000 · Highway Construction Projects							
439.600 · Road Construction	\$ 329,511.86	\$ 339,000.00	\$ (9,488.14)	97.20%	\$ 339,000.00	\$ (9,488.14)	97.20%
Total 439.000 · Highway Construction Projects	329,511.86	339,000.00	(9,488.14)	97.20%	339,000.00	(9,488.14)	97.20%
Total Expense	\$ 329,511.86	\$ 339,000.00	\$ (9,488.14)	97.20%	\$ 339,000.00	\$ (9,488.14)	97.20%
Net Surplus/(Deficit)	\$ 12,308.32	\$ 11,560.00	\$ 748.32	106.47%	\$ 15,290.00	\$ (2,981.68)	80.50%

East Marlborough Township Parks Fund
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
341.000 • Interest Earnings							
341.010 • Interest Earnings	\$ 2,168.46	\$ 2,800.00	\$ (631.54)	77.45%	\$ 4,200.00	\$ (2,031.54)	51.63%
Total 341.000 • Interest Earnings	2,168.46	2,800.00	(631.54)	77.45%	4,200.00	(2,031.54)	51.63%
392.000 • Interfund Transfers							
392.010 • General Fund Transfers	-	-	-	0.00%	1,000.00	(1,000.00)	0.00%
392.020 • Open Space Fund Transfers	-	-	-	0.00%	39,000.00	(39,000.00)	0.00%
Total 392.000 • Interfund Transfers	-	-	-	0.00%	40,000.00	(40,000.00)	0.00%
Total Revenue	\$ 2,168.46	\$ 2,800.00	\$ (631.54)	77.45%	\$ 44,200.00	\$ (42,031.54)	4.91%
Expense							
454.000 • Culture/Recreation							
454.260 • Minor Equipment	\$ -	\$ 2,550.00	\$ (2,550.00)	0.00%	\$ 3,000.00	\$ (3,000.00)	0.00%
454.360 • Utilities	1,389.26	1,680.00	(290.74)	82.69%	2,500.00	(1,110.74)	55.57%
454.373 • Building Maintenance	1,799.09	5,000.00	(3,200.91)	35.98%	8,000.00	(6,200.91)	22.49%
454.450 • Property Maintenance	9,881.42	22,000.00	(12,118.58)	44.92%	30,000.00	(20,118.58)	32.94%
Total 454.000 • Culture/Recreation	13,069.77	31,230.00	(18,160.23)	41.85%	43,500.00	(30,430.23)	30.05%
461.000 • Community Development							
461.240 • Operating Supplies	900.36	1,500.00	(599.64)	60.02%	1,700.00	(799.64)	52.96%
Total 461.000 • Community Development	900.36	1,500.00	(599.64)	60.02%	1,700.00	(799.64)	52.96%
492.000 • Interfund Operating Transfers							
492.010 • Trans to General Fund (Payroll)	24,615.34	33,000.00	(8,384.66)	74.59%	52,087.00	(27,471.66)	47.26%
Total 492.000 • Interfund Operating Transfers	24,615.34	33,000.00	(8,384.66)	74.59%	52,087.00	(27,471.66)	47.26%
Total Expense	\$ 38,585.47	\$ 65,730.00	\$ (27,144.53)	58.70%	\$ 97,287.00	\$ (58,701.53)	39.66%
Net Surplus/(Deficit)	\$ (36,417.01)	\$ (62,930.00)	\$ 26,512.99	57.87%	\$ (53,087.00)	\$ 16,669.99	68.60%

East Marlborough Township Open Space Fund

Profit & Loss Budget vs. Actual

January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.110 · Open Space Tax	\$ 148,278.99	\$ 150,840.00	\$ (2,561.01)	98.3%	\$ 155,000.00	\$ (6,721.01)	95.66%
301.400 · Delinquent Open Space Taxes	1,213.97	640.00	573.97	189.68%	1,000.00	213.97	121.4%
Total 301.000 · Real Estate Taxes	149,492.96	151,480.00	(1,987.04)	98.69%	156,000.00	(6,507.04)	95.83%
341.000 · Interest Earnings							
341.010 · Interest Earnings	35,315.36	41,700.00	(6,384.64)	84.69%	62,261.00	(26,945.64)	56.72%
Total 341.000 · Interest Earnings	35,315.36	41,700.00	(6,384.64)	84.69%	62,261.00	(26,945.64)	56.72%
Total Revenue	\$ 184,808.32	\$ 193,180.00	\$ (8,371.68)	95.67%	\$ 218,261.00	\$ (33,452.68)	84.67%
Expense							
401.000 · Administration							
401.310 · Professional Services	\$ -	\$ -	\$ -	0.0%	\$ 2,000.00	\$ (2,000.00)	0.0%
Total 401.000 · Administration	-	-	-	0.0%	2,000.00	(2,000.00)	0.0%
492.000 · Transfers							
492.010 · Transfer to Park Fund	-	-	-	0.0%	39,000.00	(39,000.00)	0.0%
Total 492.000 · Transfers	-	-	-	0.0%	39,000.00	(39,000.00)	0.0%
Total Expense	\$ -	\$ -	\$ -	0.0%	\$ 41,000.00	\$ (41,000.00)	0.0%
Net Surplus/(Deficit)	\$ 184,808.32	\$ 193,180.00	\$ (8,371.68)	95.67%	\$ 177,261.00	\$ 7,547.32	104.26%

East Marlborough Township Library Fund
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.110 · Library Tax	\$ 135,712.29	\$ 133,500.00	\$ 2,212.29	101.66%	\$ 138,000.00	\$ (2,287.71)	98.34%
301.400 · Delinquent Library Taxes	1,110.80	720.00	390.80	154.28%	1,100.00	10.80	100.98%
Total 301.000 · Real Estate Taxes	136,823.09	134,220.00	2,603.09	101.94%	139,100.00	(2,276.91)	98.36%
341.000 · Interest Earnings							
341.010 · Library Fund Interest	1,773.72	3,900.00	(2,126.28)	45.48%	5,162.00	(3,388.28)	34.36%
Total 341.000 · Interest Earnings	1,773.72	3,900.00	(2,126.28)	45.48%	5,162.00	(3,388.28)	34.36%
Total Revenue	\$ 138,596.81	\$ 138,120.00	\$ 476.81	100.35%	\$ 144,262.00	\$ (5,665.19)	96.07%
Expense							
456.000 · Culture/Recreation - Libraries							
456.430 · Library Tax Remittance	\$ 75,000.00	\$ 75,000.00	\$ -	100.0%	\$ 150,000.00	\$ (75,000.00)	50.0%
Total 456.000 · Culture/Recreation - Libraries	75,000.00	75,000.00	-	100.0%	150,000.00	(75,000.00)	50.0%
Total Expense	\$ 75,000.00	\$ 75,000.00	\$ -	100.0%	\$ 150,000.00	\$ (75,000.00)	50.0%
Net Surplus/(Deficit)	\$ 63,596.81	\$ 63,120.00	\$ 476.81	100.76%	\$ (5,738.00)	\$ 69,334.81	-1,108.35%

East Marlborough Township - Rebill
Profit & Loss Budget vs. Actual
January through August 2026

	January '26 - August '26 Actual	January '26 - August '26 Budget	\$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over / (Under) Budget	% of Budget
Revenue							
341.000 • Interest Earnings							
341.010 • Interest Earnings	\$ 2,877.07	\$ 3,320.00	\$ (442.93)	86.66%	\$ 5,000.00	\$ (2,122.93)	57.54%
Total 341.000 • Interest Earnings	2,877.07	3,320.00	(442.93)	86.66%	5,000.00	(2,122.93)	57.54%
361.000 • Charges for Services							
361.200 • Admin fee	360.80	-	360.80	100.00%	-	360.80	100.00%
361.351 • Legal Reimbursement	14,310.48	13,200.00	1,110.48	108.41%	20,000.00	(5,689.52)	71.55%
361.352 • General Engineering - Reimbursable	54,121.78	26,400.00	27,721.78	205.01%	40,000.00	14,121.78	135.30%
361.353 • Landscape Architect - Reimbursable	21,791.37	13,200.00	8,591.37	165.09%	20,000.00	1,791.37	108.96%
361.354 • Sewer Engineering - Reimbursable	18,731.48	13,200.00	5,531.48	141.91%	20,000.00	(1,268.52)	93.66%
361.355 • Traffic Engineering - Reimbursable	60,359.94	10,000.00	50,359.94	603.60%	15,000.00	45,359.94	402.40%
Total 361.000 • Charges for Services	169,675.85	76,000.00	93,675.85	223.26%	115,000.00	54,675.85	147.54%
Total Revenue	\$172,552.92	\$ 79,320.00	\$ 93,232.92	217.54%	\$ 120,000.00	\$ 52,552.92	143.79%
Expense							
404.000 • Legal							
404.314 • Legal - Reimbursable	\$ 18,644.00	\$ 13,200.00	\$ 5,444.00	141.24%	\$ 20,000.00	\$ (1,356.00)	93.22%
Total 404.000 • Legal	18,644.00	13,200.00	5,444.00	141.24%	20,000.00	(1,356.00)	93.22%
408.000 • Engineering							
408.313 • General Engineering - Reimbursable	69,563.50	26,400.00	43,163.50	263.50%	40,000.00	29,563.50	173.91%
408.318 • Landscape Architect - Reimbursable	19,604.21	13,200.00	6,404.21	148.52%	20,000.00	(395.79)	98.02%
408.319 • Sewer Engineering - Reimbursable	47,412.41	13,200.00	34,212.41	359.19%	20,000.00	27,412.41	237.06%
408.320 • Traffic Engineering - Reimbursable	22,643.35	10,000.00	12,643.35	226.43%	15,000.00	7,643.35	150.96%
Total 408.000 • Engineering	159,223.47	62,800.00	96,423.47	253.54%	95,000.00	64,223.47	167.60%
Total Expense	\$177,867.47	\$ 76,000.00	\$ 101,867.47	234.04%	\$ 115,000.00	\$ 62,867.47	154.67%
Net Surplus/(Deficit)	\$ (5,314.55)	\$ 3,320.00	\$ (8,634.55)	-160.08%	\$ 5,000.00	\$ (10,314.55)	-106.29%

East Marlborough Township General Fund
Approved Bills List
As of September 9, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.100 · PLGIT General - 3679014			
08/13/2026	27314	A F Daniel Technology Group, Inc.	-1,287.32
08/13/2026	27315	A. Fieni & Son, Inc.	-515.94
08/13/2026	27316	Accurate Building Inspections, Inc.	-325.00
08/13/2026	27317	Affiliated United Communications, LLC	-415.88
08/13/2026	27318	Blittersdorf's, LLC	-185.00
08/13/2026	27319	Brandywine Valley SPCA	-216.32
08/13/2026	27320	Burkhart, Inc	-47.00
08/13/2026	27321	Canon Financial Services, Inc.	-197.48
08/13/2026	27322	Gale Lane Solar LLC	-283.40
08/13/2026	27323	Gerbron Wholesale	-66.80
08/13/2026	27324	Green Weaver Landscapes	-572.00
08/13/2026	27325	Heidelberg Materials, LLC	-849.21
08/13/2026	27326	Ideal Hydraulics LLC	-218.76
08/13/2026	27327	Independence Blue Cross	-12,820.66
08/13/2026	27328	Keen Compressed Gas	-83.57
08/13/2026	27329	Logo Tags	-234.00
08/13/2026	27330	Lowe's	-128.34
08/13/2026	27331	NAPA Auto Parts	-21.48
08/13/2026	27332	Opdenaker, Inc.	-273.29
08/13/2026	27333	Peter Lumber Co.	-23.00
08/13/2026	27334	Sherwin Williams	-276.18
08/13/2026	27335	Signal Service, Inc.	-2,385.00
08/13/2026	27336	The Peterbilt Store	-3,551.00
08/13/2026	27337	United Inspection Agency, Inc	-29,298.75
08/13/2026	27338	Unruh, Turner, Burke & Frees	-4,024.19
08/13/2026	27339	Windles Water Works Inc	-172.00
09/04/2026	BMO19930904	BMO Credit Card	-7,284.95
09/09/2026	27340	Barry's Auto Repair	-1,891.20
09/09/2026	27341	Bullet Proof Heating & Air LLC	-3,375.00
09/09/2026	27342	Colledge Tire, Inc.	-46.95
09/09/2026	27343	Davidheiser's Inc.	-230.00
09/09/2026	27344	Dixie Land Energy, LLC	-5,559.86
09/09/2026	27345	FP Mailing Solutions, Inc.	-69.17
09/09/2026	27346	Gawthrop Greenwood, PC	-1,843.00
09/09/2026	27347	Go Green 'N' Clean Car Wash	-72.00
09/09/2026	27348	Jeffrey Simpson	-56.00
09/09/2026	27349	John Deere Financial	-993.88
09/09/2026	27350	Knowlton Construction, Inc.	-725.00
09/09/2026	27351	New Enterprise Stone & Lime Co.	-1,107.97
09/09/2026	27352	Safety Kleen, Inc.	-489.15
09/09/2026	27353	Sherwin Williams	-168.70
09/09/2026	27354	The Lincoln National Life Insurance Group	-532.65
09/09/2026	27355	The Occupational Health Center	-109.00

East Marlborough Township General Fund
Approved Bills List
As of September 9, 2026

Date	Num	Name	Paid Amount
09/09/2026	27356	Tony's Emergency Services	-325.00
09/09/2026	27357	Traistr, LLC	-600.00
09/09/2026	27358	Treasurer of Chester County	-2,148.58
09/09/2026	27359	United Inspection Agency, Inc	-6,223.75
09/09/2026	27360	Unruh, Turner, Burke & Frees	-5,804.19
09/09/2026	27361	Vandemark & Lynch, Inc.	-1,857.50
09/09/2026	27362	Windles Water Works Inc	-172.00
09/09/2026	27363	Green Weaver Landscapes	-572.00
09/09/2026	27364	Signal Service, Inc.	-534.00
09/09/2026	27365	Traffic Planning & Design, Inc.	-7,610.25
Total 100.100 · PLGIT General - 3679014			-108,873.32
100.305 · BB&T Bank/Truist			
08/17/2026	ACH	INR/CBIZ Matrix	-800.00
08/19/2026	ACH-COMCAST	Comcast (37361)	-320.19
08/20/2026	EFT-PECO	PECO 5308843000Traffic Light	-158.50
Total 100.305 · BB&T Bank/Truist			-1,278.69
Total 100.000 · Cash			-110,152.01
TOTAL			-110,152.01

East Marlborough Township General Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	ACH	08/17/2026	INR/CBIZ Matrix	PR 8.13.26	100.305 · BB&T Bank/Truist	
			Neil		222.214 · Retirement Fund Contrib W/H	-200.00
			Clarke		222.214 · Retirement Fund Contrib W/H	-200.00
			Hicks		222.214 · Retirement Fund Contrib W/H	-50.00
			Sheller		222.214 · Retirement Fund Contrib W/H	-100.00
			Fidler		222.214 · Retirement Fund Contrib W/H	-50.00
			Nash		222.214 · Retirement Fund Contrib W/H	-100.00
			Hoover		222.214 · Retirement Fund Contrib W/H	-100.00
TOTAL						-800.00
Bill Pmt -Check	ACH-COMCAST	08/19/2026	Comcast (37361)		100.305 · BB&T Bank/Truist	
Bill	8/2-9/1	07/24/2026		Business internet, voice-8/2-9/1	409.360 · Twp. Bldg. Utilities	-320.19
TOTAL						-320.19
Bill Pmt -Check	EFT-PECO	08/20/2026	PECO 5308843000Traffic Light		100.305 · BB&T Bank/Truist	
Bill	7/16-8/14	08/14/2026		Traffic signal 500 Unionville Rd, 7/16-8/14/26	433.361 · Traffic Signal Repairs & Maint.	-158.50
TOTAL						-158.50
Bill Pmt -Check	27314	08/13/2026	A F Daniel Technology Group, Inc.		100.100 · PLGIT General - 3679014	
Bill	76014194	08/12/2026		Monthly IT support contract - August	407.270 · Computer/Technology Expenses	-1,287.32
TOTAL						-1,287.32
Bill Pmt -Check	27315	08/13/2026	A. Fieni & Son, Inc.		100.100 · PLGIT General - 3679014	
Bill	15663	08/11/2026		Public Works garage door repair, lube, change spring, labor	409.375 · Post Office -Maint & Utilities	-515.94
TOTAL						-515.94
Bill Pmt -Check	27316	08/13/2026	Accurate Building Inspections, Inc.		100.100 · PLGIT General - 3679014	
Bill	Z26-07	08/12/2026		Zoning inspections - July	414.300 · Outside Zoning Inspector	-325.00
TOTAL						-325.00
Bill Pmt -Check	27317	08/13/2026	Affiliated United Communications, LLC		100.100 · PLGIT General - 3679014	
Bill	4223727	08/12/2026		Monthly phone service contract - August	407.270 · Computer/Technology Expenses	-415.88
TOTAL						-415.88

East Marlborough Township General Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	27318	08/13/2026	Blittersdorf's, LLC	GMC 3500, crew cab	100.100 · PLGIT General - 3679014	
Bill	99486	08/11/2026		GMC 3500, crew cab - tow	430.371 · PWD Vehicles - Maint. & Repairs	-185.00
TOTAL						-185.00
Bill Pmt -Check	27319	08/13/2026	Brandywine Valley SPCA		100.100 · PLGIT General - 3679014	
Bill	26-10	08/12/2026		July animal control services - 3 incidents	422.317 · Animal Control Expense	-216.32
TOTAL						-216.32
Bill Pmt -Check	27320	08/13/2026	Burkhart, Inc		100.100 · PLGIT General - 3679014	
Bill	015396	05/19/2026		2013 Peterbilt - state inspection	430.371 · PWD Vehicles - Maint. & Repairs	-47.00
TOTAL						-47.00
Bill Pmt -Check	27321	08/13/2026	Canon Financial Services, Inc.	Contract # 566332	100.100 · PLGIT General - 3679014	
Bill	43703515	08/13/2026		Admin monthly printer/copier contract fee - August Admin monthly printer/copier usage - July	406.450 · Printer/Copier Lease Expense 406.450 · Printer/Copier Lease Expense	-186.00 -11.48
TOTAL						-197.48
Bill Pmt -Check	27322	08/13/2026	Gale Lane Solar LLC		100.100 · PLGIT General - 3679014	
Bill	382	08/12/2026		Purchase of solar power July 2026	409.360 · Twp. Bldg. Utilities	-283.40
TOTAL						-283.40
Bill Pmt -Check	27323	08/13/2026	Gerbron Wholesale		100.100 · PLGIT General - 3679014	
Bill	406.210	08/11/2026		Toilet tissue - 1 case	406.210 · Office Supplies	-66.80
TOTAL						-66.80
Bill Pmt -Check	27324	08/13/2026	Green Weaver Landscapes		100.100 · PLGIT General - 3679014	
Bill	3429	08/11/2026		Gardening - rain pond @ Township complex - 7/6 & 7/24	409.373 · Twp. Bldg. Repairs & Maint.	-572.00
TOTAL						-572.00

East Marlborough Township General Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	27325	08/13/2026	Heidelberg Materials, LLC		100.100 · PLGIT General - 3679014	
Bill	6800070727	08/11/2026		Blacktop patch - 5.50 ton	436.245 · Storm Sewer & Drains R&M	-444.40
Bill	6800077386	08/11/2026		Blacktop patch - 5.01 ton	436.245 · Storm Sewer & Drains R&M	-404.81
TOTAL						-849.21
Bill Pmt -Check	27326	08/13/2026	Ideal Hydraulics LLC		100.100 · PLGIT General - 3679014	
Bill	56908	08/11/2026		PWD truck #8 repairs	430.371 · PWD Vehicles - Maint. & Repairs	-218.76
TOTAL						-218.76
Bill Pmt -Check	27327	08/13/2026	Independence Blue Cross	A/C# 400008235880001	100.100 · PLGIT General - 3679014	
Bill		08/06/2026		Health insurance - September	487.100 · Health Insurance	-12,820.66
TOTAL						-12,820.66
Bill Pmt -Check	27328	08/13/2026	Keen Compressed Gas	16001	100.100 · PLGIT General - 3679014	
Bill	31483850	08/11/2026		Argon kit, drivers gloves, hazardous material charge	430.245 · PWD Operating Supplies	-83.57
TOTAL						-83.57
Bill Pmt -Check	27329	08/13/2026	Logo Tags		100.100 · PLGIT General - 3679014	
Bill	93662	08/11/2026		EMT America250 celebration supplies - express coins	459.300 · Historic Commission	-234.00
TOTAL						-234.00
Bill Pmt -Check	27330	08/13/2026	Lowe's	A/C# 98005272459	100.100 · PLGIT General - 3679014	
Bill	998604	08/11/2026		Supplies for inlet repairs	436.245 · Storm Sewer & Drains R&M	-128.34
TOTAL						-128.34
Bill Pmt -Check	27331	08/13/2026	NAPA Auto Parts	38730894	100.100 · PLGIT General - 3679014	
Bill	151822	08/11/2026		Proformer light bulb, bug remover	430.371 · PWD Vehicles - Maint. & Repairs	-21.48
TOTAL						-21.48

