

The agenda deadline is the Wednesday before the meeting at noon (1 week).

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

- a. A public hearing was held before tonight's meeting 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. A special work session of the Board of Supervisors was held on Wednesday, June 25, 2025, at 6:00 p.m. to continue EIT discussions.
- c. The Board of Supervisors' next monthly meeting will be held on Wednesday, August 13, 2025.

4. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Discussion and possible approval of the monthly expenditures.

5. CODIFICATION OF TOWNSHIP LEGISLATION – PUBLIC HEARING

This public hearing concerns an ordinance of the Township of East Marlborough that codifies a comprehensive body of legislation for the township, thereby repealing certain existing legislation, saving specific other legislation from repeal, and providing penalties for tampering with the Code. The public notice was duly advertised in the *Daily Local News* on Tuesday, June 24, 2025, and Tuesday, July 1, 2025, and on the township website.

6. ORDINANCE 02-2025: CODIFICATION OF TOWNSHIP LEGISLATION

Discussion and possible adoption of the Ordinance. NO. 2025-02 codifying a comprehensive body of legislation for the township, thereby repealing certain existing legislation, saving specific other legislation from repeal, and providing penalties for tampering with the Code.

7. 101 EAST STREET ROAD – LANDHOPE INVESTORS, L.P. 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 modify the 'Grey Barn' for use as an event space on an existing 156.9.0+/- acre parcel located adjacent to the Landhope Farms convenience store with fuel service, in the Willowdale Multiple Use (WMU) District. Conditional Use approval was granted on December 14, 2017.

- a. **RESOLUTION NO. 2025-21: APPROVAL OF REVISED LAND DEVELOPMENT PLAN FOR 101 EAST STREET ROAD – LANDHOPE INVESTORS, L.P.**

Discussion and possible adoption of Resolution No. 2025-21, to approve, subject to conditions, the plan titled "*Preliminary / Final Land Development Plan for Landhope Investors, LP,*" last revised May 22, 2025.

8. RESOLUTION NO. 2025-22: ADOPTION OF THE TOWNSHIP'S TOTAL MAXIMUM DAILY LOADS (TMDL) PLAN

Discussion and possible adoption of Resolution NO. 2025-22, adopting a TMDL Plan that evaluates the required pollutant load reductions and identifies the proposed methods for achieving the necessary load reductions from stormwater runoff to receiving waterways in portions of the township. The TMDL Plan is required by the Pennsylvania Department of Environmental Protection (PA DEP) as a component of the Township's National Pollutant Discharge Elimination System (NPDES) Permit to discharge stormwater from its Municipal Separate Storm Sewer System (MS4). The public notice was duly advertised in the *Daily Local News* on Friday, April 25, 2025, and on the township website to include a 30-day public inspection period.

9. NEW BUSINESS

- a. **2014 Kubota Zero Turn Mower – Affirmation of Municipal Ownership Transfer**

Discussion and possible affirmation for the municipal ownership transfer of a 2014 Kubota zero turn mower (serial number 13374) from East Marlborough Township to Newlin Township, in exchange for labor and equipment rental provided by Newlin Township for paving a portion of Marlborough Spring Road in East Marlborough Township. The dollar value of this exchange is \$3,100.00, as agreed upon by both municipalities. No money was exchanged in this transaction.

- b. **Permission to Advertise and Notify Property Owners of Inclusion into Unionville Village Historic Overlay District**
Discussion and possible authorization for the Township Manager and Township Solicitor to advertise a Public Hearing for Wednesday, August 13, 2025, for possible amendment to the Township's Zoning Ordinance, Unionville Village Historic Overlay District.
- c. **Appointment of Kari Jarmuz to the Kennett Library Board of Trustees, Term Expiration of January 1, 2026.**
Discussion and possible appointment of Kari Jarmuz to fill the expired term of Margaret Egli, with a term of January 1, 2026, and possible reappointment at the January 2026 Reorganization Meeting.
- d. **Temporary Outdoor Activity Permit Application for *The Mushroom Cap Half Marathon***
Discussion and possible approval of a temporary outdoor activity permit for the event to be held on November 8, 2025, and approval of temporary township road closure(s) for cut-thru traffic.
- e. **Conference Audio and Video Improvements for the Township Meeting Room**
Discussion and possible approval of a proposal from an Audio & Video Vendor for meeting room updates to accommodate virtual meeting requests.
- f. **Township Website Improvements to Increase Hosting, Security, and Meet ADA Compliance**
Discussion and possible approval of a proposal from CivicPlus to redesign, implement, and manage a new township website as outlined in the proposal dated May 28, 2025.

10. CONTINUING BUSINESS

- a. **Kennett Fire & Emergency Services Regional Commission – Monthly Update**
Discussion and update of the regional commission activities.
- b. **Comprehensive Look and Approach to the Township Taxation Process**
Discussion and update of the township taxation activities.

11. ZONING HEARING BOARD APPLICATIONS

- a. No new applications have been received

12. TOWNSHIP ADVISORY COMMITTEES' UPDATES

- a. Community Development (Ellen/John)
- b. Health & Safety (Jim/Steve/Cuyler)
- c. Organizational Sustainability (Ellen/Jake)

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

14. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

15. APPROVAL OF MEETING MINUTES

16. ADJOURNMENT

Sequential Classification

Ordinance: 03-2025
Proclamation: 2025-03
Resolution: 2025-23