

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

TREASURER'S REPORT TRANSACTIONS

June 2025

General Fund	Beginning	Deposits	Disbursements	Ending
PLGIT-General Fund-Class	\$ 980,658.94	\$ 149,146.58	\$ (711,809.57)	\$ 417,995.95
PLGIT-General Fund-Prime	\$ 1,896,354.27	\$ 507,944.42	\$ -	\$ 2,404,298.69
PLGIT-General Fund-Plus	\$ 63.55	\$ 0.22	\$ -	\$ 63.77
BBT/Truist General Fund	\$ 298,212.16	\$ 65,082.08	\$ (148,302.42)	\$ 214,991.82
Total	\$ 3,175,288.92	\$ 722,173.30	\$ (860,111.99)	\$ 3,037,350.23
Sewer Fund				
PLGIT-Sewer Fund-Class	\$ 848,034.57	\$ 137,589.26	\$ (16,115.84)	\$ 969,507.99
PLGIT-Sewer Fund-Plus	\$ 1,898.43	\$ 6.59	\$ -	\$ 1,905.02
PLGIT-Sewer Fund-Prime	\$ 2,819,503.27	\$ 10,120.41	\$ -	\$ 2,829,623.68
BBT/Truist Sewer	\$ 159,138.97	\$ -	\$ (58,005.98)	\$ 101,132.99
Total	\$ 3,828,575.24	\$ 147,716.26	\$ (74,121.82)	\$ 3,902,169.68
Fire & EMS Fund				
PLGIT-Fire Tax-Class	\$ 1,656,050.85	\$ 69,593.45	\$ (348,483.13)	\$ 1,377,161.17
Truist Fire Fund	\$ 13,791.77	\$ -	\$ (2,752.30)	\$ 11,039.47
Total	\$ 1,669,842.62	\$ 69,593.45	\$ (351,235.43)	\$ 1,388,200.64
State Fund				
PLGIT-State Fund-Class	\$ 492,399.08	\$ 1,605.14	\$ (42,090.00)	\$ 451,914.22
Total	\$ 492,399.08	\$ 1,605.14	\$ (42,090.00)	\$ 451,914.22
Open Space				
PLGIT-Open Space-Class	\$ 252,485.99	\$ 5,421.30	\$ -	\$ 257,907.29
PLGIT-Open Space-Reserve	\$ 832.74	\$ 2.89	\$ -	\$ 835.63
PLGIT-Open Space-Prime	\$ 1,608,905.84	\$ 5,775.13	\$ -	\$ 1,614,680.97
Total	\$ 1,862,224.57	\$ 11,199.32	\$ -	\$ 1,873,423.89
Capital Improvement				
PLGIT Building Fund-Class	\$ 181,055.17	\$ 132,159.07	\$ (105,025.25)	\$ 208,188.99
PLGIT Building Fund-Prime	\$ 1,636,953.50	\$ 5,875.85	\$ -	\$ 1,642,829.35
PLGIT Building Fund-Reserve	\$ 34.63	\$ 0.12	\$ -	\$ 34.75
Total	\$ 1,818,043.30	\$ 138,035.04	\$ (105,025.25)	\$ 1,851,053.09
Rebill				
PLGIT-Rebill	\$ 118,364.52	\$ 44,372.33	\$ (25,896.85)	\$ 136,840.00
Total	\$ 118,364.52	\$ 44,372.33	\$ (25,896.85)	\$ 136,840.00
Unionville Park				
PLGIT-Unionville Park-Class	\$ 75,821.07	\$ 263.85	\$ -	\$ 76,084.92
PLGIT-Unionville Park-Reserve	\$ 52.56	\$ 0.18	\$ -	\$ 52.74
PLGIT-Unionville Park-Prime	\$ 56,272.31	\$ 201.99	\$ -	\$ 56,474.30
Truist Park Fund	\$ 31,991.74	\$ -	\$ (19,869.09)	\$ 12,122.65
Total	\$ 164,137.68	\$ 466.02	\$ (19,869.09)	\$ 144,734.61
Willowdale Chapel-Escrow				
PLGIT-Willowdale Chapel-Class	\$ 116,546.31	\$ 404.47	\$ -	\$ 116,950.78
Total	\$ 116,546.31	\$ 404.47	\$ -	\$ 116,950.78
Library Fund				
PLGIT-Library Tax-Class	\$ 121,521.95	\$ 4,588.51	\$ -	\$ 126,110.46
Total	\$ 121,521.95	\$ 4,588.51	\$ -	\$ 126,110.46
Operating Reserve				
PLGIT-Operating Reserve-Class	\$ 444,061.97	\$ 1,507.75	\$ -	\$ 445,569.72
PLGIT-Operating Reserve-Prime	\$ 672,614.82	\$ 2,414.33	\$ -	\$ 675,029.15
Total	\$ 1,116,676.79	\$ 3,922.08	\$ -	\$ 1,120,598.87
Total	\$ 15,326,277.68	\$ 1,145,724.54	\$ (2,322,655.75)	\$ 14,149,346.47
				Submitted by Mickey Bailey