East Marlborough Township General Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	27332	08/13/2026	Opdenaker, Inc.	14316800	100.100 · PLGIT General - 3679014	
Bill	867612	08/11/2026		Township complex recycling collection services - August	427.367 · Refuse Collection	-87.22
				Township complex refuse collections services - August	427.367 · Refuse Collection	-186.07
TOTAL						-273.29
Bill Pmt -Check	27333	08/13/2026	Peter Lumber Co.		100.100 · PLGIT General - 3679014	
Bill	2607-094338	08/11/2026		4 x 10 homosote expansion joint	436.245 · Storm Sewer & Drains R&M	-23.00
TOTAL						-23.00
Bill Pmt -Check	27334	08/13/2026	Sherwin Williams		100.100 · PLGIT General - 3679014	
Bill	9710-2	08/11/2026		Paint trays	433.246 · Traffic Calming	-13.91
Bill	2354-0	08/11/2026		Painting supplies	433.246 · Traffic Calming	-207.03
Bill	2379-7	08/11/2026		Reflective traffic glass beads for pavement marking	433.246 · Traffic Calming	-55.24
TOTAL						-276.18
Bill Pmt -Check	27335	08/13/2026	Signal Service, Inc.		100.100 · PLGIT General - 3679014	
Bill	65606	08/11/2026		Signal tech & bucket truck - Rt. 1/Bayard paint marking	433.361 · Traffic Signal Repairs & Maint.	-275.00
Bill	65607	08/11/2026		Signal tech & bucket truck - Rt. 1/Greenwood paint marking	433.361 · Traffic Signal Repairs & Maint.	-275.00
Bill	65658	08/11/2026		Rt. 82/Rt. 1 - replace traffic signal radar	433.361 · Traffic Signal Repairs & Maint.	-455.00
Bill	656662	08/11/2026		Rt. 926/Doe Run - install trafficcam video detection unit	433.361 · Traffic Signal Repairs & Maint.	-1,380.00
TOTAL						-2,385.00
Bill Pmt -Check	27336	08/13/2026	The Peterbilt Store		100.100 · PLGIT General - 3679014	
Bill	47W8089	08/11/2026		2021 Peterbilt truck repairs, battery, fuse box, aftermarket power circuit	430.371 · PWD Vehicles - Maint. & Repairs	-3,551.00
TOTAL						-3,551.00
Bill Pmt -Check	27337	08/13/2026	United Inspection Agency, Inc		100.100 · PLGIT General - 3679014	
Bill	175532	08/12/2026		Professional services	413.101 · Outside Code Inspector	-16,448.75
Bill	175533	08/12/2026		Electrical inspections - 4/14-7/22	413.101 · Outside Code Inspector	-12,850.00
TOTAL						-29,298.75
Bill Pmt -Check	27338	08/13/2026	Unruh, Turner, Burke & Frees		100.100 · PLGIT General - 3679014	
Bill	236922	08/12/2026		General legal services - July	404.310 · Legal Services - Township	-4,024.19
TOTAL						-4,024.19

East Marlborough Township General Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	27339	08/13/2026	Windles Water Works Inc		100.100 · PLGIT General - 3679014	
Bill	1-600995	08/12/2026		5 gallon spring water (qty: 4) & 16 oz bottles (qty: 20 cases)	406.210 · Office Supplies	-172.00
TOTAL						-172.00
Bill Pmt -Check	27340	09/09/2026	Barry's Auto Repair		100.100 · PLGIT General - 3679014	
Bill		08/18/2026		Labor - install new headlight assembly	410.370 · PD Vehicle Repairs & Maint.	-285.00
Bill		08/19/2026		Parts - install new headlight assembly	410.370 · PD Vehicle Repairs & Maint.	-1,538.10
				Replacement bulb, car 61-15	410.370 · PD Vehicle Repairs & Maint.	-68.10
TOTAL						-1,891.20
Bill Pmt -Check	27341	09/09/2026	Bullet Proof Heating & Air LLC		100.100 · PLGIT General - 3679014	
Bill	2500	08/19/2026		Post Office AC repair - condenser, monitor	409.375 · Post Office -Maint & Utilities	-3,375.00
TOTAL						-3,375.00
Bill Pmt -Check	27342	09/09/2026	Colledge Tire, Inc.		100.100 · PLGIT General - 3679014	
Bill	166658	08/19/2026		Flat tire repair, tube patch	428.370 · Vegetation Mgmt. - Equip. R&M	-46.95
TOTAL						-46.95
Bill Pmt -Check	27343	09/09/2026	Davidheiser's Inc.		100.100 · PLGIT General - 3679014	
Bill	31515	08/20/2026		Stop watch testing (Qty 2), Tracker testing (Qty 3), ESP testing (Qty 1)	410.200 · PD Operating Supplies	-230.00
TOTAL						-230.00
Bill Pmt -Check	27344	09/09/2026	Dixie Land Energy, LLC		100.100 · PLGIT General - 3679014	
Bill	1223496	08/19/2026		Diesel, 310.40 gallons fuel @ \$4.6715/gal	430.231 · PWD Vehicles - Fuel	-1,451.64
Bill	1223558	08/19/2026		Gasoline, 462.00 gallons fuel @ \$3.0990/gal	430.231 · PWD Vehicles - Fuel	-1,433.98
Bill	1232015	08/26/2026		Gasoline, 363.20 gallons fuel @ \$3.4505 p/gal	430.231 · PWD Vehicles - Fuel	-1,254.98
Bill	1232334	08/26/2026		Diesel, 305.50 gallons fuel @ \$4.6405 p/gal	430.231 · PWD Vehicles - Fuel	-1,419.26
TOTAL						-5,559.86
Bill Pmt -Check	27345	09/09/2026	FP Mailing Solutions, Inc.		100.100 · PLGIT General - 3679014	
Bill	R1107451075	08/17/2026		Postage-August	406.215 · Postage Expense	-69.17
TOTAL						-69.17

East Marlborough Township General Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	27346	09/09/2026	Gawthrop Greenwood, PC		100.100 · PLGIT General - 3679014	
Bill	222096538	08/11/2026		ZHB legal services - Plowman & Henniger-2049 Lenape Unionville Rd - July	414.312 · ZHB Legal Expense	-57.00
Bill	222096539	08/11/2026		ZHB legal services - Verney-5 Buffington St - July	414.312 · ZHB Legal Expense	-1,786.00
TOTAL						-1,843.00
Bill Pmt -Check	27347	09/09/2026	Go Green 'N' Clean Car Wash		100.100 · PLGIT General - 3679014	
Bill		08/19/2026		Car wash police vehicles 7/1/26-7/31/26	410.370 · PD Vehicle Repairs & Maint.	-72.00
TOTAL						-72.00
Bill Pmt -Check	27348	09/09/2026	Jeffrey Simpson		100.100 · PLGIT General - 3679014	
Bill	August	08/18/2026		Employee reimbursement - propane tank refills for torch	433.246 · Traffic Calming	-56.00
TOTAL						-56.00
Bill Pmt -Check	27349	09/09/2026	John Deere Financial		100.100 · PLGIT General - 3679014	
Bill	94645	08/19/2026		Pulley and filter kit	428.370 · Vegetation Mgmt. - Equip. R&M	-426.24
Bill	966661	08/19/2026		Alternator, pulley, washer, belt, v-belt	428.370 · Vegetation Mgmt. - Equip. R&M	-567.64
TOTAL						-993.88
Bill Pmt -Check	27350	09/09/2026	Knowlton Construction, Inc.		100.100 · PLGIT General - 3679014	
Bill	85981	08/20/2026		2x4 Type S top unit (qty: 1) 2x4 Riser section 6" or 8" (qty: 3)	436.245 · Storm Sewer & Drains R&M 436.245 · Storm Sewer & Drains R&M	-425.00 -300.00
TOTAL						-725.00
Bill Pmt -Check	27351	09/09/2026	New Enterprise Stone & Lime Co.	99788	100.100 · PLGIT General - 3679014	
Bill	8882622	08/19/2026		2A stone supply for road maintenance - 47.86 ton	436.245 · Storm Sewer & Drains R&M	-1,107.97
TOTAL						-1,107.97
Bill Pmt -Check	27352	09/09/2026	Safety Kleen, Inc.	A/C# EM09467	100.100 · PLGIT General - 3679014	
Bill	100404899	08/07/2026		Parts washer service - solvent, chemistry fee	430.245 · PWD Operating Supplies	-489.15
TOTAL						-489.15

East Marlborough Township General Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	27353	09/09/2026	Sherwin Williams		100.100 · PLGIT General - 3679014	
Bill	2755-8	08/19/2026		Glass reflective beads & supplies for pavement marking	433.246 · Traffic Calming	-168.70
TOTAL						-168.70
Bill Pmt -Check	27354	09/09/2026	The Lincoln National Life Insurance Group	A/C # EMTPA-BL-1576713	100.100 · PLGIT General - 3679014	
Bill	September	08/10/2026		LTD policy - September	487.710 · Disability Insurance	-532.65
TOTAL						-532.65
Bill Pmt -Check	27355	09/09/2026	The Occupational Health Center		100.100 · PLGIT General - 3679014	
Bill	282242	08/03/2026		PWD DOT Physical Exam - JC	430.470 · PSATS CDL Program	-109.00
TOTAL						-109.00
Bill Pmt -Check	27356	09/09/2026	Tony's Emergency Services		100.100 · PLGIT General - 3679014	
Bill	1560	08/10/2026		2026 Chevy Flatbed-Install Kenwood dash mount radic	430.371 · PWD Vehicles - Maint. & Repairs	-325.00
TOTAL						-325.00
Bill Pmt -Check	27357	09/09/2026	Traisr, LLC		100.100 · PLGIT General - 3679014	
Bill	4721	07/31/2026		Monthly Traisr software expense -July	407.452 · TraisR Database	-600.00
TOTAL						-600.00
Bill Pmt -Check	27358	09/09/2026	Treasurer of Chester County		100.100 · PLGIT General - 3679014	
Bill	2026-1	08/19/2026		County hazardous waste event - 4/18/26 County hazardous waste event - 6/26/26	427.360 · Hazardous Waste Collection 427.360 · Hazardous Waste Collection	-898.51 -1,250.07
TOTAL						-2,148.58
Bill Pmt -Check	27359	09/09/2026	United Inspection Agency, Inc		100.100 · PLGIT General - 3679014	
Bill	176271	08/26/2026		Electrical inspections-August	413.101 · Outside Code Inspector	-2,020.00
Bill	176270	08/26/2026		Electrical inspections-July	413.101 · Outside Code Inspector	-4,203.75
TOTAL						-6,223.75

East Marlborough Township General Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	27360	09/09/2026	Unruh, Turner, Burke & Frees		100.100 · PLGIT General - 3679014	
Bill	237806	08/25/2026		General legal services - 7/23-8/12	404.310 · Legal Services - Township	-5,804.19
TOTAL						-5,804.19
Bill Pmt -Check	27361	09/09/2026	Vandemark & Lynch, Inc.		100.100 · PLGIT General - 3679014	
Bill	73581	05/18/2026		General Township engineering services - 4/20-4/30	408.310 · General Engineering	-171.50
Bill	73583	05/18/2026		Engineering services - Mattioni Deer Creek Crossing - April	408.310 · General Engineering	-175.50
Bill	73960	08/19/2026		Engineering services - 100 E. Locust Lane - 7/20-7/31	408.310 · General Engineering	-294.00
Bill	73964	08/19/2026		General Township engineering services - 7/9-8/9	408.310 · General Engineering	-441.00
Bill	73966	08/19/2026		Engineering services - Mattioni Deer Creek Crossing - 7/19-8/9	408.310 · General Engineering	-175.50
Bill	73973	08/19/2026		Engineering services - 111 Spottswood - 7/13-8/16	408.310 · General Engineering	-600.00
TOTAL						-1,857.50
Bill Pmt -Check	27362	09/09/2026	Windles Water Works Inc		100.100 · PLGIT General - 3679014	
Bill	02-600746	07/07/2026		5 gallon spring water (qty: 4) & 16 oz bottles (qty: 20 cases)	406.210 · Office Supplies	-172.00
TOTAL						-172.00
Bill Pmt -Check	27363	09/09/2026	Green Weaver Landscapes		100.100 · PLGIT General - 3679014	
Bill	3571	08/31/2026		Gardening - rain pond @ Township complex - 8/3 & 8/27	409.373 · Twp. Bldg. Repairs & Maint.	-572.00
TOTAL						-572.00
Bill Pmt -Check	27364	09/09/2026	Signal Service, Inc.		100.100 · PLGIT General - 3679014	
Bill	066059	08/27/2026		Repairs to failed relay controls at Unionville High School RRFB	433.361 · Traffic Signal Repairs & Maint.	-534.00
TOTAL						-534.00
Bill Pmt -Check	27365	09/09/2026	Traffic Planning & Design, Inc.		100.100 · PLGIT General - 3679014	
Bill	TPD58402	08/18/2026		Inspect & implement signal timing changes @ RT 82/RT 1/Cedarcroft	408.310 · General Engineering	-3,587.90
Bill	TPD58403	08/18/2026		Coordination with PennDOT re: punch list for traffic signals along RT 1	408.310 · General Engineering	-3,472.35
Bill	TPD58404	08/18/2026		Review & comments re: draft data center ordinance	408.310 · General Engineering	-550.00
TOTAL						-7,610.25

East Marlborough Township General Fund

Check Detail

August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	BMO19930904	09/04/2026	BMO Credit Card		100.100 · PLGIT General - 3679014	
				PD - VPN for remote access (2 computers)	410.375 · PD Technology Expense	-370.99
				PD - laminating sheets for solicitation licenses	410.200 · PD Operating Supplies	-19.99
				Postage machine monthly payment	406.215 · Postage Expense	-170.50
				Letterhead stock	406.210 · Office Supplies	-111.29
				Monthly website hosting payment	407.270 · Computer/Technology Expenses	-19.95
				Monthly Microsoft subscription payment	407.270 · Computer/Technology Expenses	-249.47
				Manila folders & disinfecting wipes	407.270 · Computer/Technology Expenses	-31.50
				Fire/EMS WC payment made via GF credit card	406.210 · Office Supplies	-98.37
				PA Plants license	130.100 · Due from Fire Fund	-1,410.00
				DEP waste transportation safety program	406.480 · Training&Certification Expense	-10.00
				Pierce fence	406.480 · Training&Certification Expense	-204.00
				PWD operating supplies	438.100 · Road Repair Materials	-4,306.00
					430.245 · PWD Operating Supplies	-282.89
TOTAL						-7,284.95

East Marlborough Sewer Company
Approved Bills List
As of September 9, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.100 · PLGIT Sewer Fund (3679143)			
08/13/2026	7001	Buckmans Inc.	-1,390.00
08/13/2026	7002	Chester Water Authority	-89.60
08/13/2026	7003	Gerbron Wholesale	-49.85
08/13/2026	7004	Null's Towing	-937.50
08/13/2026	7005	Opdenaker Inc	-151.18
08/13/2026	7006	Pennsylvannia One Call System, Inc.	-88.24
08/13/2026	7007	Quantum Environmental Enterprise Inc.	-2,075.00
08/13/2026	7008	Site Specific Design, Inc.	-21,442.80
08/13/2026	7009	SPL, Inc.	-976.63
08/13/2026	7010	Independence Blue Cross	-9,593.38
09/09/2026	7011	Aqua Pennsylvania, Inc	-200.00
09/09/2026	7012	Buckmans Inc.	-2,183.40
09/09/2026	7013	Christopher F. Perrotti	-455.00
09/09/2026	7014	Null's Towing	-937.50
09/09/2026	7015	Pennsylvannia One Call System, Inc.	-76.44
09/09/2026	7016	SPL, Inc.	-962.20
Total 100.100 · PLGIT Sewer Fund (3679143)			-41,608.72
100.500 · Truist Bank 9077			
08/19/2026	EFT0038	Verizon 655-972-361-0001-91	-88.64
08/20/2026	ACH-PECO	PECO 6288221222 517 Walnut	-383.91
08/21/2026	ACH-VERIZON	Verizon 756-231-745-0001-63	-42.20
Total 100.500 · Truist Bank 9077			-514.75
Total 100.000 · Cash			-42,123.47
TOTAL			-42,123.47

East Marlborough Sewer Company
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	ACH-PECO	08/20/2026	PECO 6288221222 517 Walnut	A/C# 6288221222	100.500 · Truist Bank 9077	
Bill		08/25/2026		Pump station electric service - 517 N. Walnut - 7/13-8/11/26	429.361 · Electrical Service	-383.91
TOTAL						-383.91
Bill Pmt -Check	ACH-VERIZON	08/21/2026	Verizon 756-231-745-0001-63		100.500 · Truist Bank 9077	
Bill		08/25/2026		Service to 610 925-04740	429.321 · Telephone Service	-42.20
TOTAL						-42.20
Check	EFT0038	08/19/2026	Verizon 655-972-361-0001-91	Hicks SE	100.500 · Truist Bank 9077	
				Hicks SE - July	429.321 · Telephone Service	-41.76
				Hicks SE - August	429.321 · Telephone Service	-46.88
TOTAL						-88.64
Bill Pmt -Check	7001	08/13/2026	Buckmans Inc.		100.100 · PLGIT Sewer Fund (3679143)	
Bill	924803	08/11/2026		Hypochlorite solution, 200 gallons	429.221 · Chemicals/Filters	-695.00
Bill	926304	08/12/2026		Hypochlorite solution, 200 gallons	429.221 · Chemicals/Filters	-695.00
TOTAL						-1,390.00
Bill Pmt -Check	7002	08/13/2026	Chester Water Authority	A/C# 00054087	100.100 · PLGIT Sewer Fund (3679143)	
Bill		08/12/2026		Commercial meter at 676 Cascade Way - 6/1/26-6/30/26	429.372 · Pump Station Maint. & Repairs	-44.80
				Commercial meter at 676 Cascade Way - 7/1/26-7/29/26	429.372 · Pump Station Maint. & Repairs	-44.80
TOTAL						-89.60
Bill Pmt -Check	7003	08/13/2026	Gerbron Wholesale		100.100 · PLGIT Sewer Fund (3679143)	
Bill	269354	08/11/2026		Trash bags	429.220 · Operating Supplies & Materials	-49.85
TOTAL						-49.85
Bill Pmt -Check	7004	08/13/2026	Null's Towing		100.100 · PLGIT Sewer Fund (3679143)	
Bill	260797	08/11/2026		Lift pump at 701 Wollaston Rd	429.370 · Treatment Plant Maint & Repairs	-937.50
TOTAL						-937.50

East Marlborough Sewer Company
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7005	08/13/2026	Opdenaker Inc		100.100 · PLGIT Sewer Fund (3679143)	
Bill	867611	08/10/2026		Commercial trash removal Wollaston Rd, Aug 2026	429.367 · Refuse Disposal	-151.18
TOTAL						-151.18
Bill Pmt -Check	7006	08/13/2026	Pennsylvannia One Call System, Inc.		100.100 · PLGIT Sewer Fund (3679143)	
Bill	1177187	08/10/2026		Monthly activity fee email/text	406.318 · Other Operating Services	-88.24
TOTAL						-88.24
Bill Pmt -Check	7007	08/13/2026	Quantum Environmental Enterprise Inc.		100.100 · PLGIT Sewer Fund (3679143)	
Bill	9221	08/12/2026		Emergency grinder pump service at Hood's Barbecue	429.375 · Grinder Pump Maint. & Repairs	-2,075.00
TOTAL						-2,075.00
Bill Pmt -Check	7008	08/13/2026	Site Specific Design, Inc.		100.100 · PLGIT Sewer Fund (3679143)	
Bill	86496A	08/10/2026		Parts for grinder pump repairs	429.375 · Grinder Pump Maint. & Repairs	-14,484.00
Bill	86579A	08/12/2026		Parts for grinder pump repairs	429.375 · Grinder Pump Maint. & Repairs	-6,958.80
TOTAL						-21,442.80
Bill Pmt -Check	7009	08/13/2026	SPL, Inc.		100.100 · PLGIT Sewer Fund (3679143)	
Bill	6038P2602563	08/11/2026		Wastewater lab testing 6/30/26-7/21/26	429.317 · Lab Analysis	-976.63
TOTAL						-976.63
Bill Pmt -Check	7010	08/13/2026	Independence Blue Cross	A/C# 400008235880001	100.100 · PLGIT Sewer Fund (3679143)	
Bill		08/06/2026		Health insurance - September	487.196 · Health Insurance	-9,593.38
TOTAL						-9,593.38
Bill Pmt -Check	7011	09/09/2026	Aqua Pennsylvania, Inc	inv: EM2026-07	100.100 · PLGIT Sewer Fund (3679143)	
Bill	2026-08	09/03/2026		Generator usage for Aug 2026	429.361 · Electrical Service	-200.00
TOTAL						-200.00

East Marlborough Sewer Company
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7012	09/09/2026	Buckmans Inc.		100.100 · PLGIT Sewer Fund (3679143)	
Bill	928027	08/25/2026		Hypochlorite solution, 180 gallons	429.221 · Chemicals/Filters	-629.40
Bill	930118	09/03/2026		Hypochlorite solution, 225 gallons	429.221 · Chemicals/Filters	-777.00
Bill	928960	09/03/2026		Hypochlorite solution, 225 gallons	429.221 · Chemicals/Filters	-777.00
TOTAL						-2,183.40
Bill Pmt -Check	7013	09/09/2026	Christopher F. Perrotti		100.100 · PLGIT Sewer Fund (3679143)	
Bill	1998	08/17/2026		Labor on 8/12/26, 122 W Street Rd	429.375 · Grinder Pump Maint. & Repairs	-130.00
Bill	2000	08/17/2026		Labor on 8/12/26, Primrose Dr Pump Station	429.372 · Pump Station Maint. & Repairs	-130.00
Bill	1999	08/17/2026		Labor on 8/12/26, 523 Schoolhouse Rd	429.375 · Grinder Pump Maint. & Repairs	-195.00
TOTAL						-455.00
Bill Pmt -Check	7014	09/09/2026	Null's Towing		100.100 · PLGIT Sewer Fund (3679143)	
Bill	261202	08/19/2026		Lift pump at 701 Wollaston Rd	429.370 · Treatment Plant Maint & Repairs	-937.50
TOTAL						-937.50
Bill Pmt -Check	7015	09/09/2026	Pennsylvannia One Call System, Inc.		100.100 · PLGIT Sewer Fund (3679143)	
Bill	1183045	09/03/2026		Monthly activity fee email/text -Aug 2026	406.318 · Other Operating Services	-76.44
TOTAL						-76.44
Bill Pmt -Check	7016	09/09/2026	SPL, Inc.		100.100 · PLGIT Sewer Fund (3679143)	
Bill	6038P2602847	09/03/2026		Wastewater lab testing 7/28/26-8/18/26	429.317 · Lab Analysis	-962.20
TOTAL						-962.20

East Marlborough Township Fire & Emergency Services Fund

Approved Bills List

As of September 9, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.010 · PLGIT Class - Fire Tax			
08/13/2026	1116	Chester Water Authority	-2,766.40
08/13/2026	1117	Kennett Regional Fire & EMS Commission	-402,112.56
Total 100.010 · PLGIT Class - Fire Tax			-404,878.96
Total 100.000 · Cash			-404,878.96
TOTAL			-404,878.96

East Marlborough Township Fire & Emergency Services Fund
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	1116	08/13/2026	Chester Water Authority	A/C# 00013014	100.010 · PLGIT Class - Fire Tax	
Bill		08/03/2026		Hydrant usage - 78 hydrants: 7/1-7/31	411.380 · Fire Hydrant Rental	-2,766.40
TOTAL						-2,766.40
Bill Pmt -Check	1117	08/13/2026	Kennett Regional Fire & EMS Commission		100.010 · PLGIT Class - Fire Tax	
Bill	Qtr3 2026	06/23/2026		3rd quarter 2026 remittance	411.430 · Fire Tax Remittances	-308,250.00
				3rd quarter 2026 remittance	412.430 · Emergency Svcs. Tax Remittance	-93,862.56
TOTAL						-402,112.56

