

Meeting held at the Municipal Building, 721 Unionville Road, Kennett Square, PA 19348  
Agenda Deadline is 12:00 p.m. the Wednesday prior to the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE** (Participation is Voluntary)
- 3. ANNOUNCEMENTS**
  - a. An executive session was held on Monday, August 26, 2024, to discuss personnel matters.
  - b. There will be a Work Session Meeting of the Board of Supervisors on Wednesday, September 11, 2024, from 10:00 a.m. to 12:00 p.m. to discuss the 2025 Budget, including tax increases and other revenue sources to meet township obligations.
  - c. *100<sup>th</sup> Annual Unionville Community Fair* will be held on October 4-6, 2024, located at the Landhope Farms Steeple Chase Grounds.
  - d. *Kennett Area Joint Fire Companies Fundraiser* will be held on October 19, 2024, at the Po Mar Lin Fire Company, located at 36 Firehouse Drive, Unionville, PA 19375.
  - e. *Mushroom Cap Half Marathon* will occur on November 2, 2024, in the Kennett Square area.
- 4. PUBLIC COMMENT** (For matters not on the agenda)
- 5. TREASURER'S REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS**
- 6. LONGWOOD FUNERAL HOME & CREMATORY – MATTHEW GENEREUX  
LAND DEVELOPMENT PLAN**

Discussion and possible approval 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 consolidate three existing parcels into a single parcel and show construction of a crematorium in the northwest corner of the site. The 2004 Conditional Use order for the site was modified to allow the crematorium on July 1, 2024.

  - a. **RESOLUTION NO. 2024–32: APPROVAL OF REVISED LAND DEVELOPMENT PLAN FOR LONGWOOD FUNERAL HOME & CREMATORY – MATTHEW GENEREUX**

Discussion and possible adoption of Resolution No. 2024-32, to approve subject to conditions, the plan titled, *Longwood Funeral Home & Cremation of Matthew Generaux, Inc*, dated March 26, 2024, last revised August 23, 2024.
- 7. 532 NORTH WALNUT ROAD – MONTCHANIN BUILDERS, LAND DEVELOPMENT PLAN**

Discussion and possible approval 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 construct 33 townhomes on an existing 9.0+/- acre parcel located adjacent to the Longwood Preserve community, in the Limited Industrial (LI) District. Conditional Use approval was granted July 10, 2023.

  - b. **RESOLUTION NO. 2024–33: APPROVAL OF REVISED LAND DEVELOPMENT PLAN FOR 532 NORTH WALNUT ROAD – MONTCHANIN BUILDERS**

Discussion and possible adoption of Resolution No. 2024-33, to approve subject to conditions, the plan titled, *"Preliminary / Final Land Development Plan for 532 N. Walnut Road*, dated March 4, 2024, last revised August 1, 2024.
- 8. RESOLUTION 2024-34: RATIFYING AND CONFIRMING THE ACCEPTANCE OF DEDICATION OF CERTAIN ROAD RIGHTS-OF-WAY IN UNIONVILLE WALK**

Discussion and possible adoption of Resolution 2024-34, accepting the road rights-of-way as set forth in the Deed of Dedication of Road Rights-of-Way for Unionville Walk of Lily Lane, and Lyndsey Lane, and additional right-of-way of Unionville Road as public roads within East Marlborough Township, together with all sanitary sewer water and storm sewer infrastructure within the rights-of-way.

**9. CONTINUING BUSINESS**

**a. RESOLUTION 2024-35: APPOINTMENT OF SHELLEY MINCER TO THE ZONING HEARING BOARD**

Discussion and possible adoption of Resolution No. 2024-35, to appoint Shelley Mincer to the Zoning Hearing Board, to fill the unexpired term of Tom Simperts with a term expiration of January 1, 2025.

**10. NEW BUSINESS**

**a. 10-Year Winter Maintenance Services Agreement between PennDOT and the Township**

Discussion and possible authorization for the Township Manager to execute the 10-year contract between PennDOT and the Township for completing winter maintenance services on certain state roads with an annual compensation payment, and with a total compensation to be not less than \$216,617.24 at the expiration of the contract.

**b. 2024-2029 Certified Local Government – Master Grant Contract**

Discussion and possible authorization to execute a new Master Grant Contract 2025-2029 (5-year contract) with the Pennsylvania Historical and Museum Commission for the Certified Local Government Grant Program.

**i. RESOLUTION 2024-36: AUTHORIZING A NEW MASTER GRANT CONTRACT 2025-2029 (5-YEAR CONTRACT) WITH THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION FOR THE CERTIFIED LOCAL GOVERNMENT GRANT PROGRAM.**

**c. 2025 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.

- i. Non-Uniformed Pension Plan MMO = \$88,278.00
- ii. Uniformed Pension Plan MMO = \$29,000.00

**11. ZONING HEARING BOARD APPLICATIONS**

- a. No new applications to discuss

**12. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS**

**13. TOWNSHIP ADVISORY COMMITTEES' UPDATES**

- a. Topic(s): 2025 Budget – Initial Discussion
  - Organizational Sustainability – Met on August 19, 2024
  - Community Development – Met on August 20, 2024
  - Health & Safety – Met on August 21, 2024

**14. APPROVAL OF MEETING MINUTES**

**15. ADJOURNMENT**