Summary Report June 2025

GENERAL FUND		BEGINNING BALANCE	\$	3,175,288.92
	Cash Receipts	\$ 722,173.30		
	Expenditures		\$ (860,111.99)	
		ENDING BALANCE	\$	3,037,350.23
SEWER FUND		BEGINNING BALANCE	\$	3,828,575.24
	Cash Receipts	\$ 147,716.26		
	Expenditures		\$ (74,121.82)	
		ENDING BALANCE	\$	3,902,169.68
FIRE/EMS TAX FUND		BEGINNING BALANCE	\$	1,669,842.62
	Cash Receipts	\$ 69,593.45		
	Expenditures		\$ (351,235.43)	
		ENDING BALANCE	\$	1,388,200.64
STATE FUND (Liquid Fuels)		BEGINNING BALANCE	\$	492,399.08
	Cash Receipts	\$ 1,605.14		
	Expenditures		\$ (42,090.00)	
		ENDING BALANCE	\$	451,914.22
OPEN SPACE		BEGINNING BALANCE	\$	1,862,224.57
	Cash Receipts	\$ 11,199.32		
	Expenditures		\$ -	
		ENDING BALANCE	\$	1,873,423.89
CAPITAL IMPROVEMENTS		BEGINNING BALANCE	\$	1,818,043.30
	Cash Receipts	\$ 138,035.04		
	Expenditures		\$ (105,025.25)	
		ENDING BALANCE	\$	1,851,053.09
REBILL		BEGINNING BALANCE	\$	118,364.52
	Cash Receipts	\$ 44,372.33		
	Expenditures		\$ (25,896.85)	
		ENDING BALANCE	\$	136,840.00
UNIONVILLE PARK		BEGINNING BALANCE	\$	164,137.68
	Cash Receipts	\$ 466.02		
	Expenditures		\$ (19,869.09)	
		ENDING BALANCE	\$	144,734.61
WILLOWDALE CHAPEL		BEGINNING BALANCE	\$	116,546.31
	Cash Receipts	\$ 404.47		
	Expenditures		\$ -	
		ENDING BALANCE	\$	116,950.78
LIBRARY FUND		BEGINNING BALANCE	\$	121,521.95
	Cash Receipts	\$ 4,588.51		
	Expenditures		\$ -	
		ENDING BALANCE	\$	126,110.46
OPERATING RESERVE		BEGINNING BALANCE	\$	1,116,676.79
	Cash Receipts	\$ 3,922.08		
	Expenditures		\$ -	
		ENDING BALANCE	\$	1,120,598.87
TOTAL BALANCE		BEGINNING BALANCE	\$	15,326,277.68
	Cash Receipts	\$ 1,145,724.54		
	Expenditures		\$ (2,322,655.75)	
		ENDING BALANCE	\$	14,149,346.47

FY Year Status (1 January - 30 June 2025)