East Marlborough Township Capital Improvement/Building Fund
Approved Bills List
As of September 9, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.100 · PLGIT-Building Fund-00003679173			
08/13/2026	1127	U.S. Municipal Supply LLC	-46,198.00
09/09/2026	1128	Guidemark, Inc	-40,829.18
09/09/2026	1129	Haverford Systems	-9,460.00
Total 100.100 · PLGIT-Building Fund-00003679173			-96,487.18
Total 100.000 · Cash			-96,487.18
TOTAL			-96,487.18

East Marlborough Township Capital Improvement/Building Fund

Check Detail

August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	1127	08/13/2026	U.S. Municipal Supply LLC		100.100 · PLGIT-Building Fund-00003679173	
Bill	3002209	08/11/2026		Tri-Tech 75" Flail Mower	430.750 · Public Works - Capital Expend.	-46,198.00
TOTAL						-46,198.00
Bill Pmt -Check	1128	09/09/2026	Guidemark, Inc		100.100 · PLGIT-Building Fund-00003679173	
Bill	41042	08/17/2026		Township roads pavement markings - 7/15 - 7/29	430.370 · Public Works - Repairs & Maint	-40,829.18
TOTAL						-40,829.18
Bill Pmt -Check	1129	09/09/2026	Haverford Systems		100.100 · PLGIT-Building Fund-00003679173	
Bill	0074779	08/21/2026		Deposit (40%) - meeting room dais	407.200 · Audio/Video	-9,460.00
TOTAL						-9,460.00

East Marlborough Township Parks Fund

Approved Bills List

As of September 9, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.200 · Unionville Park (3679172)			
Total 100.200 · Unionville Park (3679172)			
100.300 · Truist Bank Parks Account			
08/20/2026	ACH-PECO	Peco 1892174000 Recepticles	-41.03
Total 100.300 · Truist Bank Parks Account			-41.03
Total 100.000 · Cash			-41.03
TOTAL			-41.03

East Marlborough Township Parks Fund
Check Detail

August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Original Amount
Bill Pmt -Check	ACH-PECO	08/20/2026	Peco 1892174000 Recepticles		100.300 · Truist Bank Parks Account	-41.03
Bill		08/25/2026		Service to 1722 W Doe Run Rd, 7/16-8/14	454.360 · Utilities	41.03
TOTAL						41.03

East Marlborough Township - Rebill
Approved Bills List
August 13 through September 9, 2026

Date	Num	Name	Paid Amount
100.000 · PLGIT - Rebill			
08/13/2026	1264	RGS Associates, Inc.	-438.75
08/13/2026	1265	Unruh Turner Burke & Frees	-2,952.00
09/09/2026	1266	Herbert, Rowland & Grubic, Inc	-4,409.00
09/09/2026	1267	RGS Associates, Inc.	-303.75
09/09/2026	1268	Unruh Turner Burke & Frees	-5,664.00
09/09/2026	1269	VanDemark and Lynch, Inc.	-15,388.50
09/09/2026	1270	Traffic Planning and Design Inc.	-2,066.75
Total 100.000 · PLGIT - Rebill			-31,222.75
TOTAL			-31,222.75

East Marlborough Township - Rebill
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	1264	08/13/2026	RGS Associates, Inc.		100.000 · PLGIT - Rebill	
Bill	2608040	08/12/2026		Municipal review for New Bolton Vet Lab	408.318 · Landscape Architect - Reimburse	-438.75
TOTAL						-438.75
Bill Pmt -Check	1265	08/13/2026	Unruh Turner Burke & Frees		100.000 · PLGIT - Rebill	
Bill	236927	08/12/2026		Services rendered for 802 E Baltimore Pike, LLC	404.314 · Legal - Reimbursable	-72.00
Bill	236928	08/12/2026		Services rendered for Longwood Gardens	404.314 · Legal - Reimbursable	-264.00
Bill	236926	08/12/2026		Services rendered for Walmart expansion	404.314 · Legal - Reimbursable	-600.00
Bill	236924	08/12/2026		Services rendered for Monchanin Builders - Conditional Use	404.314 · Legal - Reimbursable	-72.00
Bill	236925	08/12/2026		Services rendered for New Bolton Center - Land development	404.314 · Legal - Reimbursable	-240.00
Bill	239619	08/12/2026		Services rendered for 1774 W Doe Run Rd - Land development	404.314 · Legal - Reimbursable	-480.00
Bill	236921	08/12/2026		Services rendered for 311 E Street Rd - Subdivision/land development	404.314 · Legal - Reimbursable	-96.00
Bill	236920	08/12/2026		Services rendered for 207 Marlborough Rd	404.314 · Legal - Reimbursable	-312.00
Bill	236923	08/12/2026		Services rendered for Kennett Square Veterinary Hospital - CU App.	404.314 · Legal - Reimbursable	-816.00
TOTAL						-2,952.00
Bill Pmt -Check	1266	09/09/2026	Herbert, Rowland & Grubic, Inc		100.000 · PLGIT - Rebill	
Bill	212220	08/07/2026		Traffic engineering services - New Bolton Diagnostics Lab - July	408.320 · Traffic Engineering - Reimburse	-1,452.00
				Sewer engineering services - New Bolton Diagnostics Lab - July	408.319 · Sewer Engineering - Reimburse	-578.00
Bill	212221	08/07/2026		Traffic engineering services - 207 Marlboro Rd - July	408.320 · Traffic Engineering - Reimburse	-731.00
Bill	212218	08/07/2026		Sewer engineering services - 107 Clay Creek building permit review - July	408.319 · Sewer Engineering - Reimburse	-594.00
Bill	212219	08/07/2026		Traffic engineering services - 1774 West Doe Run Rd LD - July	408.320 · Traffic Engineering - Reimburse	-621.50
Bill	212222	08/07/2026		Sewer engineering services - Walmart - July	408.319 · Sewer Engineering - Reimburse	-100.00
				Traffic engineering services - Walmart - July	408.320 · Traffic Engineering - Reimburse	-332.50
TOTAL						-4,409.00
Bill Pmt -Check	1267	09/09/2026	RGS Associates, Inc.		100.000 · PLGIT - Rebill	
Bill	2608145	08/21/2026		Landscape architect services - Municipal review for 311 East Street Rd	408.318 · Landscape Architect - Reimburse	-303.75
TOTAL						-303.75

East Marlborough Township - Rebill
Check Detail
August 13 through September 9, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	1268	09/09/2026	Unruh Turner Burke & Frees		100.000 · PLGIT - Rebill	
Bill	237803	08/25/2026		Legal services - 207 Marlborough Rd - August	404.314 · Legal - Reimbursable	-72.00
Bill	237804	08/25/2026		Legal services - 311 E Street Rd - August	404.314 · Legal - Reimbursable	-1,176.00
Bill	237805	08/25/2026		Legal services - 713 & 715 Folly Hill Rd-Minor Subdivision - August	404.314 · Legal - Reimbursable	-432.00
Bill	237807	08/25/2026		Legal services - Kennett Square Veterinary Hospital-CU App - August	404.314 · Legal - Reimbursable	-264.00
Bill	237808	08/25/2026		Legal services - Montchanin Builders-CU - August	404.314 · Legal - Reimbursable	-72.00
Bill	237809	08/25/2026		Legal services - New Bolton Center-Land Development - August	404.314 · Legal - Reimbursable	-192.00
Bill	237810	08/25/2026		Legal services - Walmart-Land Development - August	404.314 · Legal - Reimbursable	-648.00
Bill	2378111	08/25/2026		Legal services - Walmart-CU - August	404.314 · Legal - Reimbursable	-2,808.00
TOTAL						-5,664.00
Bill Pmt -Check	1269	09/09/2026	VanDemark and Lynch, Inc.		100.000 · PLGIT - Rebill	
Bill	73584	05/18/2026		Engineering services - New Bolton Center - April	408.313 · General Engineering - Reimburse	-234.00
Bill	73582	05/18/2026		Engineering services - Montchanin Builders - April	408.313 · General Engineering - Reimburse	-3,415.50
Bill	73585	05/18/2026		Engineering services - Yellow House Land Dev - April	408.313 · General Engineering - Reimburse	-175.50
Bill	73963	08/19/2026		Engineering - Longwood Gardens W. Conserv - 7/8 BOS meeting	408.313 · General Engineering - Reimburse	-73.50
Bill	73962	08/19/2026		Engineering services - 802 E. Baltimore Pk - July	408.313 · General Engineering - Reimburse	-477.75
Bill	73967	08/19/2026		Municipal inspections & reports - New Bolton Center - 7/30-8/16	408.313 · General Engineering - Reimburse	-411.00
Bill	73957	08/19/2026		Engineering services - 713 Folly Hill Rd Subdivision - 7/29	408.313 · General Engineering - Reimburse	-882.00
Bill	73958	08/19/2026		Engineering services - KSGCC Grading Permit - July	408.313 · General Engineering - Reimburse	-1,543.50
Bill	73965	08/19/2026		Engineering services - Montchanin Builders - 7/7-8/9	408.313 · General Engineering - Reimburse	-1,203.00
Bill	73972	08/19/2026		Engineering services - New Bolton Diagnostics Lab - July	408.313 · General Engineering - Reimburse	-1,470.00
Bill	73971	08/19/2026		Engineering services - 1774 Doe Run Rd - July	408.313 · General Engineering - Reimburse	-754.00
Bill	73970	08/19/2026		Engineering services - 838 Marlborough Springs Rd BPP - July	408.313 · General Engineering - Reimburse	-477.75
Bill	73969	08/19/2026		Municipal inspections & reports - UCFSD Elementary - July	408.313 · General Engineering - Reimburse	-351.00
Bill	73968	08/19/2026		Plan review - 311 E Street Rd Subdivision - 8/11-8/16	408.313 · General Engineering - Reimburse	-1,176.00
Bill	73974	08/19/2026		Engineering services - Walmart Expansion - 8/5-8/16	408.313 · General Engineering - Reimburse	-2,597.00
Bill	73959	08/19/2026		Engineering services - 207 Marlboro Rd Subdiv - July	408.313 · General Engineering - Reimburse	-147.00
TOTAL						-15,388.50
Bill Pmt -Check	1270	09/09/2026	Traffic Planning and Design Inc.		100.000 · PLGIT - Rebill	
Bill	TPD58401	08/18/2026		Traffic engineering services - 802 E. Balt Pike - thru 8/8	408.320 · Traffic Engineering - Reimburse	-2,066.75
TOTAL						-2,066.75

Return to Agenda

September 10, 2026

The Chester County Tax Assessment Office
313 West Market Street, #4202
West Chester, PA 19382

Attn: Ms. Sue Zieber, Administrative Support Supervisor
Assessment Office | 313 W. Market St., Suite 4202
West Chester, PA 19380

Re: Assignment of Tax Parcel Number to 17.465 acres of UPI #61-1-7.1
(Property of Mary Snow Hazzard)

Dear Ms. Zieber:

Please accept this letter as confirmation of the East Marlborough Township Board of Supervisors' consent, at its regular meeting on Wednesday, September 9, 2026, to the assignment of a separate tax parcel number to the 17.465-acre parcel of land identified as "PARCEL 2" in the deed of Mary Snow Hazzard, dated September 10, 1990, and recorded in Record Book 2165, page 140 (copy enclosed). A copy of the county tax map showing the location of that parcel is also enclosed.

The Township understands that this property is and will remain subject to a deed of agricultural conservation easement running in favor of the County, as recorded at Record Book 2654, page 257. Likewise, the Township understands that the property is and will remain under the "Clean and Green" tax assessment pursuant to Pennsylvania Act 319.

Thank you for your assistance in this matter.

Respectfully,

EAST MARLBOROUGH TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Ellen L. Sosangelis, Chair

Cc: Neil Land, Esq., Brutscher, Foley, Milliner, Land & Kell, LLP
Ryan Jennings, Esq., Unruh Turner Burke & Frees

THIS IS A TAX EXEMPT CONVEYANCE FROM HUSBAND AND WIFE TO WIFE.

D E E D

THIS DEED, made this 16th day of SEPTEMBER, A.D. 1990, by and BETWEEN WILLIAM ROBINSON HAZZARD, IV, and MARY SNOW HAZZARD, his wife, of East Marlborough Township, Chester County, Pennsylvania, (hereinafter called the Grantors), of the one part; and MARY SNOW HAZZARD, of East Marlborough Township, Chester County, Pennsylvania, (hereinafter called the Grantee), of the other part.

WITNESSETH, that in consideration of ONE (\$1.00) DOLLAR, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, her heirs and assigns:

ALL THOSE THREE CERTAIN PARCELS OF LAND situate in East Marlborough Township, Chester County, Pennsylvania, more particularly bounded and described, as follows:

PARCEL 1 - ALL THAT CERTAIN messuage and tract of land situated in East Marlborough Township, Chester County, Pennsylvania, which according to a survey made by Howard W. Doran, P.S., is bounded and described as follows:

BEGINNING at a spike in the center line of a state road, leading from Doe Run to Wilmington (Route 82) at the southeast corner of land now of Grantors, thence from said place of beginning and crossing an iron pipe set back fifty-five (55) feet from the said place of beginning and along the land now of the Grantors North thirty-two degrees eighteen minutes forty-five seconds East (N. 32° 18' 45" E.) eleven hundred fifty-one and sixty-six one hundredths (1151.66) feet to an iron pipe; thence still along the same and lands now of Gouverneur Cadwalader, Jr. South seventy-four degrees nineteen minutes fifty-two seconds East (S. 74° 19' 52" E.) eleven hundred thirty and thirty-three one hundredths (1130.33) feet to a stone, thence still along the same and lands now or late of Clarence DiSabatino, Jr., South thirty degrees forty-six minutes thirty-nine seconds East (S. 30° 46' 39" E.) eleven hundred sixty-two and sixty one hundredths (1162.60) feet to an iron pin; thence still along said lands now or late of DiSabatino, South twenty-four degrees fifteen minutes East (S. 24° 15' E.) three hundred fifty-five and eight one-hundredths (355.08) feet to an iron pin at the corner of land now or late of William Driesbach; thence along the same South seventy degrees no minutes West (S. 70° 0' W.) one hundred twenty-five and forty one-hundredths (125.40) feet to an iron pin in the corner of land now or late of Gross; thence along the same South eighty-two degrees no minutes West (S. 82° 0' W.) one hundred ninety-five and ninety one-hundredths (195.90) feet to an iron pin; thence still along the same South fifteen degrees seven minutes West (S. 15° 7' W.) one hundred twenty-three and ninety-six one hundredths (123.96) feet crossing over an iron pin in the North line of Route 82 to a spike in the middle of Route 82; thence along the middle of Route 82 North seventy-one degrees twenty-eight minutes thirty-five seconds West (N. 71° 28' 35" W.) five hundred two and twenty-one one-hundredths (502.21) feet to a point in the remaining land of Walter W. Thompson; thence along the same the following five courses and distances, to wit: (1) North eleven degrees forty-seven minutes East (N. 11° 47' E.) one hundred seventy-eight and seventy-five one-hundredths (178.75) feet to an iron pin; (2) North two degrees seventeen minutes thirty seconds West (N. 2° 17' 30" W.) seventy-three and eighty-five one-hundredths feet to an iron pin; (3) North nine degrees three minutes thirty seconds West (N. 9° 3' 30" W.) one hundred eighty-three and seventy-one one-hundredths (183.71) feet to an iron pin; (4) North sixty-four degrees thirty-six minutes thirty seconds West (N. 64° 36' 30" W.) two hundred fifty-six and fifty-one one-hundredths (256.51) feet to an iron pin; and (5) South twenty-eight degrees eleven minutes West (S. 28° 11' W.) four hundred seventeen and twenty-five one-hundredths (417.25) feet to a spike in the center line of Route 82; thence along the same North sixty-seven degrees forty-five minutes West (N. 67° 45' W.) one hundred ninety-seven and thirty one-hundredths (197.30) feet to an iron pin at the Southeast corner of land now or late of Walter W. Thompson; thence along the same the three following courses and distances: (1) North twenty-two degrees eighteen minutes East (N. 22° 18' E.) eighty-eight and two one-hundredths (88.02) feet to a pipe; (2) North sixty-seven degrees forty-two minutes West (N. 67° 42' W.) one hundred fifty (150) feet to a pipe; (3) South twenty-three degrees seven minutes West (S. 23° 7' W.) eighty-eight and fifty one-hundredths (88.50) feet to a drill hole in the center line of Route 82; thence along the same North sixty-six degrees thirty-two minutes thirty seconds West (N. 66° 32' 30" W.) nine hundred fifty-six and forty-eight one-hundredths (956.48) feet more or less to the place of beginning. CONTAINING fifty-one and eleven one-hundredths (51.11) acres of land, be the same more or less.

over

PARCEL 2 - ALL THAT CERTAIN tract of land situated in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a survey made by J. Vernon Keech, R.S., in 1962, as follows:

BEGINNING at an iron pin, the intersection of the middle of the State Road (Traffic Route #82) with the middle of a public road leading northeasterly to the Township Line Road, a corner of land now or late of William Robinson Hazzard; thence extending by the middle of the last mentioned road and property now or late of William Robinson Hazzard, North fifty degrees seven minutes East (N. 50° 7' E.) one thousand forty-five (1,045) feet to a stone on the north side of the road; thence still by said road and land now or late of William Robinson Hazzard, South eighty-two degrees thirteen minutes East (S. 82° 13' E.) five hundred ninety-two and seventy-five one-hundredths (572.75) feet to an iron pin on the south side of the road; thence leaving the road and still by land now or late of William Robinson Hazzard, South seventy-one degrees forty-two minutes East (S. 71° 42' E.) sixty-five and five-tenths (65.5) feet to an iron pin, a corner of land now or late of Walter W. Thompson; thence extending by said land now or late of Walter W. Thompson and passing over an iron pin set on the north side of Traffic Route #82, South thirty-four degrees fifty minutes West (S. 34° 50' W.) one thousand one hundred fifty-two and six-tenths (1,152.6) feet to an iron pin in the middle of the State Road, aforesaid; thence extending by the middle of the same, North sixty-four degrees thirty-five minutes West (N. 64° 35' W.) eight hundred seventy-eight (878) feet to the first mentioned iron pin and place of beginning. CONTAINING seventeen and four hundred sixty-five one-thousandths (17.465) acres of land, be the same more or less. UNDER AND SUBJECT to the rights of W. Plunkett Stewart's successors and assigns, in the ownership of the Cheshire Foxhounds Hunting packs to the perpetual and exclusive foxhunting privileges on the premises hereby conveyed.

PARCEL 3 - ALL THAT CERTAIN messuage and tract of land situate in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a survey of Henry R. White, R.S., dated January 12, 1952, as follows:

BEGINNING at a point in the center of a sixteen (16) feet wide concrete public road known as State Route 82, formerly Doe Run Road, leading from Kennett Square to Coatesville, said point of beginning being also distant Northwestwardly along the center of said road by several courses thereof a total distance of eleven hundred fifty-seven and six-tenths (1,157.6) feet from a common corner of land now or late of Walter W. Thompson and John Latham; thence from said point of beginning and by new lines dividing the land of said Walter W. Thompson the following three courses and distances: (1) leaving said road, North twenty-six degrees no minutes East (N. 26° 0' E.) and passing over an iron pipe at fifteen (15) feet, a total distance of eighty-eight (88) feet to an iron pipe; (2) North sixty-four degrees, no minutes West (N. 64° 0' W.) one hundred and fifty (150) feet to an iron pipe and South twenty-six degrees forty-nine minutes West (S. 26° 49' W.) and passing over an iron pipe at seventy-three and one one-hundredths (73.01) feet, a total distance of eighty-eight and one one-hundredths (88.01) feet to a point in the center of said road; thence by the center of said road South sixty-four degrees no minutes East (S. 64° 0' E.) one hundred fifty-one and twenty-five one-hundredths (151.25) feet to the point and place of beginning. CONTAINING three hundred and four one-thousandths (.304) of an acre (13,255 square feet).

BEING the same premises which William Robinson Hazzard, IV, et ux, by deed dated February 13, 1981, and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book 2-57, Page 546, granted and conveyed unto William Robinson Hazzard, IV, and Mary Snow Hazzard, his wife, as tenants by the entirety, parties hereto in fee; AND the said William Robinson Hazzard, IV, and Mary Snow Hazzard, his wife, were divorced in the Court of Common Pleas in and for Chester County, Pennsylvania, as evidenced by Final Decree dated the 15th day of August, A.D. 1990.

AND the said Grantors do hereby covenant to and with the said Grantee that they, the said Grantors, their heirs and assigns, SHALL AND WILL by these presents, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, her heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under, him, her, them or any of them.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED
in the Presence of:

Wayne L. Patton, Jr.
Larry Elliot Jones

William Robinson Hazzard, IV (SEAL)
Mary Snow Hazzard (SEAL)

STATE OF PENNSYLVANIA:

COUNTY OF CHESTER :SS

On this 10th day of SEPTEMBER, A.D. 1990, before me, the undersigned officer, personally appeared WILLIAM ROBINSON HAZZARD, IV, and MARY SNOW HAZZARD, his wife, known to me 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 have hereunto set my hand and official seal.

Thomas B. Worrell, Jr.
Notary Public
Karnet Square Borough, Chester County
My Commission Expires April 10, 1993
Notary Public

I hereby certify that the precise residence of the within named Grantee, is:

Box 493
Unionville, PA 19375

Larry Elliot Jones
Larry Elliot Jones Esquire

COUNTY OF CHESTER
PENNSYLVANIA



PARID: 6101 00070100

UPl: 61-1-7.1
 Owner1: LANEFIELD FARM LLC
 Owner2:
 Mail Address 1: 404 WRIGLEY BLVD
 Mail Address 2: COCHRANVILLE PA
 Mail Address 3:
 ZIP Code: 19330
 Deed Book: 10664
 Deed Page: 1351
 Deed Recorded Date: 08/16/2021
 Legal Desc 1: NE COR W DOE RUN, W OF
 Legal Desc 2: 80.7 AC FARM & DWG LT 3
 Legal Desc 3:
 Easement:
 Access Desc 2: 80.7 AC FARM & DWG LT 3
 Access: 80.7
 LUG: F-80
 Lot Assessment: 44520
 Property Assessment: 197700
 Total Assessment: 242220
 Assessment Date: 12/12/2025 9:23:31 AM
 Property Address: 12 LANEFIELD RD
 Municipality: EAST MARLBOROUGH
 School District: Uminville-Clarks Ford

Map Created:
Friday, June 12, 2026



County of Chester

Limitations of Liability and Use:
Country 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.chestco.org/gis.

