

August 13, 2025

7:00 P.M.

BOARD OF SUPERVISORS

REGULAR MEETING

721 Unionville Road

Kennett Square, PA. 19348

Present:

Chair Sosangelis

Vice Chair Sarro

Supervisor Chance

Supervisor Elks

Supervisor Peuquet

Township Staff & Consultants:

Ryan Jennings, Township Solicitor

Neil Lovekin, Township Manager

Mickey Bailey, Recording Secretary

Jeff Simpson, Public Works Director

Robert Clarke, Police Chief

Peter Barsz, Treasurer

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE (Participation is Voluntary)

3. ANNOUNCEMENTS

Chair Sosangelis read the following announcements:

- a. A public hearing was held on July 24, 2025, regarding amending a Conditional Use Application for Gerald B. Auman, Jr., VMD, Kenneth H. Barnsley, VMD, and Kennett Square Veterinary Hospital, located at 619 North Mill Road, Kennett Square, PA 19348.
- b. An executive session was held on July 31, 2025, by the Board of Supervisors to discuss the facts of the Conditional Use Application for the Kennett Square Veterinary Hospital.
- c. Interim Fire Hydrant Tax bills were erroneously sent by Berkheimer; township officials have rectified the matter.
- d. The Board of Supervisors' next monthly meeting will be held on Wednesday, September 10, 2025.

4. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Discussion and possible approval of the monthly expenditures.

- a. Treasurer Peter Barsz gave a quick rundown of the township finances. He asked for comments or questions from the supervisors and the audience. There were none. Chair Sosangelis moved to approve the financial reports and pay the monthly bills. Supervisor Chance seconded. Approved 5/0.

5. 311 EAST STREET ROAD – SHARRA A. MERCER, LLC LAND DEVELOPMENT PLAN

Discussion of the revised land development plan, pursuant to the Land Development Ordinance and subject to any waiver, relief, and conditions, in which the Applicant proposes to subdivide an 8.95-acre parcel into four buildable lots for single-family homes. The property is in the R-B Zoning District.

Chair Sosangelis introduced Mike Gavin, Counsel for the builder who introduced the property owner Sharra Mercer.

Solicitor Jennings advised that the proposed subdivision consists of 4 single family plots. He has spoken to the planning commission who has reviewed the plan and recommends approval.

Solicitor Jennings then turned the discussion over to Lisa Donlon, VanDemark and Lynch for her comments. She also recommended approval subject to waivers and conditions.

a. RESOLUTION NO. 2025-24: APPROVAL OF REVISED LAND DEVELOPMENT PLAN FOR 311 EAST STREET ROAD – SHARRA A. MERCER, LLC

Discussion and possible adoption of Resolution No. 2025-24, to approve, subject to waivers and conditions, the plan titled *"Preliminary / Final Land Development Plan for 311 E. Street Road"*, last revised July 9, 2025.

- b. Chair Sosangelis asked if there were any questions, if not she moved to approve Resolution No 2025-24 subject to waivers and conditions recommended by Solicitor Jennings. Supervisor Peuquet seconded, carried 5/0.

6. PUBLIC HEARING: PROPERTY INCLUSION INTO THE HISTORIC OVERLAY DISTRICT

This public hearing is to consider for inclusion four properties in the overlay district map, including: 35 Cemetery Lane (UPI 61-2-46), 1665 West Doe Run Road (UPI 61-2-12), 251 Upland Road (UPI 61-2-89.2), and 3 Firehouse Drive (UPI 61-2-109). The historic district shall be comprised of an area lying in and about the Village of Unionville. The public notice was duly advertised in the *Daily Local News* on Monday, July 14, 2025, and Monday, July 28, 2025, and on the township website.