Budget vs Actual

These figures do not add in beginning balances

Fund		Budgeted	Actual	Variance	% Thus Far
General Fund	Total Revenue	\$3,720,199.60	\$2,484,286.04	\$1,235,913.56	67%
	Total Expenses	\$3,679,748.60	\$1,406,236.81	\$2,273,511.79	38%
Sewer	Total Revenue	\$1,390,000.00	\$1,332,094.42	\$57,905.58	96%
	Total Expenses	\$2,056,220.10	\$602,427.80	\$1,453,792.30	29%
State Fund/Liquid Fuel	Total Revenue	\$329,440.00	\$34,815.38	\$294,624.62	11%
	Total Expenses	\$329,440.00	\$42,090.00	\$287,350.00	13%
Parks	Total Revenue	\$39,000.00	\$40,643.37	-\$1,643.37	104%
	Total Expenses	\$75,476.00	\$24,422.90	\$51,053.10	32%
Open Space	Total Revenue	\$152,000.00	\$185,070.56	-\$33,070.56	122%
	Total Expenses	\$40,500.00	\$38,000.00	\$2,500.00	94%
Library	Total Revenue	\$138,000.00	\$133,146.23	\$4,853.77	0%
	Total Expenses	\$138,000.00	\$69,000.00	\$69,000.00	50%
Fire/EMS	Total Revenue	\$1,949,927.00	\$2,075,018.43	-\$125,091.43	106%
	Total Expenses	\$1,461,932.51	\$1,090,396.52	\$371,535.99	75%
Operating Reserve	Total Revenue	\$0.00	\$23,770.90	-\$23,770.90	
	Total Expenses	\$262,000.00	\$0.00	\$262,000.00	0%
Capital Fund	Total Revenue	\$500,000.00	\$928,855.18	-\$428,855.18	186%
	Total Expenses	\$909,575.00	\$229,980.24	\$679,594.76	25%
Rebill	Total Revenue	\$100,000.00	\$77,690.56	\$22,309.44	78%
	Total Expenses	\$100,000.00	\$89,151.16	\$10,848.84	89%
				Submitted by Mickey Bailey	

Year Status (1 January - 30 June 2024)					
These figures do not add in beginning balances					
Fund		Budgeted	Actual		
General Fund	Total Revenue	\$3,061,322.00	\$1,749,489.44	57%	
	Total Expenses	\$4,695,156.05	\$1,166,137.40	25%	
Sewer	Total Revenue	\$1,455,000.00	\$1,197,408.23	82%	
	Total Expenses	\$1,805,113.00	\$521,669.02	29%	
State Fund/Liquid Fuel	Total Revenue	\$334,368.27	\$340,200.04	102%	
	Total Expenses	\$332,368.27	\$0.00	0%	
Parks	Total Revenue	\$45,000.00	\$3,200.00	7%	
	Total Expenses	\$67,000.00	\$5,438.33	8%	
Open Space	Total Revenue	\$190,000.00	\$179,293.33	94%	
	Total Expenses	\$39,500.00	\$0.00	0%	
Library	Total Revenue	\$139,000.00	\$133,672.90	96%	
	Total Expenses	\$138,000.00	\$34,500.00	25%	
Fire/EMS	Total Revenue	\$1,363,500.00	\$1,039,601.87	76%	
	Total Expenses	\$1,242,500.00	\$413,302.06	33%	
Operating Reserve	Total Revenue	\$20,000.00	\$18,400.89	92%	
	Total Expenses	\$400,000.00	\$400,000.00	100%	
Capital Improv/Building Fund	Total Revenue	\$2,075,000.00	\$409,899.52	20%	
	Total Expenses	\$1,143,575.00	\$251,940.60	22%	
ARPA	Total Revenue	\$10,000.00	\$0.00	0%	Closed
	Total Expenses	\$630,000.00	\$0.00	0%	15-Mar
Rebill	Total Revenue	\$229,000.00	\$104,392.83	46%	
	Total Expenses	\$228,000.00	\$101,810.04	45%	