TEMPORARY OUTDOOR ACTIVITY PERMIT APPLICATION

**EAST MARLBOROUGH TOWNSHIP
721 UNIONVILLE ROAD
KENNETT SQUARE, PA 19348
Phone: 610-444-0725 Fax: 610-444-1380**

Applicant/Sponsor' Name The Lights Festival

Address 1262 South 650 West 2B Farmington, UT 84025

Telephone: (Daytime) [REDACTED] **Fax:** _____

Property Owner (if different from Applicant/Sponsor) Abigail Transtrum

Group for which the Activity is planned: The Lights Festival
Plantation Field

Property Location where event will be held: _____

Date of Event: 10/17/2026 **Time of Event:** 3:30pm-10:00pm

Provisions for Trash Collection and Disposal: Cobblestone

Provisions for Parking Vehicles including handicapped parking: The Lights Festival

Number of vehicles expected: 2,000 cars

Provisions for Traffic Control and Direction: The Lights Festival and Chief Robert Clarke

Provisions for Emergency Vehicles: Amphibious Medics

Provisions for Medical Services: Amphibious Medics

Provisions for adequate restroom facilities (including handicapped facilities) See attachment

If alcoholic beverages are to be served, describe the provision for the control of the consumption of alcohol to prevent public intoxication and/or Nuisance Conditions. N/A

Please use additional page, if needed.

Application must be accompanied by the following:

- Non-refundable application fee of \$100.00
- Copy of contract with qualified entity for traffic control
- Detailed parking plans
- Certification of liability insurance policy of \$2,000,000.00 minimum naming the Township as co-insured

Applicant agrees that the Temporary Outdoor Activity will be held in conformance with the East Marlborough Township Zoning Ordinance.

Signature of Applicant: Abigail Transtrum **Date:** 08/10/2026

East Marlborough Township Board of Supervisors

Ellen Sosangels, Chair
James Chance
Steve Paneyko
Jake Elks
Chris Manning

Dear Members of the Board,

Thank you for your time and consideration regarding The Lights Fest. We respect and completely understand the concerns that have been raised by members in your community, particularly concerning neighboring properties, livestock, cleanup efforts, and safety.

The purpose of this letter is to provide additional information regarding our event and to outline the specific steps we are taking to address these concerns.

What is The Lights Fest?

The Lights Fest is an uplifting, family-friendly event where people from all walks of life join together to create memorable moments. Participants experience moments of healing when releasing a sky lantern dedicated to lost loved ones. They experience moments of true connection with their friends and family by participating in this beautiful, unique experience together. We are humbled and honored to play a little part in many families' traditions, who return to The Lights year after year.

Our aim is to have a positive impact on each community that hosts our event, and for individuals to leave The Lights feeling joyful and hopeful.

Creating a Safe Experience

Safety has always been our top priority. We acknowledge the concerns that community members sometimes have regarding the safety of sky lanterns. We invite these conversations and engage in respectful and thoughtful communication whenever someone reaches out to us with those concerns.

At the event, we do not proceed with a lantern launch without the approval of the supervising fire team. The rice-paper body of our lanterns are fire-resistant to prevent the flame from traveling from the small fuel-source suspended in the middle. We have designed the fuel source in such a way that the flame is reduced to a minimal level before the lanterns descend and land and is not capable of sustaining or spreading a fire upon landing, and a fire crew is always waiting in the landing zone as an additional precaution.

At the conclusion of the event, our clean-up crew sweeps the landing zone to retrieve the sky lanterns.

Moving Forward

To ensure no lanterns have been missed by the event's clean-up crew, we will send out a second team one to two weeks after the event to do another thorough sweep and collect any lanterns that may have been missed in the initial retrieval.

Additionally, we have partnered with a local tree service provider to assist with the retrieval of lanterns that may get stuck in trees following the event.

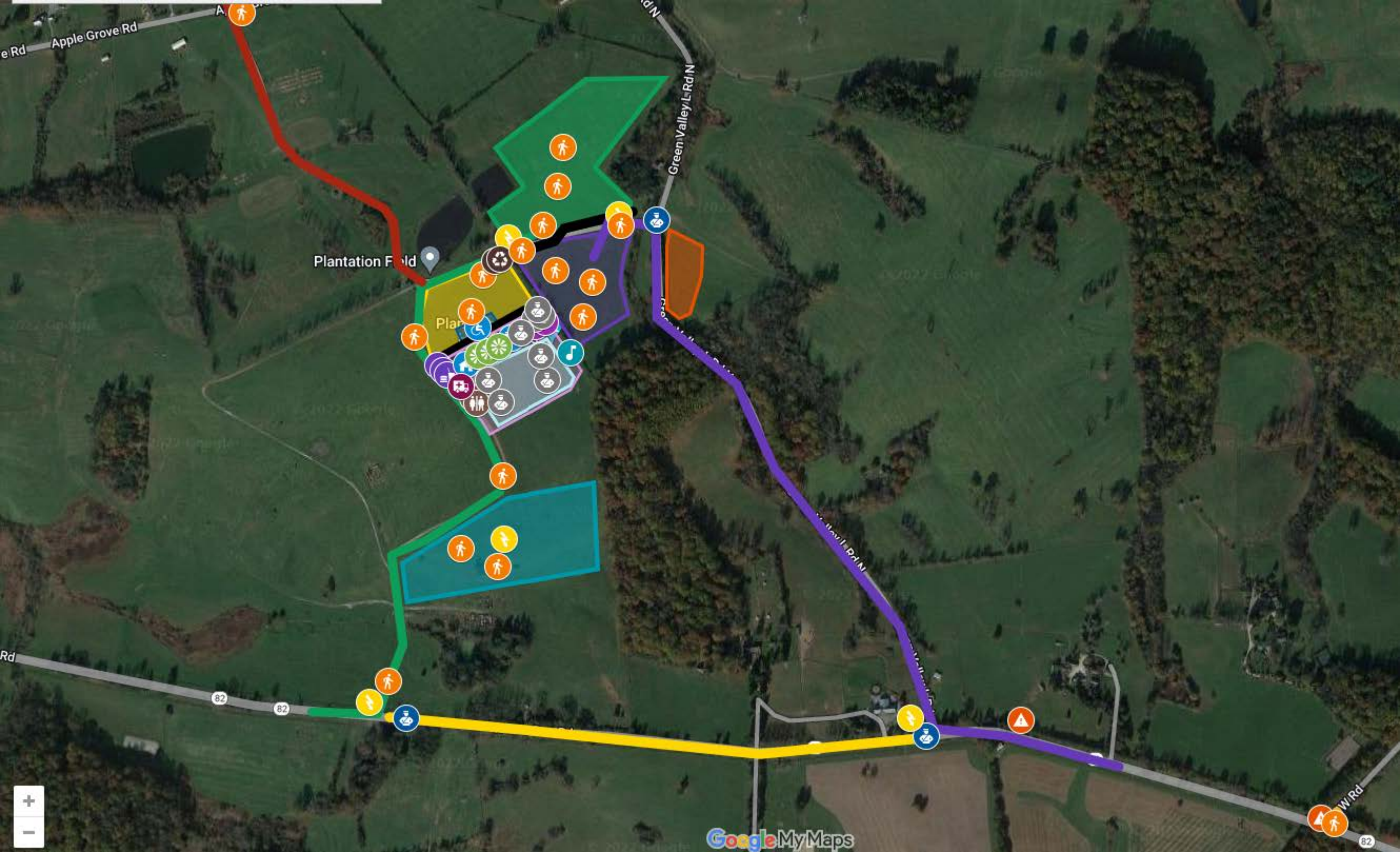
We have established a process that allows community members, neighboring property owners, and residents to contact us directly if they discover a lantern on their property or in a tree. Upon receiving a report, our team will coordinate retrieval efforts and, when necessary, work with our local tree service partner to safely remove the lantern at no cost to the property owner.

This service will remain available after the event, and community members will be provided with a direct point of contact should assistance be needed. Our goal is to be responsive and respectful of neighboring properties while ensuring any concerns are addressed promptly.

We want to clearly convey our desire to be a welcome guest in each city we visit. We understand that trust is earned through action. For that reason, we are committed to maintaining open communication with township officials, neighbors, emergency services personnel, and residents before, during, and after the event. Our team will work collaboratively with communities to find supportive solutions to address all concerns.

Sincerely,

Viive Events, The Lights Fest



Plantation Field

Plan

Map Key:

Purple Line = Entrance / Exit Purple & Orange Lots Only.

Green Line = Entrance / Exit Green / Yellow / Aqua Lot Only.

Yellow Line = Split Traffic

Red Line = Emergency Route / Exit

Festival Area = Light Pink

Tiki Area = Light Blue

Handicap Parking = Blue

Parking Lot 1 = Purple Lot

Parking Lot 2 = Green Lot

Parking Lot 3 = Yellow Lot

Parking Lot 4 = Aqua Lot

Overflow Parking Lot = Orange Overflow Parking Only

Yellow Lighting = Light Towers (6 Total)

Orange Man Symbol = Parking Attendants (15)

Blue Man Symbol = Police Cars (3)

Orange & White Triangle = Signage

13500 Reeck Rd

Southgate, MI 48195

Sales 888-232-2932

Rentals 855-720-0100

Fax 888-839-4972

EpicEventRental.com

EpicCrowdControl.com

Festival Area & Parking Lots: (We can park approximately 120 cars per acre):

Festival Area = 10 Acres

Handicap Lot = .5 Acres = 60 Vehicles (We normally get 20 – 30 maximum handicap cars)

Parking Lot 1 (Purple Lot) = 6.5 Acres = 780 Vehicles

Parking Lot 2 (Green Lot) = 12 Acres = 1,440 Vehicles

Parking Lot 3 (Yellow Lot) = 5 Acres = 600 Vehicles

Parking Lot 4 (Aqua Lot) = 11 Acres = 1,320 Vehicles

Over Flow Parking (Orange Lot) = 4 Acres | 480 Vehicles

Total Vehicle Capacity = 4,680 Vehicles

Estimated Vehicles = 2,000 - 2,500 Vehicles

Event Entrance Plan:

We will have officers stationed on 82 as needed. The Yellow Line indicates split traffic. We will have two entrances. The officers on 82 will split traffic and direct them to either entrance to keep traffic from backing up on 82. We have a message board on 82. A private road sign per request along with 24 directional signs made to direct traffic.

Event Exit Plan:

The Purple lot (Purple Line) will to exit onto Green Valley Road and have the option of turning right or left onto Green Valley. If they choose to turn right onto Green Valley to 82 they will then be forced to turn left only onto 82.

The Green, Yellow, and Aqua lots (Green Line) will be forced to exit in the opposite direction out the back dirt road. We will have an officer stationed at the end of the dirt road and 82 and forcing traffic to turn right onto 82. The Red Line will be used as an emergency route only.

If you have any questions regarding products or services, please send an email or give me a call on my cell.

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Green Line = Entrance / Exit Green / Yellow / Aqua Lot Only.

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If you have any questions regarding products or services, please send an email or give me a call on my cell.

The background image shows a group of people at night, holding up large, glowing lanterns. The scene is dimly lit, with the primary light source being the lanterns themselves. A man in a plaid shirt is visible in the foreground, looking up at a lantern. The overall atmosphere is warm and communal.

Information Packet

The Lights Fest

Prepared by Viive Events

Participants Per Day - 2,500

Maki@viiveproductions.com | thelightsfest.com

THE LIGHTS FEST

This family oriented event is the fastest growing festival of its kind in the nation. There are many things that sets our event apart, but the biggest one is the feeling and emotion that comes when seeing the magical sight of the lanterns float into a starlit sky. These moments shared with friends and family are not soon forgotten and last a lifetime. We are proud of the fact that we have a very high percentage of customers who return to experience the event multiple times when we return to their area. Music festivals and races are easy to find, but The Lights Fest has proven to be the most uplifting and magical night families can experience together.

Our Company

What are Special Event Lanterns?

Our Mission Statement and FAQ's

OUR UNIQUE SPECIAL EVENTS LANTERNS

Safety is our number one concern

As a company, we take great pride in ensuring the safety of our participants. We use non-standard, customized lanterns that stay in the air for a short period of time. In Comparison, Traditional Lanterns often climb to an altitude in excess of one mile, and travel multiple miles away from their original launching point. At The Lights Fest, we have engineered our lanterns to produce a limited flight time **(on average, reaching a height of 250-300 yards and traveling a distance of 300-500 yards from their original launching point)**. Because our lanterns are customized, we are able to ensure that they will land within the designated property, for easy retrieval. They are made from non-flammable and biodegradable materials, aiding in the protection of our participants and the environment. (Upon request, we are willing to provide demonstrations before the event date) Any child under the age of 16 cannot light the lantern without supervision from a parent or guardian. We will never produce or take part in any event without the help of the local fire marshal and fire department. Wind Factors: The Lights Festival will not authorize the launch of lanterns if wind speeds exceed 15 miles-per-hour. If wind speeds don't reduce, The Lights Festival will cancel the Launch and reschedule it for a different date and time. Sustainability: All lanterns are biodegradable (asbestos-free) and Eco-friendly. The Lights Festival uses no metal wiring, nor any materials that could bring harm to the environment.

Special Event Lantern Indoor Test report Video [Click Here](#)

Special Event Lantern Outdoor test Video [Click Here](#)

MISSION STATEMENT

Providing a safe family event

Our mission at Viive Events has always been to produce an evening event where friends and families can build life long memories together. We have engineered our lanterns using state of the art safety protocols. Our lanterns are unique and are not available to purchase by the general public. These lanterns have a low burn time, and the improved burn pad lands with zero to little heat. If the burn pad has a flame the lantern is in the air. We take great pride in the time and resources dedicated to the design and manufacturing of our lanterns. However, we know that without an extremely thorough fire protocol and execution we would never feel agree to producing an event. Our Safety and Fire plan is what allows us to produce The Lights Fest at locations where others are unable to do so safely. Our events are located on both public and private properties outside city limits to ensure safety and avoid possible damage. All venues and property owners are familiar with the event and have agreed to host The Lights Festival. No lantern will ever interfere with airports, power lines, city buildings, or neighborhood houses. All lanterns will be cleaned off the property within 24 hours of launch. Clean Up: The Lights Fest is an evening festival that typically happens on a Saturday night. Depending on the number of people, we could produce a festival on a back to back Friday and Saturday night to ensure safety. All lanterns will be cleaned up within 24 hours of them being launched. If the event is a Saturday evening, The Lights Festival crew will have all lanterns retrieved, and the venue and surrounding properties will be cleaned up by Sunday afternoon. Our goal is to maintain long term relationships with our venue and property partners so that we can return year after year to put on our festivals for the local communities.

Clean Up

The Lights Fest is an evening festival that typically happens on a Saturday night. Depending on the number of people, we could produce a festival on a back to back Friday and Saturday night to ensure safety. All lanterns will be cleaned up within 24 to 48 hours of them being launched. If the event is a Saturday evening, The Lights Festival crew will have all lanterns retrieved, and the venue and surrounding properties will be cleaned up by Sunday afternoon. Our goal is to maintain long term relationships with our venue and property partners so that we can return year after year to put on our festivals for the local communities.

FREQUENTLY ASKED QUESTIONS

WHAT IS THE LIGHTS FEST?

The Lights Fest is an experience where thousands of friends and families gather to listen to live music, fill up on food trucks and light up life by sharing personal wishes, dreams and goals. At the perfect moment, everyone ignites their personalized sky lanterns with Tiki torches and lets them take flight. It creates a surreal ambiance, where time slows down and your single flame rises and joins with thousands of others to Light the Sky.

IS THIS SAFE?

Yes! Even though we utilize extremely safe, custom lanterns, we hire outside fire professionals who specialize in wildfire control throughout the US. These certified personnel help us better understand each individual region, and provide us with customized fire action plans and the onsite resources to combat any situation.

HOW DOES THIS EVENT AFFECT THE ENVIRONMENT?

The Lights Fest is dedicated to leaving a positive impact on everyone who attends our event. We are also dedicated to leaving a positive impact on the environment. We have a dedicated cleanup crew, waiting in the landing zone, whose focus is collecting lanterns after the event. All events are strategically located outside of populated areas where there is open space. We've engineered our lanterns for low flight and landing-site predictability. After the event, we have a large cleaning crew, picking up the lanterns. Our lanterns are 100% biodegradable, so in the rare chance that we miss one, they are designed to quickly disintegrate. Our "Leave No Trace Policy" allows us to make sure that our venues look the same after we leave as they did before we arrived.

WHEN AND WHERE CAN I LAUNCH MY SKY LANTERN?

Due to safety concerns, Lanterns are only permitted to be launched at the authorized time and place. Lanterns are not to be purchased for use outside of the venue. Participants who fail to abide by these rules may be subject to prosecution by local fire authorities and law enforcement.

CAN I EXCHANGE MY TICKET FOR A DIFFERENT DATE OR LOCATION?

Unfortunately, our ticket platform does not allow for tickets to be transferred to a new date or location.

REFUNDS AND TRANSFERS

Though we don't allow refunds, we've made it simple to transfer your purchased ticket into a new name. The new ticket holder will just need to bring their transferred ticket to "Check In", and fill out a new waiver before being admitted into the event.

WHAT IF THE EVENT IS CANCELLED?

In the unlikely occurrence that we cancel an event, our policy is to return to the city within three months of the original date. You will be contacted via email with updates and a new itinerary.

ALCOHOL

Alcohol is not permitted at the event. Venues and their owners may request to serve alcohol. Viive Events, LLC does not provide licensing and permits to serve alcohol on our behalf. Property owners will be required to have all documents and permits before any alcohol can be sold.

WHAT TO BRING?

Make your experience comfortable by bringing collapsible chairs, blankets, etc. If you want to travel light, feel free to purchase these items at our on-site merchandise tent.

WHAT'S IN MY SWAG BAG?

Each adult ticket purchase comes with a Sky Lantern, and a burlap sack containing a marker, key-chain, and flashlight.

VIP vs EARLY BIRD REGISTRATION

The difference between the "VIP" ticket and the "Early Bird" ticket is the price. Those who have managed to save their spot on their city's event page will get VIP access to registration. After VIP tickets are sold out, early bird registration will begin, followed by other pricing tiers.

ANIMAL ATTENDEES

We love your pets! ... but they're not allowed at the event. We do make exceptions for service animals with their current NSAR paperwork. Keep in Mind that loud music and the possibility of fireworks may provide an uncomfortable atmosphere for your service animal.

WHY IS THE EVENT NOT LOCATED IN THE ACTUAL CITY LISTED?

Due to safety regulations, The Lights Fest is unable to hold events within city limits. To ensure we produce a safe and magical evening, Fire Marshals require our events to be held at venues with sufficient acreage and away from homes and businesses.

IS THE LIGHTS FEST A CHARITY?

The Lights Fest is an event produced by Viive Events. We are a for-profit company with a dedication to making a lasting impact in each community we visit. For this reason, we partner with local charities and causes wherever we go. Visit the Events section of our website to see who we have partnered with. Feel free to send us an email at charities@viiveevents.com to share your suggestions for ways we can help your community!

HOW CAN I CONTACT THE LIGHTS FEST?

Send us a message on Facebook - <https://www.facebook.com/thelightsfestival/> Send us an email at - info@thelightsfest.com

Event Day Protocol

Set-up, timeline, and Lantern test run

Set-up and Event Time-Line

(Depending on Night fall- Event starts 4 hours before night fall.)

Event Schedule – (Below is an example. Times will vary depending on location.)

Friday –

8:45am – Staff arrive on site for set up.

9:00am – Vendors arrive to drop off equipment.

5:00pm – Staff off site for the day.

Saturday –

12:00pm – Staff arrive onsite site.

1:00pm – 2:00pm – Food vendors arrive.

2:00pm – Parking team arrives.

2:30pm – Volunteers arrive.

2:30pm – EMS and Security arrives.

3:00pm – Police arrive for traffic control.

3:30pm – Gates open.

6:30pm – Fire arrives.

7:39pm – Sunset.

8:10pm – Estimated launch time.

8:30pm – Labor begins clean-up of lanterns.

9:00pm – Staff begins tear down.

11:00pm – Staff is off site for the day.

Sunday –

9:00am – Staff arrive to finish tear down and clean up.

4:00pm – Venue clean and ready for a final walk through.

Monday –

Ideally equipment will be removed by the end of the day.

If you have any questions regarding products or services, please send an email or give me a call

Event day Lantern Test run

FIRE

The Lights Fest has made Safety the cornerstone of its business practice. Fire personnel are essential to making the event as safe as possible. Even with our extra-safe custom lanterns, we believe having fire professionals at each event is crucial. We have a partnership with the tenured professionals at Timberline Fire LLC. They are a well-known team of professionals who specialize in wildfire control throughout the United States. This group of certified personnel help us better understand each individual region, and provide us with customized fire action plans. As part of our contract with Timberline Fire, they will provide detailed information to any county or state throughout the US and Canada to offer a better understanding of our commitment to each venue and community. Each event will be equipped with two fire professionals, Tender Truck, (or type 6 truck) and the Fire Action Plan.

TEST RUN

Before any participant can light the lantern, we ensure the flight and landing location is marked and the proper fire personnel by running one or more test lanterns. We will have the fire personnel mark the location from the festival area and be ready before the events begin. This process is for precautionary measures and our team of fire personnel will be equipped with all-terrain vehicles, or Razors, as they are commonly known. We equip the fire personnel with fire extinguishers and any other tools needed. We also have dedicated staff from The Lights Fest and our volunteer teams set up and prepared to help in any way possible.

Clean-up Plan

Bullet points of our cleaning process

- Cleaning will begin at the end of the Lantern Ceremony. Times vary depending on night fall. Cleaning can begin as early as 8:30 to 10:30.
- Staff will begin clean up process after event.
- Focused areas will be landing area of our Special Event Lanterns and Festival area
- Staff returns Sunday. All areas from Lantern landing location and festival area are cleaned to ensure completion.
- Monday will be included for cleaning day. Our over-night Manager will be in charge to have cleaning completed.
- Saturday cleaning times: 8:00 pm to 12:00 pm.
- Sunday cleaning times: 9:00 am to 5:00 pm.
- Monday cleaning times: 9:00 am to 2:00 pm (may vary depending on needs).