- a. Solicitor Jennings explained that the Historical Commission had four properties that are eligible and should be included in the Historic Overlay District of East Marlborough Township.
- b. Thomas Martin, Representative from Grace Fellowship Church, 35 Cemetery Lane, addressed the Board asking that their property not be included in the Historic Overlay.
- c. Pastor Langford from Grace Fellowship thanked the supervisors for everything they do for the community. He went on to explain that when they took ownership of the church it was in much need of repair. They restored it even though demolishing it would have been easier and cheaper because they wanted to pay homage to the history

and original structure. He said he'd received a letter saying that they might be included in the Historic Overlay even if they didn't want to be. They would have no choice. He respectfully asked to remain outside of the Historic Overlay.

- d. Thomas Martin then presented a petition signed by parishioners of Grace Fellowship to Solicitor Jennings marked as Exhibit A.
- e. Solicitor Jennings explained that the rules going forward would be that the subject could be tabled for a later date or the supervisors could decide today.
- f. Joseph Castelli, another one of the property owners included in the Historic Overlay inclusion also asked not to be added to the overlay.
- g. Chair Sosangelis recommended removing the church from the overlay and asked to table the discussion on the other properties.
- h. Pastor Langford thanked the supervisors
- i. Resolution 2025-25 will be on hold till October 8th.

7. RESOLUTION 2025-23: PROPERTY INCLUSION INTO THE HISTORIC OVERLAY DISTRICT

Discussion and possible adoption of the Resolution NO. 2025-23 approving the inclusion of four properties in the overlay district map, including: 35 Cemetery Lane (UPI 61-2-46), 1665 West Doe Run Road (UPI 61-2-12), 251 Upland Road (UPI 61-2-89.2), and 3 Firehouse Drive (UPI 61-2-109).

- a. Discussion tabled till October 8th.

8. FRIENDS OF UNIONVILLE – INTRODUCTIONS

Introduction of the *Friends of Unionville* from the founding members of its mission, vision, and identified projects.

- a. Jessie Mooberry spoke on behalf of the Friends of Unionville and provided a handout to the supervisors and audience. This nonprofit group of residents want to partner with the Township and are offering to write and apply for a grant that would pay for a design and plan for safe pedestrian connections. They are asking for \$8,000 and a letter of support by September 26, 2025. Together with the county and township they plan to raise \$80,000 to pay for this Master Plan for Unionville.
- b. The supervisors agreed to have the Committee return for the September meeting to provide further details.

9. THOMPSON COMMUNITIES, THE VILLAGES AT NORTHRIDGE – BOND RELEASE

Discussion and possible authorization to release the developer's bond, as recommended in the Township Engineer's review letter, dated July 24, 2025.

- a. Lisa Donlon, VanDemark and Lynch briefed that all punch list items have been addressed, and she recommends release of the bond.

- b. Supervisor Sarro motioned to release the bond for the Villages at Northridge, Supervisor Chance seconded, carried 5/0.

10. MONTCHANIN BUILDERS, *THE ENCLAVE AT LONGWOOD PRESERVE* – ESCROW RELEASE NO. 1

Discussion and possible authorization to release \$226,197.35, as recommended in the Township Engineer's review letter, dated August 5, 2025.

- a. Lisa Donlon, VanDemark and Lynch recommended the release of \$226,197.35 holding back \$27,740 in the storm sewer release pending installation of the remaining structures that have been delivered to the site.
- b. \$13,950 is also being held pending installation of the structures that have been delivered to the site.
- c. VanDemark and Lynch are also adjusting the Contingency release based on the above reductions (-\$4,169.05).
- d. Supervisor Chance motioned to approve the escrow release of \$226,197.05 to the Montchanin builders (*Enclave at Longwood Preserve*). Supervisor Peuquet seconded, carried 5/0.

11. NEW BUSINESS

- a. Seasonal Merchandise Trailer Storage – Walmart, 516 Schoolhouse Road

Discussion and possible approval for Walmart to park trailers for the 2025 Holiday Season in its parking lot from November 1, 2025, to December 31, 2025.

- i. Walmart requests permission to put temporary storage trailers on the side of the building as they have done in past years, to be on site from 11/1-1/1/26
- ii. Supervisor Peuquet moved to approve Walmart's request, Supervisor Chance seconded, carried 5/0.