3:26 PM

East Marlborough Township General Fund

07/07/25

Account QuickReport

Cash Basis

As of June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 - Cash							3,175,288.92
100.100 - PLGIT General - 3679014							980,658.94
Bill Pmt -Check	06/01/2025		Birmingham Tow...	QuickBooks generated zero amount...	0.00		980,658.94
Bill Pmt -Check	06/02/2025	26542	21st Century Med...			595.48	980,063.46
Bill Pmt -Check	06/02/2025	26543	ASAP Marketing, ...	township newsletter		1,298.75	978,764.71
Bill Pmt -Check	06/02/2025	26544	Bell's Welding & ...			658.09	978,106.62
Bill Pmt -Check	06/02/2025	26545	Eleanor J. Schwa...			1,554.50	976,552.12
Bill Pmt -Check	06/02/2025	26546	Ellen Sosangelis	expense report for PSATS		328.63	976,223.49
Bill Pmt -Check	06/02/2025	26547	General Code			3,962.23	972,261.26
Bill Pmt -Check	06/02/2025	26548	Gerbron Wholesale	hot cups, liner, toilet tissue		163.34	972,097.92
Bill Pmt -Check	06/02/2025	26549	James Chance	expense report for PSATS		355.61	971,742.31
Bill Pmt -Check	06/02/2025	26550	Kate Boyle	ice cream sandwiches for Jeff's Birt...		12.93	971,729.38
Bill Pmt -Check	06/02/2025	26551	PA Townships H...	6 months coverage		4,663.26	967,066.12
Bill Pmt -Check	06/02/2025	26552	Shawna Thornton	chocolate covered pretzels for Neil's...		35.34	967,030.78
Bill Pmt -Check	06/02/2025	26553	The Lincoln Natio...			493.89	966,536.89
Bill Pmt -Check	06/02/2025	26554	Traisr, LLC	405.10		600.00	965,936.89
Bill Pmt -Check	06/02/2025	26555	United Inspection...			8,562.50	957,374.39
Bill Pmt -Check	06/02/2025	26556	Vandemark & Ly...			4,093.50	953,280.89
Deposit	06/02/2025	ACH	Commonwealth o...	invoice date 4/28/25	1,654.01		954,934.90
Deposit	06/03/2025	ACH		Berkheimer	3,245.45		958,180.35
Check	06/04/2025	ACH	BMO Harris			4,382.31	953,798.04
Deposit	06/04/2025	ACH		Deposit	24,284.40		978,082.44
Deposit	06/05/2025	ACH		Keystone	2,106.91		980,189.35
Deposit	06/05/2025	ACH		Keystone	2,524.68		982,714.03
Deposit	06/05/2025		County of Chester	Deposit	506.64		983,220.67
Deposit	06/06/2025			Deposit	17,802.12		1,001,022.79
Deposit	06/06/2025			Deposit	25,227.64		1,026,250.43
Deposit	06/06/2025			Deposit Xfr from Rebill	10,679.85		1,036,930.28
Deposit	06/06/2025	ACH		Berkheimer	2,592.60		1,039,522.88
Bill Pmt -Check	06/09/2025	26557	A F Daniel Techn...			240.00	1,039,282.88
Bill Pmt -Check	06/09/2025	26558	Berkheimer Tax ...			4.88	1,039,278.00
Bill Pmt -Check	06/09/2025	26559	Brandywine Valle...	6 kittens		1,248.00	1,038,030.00
Bill Pmt -Check	06/09/2025	26560	Davidheiser's Inc.	2 cars speed tested, ESP ENRADD ...		181.00	1,037,849.00
Bill Pmt -Check	06/09/2025	26561	Gale Lane Solar ...			238.71	1,037,610.29
Bill Pmt -Check	06/09/2025	26562	Gawthrop Green...			3,695.50	1,033,914.79
Bill Pmt -Check	06/09/2025	26563	Great America Fi...			76.00	1,033,838.79
Bill Pmt -Check	06/09/2025	26564	Shawna Thornton	USPS		3.58	1,033,835.21