Clean-up Video

Bio-degradable Lanterns



This video content can't be
viewed offline

[VIEW ONLINE](#) 

County Departments

Essential services and requirements

Site Plan

(We handle **ALL** services for this event)

- **Check In-** When people first arrive they go through our Check in stand. We have 6-8 tables with Volunteers set up with iPads to check in people on arrival. (Black Flag)
- **The festival area** is **180,000 sq feet** in size with Tiki torches set every 15 feet apart from each other. Pending on how many people attend. We'll have 1 Tiki per 10 people.
- **Portia Potties-** 1 per 100 people
- **Trash cans-** 150-200 spaced out through the event and parking area.
- **Food Vendors-** 15-20 per event & Vendors 10-15 per event
- **EMT** with station and Ambulance on site.
- **Light tower-** Placed around festival & Parking (If not applicable).
- **Stage-** 20 X 24
- **Dumpsters-** 2x - 40 yards
- **Security-** 2-4 security guards that walk the grounds.

Parking Plan

- **Time Zones-** Leading up to the event. When people buy their ticket, they will select a time zone. **2** hours before the event starts. Each time zone is 30 min long. This will help with the flow of traffic.
- **Parking** - We will have 20-35 parking staff working all of parking.

Fire Department

Role and Safety

The Lights Fest has made Safety the cornerstone of its business practice. Fire personnel are essential to making the event as safe as possible. Even with our extra-safe custom lanterns, we believe having fire professionals at each event is crucial. We have a partnership with the tenured professionals at Timberline Fire LLC. They are a well-known team of professionals who specialize in wildfire control throughout the United States. This group of certified personnel help us better understand each individual region, and provide us with customized fire action plans. As part of our contract with Timberline Fire, they will provide detailed information to any county or state throughout the US and Canada to offer a better understanding of our commitment to each venue and community. Each event will be equipped with at least two fire professionals. Depending on the needs and requirements, we can provide such equipment as, Tender Truck, (or type 6 truck) and the Fire Action Plan or Fire Assessment plan.

EMERGENCY MANAGEMENT

Traffic control plan, site map, and emergency plan

Keeping the safety of participants is the most important factor in any public event. We follow the same guidelines that many counties and townships require. Here is the list of essential services we hire and account for at each event:

- copy of the medical contract
- copy of the security contract
- copy of the Fire Department's contract
- Contact person of who will be working the event.
- Medical Plan: Indicating the number medical personnel on the application and provide a copy of the contract.
- Indicate the location of the medical station and dedicated emergency medical/fire ingress and egress route(s).

Maps: Site map(s) of the event indicating the following:

- Parking plan: parking area(s) and ingress/egress routes
- Property lines
- Adjacent roads
- Food and event booths
- Restrooms • Medical station
- Medical/fire ingress/egress routes
- Existing structures, including any fencing
- Temporary structures (e.g., tents, stage(s), bleachers, etc.) • Location for security command post

POLICE

Providing Security, and traffic control

Police play a key role in safety of our participants. From the moment they arrive to the event the Police will help with traffic control on major intersections and provide us with their knowledge of where we need to pay more attention to helping participants arrive safe and on time. Having police at the festival area helps to ensure the standard of keeping the event a family safe event. Items that we can provide:

- Contact, coordinate and schedule officers
- Hire State or Local Police troopers for event (average of two to three depending on venue).
- We will provide copy of the contract/letter of Security Company working this event.
- Ensure approval through the Sheriff's Office

PUBLIC HEALTH

Restrooms, and Medical assistance

Health of the people at our events is something that we go above and beyond the call of duty to ensure. The correct minimum number of restrooms, medical personnel with ambulance, and the health of others at top concern is crucial to returning. Some of the things that may need to provide:

contract signed by applicant and the provider. If there is no formal contract, we would need a letter or email from the provider.

- Will need to provide Medical Personnel with contract or invoice
- Scheduled the correct number of Restrooms and Handicap restrooms
- Each participant will be tested to check temperature at check-in tent.

- All participants will be required to wear masks.
- Participants will be asked to only sit with the people or persons they came with.
- Tiki torches will be in a 20x20 squares to promote social distancing

PUBLIC WORKS

Department of Transportation

We partner with Public Works to make sure we have the best Traffic Control Plan. The insight they provide help make our event run smooth from the moment participants arrive to park their vehicle. Public Works help by pointing out any areas that need police or parking assistance. Commonly needed items to provide Public Works Division:

- Provide any "DOT" permit that is required
- Provide traffic control plan and a map showing the setup of traffic control, and where all the signs and cones will be located.
- Show handicap parking

RISK MANAGEMENT

Certificate of Insurance (COI)

Insurance is a must for any large public event. As we plan for a safe event we know we must have Insurance. The “COI” will be provided for every event. We will provide 2 million General Aggregate and 1 million Occurrence. We'll provide your department with any, if not more, from the list below:

- We will provide the needed Insurance certificate
- City or Country will be named as additional insured on certificate (located on the lower left hand corner of the insurance certificate)

ENVIRONMENTAL HEALTH AND FOOD

Food Trucks and permits to sell

The Lights Fest strives for the safest in food vending. We provide the Health and Food department with certifications, and permits for each of our food vendors. They must comply with local laws to sell food at our events. Typically, we hire 10 to 18 food trucks. This depends on total number of expected participants. Requirements typically needed:

- Require list of all participating food trucks and food vendors.
- All Vendors provide county or city permit requirements.
- Providing the list of vendors will be submitted to county or city

Clean Up

The Lights Fest is an evening festival that typically happens on a Saturday night. Depending on the number of people, we could produce a festival on a back to back Friday and Saturday night to ensure safety. All lanterns will be cleaned up within 24 to 48 hours of them being launched. If the event is a Saturday evening, The Lights Festival crew will have all lanterns retrieved, and the venue and surrounding properties will be cleaned up by Sunday afternoon. Our goal is to maintain long

term relationships with our venue and property partners so that we can return year after year to put on our festivals for the local communities.

BUILDING SAFETY

Necessary site plan, stage location, parking, generates, etc

The Lights Festival will provide your department with the necessary site plan, showing location of stage, parking, and booths. Any specs needed about our mobile stage can be provided. If the department needs building permit completed, we can provide that with the additional information above. By having a clear understanding of the map layout, both parties can ensure a smooth and safe event.

- Building Permit
- Site plan, showing location of stage, generators, parking and booths
- Specs and information regarding the stage
- Identify ADA parking on site plan

Important Documents

Insurance, MSDS, Testing and Videos

Lantern Test Video



This video content can't be
viewed offline

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Special Event Lantern Test Outdoor (Drone)



This video content can't be
viewed offline

[VIEW ONLINE](#) 

THE LIGHTS

East Marlborough Township

[Return to Agenda](#)

MEMORANDUM

TO: Board of Supervisors
FROM: Neil Lovekin, Township Manager
CC: Robert Clarke, Jeff Simpson, Amanda Gattuso
DATE: September 9, 2026
RE: 2027 Minimum Municipal Obligation (MMO) for the Pension Plans

Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each pension plan to inform the municipality's governing board of the plan's expected financial obligation for the coming year. This must be done by the last business day in September.

Calculating the **2027 MMOs** required estimating the 2026 W-2 wages of the employees covered by each plan. I have indicated my best estimates on the attached worksheets. Please direct questions about the pension cost calculations to either the Pennsylvania Municipal Retirement System (800-622-7968) or me.

The MMO is the municipality's 2027 bill for these pension plans and must be paid by December 31, 2027. The obligation must be met with General Fund monies or any General State Aid to Municipal Pensions to which we may be entitled under Act 205.

2027 MMO Calculations

Uniformed Pension Plan = \$59,828
Non-Uniformed Pension Plan = \$129,657

Attachments

- *2027 MMO Worksheets for Uniformed and Non-Uniformed Pensions*



Chester County, Pennsylvania
721 Unionville Road
Kennett Square, PA 19348

610-444-0725
(F) 610-444-1380
eastmarlborough.org

Farmer & Co Parking Improvement Plan

Introduction & Existing Parking Inventory

The property currently utilizes 27 established, on-site parking spaces distributed across three sides of the site (see attached Map):

- **East Side:** 10 spaces
- **North Side:** 12 spaces
- **West Side:** 5 spaces

All 27 spaces comply with East Marlborough Township standards for width and length, and they have been continuously used for parking prior to the current owner's acquisition and operation of the property.

Existing Compliance with East Marlborough Township's Ordinance Parking Requirements for the permitted use are as follows:

1,000 sq/ft takeout restaurant x 1 spot per 50 sq/ft = 20 spots

600 sq/ft offices x 1 spot per 300 sq/ft = 2 spots

Total Ordinance Required Spots = 22 spots

Proposed Parking Improvements

1. Shared Parking Agreement

To expand overall capacity during maximum operational hours, we propose establishing a formal shared parking agreement with the neighboring business.

- **Off-Peak Alignment:** The neighboring business is closed during our peak operational hours, eliminating competing demand for parking spaces.
- **Capacity Increase:** Adds **11 dedicated parking spots**, increasing total accessible parking capacity from **27 to 38 spaces**.
- **Impact:** Absorbs peak-hour volume without requiring physical site expansion or new pavement construction.

2. Dedicated Short-Term/High-Turnover Spaces

To optimize site traffic flow and prevent vehicle queuing, we propose designating and installing **four (4) "15-Minute Parking" signs** directly in front of the first four spaces along Cemetery Lane.

- **Strategic Placement in High-Accessibility Spots:** The initial four spaces along Cemetery Lane represent the most immediately visible and easily accessible parking spots on the property.
- **Increased Turnover & Convenience:** Dedicated short-term parking significantly increases parking turnover, allowing multiple customers to utilize the same spaces throughout high-volume operating hours.
- **Congestion Reduction:** Providing convenient, fast-turnover parking right at the primary street entry point reduces lingering vehicles on Cemetery Lane, minimizes idling, and prevents traffic bottlenecks during peak business windows.

3. Removal of Wooden Parking Stops

We propose removing the existing wooden parking stops (wheel stops) across the parking areas, with a primary focus on the **12 spaces along the north side of the property**:

- **Encouraging Full Space Utilization:** Wooden parking stops currently cause drivers to stop short out of caution, leaving the rear of their vehicles extending further into the drive aisle than necessary. Removing these stops encourages drivers to naturally pull all the way forward to the front boundary of each parking space.
- **Drive Aisle Clearance:** Maximizing depth utilization on the north side widens the active drive aisle, improving vehicle clearance, turning radiuses, and overall site navigation.

4. Access & Traffic Management

We proposed reopening the westerly egress of the illegally blocked shared alley which runs the length of the northern property boundary.

- **Shared Alley Reopening:** Reopening the currently closed shared alley will restore proper vehicular ingress and egress, improving on-site navigation and traffic circulation.
- **Navigation App Routing Adjustments:** A request has been formally submitted to Google Maps to remove the north-side shared alley from public navigation routes (see attached images). Removing this segment from automated mapping systems will curtail non-local cut-through traffic through the alley.

5. Municipal Signage & Overflow Parking Collaboration

We intend to collaborate with East Marlborough Township to install directional signage guiding vehicle overflow to nearby municipal facilities. Signage will direct drivers to the ample public parking available behind the Post Office adjacent to the park. Farmer & Co parking is frequently used as parking for the park. Proper signage would also direct traffic for park recreation to the proper parking area.

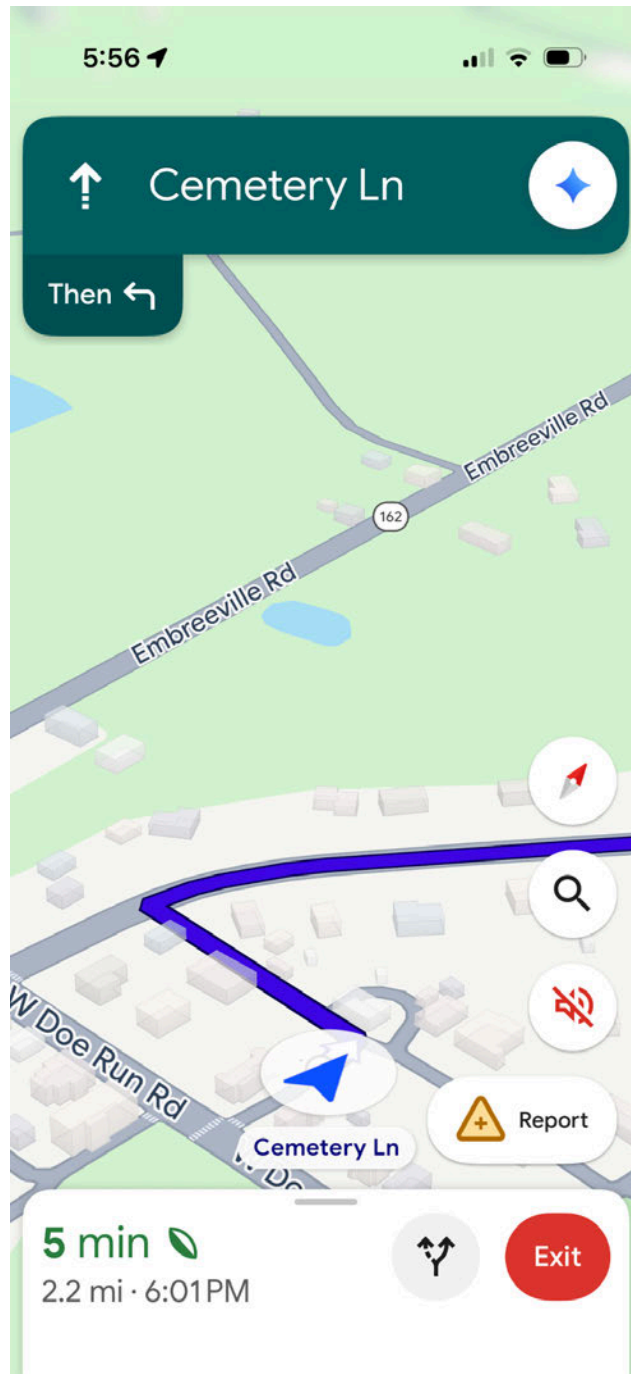
Map of Farmer & Co Parking Area



Proposed 15 Minute Parking Sign



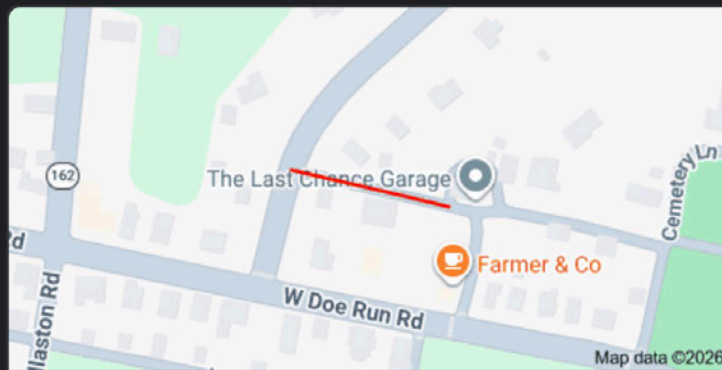
Previous Google Routing Down Shared Alley



Proposed Change to Google Maps Pending Verification

Google Maps

Thanks for sharing your knowledge



Edited Jul 15, 2026 · Pending

Edits are checked for accuracy by our moderation system before being published. Timelines can vary.

You can track the status of your edit anytime in Edits.

RILEY RIPER HOLLIN & COLAGRECO

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

Eagleview Corporate Center

P.O. Box 1265

Exton, PA 19341

(610) 458-4400

Fax: (610) 458-4441

MEMORANDUM

TO: East Marlborough Township Board of Supervisors

FROM: Gina M. Gerber, Esq.
Ryan M. Furlong, Esq.

DATE: August 12, 2026

RE: Use of Cemetery Lane Alley north of UPI Nos. 61-2N-17, 61-2N-18, and 61-2N-19

OUR FILE: Farmer & Co./East Marlborough Township
File No. 8493-002

This firm represents Jessie Mooberry and Soren Rubin (the “Applicants”) in connection with their take-out restaurant business known as Farmer & Co. located at 5 Cemetery Lane, Unionville, Pennsylvania 19375, which is more particularly identified as UPI No. 61-2N-19 (the “Subject Property”). The Subject Property is a corner lot fronting on State Route 82, known as W. Doe Run Road, and Cemetery Lane, a Township right-of-way that is identified as T438 on a East Marlborough Township Road Map prepared by the Pennsylvania Department of Transportation dated August 14, 2018.

The Subject Property also has access to a 14’ wide alley (the “Subject Alley”), the south side of which serves as the northernmost property line for the Subject Property and for two neighboring properties to the west identified as UPI Nos. 61-2N-17, and 61-2N-18. The north side of the Subject Alley also serves as the southernmost boundary of two properties located north of the alley—identified as UPI Nos. 61-2N-15 and 61-2N-16. The Subject Alley serves as a connection between Cemetery Lane and State Route 842, also known as Unionville Wawaset Road. The Subject Alleyway was never officially accepted for dedication as a public right-of-way, but it is repeatedly identified in deeded legal descriptions of properties that border it as “a fourteen foot alley (given for public use)”. A question has been raised about the Applicants’ legal authority to use the Subject Alley for access to the Subject Property. This memorandum explains how that authority is derived from an implied easement.

Where a street, lane or alley is offered for dedication for public use but the municipality fails to accept or open said right-of-way within 21 years, then the offer “shall be and have no force and effect and [the street] shall not be opened, without the consent of the owner or owners of the land [abutting the street].” 36 P.S. § 1961.

When the unopened right-of-way is used to identify the legal boundary of abutting properties, then those properties typically take ownership to the centerline of the right-of-way. *See Rahn v. Hess*, 106 A.2d 461, 464 (Pa. 1954). But, regardless of ownership of the right-of-way, an implied easement is retained by the owners of any property that borders the right-of-way. *See Estojack v. Mazsa*, 562 A.2d 271, 274 (Pa. 1989). According to the Pennsylvania Supreme Court, this is to protect the normal expectations of property owners: “[w]here the property is described by reference to an abutting driveway, the natural inference and the normal expectation of the purchaser is that the owner is entitled to use the driveway for ingress and egress.” *Nord v. Devault Contracting Co., Inc.*, 334 A.2d 276, 278 (Pa. 1975); *also see McAndrews v. Spencer*, 290 A.2d 258, 259 (Pa. 1972); and *Murphy v. Martini*, 884 A.2d 262 (Pa. Super. Ct. 2005).

Here, the Subject Alley is used to identify the legal boundary of at least five tax parcels—the Subject Property and UPI Nos. 61-2N-15, 61-2N-16, 61-2N-17, and 61-2N-18. So, the Applicants, as owners of the Subject Property, along with the other four tax parcel owners, enjoy an implied easement to use the Subject Alley.

In *Estojack*, the Pennsylvania Supreme Court determined that this implied easement can only be extinguished by a servient tenement owner demonstrating a “visible, notorious and continuous adverse and hostile use of [the easement] which is inconsistent with the use made and rights held by the easement holder” for a period of 21 years. *Estojack*, 562 A.2d at 275. In *Estojack*, two residential property owners objected to a road—which was identified on a subdivision plan but never built—from being constructed between their homes on land that they had used as side yards and maintained with landscaping for over 21 years. *Id.* at 272-73. Like here, the road was intended for use by a business—in that case, an auto body repair business. *Id.* at 271. While sympathizing with the two residential property owners, the Court explained that merely maintaining landscaping is insufficient to extinguish a private easement through adverse possession, as the owners “did nothing which could remotely be deemed to be inconsistent with the right of ingress and egress over [the right-of-way] until after appellants graded the roadway and did not repudiate such right of way by word or deed.” *Id.* at 276. As a result, the Court determined that the auto body repair business could build the road to serve as access to its business. *Id.*

The same conclusion should be reached here. Although the Subject Alley was never officially opened for public use, the Applicants still enjoy an implied easement to use the Subject Alley for access to the Subject Property. Like in *Estojack*, where the easement was used for access to a commercial use, this easement may also be used for access to the Applicants take-out restaurant business.

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
- ☐ N/A Site plan (with zoning table) on 11"x17" paper
- ☐ N/A 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 450-1901, Paragraph B.

Location of Property: 619 North Mill Road, Kennett Square

Zoning Classification: AP Agricultural Preservation District Tax Parcel # 61-5-210

Property Owner/Applicant(s): Green is Gold Properties, LLC and Kennett Square Veterinary Practice PC

Address (if different from location): D/B/A Kennett Square Veterinary Hospital

Phone Number: 610.436.4400 Cell: _____

Email: c/o kcamp@buckleyllp.com

Dimensions and area of parcel: 10.05 Acres /

Dimensions of proposed construction: No construction proposed.

Distance to each boundary:

Before construction North _____ South _____ East _____ West _____

After construction North _____ South _____ East _____ West _____

Type of construction: No construction proposed.

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. N/A

Owner (s) Kristin S. Camp

Kristin S. Camp, Esquire
Attorney for Applicant

Submit application to:

East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

**East Marlborough Township
Zoning Hearing Board Application**

Zoning Relief Requested

Please address all 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.

Please see attached Addendum.

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)

Please see attached Addendum.

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.

No improvements proposed on the Property.

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

Please see attached Addendum.

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

Please see attached Addendum.

Submit application to:

East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

In RE:

Application of
Green is Gold Properties, LLC
and Kennett Square Veterinary Practice PC
d/b/a Kennett Square Veterinary Hospital

619 North Mill Road
Kennett Square, PA 19348
Tax Parcel No. 61-5-210

BEFORE THE ZONING HEARING BOARD
EAST MARLBOROUGH TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA

**ADDENDUM TO ZONING HEARING BOARD APPLICATION SEEKING
SPECIAL EXCEPTION APPROVAL**

Green is Gold Properties, LLC and Kennett Square Veterinary Practice PC d/b/a Kennett Square Veterinary Hospital (collectively “Applicant”), by and through their undersigned attorneys, Kristin S. Camp and Buckley, Brion, McGuire & Morris LLP, hereby submit this Addendum to the form Zoning Hearing Board Application (“Application”) to the Zoning Hearing Board of East Marlborough Township (“Township”), and in support thereof state as follows:

1. Applicant, Green is Gold Properties, LLC owns a 10.05-acre parcel of property at 619 North Mill Road, Kennett Square, Chester County, Pennsylvania, known as Chester County Tax Parcel No. 61-5-210 (the “Property”).
2. The deed to the Property is attached hereto as Exhibit “A” and an aerial tax map of the Property is attached hereto as Exhibit “B”.
3. The Property is located on the west side of Mill Road in the AP-Agricultural Preservation District.
4. In a Decision and Order issued September 6, 2005, Applicant’s predecessors in title, Gerald B. Auman, Jr., VMD and Kenneth H. Barnsley, VMD (“Predecessor”) obtained conditional use approval pursuant to Section 402.C(3) of the East Marlborough Township Zoning Ordinance that was in effect as of the date they filed their conditional use application to operate a veterinary clinic and kennel on the Property (“2005 CU Approval”).