- b. *Unionville Community Fair* – Temporary Outdoor Activity Application

Discussion and possible approval of the permit application for the Unionville Community Fair to be held on October 3 – 5, 2025, at the Landhope Farms, Steeple Chase Grounds.

- i. Barry Cash representing Unionville Community Fair requesting a Temporary Outdoor Activity permit for the event. The fair has been held since 1924. Mr. Cash said the police and traffic control were taken care of.
- ii. Supervisor Sarro moved to approve the Activity Permit, Supervisor Elks seconded, carried 5/0.

12. CONTINUING BUSINESS

- a. Kennett Fire & Emergency Services Regional Commission – Monthly Update

Discussion and update of the regional commission activities.

- i. Cuyler Walker commented that the collective budget should be completed in early September.
- ii. Supervisor Peuquet reported on the Financial Working Group. They have established a standardized format and expect to be actively using it for the FY26 budget.
- iii. The Commission has established its own website and public documents will be available on this site.
- iv. The search for an Administrator continues. There is a draft of the job description, and they expect the Administrator to start in FY2026
- v. The Administrator would report to the chair of the Regional Commission, Cuyler Walker.

b. **Comprehensive Look and Approach to the Township Taxation Process**

Conclusion of the discussions on the possible Earned Income Tax in 2026.

- i. The board has decided not to move forward with an Earned Income Tax for FY2026.
- ii. Robert Reilly asked if the board would then expect to see any milage increases for FY2026.

13. ZONING HEARING BOARD APPLICATIONS

a. **901 Unionville Wawaset Road – Variances for Wrap-Around Porch**

Discuss whether to take a position on the Application that seeks variances to construct a wrap-around porch, allowing offset in an exchange of square footage to maintain the existing 16.8% lot coverage. Allow the encroachment of the proposed new porch into both the front and rear yard setbacks - Sections 450-503 D & F. Tentative hearing date of September 8, 2025.

- i. Solicitor Jennings commented that this ZHB request is basically standard and suggests that the Board take no position.

14. TOWNSHIP ADVISORY COMMITTEES' UPDATES

- a. Community Development (Ellen/John) Met July 16th to discuss the potential a/v upgrades to the conference room. Met again on July 29th with EMT IT Eric Horn.
- b. Health & Safety (Jim/Steve/Cuyler)
- c. Organizational Sustainability (Ellen/Jake)

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

- a. Nancy Gifford asked what equipment we might keep as we upgrade the conference room.

16. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

a. Jeff Simpson, Director of Public Works

- The open position has been filled and Ryen Dopirak will start 8/16/2025.
- Folly Hill Road was paved with Flexible Base Modified asphalt, the same product that was used on the road 33 years ago and has held up remarkably well!
- The AQUA water main project on Rt. 82 should be completely restored before the meeting.
- The rental contract for the road bank mower has been extended for an additional month.
- The traffic signal wires were damaged at Schoolhouse Road and also at Bayard Road. Bayard loop detectors and Opti-Com controls were damaged; however, all new signals are being installed this month along the corridor.
- Base repairs on Folly Hill Road and N. Mill Road.
- Installed 2 dry wells on Schoolhouse Road for drainage improvements.
- Replaced lights in the meeting room with LED bulbs.
- Repaired sewer main leak on Lynn Lane.
- Chris Miller obtained a CDL Class B license.
- Repaired loose siding and repainted the park pavilion.
- Repaired 3 guiderail locations.
- Repaired curb on Waverly Rd.
- Ordered a new door for the Police station.

Chief Clarke, EMT PD:

- a. Total reported incidents in the month of July: 200, 78 Handled by EMPD

Neil Lovekin: Administration

- a. Working with Home Design on a new website.

17. APPROVAL OF MEETING MINUTES

- a. Supervisor Chance moved to approve the minutes from July 2025. Supervisor Peuquet seconded, carried 4/0. Supervisor Sarro abstained.

18. ADJOURNMENT

- a. **ADJOURNMENT 9:11pm**

*Respectfully submitted,
Mickey Bailey, Recording Secretary*