5. The 2005 CU Approval imposed 21 conditions that Applicant's Predecessor has strictly adhered to in the use of the Property as a veterinary clinic known as the Kennett Square Veterinary Hospital (the "Hospital").

6. Applicant's Predecessor also obtained special exception approval from the East Marlborough Township Zoning Hearing Board in a Decision dated February 8, 2006 pursuant to Section 402.B of the Zoning Ordinance to build an accessory dwelling unit containing 700 square feet to be located on the second floor of the veterinary hospital. The zoning approval imposed a condition that the accessory dwelling unit must be occupied by an employee of the veterinary hospital and not be rented to a third party.

7. After obtaining conditional use approval in the 2005 CU Approval, Applicant's Predecessor thereafter obtained final land development approval to develop the Property with two separate buildings- a two-story veterinary hospital containing approximately 7,849 square feet and a one-story kennel building that was proposed to be approximately 2,500 square feet.

8. Applicant's Predecessor built the Hospital building and not the separate kennel building and began the operation of the Hospital on December 1, 2008.

9. In Ordinance No. 2016-01, the Zoning Ordinance was amended and veterinary clinics and kennels were no longer permitted uses in the AP District thus making the Hospital use on the Property lawful nonconforming.

10. Section 450-1901 of the Zoning Ordinance provides "the lawful use of a structure of any land or premises existing at the time of the effective date of this chapter, any subsequent amendment thereof, or at the time of a change in the Zoning Map, may be continued although such use does not conform to the provisions of this chapter or of such subsequent amendment."

11. Kennett Square Veterinary Practice PC purchased the assets of the Hospital on October 10, 2025.

12. Green is Gold Properties, LLC purchased the Property from Predecessor on October 10, 2025.

13. Applicant is permitted to continue the lawful nonconforming use of the Property as a veterinary clinic but in order to meet the demands of a modern veterinary clinic requests to make three minor changes to the operation of the Hospital.

14. Based on well-established zoning law, Applicant is entitled to modernize the lawful nonconforming use and naturally expand it to meet the dictates of modern veterinary practices.

15. Under the doctrine of natural expansion, "the right to expand [a nonconforming use] as required to maintain economic viability or to take advantage of increases in trade, is also constitutionally protected." *Nettleton v. Zoning Bd. of Adjustment*, 828 A.2d 1033, 1037 n.3 (Pa. 2003).

16. "[A] nonconforming use cannot be limited by a zoning ordinance to the precise magnitude thereof which existed at the date of the ordinance." *Humphreys v. Stuart Realty*, 73 A.2d 407, 409 (Pa. 1950).

17. The Pa. Supreme Court explained, "if we were to prevent the natural growth and expansion of a protected non-conforming use, we would invade the constitutional guarantees of due process which indeed brought the non-conforming principle into being." *Upper Darby Township Appeal*, 138 A.2d 99, 102 (Pa. 1958).

18. Applicant does not seek to expand or enlarge a nonconforming structure or building and does not seek to build any new structures or buildings on the Property. Instead, Applicant seeks to make three minor changes in the operation of the Hospital.

19. To the extent deemed necessary, Applicant seeks special exception approval pursuant to Section 450-1901.B of the Zoning Ordinance to:

a. extend the Hospital use to permit a total number of veterinarians to operate at the Hospital to four. Condition No. 2 in the 2005 CU Approval restricts the number of veterinarians to a maximum of two;

b. extend the hours of operation of the Hospital to Monday through Friday 7:00 A.M. to 7:00 P.M. and Saturday from 8:00 AM to 2:00 PM with no Sunday hours. Condition No. 5 of the 2005 Decision restricted the hours of operation to Monday, Tuesday, Wednesday and Friday - 8:00 AM to 5:00 PM; Thursday - 8:00 AM to 7:00 PM; and Saturday - 8:00 AM to 12:00 noon.

c. extend the permitted hours of supervised walks of animals outside of the building to 8:00 A.M. and 8:00 P.M. Condition No. 6 of the 2005 CU Approval restricted the time for supervised walks of animals outside of the building to 8:00 A.M. to 6:00 P.M.

20. Section 450-1901.B of the Zoning Ordinance provides:

“B. Extension or enlargement. **The non-conforming use of a building shall not be extended or enlarged**, and nonconforming building housing any such use shall not be extended or structurally altered, except insofar as is required by law to ensure the structural safety of the building, **unless the Zoning Hearing Board shall, as a special exception**, authorize the extension of a non-conforming use of a portion of a building throughout the building, or the limited extensions of a building which houses a non-conforming use of a lot. The Zoning Hearing Board may grant special exception provided that:

(1) It is clear that such extension is not materially detrimental to the character of the surrounding area or the interest of the Township.

(2) The area devoted to the non-conforming use shall in no case be increased by more than 50%.

(3) Any extension of a building shall conform to the area, height, and setback regulations of the district in which it is situated.”

21. To the extent the Zoning Hearing Board finds that the proposed minor changes to three conditions of the 2005 Order concerning the operation of the Hospital constitute an

enlargement or expansion of the nonconforming use, Applicant will prove the only relevant criteria in Section 450-1901.B(1) that “such extension is not materially detrimental to the character of the surrounding area or the interest of the Township.”

22. Applicant will demonstrate compliance with the applicable criteria in Section 450-2109.A at the time of the hearing.

WHEREFORE, Applicant, Green is Gold Properties, LLC and Kennett Square Veterinary Practice PC d/b/a Kennett Square Veterinary Hospital, respectfully requests that the Zoning Hearing Board of East Marlborough Township schedule and hold a hearing and grant the requested relief.

Respectfully Submitted,

Buckley, Brion, McGuire & Morris, LLP

Date:

August 24, 2016

By:

Kristin S. Camp

Kristin S. Camp, Esquire
*Attorneys for Applicant,
Green is Gold Properties, LLC
and Kennett Square Veterinary Practice PC
D/B/A Kennett Square Veterinary Hospital*

Exhibit "A"

Deed to the Property

Prepared by and Return to:

Heritage Land Transfer Company, Inc.

1576 McDaniel Drive

West Chester, PA 19380

File No. HL-PA-26026



Diane O'Dwyer

RECORDER OF DEEDS

Premises:

619 North Mill Road

Kennett Square, PA 19348

Parcel No 61-5-210

State Tax: 16,750.00

Local Tax: 16,750.00

This Indenture, made the 10 day of October, 2025,

Between

Gerald B. Auman, Jr., and Kenneth H. Barnsley

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

Green is Gold Properties LLC, a Pennsylvania Limited Liability Company

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

Witnesseth, that the said Grantor for and in consideration of the sum of **ONE MILLION SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$1,675,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 Grantee

ALL THAT CERTAIN unexpired leasehold interest in and to all that certain parcel of land Situate in East Marlborough Township, Chester County, Pennsylvania being shown on a Final Land Development Plan prepared FOR Gerald B. Auman, Jr. and Kenneth H. Barnsley, dated March 23, 2006 and last revised May 9, 2007 by Regester Associates, Inc. Kennett Square, Pennsylvania and being more fully described as follows:

BEGINNING at the southeasterly corner in common of these and lands now or late of Anna Weisbrod (a/k/a UPI No. 61-8-2) on the title line in Mill Road (T-402) said beginning point being 1,150 feet more or less, northwesterly from the intersection of Mill Road and Wollaston Road; thence from the point of beginning, along said lands of Weisbrod, the following four (4) courses and distances (1) leaving said title line, South 31 degrees 55 minutes 00 seconds West 184.45 (erroneously stated in prior deed as 84) feet to a pinched pin (found) (2) South 44 degrees 01 minute 40 seconds West 865.8 feet (erroneously stated in prior deed as 865.71 feet) to an iron pin (found) (3) North 09 degrees 39 minutes (erroneously stated as 37 minutes in prior deed) 20 seconds (erroneously stated as 39 seconds in prior deed) West 789.79 feet (erroneously stated as 789.50 feet in prior deed) to an iron pin (found) (4) North 66 degrees 34 minutes (erroneously stated as 31 minutes in prior deed) 00 seconds (erroneously stated as 43 seconds in prior deed) East 638.18 feet to a point on the title line in Mill Road, aforesaid; thence along said title line, the following three (3) courses and distances (1) South 28 degrees 16 minutes (erroneously stated as 04

minutes in prior deed) 00 seconds (erroneously stated as 49 seconds in prior deed) East 121.6 (erroneously stated as 121.64 in prior deed) feet (2) South 41 degrees 16 minutes 00 seconds East 89.86 feet (3) South 58 degrees 41 minutes 00 seconds East 151.38 feet to the point of beginning.

UPI NO. 61-5-210

BEING the same premises which Robin L. Sherwood, by Deed dated 12/29/2003 and recorded 01/06/2004 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6030, page 1033, granted and conveyed unto Gerald B. Auman, Jr. and Kenneth H. Barnsley, as joint tenants and not as tenants in common.

AND ALSO BEING the same premises which Gerald B. Auman, Jr. and Kenneth H. Barnsley, by Corrective Deed dated 11/29/2007 and recorded 12/10/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7324, page 873, granted and conveyed unto Gerald B. Auman, Jr. and Kenneth H. Barnsley, as joint tenants with right of survivorship and not as tenants in common.

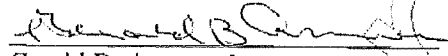
AND THE SAID Kenneth H. Barnsley and Gerald B. Auman, Jr. and KSq VETS, LLC, a Pennsylvania limited liability company have since entered into a Memorandum of Lease, dated 11/29/2007, made effective 11/29/2007, and recorded 11/29/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7324, Page 878.

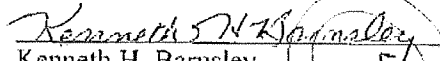
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor, 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 Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it, the said Grantor, and its successors and assigns, 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 it, the said Grantor, and its successors and assigns, will SPECIALLY WARRANT and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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


Gerald B. Auman, Jr.


Kenneth H. Barnsley

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

This record was acknowledged before me on 10th day of October, 2025 by Gerald B Auman, Jr. and Kenneth H Barnsley.

Signature of notarial officer
Stamp

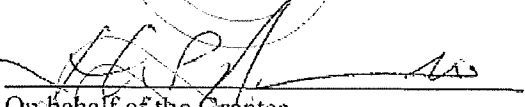
Title of office

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Carmine Rego, Notary Public
Chester County
My commission expires July 25, 2029
Commission number 1135575
Member, Pennsylvania Association of Notaries

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

410 Winding Way Exton, PA 19341


On behalf of the Grantee

Deed

Parcel No 61-5-210

Gerald B. Auman, Jr. and Kenneth H.
Barnsley

TO

Green is Gold Properties LLC

Heritage Land Transfer Company, Inc.
1576 McDaniel Drive
West Chester, PA 19380

Exhibit “B”

Aerial Tax Map of the Property



COUNTY OF CHESTER PENNSYLVANIA



Find UPI Information

PARID: 6105 02100000
 UPI: 61-5-210
 Owner1: GREEN IS GOLD PROPERTIES LLC
 Owner2:
 Mail Address 1: 410 WINDING WAY
 Mail Address 2: EXTON PA
 Mail Address 3:
 ZIP Code: 19341
 Deed Book: 11464
 Deed Page: 473
 Deed Recorded Date: 10/15/2025
 Legal Desc 1: WS MILL RD
 Legal Desc 2: 10 AC & COMM BLDG
 Acres: 10
 LUC: C-60
 Lot Assessment: 34700
 Property Assessment: 389140
 Total Assessment: 423840
 Assessment Date: 12/12/2025 9:23:31 AM
 Property Address: 619 MILL RD
 Municipality: EAST MARLBOROUGH
 School District: Unionville-Chadds Ford

Map Created:
Thursday, June 4, 2026

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.

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) N/A
- ☒ Other related materials (as appropriate)

Type of Application:

Check one: ☒ Commercial ☐ Institutional ☐ Residential
Check all: ☐ Variance ☐ Special Exception Appeal of Zoning (Other)
Determination

I (we), the undersigned, hereby make application for a Special Exception or Variance from the terms of the Zoning Ordinance, Section N/A, Paragraph N/A.

Location of Property: 5 Cemetery Lane (a.k.a. 3/5/6 Cemetery Lane), Unionville, PA

Zoning Classification: Village Commercial District (C-1) Tax Parcel # 61-2N-19

Property Owner/Applicant(s): Soren Rubin and Jessie Mooberry

Address (if different from location): _____

Phone Number: _____ Cell: [REDACTED]

Email: [REDACTED]

Dimensions and area of parcel: +/- 0.62 acres

Dimensions of proposed construction: N/A

Distance to each boundary: N/A

Before construction North N/A South N/A East N/A West N/A

After construction North N/A South N/A East N/A West N/A

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) D.M. Pender (attorney on behalf of owners)

Submit application to:

East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

East Marlborough Township Zoning Hearing Board Application

Zoning Relief Requested

Please address all 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.

The Property is approximately .62 acres located in the northwest corner of the intersection of W. Doe Run Road (Route 82) and Cemetery Lane, known as 5 Cemetery Lane (a.k.a. 3/5/6 Cemetery Lane) in Unionville, PA, having UPI No. 61-2N-19.

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)

The Property is improved with an historic building and 27 existing parking spaces. A take-out restaurant operating as Farmer & Co. utilizes the first floor of the building, with office use on the second floor of the building, currently utilized by a photographer.

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.

No improvements are proposed to the Property. Applicants are appealing the Zoning Determination issued on July 28, 2026 by the East Marlborough Township Zoning Officer.

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

Applicants herein appeal the Zoning Determination of July 28, 2026 issued by the East Marlborough Township Zoning Officer.

The July 28, 2026 Zoning Determination was issued to replace a June 29, 2026 Zoning Determination that was retracted/revoked by the Zoning Officer. Both the July 28, 2026 Zoning Determination and the June 29, 2026 Zoning Determination are enclosed with this appeal, along with email correspondence from the Township Manager confirming that the June 29, 2026 Zoning Determination was revoked and is null and void. Applicants appeal the July 28, 2026 Zoning Determination and the representations made therein regarding a lack of compliance with the approved Conditional Use Decision & Order of April 1, 2023, compliance of the second floor of the building with ADA and the building, the use of the second floor of the building, and such other determinations and representations therein as may be addressed at the time of a hearing on this appeal. The issuance of any Zoning Determination was improper and was not done at the request of the Applicants as the owners of the Property.

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

There is no change to the Property and therefore, no impact to traffic or parking

Submit application to:

East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

East Marlborough Township

June 29, 2026

Jessie Mooberry & Soren Rubin, Proprietors
Farmer & Co.
5 Cemetery Ln
Unionville, PA 19375

Sent via email: sorenerubin@gmail.com; mooberryj@gmail.com

Re: Zoning Determination of the Conditional Use Approval for Farmer & Co.

Dear Jessie Mooberry and Soren Rubin:

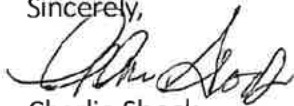
As the appointed zoning officer for East Marlborough Township, I have determined that Farmer & Co. complies with the 2013 Conditional Use Decision & Order for use as a restaurant with takeout service, as observed during the site visit on Monday, June 15, 2026. Cold and hot beverages are prepared on-site, and prepackaged food and goods are available for takeout. The on-site kitchen does not prepare food to order, nor is it used by an outside vendor. The second floor is not open to the public and is reserved for employees only, as indicated by signage on the ground floor by the stairwell.

It was discussed on June 15th that the rear outdoor picnic tables may not be used for events. The space is permitted only for self-seating, with no direct customer service in the picnic area, consistent with the 2013 Conditional Use Decision & Order. The indoor customer service area also may not be used for events to comply with building codes and the approved use.

The use of the outdoor space is further confirmed by Soren, who stated in his email on Wednesday, June 24, 2026, *"The outdoor space is not configured to support or encourage secondary uses or recreational activities."* As we discussed on June 15th, outdoor space is not permitted for outdoor events because such events would prolong customers' stays, which is not in compliance with the township's approval for restaurant takeout use.

Please be advised that Farmer & Co. has the right to appeal this Zoning Determination to the East Marlborough Township Zoning Hearing Board under the procedures for such appeals set forth in Section 2107 of the Township Zoning Ordinance, Appeals and Requests to the Zoning Hearing Board. The forms are available on the township website or at the township office.

Sincerely,



Charlie Shock
Zoning Officer

cc: Neil Lovekin, Township Manager, East Marlborough Township (sent via email)
Ryan Jennings, Esq., Township Solicitor, Unruh Turner Burke Frees (sent via email)



Chester County, Pennsylvania
721 Unionville Road
Kennett Square, PA 19348

610-444-0725
(F) 610-444-1380
eastmarlborough.org

East Marlborough Township

July 28, 2026

Jessie Mooberry & Soren Rubin, Proprietors
Farmer & Co.
5 Cemetery Ln
Unionville, PA 19375

Sent via email: sorenerubin@gmail.com; mooberryj@gmail.com

Re: Zoning Determination of the Conditional Use Approval for Farmer & Co.

Dear Jessie Mooberry and Soren Rubin:

As requested in your email dated Friday, July 17, 2026, I, the appointed zoning officer for East Marlborough Township, hereby retract my prior determination dated June 29, 2026, and provide the following zoning determination regarding the 2013 Conditional Use Decision & Order for Farmer & Co.'s use as a restaurant with takeout service.

The order approved a restaurant, take-out defined as *"An establishment where food and beverages are prepared, served, and sold in a form ready for consumption, and where a significant portion of the consumption takes place or is designed to take place off the premises."*

During my site visit on Monday, June 15, 2026, I observed that cold and hot beverages are prepared on-site, and prepackaged food and goods are available for takeout. The on-site kitchen does not prepare food to order, nor is it used by an outside vendor. The second floor is not open to the public because it is not ADA-compliant under building code and is reserved for non-disabled employees only, as indicated by signage on the ground floor by the stairwell. Therefore, Farmer & Co. meets the definition of 'restaurant take-out.'

I observed more than the ten parking spaces as approved in the Conditional Use Decision & Order. Furthermore, the April 1, 2013, Conditional Use approval sets out in condition 5 that the use of the property shall be substantially in accordance with the testimony and exhibits presented by the Applicants during the hearings, which the Applicant stated: *"that the maximum anticipated number of patrons, together with employees, for the ice cream parlor would be approximately 16 at peak time...."* The approval further states that *"We believe that the principal use of the subject property is, and should remain, that of the proposed ice cream parlor. We believe that a proper usage of the second floor use would entail substantially lesser impact on the limited parking facilities now available on the property."*

In 2026, I both observed and received complaints from residents in and around Farmer & Co. about overflow parking beyond the approved ten parking spaces. I have determined that Farmer & Co. is not in compliance with the approved Conditional Decision & Order and, to comply with that decision, may need to reopen the Conditional Use Hearing and/or seek approval from the Board of Supervisors to expand its parking capacity to accommodate more than approximately 16 total, including patrons and employees, during peak times.



Chester County, Pennsylvania
721 Unionville Road
Kennett Square, PA 19348

610-444-0725
(F) 610-444-1380
eastmarlborough.org

Please be advised that Farmer & Co. has the right to appeal this Zoning Determination to the East Marlborough Township Zoning Hearing Board under the procedures for such appeals outlined in Section 2107 of the Township Zoning Ordinance, Appeals and Requests to the Zoning Hearing Board. The forms are available on the township website or at the township office.

Sincerely,



Charlie Shock
Zoning Officer

cc: Neil Lovekin, Township Manager, East Marlborough Township (sent via email)
Ryan Jennings, Esq., Township Solicitor, Unruh Turner Burke Frees (sent via email)

From: [Gina M Gerber](#)
To: [Gina M Gerber](#)
Subject: FW: Revised Zoning Officer Determination: Farmer & Co. Use
Date: Thursday, August 27, 2026 10:50:12 AM
Attachments: [ZO Determination FarmerCo\(2026_07_28\).pdf](#)

From: Neil Lovekin <nlovekin@eastmarlborough.org>

Sent: Tuesday, July 28, 2026 4:17 PM

To: [REDACTED]

Cc: [REDACTED] Ryan M. Jennings <rjennings@UTBF.Com>; Gina M Gerber <ginag@RRHC.COM>

Subject: RE: Revised Zoning Officer Determination: Farmer & Co. Use

Soren and Jessie,

Charlie's revised zoning determination, issued today (7/28/2026), is final. I have reattached his determination, issued earlier today.

The June 29, 2026 determination has been revoked in its entirety and is replaced by today's determination, rendering the June determination null and void.

You have thirty days from today's zoning determination to appeal Charlie's determination to the zoning hearing board.

Regards,

Neil

Neil Lovekin
Township Manager
East Marlborough Township
721 Unionville Road | Kennett Square, PA 19348
(610) 444-0725 | nlovekin@eastmarlborough.org



**BEFORE THE BOARD OF SUPERVISORS
EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

CONDITIONAL USE OPINION AND ORDER

Re: Application of Henry I. Brown, III and Doug and Pat Mooberry for conditional use approval to utilize the first floor of the existing building located at 6 Cemetery Lane and a C-1 Village Commercial Zoning District as a takeout restaurant (ice cream parlor), as authorized under Section 702.B3 of the Township Zoning Ordinance.

Hearing was held on the above-captioned application, pursuant to public notice, on March 4, 2013. All members of the Board of Supervisors were present at the hearing and have participated in this decision. Applicants, Henry I. Brown, III and Douglas Mooberry presented the case on behalf of Applicants.

The following exhibits were admitted into the Record:

- T-1 Proof of Publication of notice of hearing
- A-1 Drawing of the subject property (Drawing SP-1/November 12, 2012)
- A-2 Photo of subject property circa 1892
- A-3 Photo of subject property circa 2000
- A-4 Photo of subject property for a side angle circa 2000
- A-5 Photo of subject property- left side view circa 2000
- A-6 Photo of subject property looking at the front and right-hand side view circa 2013
- A-7 Photo of subject property from front view circa 2013

Findings of Fact:

1. Co-Applicants, Douglas and Patricia Mooberry, are the owners of property located at 6 Cemetery Lane in Unionville, East Marlborough Township, Chester County, Pennsylvania.
2. The property is located on the corner of Cemetery Lane and Route 82 (Doe Run Road) such that the front of the existing building faces toward Doe Run Road, and the right-hand side of the building faces toward Cemetery Lane, as depicted on Exhibit A-1 and also on the photographs submitted into the Record.
3. The property is improved with an existing detached building, originally constructed as a residence, having three stories in height.

4. The building is located in the front right-hand corner of the property, with its front façade close to Doe Run Road and its right-hand side façade at the edge of the Cemetery Lane right-of-way, and a matter of 10 feet or less from the cartway of Cemetery Lane.

5. The property is located in a C-1 Village Commercial Zoning District, being in "downtown" Unionville, and also subject to the Historic District Overlay applicable to this section of Unionville.

6. As shown on the 1892 photograph (Exhibit A-2), the building at that time was well kept and maintained and used as an attractive residence.

7. Over the course of the next century, the property fell into substantial disrepair and the front porch, as depicted in the 1892 photograph, was removed, and the building became derelict.

8. In or about 2000, Co-Applicants Douglas and Patricia Mooberry purchased the property and commenced restoration thereof.

9. As evidenced by the 2013 photographs (Exhibit A-6 and A-7), Mr. and Mrs. Mooberry have attractively restored the building on the property (although they have not attempted as yet to replace the front porch as it existed historically in the 1892 photograph).

10. Mr. and Mrs. Mooberry propose to lease the entire property to the Applicant, Henry I. Brown, III for various non-residential uses, as authorized by the C-1 Zoning District regulations (Article 7 of the Township Zoning Ordinance).

11. Mr. Brown proposes to convert the first floor to an ice cream parlor, which would have a certain amount of seating (both interior and, in appropriate weather conditions, outside seating).

12. The total area of the first floor is approximately 1,000 square feet.

13. There will be bathroom facilities available on the first floor, as part of the conversion to the ice cream parlor.

14. The property is tied into public sewer, but does not currently have a grease trap, which is required for restaurant usage under the Township's sewer regulations.

15. Mr. Brown has not fully explored the requirements for handicap access, and may have to seek waivers from certain requirements, owing to the historic nature of the building.

16. Mr. Brown expects to derive a substantial percentage of the business from Unionville Village residents, who would be in a position to walk to the property, thus mitigating the need for parking.

17. The proposed usage is compatible with a village setting and the C-1 Zoning, and will serve as an adaptive reuse to preserve the historic structure.

18. In addition to the first floor ice cream parlor, Mr. Brown proposes to utilize a portion of the second floor as an office and a portion of the second floor as a large conference room with a capacity of approximately 15 people at any given time.

19. Mr. Brown does not have any plans as yet for the third story of the building.

20. Currently, there is a gravel parking area adjacent to Cemetery Lane which would accommodate ten parking spaces.

21. In addition, as depicted on Exhibit A-1, there is a substantial lawn area which could accommodate additional parking, if needed.

22. Mr. Brown estimates that the maximum number of people utilizing the first floor facilities (i.e., employees and customers) would be 16.

23. The first and second stories are each approximately 1,000 square feet of floor area, while the third story is approximately 400 square feet of floor area. In addition, there is an unfinished basement.

Discussion:

The subject property is located in the "Village Commercial" District (C-1) of East Marlborough Township, centering upon the "downtown" Unionville Village area. Given the historic nature of Unionville as a whole, and many of the buildings located in the Village, the Township Zoning Ordinance encourages adaptive reuse of historic buildings in the C-1 Village Commercial District "to conserve the value of land and buildings" and "to protect the character of the village commercial and adjacent districts." Mr. and Mrs. Mooberry's efforts in restoring this historic structure are to be commended and the proposed adaptive reuse to non-residential uses should well serve the purposes of the Village Commercial District goals.

The first question presented by the proposed use of the first floor as an ice cream parlor is whether that use is properly characterized as a "retail store" or a "restaurant." This distinction is relevant to the process by which the Applicant must proceed, in that a retail store with a floor area of less than 2,000 square feet is a use

by right, whereas a restaurant (including a "takeout" restaurant if applicable) is a use permitted by conditional use. While the term "retail store" is not defined in the Ordinance, included within the scope of "retail store" as used in Section 702.A3 of the Ordinance, is a "foodstore."

The term "restaurant" is defined in Section 202 of the Zoning Ordinance as "an establishment where food and beverages are prepared, served and consumed primarily within the principal building. Further, the term "restaurant-takeout" is defined as "an establishment where food and beverages are sold in a form ready for consumption, and where a significant portion of the consumption takes place or is designed to take place off the premises."

We conclude that the Applicant's description of the "ice cream parlor" usage, as proposed for the first story of the building, falls within the scope of a "takeout" restaurant. While it does have attributes of a retail store (the ice cream parlor will be capable of selling bulk ice cream by the quart or gallon), most of the sales will for ice cream either to be consumed on the premises or taken off the premises but consumed immediately.

Whether the proposed use would be considered as a "restaurant" or a "takeout restaurant" is not important, in that either category is permitted in the C-1 Village Commercial Zoning District, by conditional use.

The classification of the proposed ice cream parlor as a restaurant/takeout restaurant is also supported by precedent. In the application of Delicious Development, LLC for a "Brewster's" ice cream store, this Board classified the facility as a "takeout restaurant" (ice cream parlor). Although the Brewster's facility was proposed for a property along Baltimore Pike (U.S. Route 1) in an MU-Multiple Use Zoning District, the use classifications are the same.

The Applicants have, consequently, filed this conditional use application for approval of the proposed ice cream parlor, in accordance with subsection 702.B3 of the Zoning Ordinance, which authorizes "restaurants" and "takeout restaurants" by conditional use in the C-1 Village Commercial Zoning District.

Conditional uses are specifically authorized under Section 603(c)(2) of the Pennsylvania Municipalities Planning Code ("MPC") "pursuant to express standards and criteria set forth in the Zoning Ordinance. In allowing a conditional use, the governing body may attach such reasonable conditions and safeguards, in addition to those expressed in the

Ordinance, as it may deem necessary to implement the purposes of this Act [MPC] and the Zoning Ordinance."

Conceptually, a conditional use is analogous to a special exception, the primary difference being that a special exception is adjudicated by a municipal zoning hearing board, whereas a conditional use application is adjudicated by the governing body of a municipality. *Brentwood Borough v. Cooper*, 60 Pa. Cmwlth. 462, 431 A.2d 1177 (1981); *Greensburg City Planning Commission v. Threshold, Inc.*, 12 Pa. Cmwlth. 104, 315 A.2d 311, (1974).

The authorization within the zoning ordinance of conditional uses indicates in general a legislative acceptance that such uses are consistent with the zoning and comprehensive plans for the township and should be denied only where the adverse impact on the public interest exceeds that which might be expected under normal circumstances from the authorized uses. *Appeal of the Estate of Achey*, 86 Pa. Cmwlth. 385, 484 A.2d (1984).

Since an application for a conditional use is analogous to a special exception, the burden of proof standards are those enunciated by the Pennsylvania Commonwealth Court in *Bray v. Philadelphia Z.B.A.*, 48 Pa. Cmwlth. 523, 410 A.2d 909 (1980) apply. The standards set forth in the *Bray* decision can be summarized as follows:

An Applicant for a special exception has both the persuasion burden and the initial evidence presentation duty to show that a proposal for a special exception complies with the "terms of the ordinance" which expressly govern such a grant. *Bray v. Philadelphia Z.B.A.*, 410 A.2d 909 (Pa. Cmwlth. 1980). These are the "threshold requirements" for the issuance of a special exception, (and in the instant case for conditional use approval).

Once having demonstrated compliance with these specific requirements of the ordinance, an applicant identifies its proposal as one which the zoning ordinance expressly designates to be appropriate in the district and, therefore, is presumptively consistent with the promotion of health, safety and general welfare. Therefore, the burden is placed on objectors to an application for special exception or conditional use to demonstrate that the proposal would be detrimental to public health, safety and welfare, and that the proposal should be denied on such basis. Where there are general, non-specific or non-objective requirements contained in the ordinance, these

matters are generally not part of the threshold requirements for which the applicant has the persuasion burden and evidence presentation duty. *Bray, supra*.

While the existing building would, of course, not be in compliance with all of the applicable area and bulk regulations that would apply in the case of new construction, such features are lawfully non-conforming with regard to this historic structure, which obviously predated the enactment of zoning regulations in East Marlborough Township by several decades at least. Consequently, of the area and bulk regulations and design standards applicable to this property, we are concerned primarily with parking, as referenced in Section 704.B1 of the Zoning Ordinance as applicable to non-residential uses in the C-1 Zoning District. That section cross references to Section 1812(a)(1) of the Zoning Ordinance. In accordance with the testimony and exhibits presented, there is an existing gravel parking area sufficient to accommodate ten cars on the property, adjacent to Cemetery Lane. The Applicant does not propose to add additional parking spaces (in addition to the expense thereof, additional parking would encroach upon the "green space" which predominates to the left-hand side and to the rear of the building on the lot). The Record is clear, however, that the Applicant could, if so mandated, expand the parking facilities to accommodate another ten cars or so.

For parking purposes, the proposed use of the first floor is a "eating and drinking establishment" as referenced in subsection 1812.A.1.b.x of the Zoning Ordinance. For a non-takeout restaurant, the parking requirement is one parking space for each two seats and an additional 10% for employees. For takeout restaurants, the requirement is one parking space for each 50 square feet of gross floor area.

Strictly applied, this criterion would require a total of 20 parking spaces for the ice cream parlor use. We concur, however, with the Applicant's suggestion that a substantial portion of the patronage of the ice cream parlor will be among those who will be able to walk within the Village of Unionville and, in addition, there are other possibilities for on-street parking within the village.¹ Consequently, we believe that subsection 1812.A.1.c is here applicable. That section of the Ordinance states:

"For any use permitted by ... conditional use, it shall be the burden of the applicant to present evidence of the parking needs of the proposed use, and additional evidence thereon may be presented by the Planning

¹ In addition, Mr. and Mrs. Mooberry own the adjacent property to the west of the subject property, and have stated that they would make parking areas to the rear of that property available for overflow parking on the subject property, if needed.

Commission or Board of Supervisors. ... The Board of Supervisors in granting conditional use approval, may attach specific parking requirements, which may be equivalent to, greater than, or less than the requirements set forth above in Section 1812.A.1.b."

The difficulty in establishing a reasonable parking space requirement for the subject property is not so much that the parking would be inadequate for the ice cream parlor, but that the parking would be inadequate for a combination of the ice cream parlor and community conference facility (proposed for the second floor) at the same time. The Applicant has stated that the maximum anticipated number of patrons, together with employees, for the ice cream parlor would be approximately 16 at peak time, but also has stated that up to 16 additional persons could be on the second floor in the conference room and office facilities at any given time.

We believe that the principal use of the subject property is, and should remain, that of the proposed ice cream parlor. We believe that a proper usage of the second floor for office use would entail substantially lesser impact on the limited parking facilities now available on the property. Consequently, as a condition of conditional use approval, we will disallow the proposed conference room usage on the second floor for up to 15 persons, and rather limit that use to a traditional office facility, where our Ordinance specifies one parking space for each 300 square feet of floor area (subsection 1812.A.1.b.v). We will also impose a requirement that, if the existing parking facilities still prove to be inadequate for the combined usages of the first, second and third floor facilities of the property, then the Board will be entitled to require the Applicant to install additional parking facilities on the property.

Subject to these concerns with regard to parking, we believe that the proposed ice cream parlor will be precisely the type of adaptive reuse of a historic structure that is envisioned by our Zoning Ordinance, and we will grant the requested conditional use.

ORDER

AND NOW this 1st day of April, 2013, conditional use approval pursuant to subsection 702.B.3 of the Township Zoning Ordinance is hereby GRANTED to the Applicants, Henry I. Brown, III and Douglas and Patricia Mooberry, to utilize the first floor of the building located at 6 Cemetery Lane as an ice cream parlor/takeout restaurant. The activities to be conducted within the ice cream parlor may envision all aspects of an ice cream parlor, which could include sales of packaged food items (such as would be found in a retail store), bulk sales of ice cream and similar products, and

sales of "ready to eat" ice cream and other food products. The conditional use approval is hereby subject to the Applicants' compliance with the following conditions:

1. The Applicant shall comply with Township sewer regulations, which required that all restaurants served by public sewer install grease trap facilities as a "pretreatment" of sewage discharge. The specifications for the grease trap shall be reviewed and approved by the Township's consulting sewer engineer.

2. The Applicant shall comply with Ordinance requirements for signage and shall endeavor to comply with all handicap accessibility requirements for the facility. (In the event of physical conditions which prevent such compliance, the Applicant must apply for and obtain a waiver before a use and occupancy permit can be issued.)

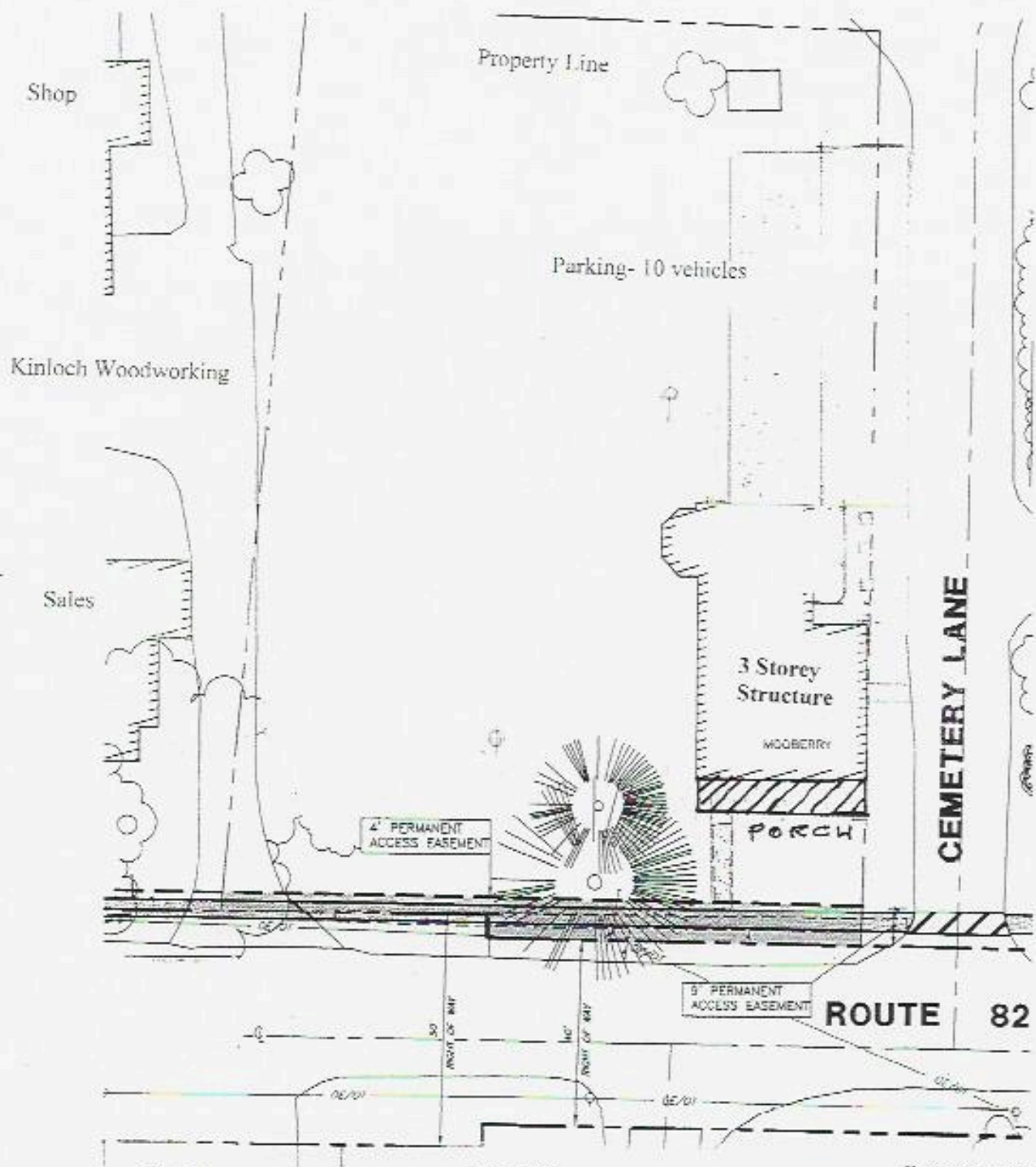
3. The Applicant shall maintain the existing parking facilities adjacent to Cemetery Lane, and in the event that, in the judgment of the Board of Supervisors after all components of the proposed usage of the subject property are implemented, the parking facilities prove to be insufficient, then the Applicants, at the Applicants' expense, will be required to install additional parking facilities in accordance with a plan to be submitted and reviewed by the Township Board of Supervisors prior to construction.

4. The second floor of the building shall not be used as a conference center, but rather shall be limited in its use to that of an office facility (a use by right under Section 702.A.8 of the Zoning Ordinance, as such facility would not exceed 2,000 square feet).

5. The usage of the property shall be substantially in accordance with the testimony and exhibits presented by the Applicants during the course of the hearings, except as specifically modified by the conditions set forth in this Order.

6. All deliveries to the facility by trucks larger than vans or "pickup-sized" trucks must occur between the hours of 7:30 a.m. and 12:00 noon, Monday through Friday, and the hours of 8:00 a.m. and 12:00 noon on Saturdays. There will be no deliveries on Sundays. Otherwise, loading trucks will interfere with customer parking and will not be able to enter or exit the site properly without encroaching upon customer parking spaces.

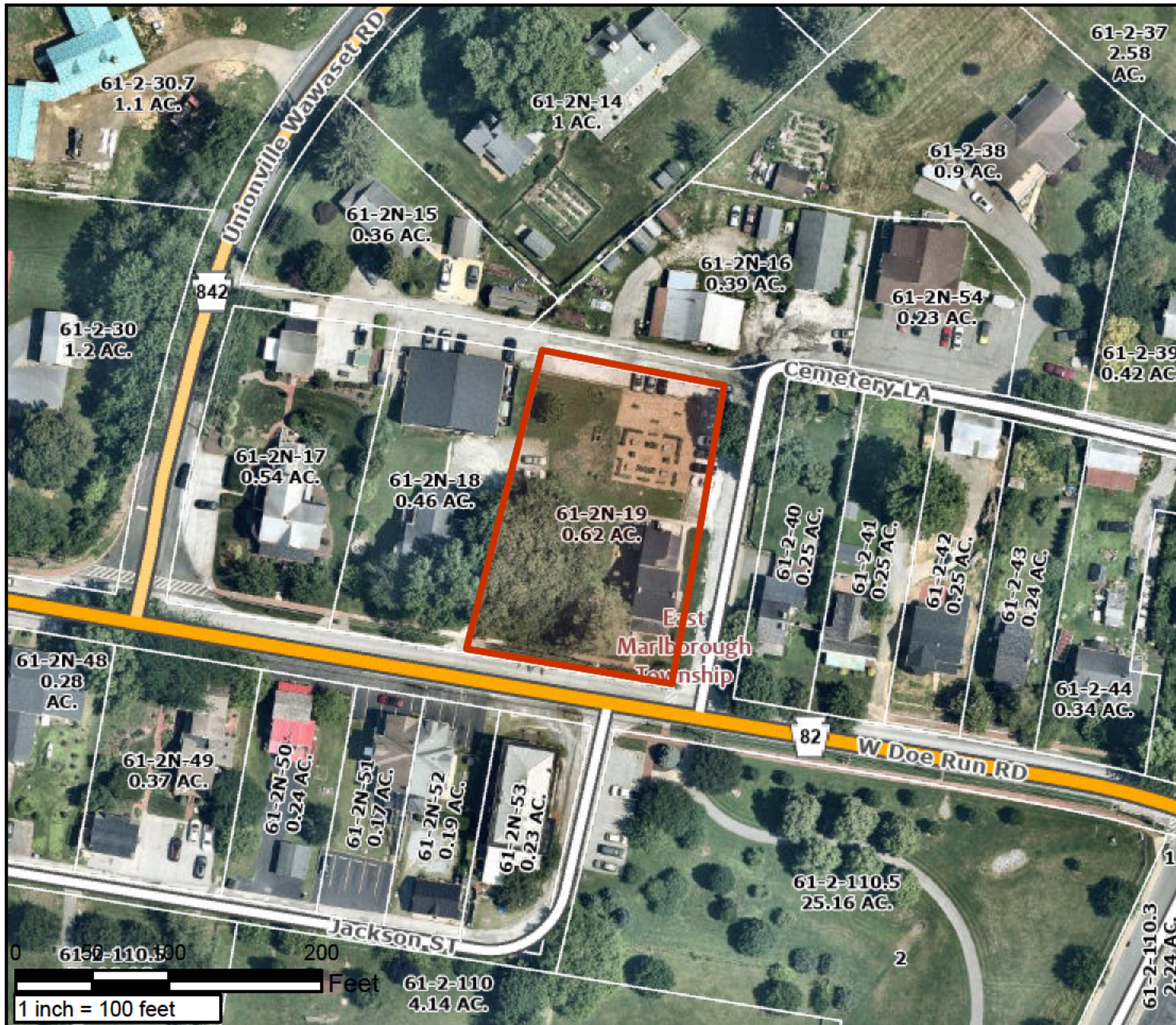
7. All trash pickup shall be between the hours of 7:30 a.m. and 12:00 noon, Monday through Friday, and the hours of 8:00 a.m. and 12:00 noon on Saturdays. There shall be no trash pickups on Sundays.



Site Plan

No. 6 Cemetery Lane
Unionville, Pa. 19374

Drawing SP-1
November 12, 2012



Find Address Information

PARID: 6102N00190000
 UPI: 61-2N-19
 Owner1: MOOBERRY JESSIE
 Owner2: RUBIN SOREN
 Mail Address 1: PO BOX 461
 Mail Address 2: UNIONVILLE PA
 Mail Address 3:
 ZIP Code: 19375
 Deed Book: 11189
 Deed Page: 1224
 Deed Recorded Date: 04/03/2024
 Legal Desc 1: NW COR OF W DOE RUN RD & C
 Legal Desc 2: LOT & DWG
 Acres: 0.6239
 LUC: C-70
 Lot Assessment: 45710
 Property Assessment: 54450
 Total Assessment: 100160
 Assessment Date: 12/12/2025 9:23:31 AM
 Property Address: 5 CEMETERY LA
 Municipality: EAST MARLBOROUGH
 School District: Unionville-Chadds Ford

Map Created:
Wednesday, August 5, 2026

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.





Diane O'Dwyer

RECORDER OF DEEDS

Prepared By and Return to:
Tupitza & Associates, P.C.
212 W. Gay Street
West Chester, PA 19380
(610) 696-2600

✓ **UPI: 61-2N-19**

State Tax: exempt
Local Tax: exempt

Tax Exempt transfer from parent to child, pursuant to 61 Pa. Code
§91.193(b)(6)(i)(B)

SPECIAL WARRANTY DEED

THIS INDENTURE Made this 4th day of January 2023, between **D. Douglas Mooberry and Patricia P. Mooberry** (hereinafter referred to as "Grantors"), and **Jessie Mooberry and Soren Rubin**, husband and wife (hereinafter referred to as "Grantee").

WITNESSETH: That the said Grantors in consideration of **Four Hundred Thousand and no/100 Dollars (\$400,000.00)** to them now paid by the said Grantees, at or before the sealing or delivering hereof, the receipt and sufficiency of which are hereby acknowledged, do grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Grantees, their heirs, successors and assigns, as **tenants by the entireties**.

ALL THAT CERTAIN message and lot of land situate in the village of Unionville, East Marlborough Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of the Wilmington Road, at a corner of land now or formerly of D. Douglas Mooberry (UPI 61-2N-18); thence along the middle of the said road South 71 degrees 30 minutes East, 127

feet to an iron pin, the West line of a 40 feet wide street (Cemetery Lane); thence along the West side the same, North 18 degrees 30 minutes West, 214 feet to an iron pin in the South line of a 14 feet wide ally; thence along the same North 71 degrees 30 minutes West, 127 feet to an iron pin, in a corner of land now or late of D. Douglas Mooberry (UPI 61-2N-18) aforesaid; thence by the same, South 18 degree 30 minutes East, 214 feet to the point and place of **BEGINNING**.

CONTAINING 27,178 square feet of land, be the same more or less.

BEING Chester County UPI No. 61-2N-19.

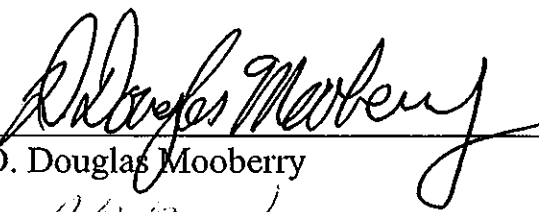
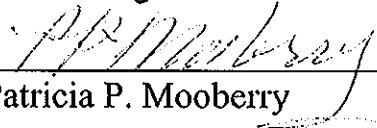
BEING the same premises which John D. Wheatman and Verna Wheatman, as well as Joan W. Mellinger and Frank Mellinger, by deed dated November 7, 2000, and recorded in Book 4851, Page 0270 granted and conveyed to the same D. Douglas Mooberry and Patricia P. Mooberry.

UNDER AND SUBJECT to existing utility easements.

RESERVING unto the Grantors only, a limited access and parking right to the four (4) parking spots on above-described premises which is accessible through 1721 West Doe Run Road, for the duration of their ownership of property at 1271 West Doe Run Road (UPI 61-2N-18).

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Attest:


D. Douglas Mooberry

Patricia P. Mooberry

STATE OF PENNSYLVANIA

Commonwealth of Pa
COUNTY OF Chester

On this, the 4th day of January 2023, before me, the undersigned officer,
personally appeared D. Douglas Mooberry and Patricia P. Mooberry known to me
(or satisfactorily proven) to be the person 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.

Mary E. Cirringione
Notary Public

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Mary E. Cirringione, Notary Public
Chester County
My commission expires December 2, 2023
Commission number 1380785
Member, Pennsylvania Association of Notaries

Certificate of Residence

I do hereby certify that the precise residence and the complete post office address
of the within named grantees is:

PO Box 461
Germantown, Pa 19375
19375

PROJECTS AND ACTIVITIES

- Rt. 1 project – They are still working on punch list items.
- Repaired more storm drains, with numerous scheduled in the coming weeks.
- Several areas in Willowdale Crossing are being scheduled for base repair.
- Repainted crosswalks and stop bars throughout.
- The new pickup truck had a flatbed installed and is working out well.
- Completed annual road inspection to assist with budget preparation.

MEETINGS

- 8/12/26 Monthly Supervisors.
- 8/19/26 Unionville Village steering committee.
- 8/20/26 Community Development Committee public works tour.
- 8/25/26 Advisory Committee meetings.
- 8/31/26 Traditions at Longwood tree trimming meeting.

OVERTIME

- 8/11/26 4 hrs. Inflow & Infiltration investigation.
- 8/20/26 2 hrs. Tree Down.
- 8 hrs. Replacing grinder pumps

TRAINING

- 8/27/26 Rain Garden workshop hosted here, everyone attended.

FUNCTIONS

- Empty trash cans at the park daily.
- Clean the park restrooms.
- 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:	8,133,104 Gallons	Total gallons received 2026: 69,631,577
Average Daily Flow:	262,358 Gallons	
Maximum Daily Flow:	290,979 Gallons	
Rainfall Measured:	3.73"	
Storage Capacity:	120 days	
Gallons sprayed:	4,811,589 Gallons	Total gallons sprayed 2026: 71,202,780
PA 1 Call Notifications:	94 (5 Emergency)	
Grinder Pump Repairs:	12	

- The treatment ponds continue to operate normally, and the storage level is normal for this time of year, spraying at every opportunity.
- There are several capital improvement repair projects being investigated at the treatment plant, including baffle replacement, dredging, bar screen and bio-filter replacements.
- An Effluent Spray pump was replaced, \$29,000.00 estimate.
- The GPS mapping project first phase was conducted for the gravity sewers and the next phase of locating the low-pressure force mains is scheduled in October.
- Replaced the off float at Willowdale Crossing South pump station.
- Permit violation for non-compliance was submitted on 8/26/26 for irrigation water runoff from spray field Zone 2 due to a malfunction sprinkler head.
- Replaced a check valve at 507 Walnut Rd.

[Return to Agenda](#)

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

Jeff Simpson, Public Works Director

Ryan Jennings, Esq., Township Solicitor

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

Supervisor Sosangelis read aloud the following announcements:

- a. A public hearing was held and continued to Tuesday, September 22nd at 6:00 p.m. tonight for 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.
- b. The Board of Supervisors' next monthly meeting will be held on Wednesday, October 14, 2026.

4. **NEW BUSINESS**

a. **Bike The Brandywine – Temporary Outdoor Activity Permit Application**

Supervisor Peuquet made a motion, seconded by Supervisor Chance, and carried by a vote of 4-0, to approve, with conditions, the Brandywine Conservancy's Temporary Outdoor Activity Permit for Bike the Brandywine, as you submitted it, subject to receipt of the updated Certificate of Insurance naming the township as 'additionally insured' and payment in full for local police services related to the sale and consumption of alcohol in the township, no later than one week before the event.

b. **Draft Data Center Ordinance – Discussion to Advertise for Public Inspection, as well as Possible Adoption at the September 9, 2026, Board of Supervisors Meeting**
Supervisor Sosangelis made a motion, seconded by Supervisor Manning, and carried by a 4-0 vote to authorize the township manager and solicitor to advertise the draft ordinance for public inspection before the board's adoption at a future public meeting.

c. **Sale of Township Public Works Equipment – Approval for Sale on MunicBid**

Jeff Simpson, Public Works Director, stated that he is seeking approval to advertise and sell the surplus equipment on the MunicBid auction website, as has been successfully done numerous times, including a 2012 GMC 2500HD pickup truck, a 2009 John Deere Gator 6x4, and a Diamond 102" flail mower.

Supervisor Sosangelis made a motion, seconded by Supervisor Peuquet, and carried by a 4-0 vote to authorize the public works director and the township manager to advertise the sale of township equipment on MunicBid and to post the advertisement on the township website under Public Notice.

5. CONTINUING BUSINESS

a. Farmer & Co. Parking Plan Proposal – Discussion and Possible Approval

Jessie Mooberry and Soren Rubin, property owners and proprietors of Farmer & Co., were present, along with their legal counsel, Gina Gerber, Esq.

Gina Gerber presented the proposed parking plan for Farmer & Co., located at 5 Cemetery Lane in the Unionville Village. The plan notes 27 existing parking spaces on the Property, associated with the takeout restaurant use, which were in place when Farmer & Co. acquired the Property. Farmer & Co. is introducing 11 additional parking spaces on an abutting property at 1721 W. Doe Run Road (UPI No. 61-2N-18) through a Shared Parking Agreement to accommodate use by Farmer & Co. customers and employees on Saturday and Sunday. The 27 existing parking spaces on the Property meet and exceed the required number for the 1,000-square-foot takeout restaurant use, as outlined in the East Marlborough Township Zoning Ordinance. The Shared Parking Agreement will increase available parking by 11 spaces during peak business hours.

Supervisor Sosangelis asked whether Jessie Mooberry and Soren Rubin considered marking the parking spaces by painting lines and adding curb stops and bump stops.

Supervisor Manning noted that the parking spaces in the rear, along the private alley, meet township code requirements for 24 feet of clearance to ensure safe reversing and turning of vehicles.

Soren Rubin stated that the second-floor ‘office facility’ is rented by a photographer, and parking spaces have been reserved for the photographer and their customers.

Robert Rielly, 220 Daylesford Court, mentioned that five parking spaces could be added on the left side facing Farmer & Co.

Customers of Farmer & Co. expressed their support for the business.

Susan Drake, 904 Unionville Wawaset Road, recommended that Farmer & Co. use 1721 West Doe Run Road’s driveway to create a ‘U’-shaped traffic pattern around the business.

Richard Mitchell, 902 Unionville Wawaset Road, opposed the proposed parking plan because he believes it does not address current safety and congestion concerns.

Lisa Soto, 25 Cemetery Lane, a fourth-generation resident of the township and the village of Unionville, believes Farmer & Co. is a great addition to the village. Still, the owners need to address recurring issues, including customers blocking private residents’ driveways and damaging private property.

Barbara Barnes, who lives along the private alley, expressed concerns about vehicle congestion and the resulting safety issues.

The board tabled further discussion and a decision on the proposed parking plan until a later meeting.

i. RESOLUTION 2026-34: FARMER & CO. AMENDED PARKING PLAN

Discussion and possible adoption of Resolution No. 2026-347, approving a parking plan for 5 Cemetery Lane, Unionville, PA 19375 (UPI No. 61-2N-19), for the takeout restaurant operated by Farmer & Co., pursuant to Condition 3 of the Conditional Use Opinion and Order dated April 1, 2013.

The board tabled a formal decision until a later meeting.

b. Cell Tower Proposal as Submitted by Tower Alliance, LLC on Behalf of American Tower, LLC

Supervisor Sosangelis initiated a board discussion on the proposal to amend the lease agreement or approve a perpetual easement for the cellular tower at 856 East Baltimore Bike, known as ATC Site 93710 – Orchard Valley, as outlined in an offer letter dated July 14, 2026, from Tower Alliance, LLC, on behalf of American Tower, LLC.

The board reached consensus to take no action on the proposal until township staff recommends continuing negotiations with American Tower, LLC.

c. Meeting Room Furniture for Audio & Video Equipment – Proposal Award

Supervisor Chance made a motion, seconded by Supervisor Manning, and carried by a vote of 4-0 to approve the award of the lowest responsible proposal for the purchase and installation of meeting room furniture for the dais to Haverford Systems, Downingtown, PA, in the amount of \$23,650.00, dated August 5, 2026.

6. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

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

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

- a. Cash on hand for the Operating Funds (General, Operating Reserve, and Capital Improvement) totaled \$5,757,677.45 as of July 31, 2026, versus \$5,799,876.64 as of July 1, 2026, reflecting a decrease of \$42,199.19 for the month.
- b. Cash on hand for the Restricted Funds (Sewer, Fire & Emergency Services, Liquid Fuels, Parks, Open Space, Library, Rebill, Willowdale Chapel Escrow, and Escrow) totals \$8,205,903.70 as of July 31, 2026, versus \$8,623,500.87 as of July 1, 2026, reflecting a decrease of \$417,597.17 for the month.

- c. The Township cash balance for Operating Funds as of July 31, 2026, is down \$234,243.59 from July 31, 2025 (\$5,757,677.45 versus \$5,991,921.04, respectively).
- d. The Township cash balance for Restricted Funds as of July 31, 2026, is up \$48,561.50 from July 31, 2025 (\$8,205,903.70 versus \$8,157,342.20, respectively).
- e. Details by fund are included within the Treasurer's Report.

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

7. ENCLAVE AT LONGWOOD PRESERVE (MONTCHANIN BUILDERS) – ESCROW RELEASE NO. 13

Supervisor Sosangelis made a motion, seconded by Supervisor Manning, and carried by a 4-0 vote to approve the release of escrow #13, totaling \$176,419.50, as recommended in the Township Engineer's review letters dated August 3, 2026. Overall project completion is approximately 67%.

8. NEW BOLTON CENTER'S VETERINARY DIAGNOSTICS LAB: ESCROW RECOMMENDATION

Supervisor Sosangelis made a motion, seconded by Supervisor Peuquet, and carried by a 4-0 vote to approve the escrow amount of \$2,272,756.00, as recommended in the Township Engineer's July 13, 2026, review letter for the construction of the Veterinary Diagnostics Laboratory at the New Bolton Center, located at 382 West Street Road, Kennett Square, PA 19348.

9. PROCLAMATION 2026-05: OPPOSING ANY INCREASE TO THE FEDERAL TRUCK SIZE OR WEIGHT LIMITATIONS:

Neil Love, Township Manager, stated that proposed federal legislation to increase truck size and weight would shift the cost burden of additional wear and tear to local municipalities like East Marlborough Township, which already face limited road maintenance budgets and constrained infrastructure funding. Furthermore, these changes will particularly affect rural and small-town communities such as East Marlborough Township, where roads (for example, Doe Run Road and Locust Lane) were not engineered to accommodate higher truck weights and where the capacity to enforce restrictions is minimal. The proclamation states that the Board of Supervisors of East Marlborough Township strongly opposes any federal legislation that would increase national truck size or weight limits. The proclamation will be sent to both state and federal legislators who represent the township.

Supervisor Sosangelis made a motion, seconded by Supervisor Manning, and carried by a vote of 4-0, to adopt Proclamation No. 2026-05, which opposes any federal legislation that would increase the nation's allowable size or weight of commercial trucks on all roadways.

10. RESOLUTION 2026–27: CHESTER COUNTY HAZARD MITIGATION PLAN

Neil Lovekin, Township Manager, stated that the Federal Disaster Mitigation Act of 2000 (DMA 2000) requires state and local governments to develop and submit a mitigation plan to the President for approval, outlining processes for identifying their respective natural hazards, risks, and vulnerabilities. Furthermore, Section 322 of DMA 2000 requires an approved Hazard Mitigation Plan as a prerequisite for receiving post-disaster Hazard Mitigation Grant Program funds.

Supervisor Sosangelis moved, seconded by Supervisor Peuquet, and carried by a vote of 4-0, to adopt Resolution 2026-27, which adopts the Chester County Hazard Mitigation Plan and directs the officials and agencies identified in the plan's implementation strategy to implement the recommended activities assigned to them.

11. RESOLUTION 2026–28: CONSOLIDATED FINANCIAL MANAGEMENT POLICY

Supervisor Sosangelis made a motion, seconded by Supervisor Manning, and carried by a vote of 4-0, to adopt Resolution 2026-27, which establishes a written, observable, single comprehensive policy titled the “East Marlborough Township Financial Management Policy.” The policy helps safeguard assets, ensure the accuracy and reliability of accounting data and financial reporting, and promote operational efficiency.

Supervisor Manning expressed his gratitude and appreciation to the township administration, specifically Amanda Gattuso and Neil Lovekin, for ensuring the township’s finances are properly accounted for by taking the initiative to draft the financial management policies and to implement internal procedures.

12. RESOLUTION 2026–29: ARTIFICIAL INTELLIGENCE POLICY

Supervisor Sosangelis made a motion, seconded by Supervisor Peuquet, and carried by a vote of 4-0, to adopt Resolution 2026-29, which adopts the “East Marlborough Township Artificial Intelligence Policy” (attached hereto). The policy permits the use of Artificial Intelligence only when such use is consistent with responsible governance, human oversight, transparency, and the lawful handling of public information. Artificial Intelligence may assist Township personnel, but it shall not replace human judgment, legal responsibility, or final decision-making authority. Township personnel remain fully responsible for any artificial intelligence-assisted work product they prepare, approve, or release.

Supervisor Manning recommended that the Township Manager share the policy with the volunteer board, commissions, and councils.

Ryan Jennings, Township Solicitor, recommended that the Township add an A.I. description to its contracts, requiring contractors to comply with the Township’s A.I. policy.

13. RESOLUTION 2026–30: DESIGNATING SIGNATORIES FOR TOWNSHIP FUNDS

Neil Lovekin, Township Manager, stated that this resolution was originally adopted at the January 5, 2026 reorganization meeting, consistent with historical practice. The mid-year resolution designates signatories for township funds to comply with the recently adopted

Financial Management Policy. It implements a best-practice recommendation of the Government Finance Officers Association by establishing the following policy for the signatories of township funds:

- a. Township-issued checks, regardless of the amount, require the signatures of two supervisors; and
- b. Checks shall be signed on the designated days of the second and third Wednesdays of each month, as well as when needed; and
- c. Township-designated signatories to ensure continuity in all circumstances, including emergencies, shall include the five supervisors, the township treasurer, and the township manager for time-sensitive payments.

Supervisor Sosangelis made a motion, seconded by Supervisor Chance, and carried by a vote of 4-0, to adopt Resolution 2026-30, which designates signatories for the Township funds, as recommended by the Government Finance Officers Association.

14. RESOLUTION 2026–31: WAIVER OF EMS TAX APPROPRIATION LIMITATION

Supervisor Sosangelis made a motion, seconded by Supervisor Peuquet, and carried by a vote of 4-0 to adopt Resolution No. 2026-31, which waives the appropriation limitation on the use of EMS tax revenue to pay salaries, benefits, or other compensation for employees of the ambulance, rescue, or other emergency services for Calendar Year 2026.

15. RESOLUTION 2026–32: WAIVER OF FIRE PROTECTION TAX APPROPRIATION LIMITATION

Supervisor Sosangelis made a motion, seconded by Supervisor Peuquet, and carried by a vote of 4-0, to adopt Resolution No. 2026-32, which waives the appropriation limitation on the use of Fire Protection tax revenue for the payment of salaries, benefits, or other compensation for employees of the fire services for Calendar Year 2026.

16. RESOLUTION 2026–33: APPOINTMENTS AND REAPPOINTMENTS TO THE ENVIRONMENTAL ADVISORY COUNCIL

Dan Caprioli, 211 Whitestone Drive, stated that, as a retired project manager and biologist, he believes he can help the council address environmental restoration and regulatory issues.

Vidya Rajan, Ph.D., 744 Wollaston Road, stated that she is excited to join the council and offer her assistance through her professional expertise as a professor of biology and the natural sciences.

Supervisor Sosangelis made a motion, seconded by Supervisor Manning and carried by a vote of 4-0, to adopt Resolution No. 2026-33, appointing Dan Caprioli, whose term expires December 31, 2029, and Vidya Rajan, Ph.D., to fill the unexpired term of Jonathan David Perse, whose term expires December 31, 2027.

17. ZONING HEARING BOARD APPLICATIONS

- a. No new application was discussed.

18. TOWNSHIP ADVISORY COMMITTEES' UPDATES

Supervisor Sosangelis requested a monthly update for each advisory committee.

- a. **Organizational Sustainability** – Supervisor Sosangelis stated that the committee met on June 29th to review furniture proposals for the dais, which accommodates audio and video equipment and cabling.
- b. **Community Development** - Supervisor Manning stated that the committee did not convene in July.
- c. **Health & Safety** – Supervisor Peuquet stated that the committee met on July 15th to discuss township initiatives for 2027 and beyond as part of the Capital Improvement Plan.

19. TOWNSHIP LIAISONS' UPDATES

Supervisor Sosangelis requested a monthly update from each liaison supervisor.

- a. **Environmental Advisory Council** – No update; Supervisor Sosangelis stated that there was no meeting.
- b. **Historical Architectural Review Board** – Supervisor Elks was absent. Township Manager Lovekin stated that the board did not meet in July.
- c. **Historical Commission** – Supervisor Chance stated that the commission did not hold a July meeting.
- d. **Planning Commission** – Supervisor Peuquet stated that the commission recommended approval of a draft data center ordinance.
- e. **Zoning Hearing Board** – No update; Supervisor Manning stated that the board has not met since the last supervisor's meeting.
- f. **Unionville Village Master Plan Task Force** – Supervisor Manning stated that the Bowman Group, LLC, is finalizing the plan's final draft and that a public comment period will follow before the plan is presented to the board for adoption before the end of the calendar year.

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

Richard Mitchell, 902 Unionville Wawaset Road, addressed the board on the possibility of the township installing a sidewalk from Unionville Village to Landhope Farms.

21. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

Jeff Simpson, Public Works Director, presented the Public Works Department's report, focusing on PennDOT's Route 1 (Baltimore Pike) Widening Project, which is substantially complete, and on punch list items.

Neil Lovekin, Township Manager, said the Administration Department has begun 2027 Budget discussions with department heads.

22. APPROVAL OF MEETING MINUTES

Supervisor Chance made a motion, seconded by Supervisor Maning, and carried by a vote of 4-0, to approve the June 10, 2026 meeting minutes, as drafted.

Supervisor Sosangelis made a motion, seconded by Supervisor Chance, and carried by a vote of 3-0-1. Supervisor Peuquet abstained because they were not present for the meeting. The July 8, 2026 meeting minutes, as drafted, were approved.

23. ADJOURNMENT

Supervisor Sosangelis adjourned the meeting at 9:43 p.m.

Respectfully submitted,
Neil Lovekin
Township Manager/Secretary