Bill Pmt -Check	06/10/2025	26565	A F Daniel Techn...			1,187.87	1,032,647.34
Bill Pmt -Check	06/10/2025	26566	Affiliated United ...	2 months, Evidently May was skipped		767.68	1,031,879.66
Bill Pmt -Check	06/10/2025	26567	Amazon	VOID: Aimpoint PRO red dot reflex ...	0.00		1,031,879.66
Bill Pmt -Check	06/10/2025	26568	CCHPN	2025 Volunteer Recognition Celebra...		28.00	1,031,851.66
Bill Pmt -Check	06/10/2025	26569	Dixie Land Energ...			1,348.07	1,030,503.59
Bill Pmt -Check	06/10/2025	26570	DuVal Bus Servic...	road test, Chris Miller		400.00	1,030,103.59
Bill Pmt -Check	06/10/2025	26571	Eagle Point Gun/...			1,381.16	1,028,722.43
Bill Pmt -Check	06/10/2025	26572	Hicks Hay Comp...	Small bales of straw		183.75	1,028,538.68
Bill Pmt -Check	06/10/2025	26573	Homeland Industr...	Orange Magic ULTRA Drain Maintain...		620.86	1,027,917.82
Bill Pmt -Check	06/10/2025	26574	L and L Car & Tr...	Yellow LED, Light		47.25	1,027,870.57
Bill Pmt -Check	06/10/2025	26575	L&L Carquest	LTG, STT Lamp		46.84	1,027,823.73
Bill Pmt -Check	06/10/2025	26576	Lowe's			374.92	1,027,448.81
Bill Pmt -Check	06/10/2025	26577	NAPA Auto Parts	38730894		195.41	1,027,253.40
Bill Pmt -Check	06/10/2025	26578	Opdenaker, Inc.	14316800		249.10	1,027,004.30
Bill Pmt -Check	06/10/2025	26579	Peter Lumber Co.	25lb sun and shade seed, 25lb contr...		155.04	1,026,849.26
Bill Pmt -Check	06/10/2025	26580	Unruh, Turner, B...			7,463.16	1,019,386.10
Bill Pmt -Check	06/10/2025	26581	Valley View Hard...	2 rakes		23.98	1,019,362.12
Bill Pmt -Check	06/10/2025	26582	Valley View Repair	2 cans Aspen, 1 Polesaw Pull		202.00	1,019,160.12
Bill Pmt -Check	06/10/2025	26583	We R Technolog...	Cornne Badman: CJIS Compliance/...		1,000.00	1,018,160.12
Deposit	06/10/2025	XFR	Sewer Fund	Repayment of sewer charge on Low...	70.29		1,018,230.41
Deposit	06/10/2025	ACH		Berkheimer	2,808.09		1,021,038.50
Transfer	06/12/2025	XFR		xfr for more interest		500,000.00	521,038.50
Deposit	06/13/2025	ACH		Berkheimer	4,405.59		525,444.09
Transfer	06/16/2025			fuel repay 4/8-5/7	616.61		526,060.70
Deposit	06/17/2025			Deposit	12,883.87		538,944.57
Deposit	06/17/2025			Deposit	8,505.06		547,449.63
Deposit	06/17/2025	ACH		Berkheimer	14,019.53		561,469.16
Bill Pmt -Check	06/18/2025	26584	21st Century Med...			110.42	561,358.74
Bill Pmt -Check	06/18/2025	26585	Barsz Gowie Am...	VOID:	0.00		561,358.74
Bill Pmt -Check	06/18/2025	26586	Birmingham Tow...	Police services for June 2025		3,485.00	557,873.74
Bill Pmt -Check	06/18/2025	26587	Canon Financial ...			231.56	557,642.18
Bill Pmt -Check	06/18/2025	26588	Kate Boyle	Birthday treats for Dan		20.00	557,622.18
Bill Pmt -Check	06/18/2025	26589	Pocopson Towns...	1/3 cost of repair fpr Co-Op owned ...		985.90	556,636.28
Bill Pmt -Check	06/18/2025	26590	Stephenson Equi...	Tiger Mower JD 51000 Trailer		234.43	556,401.85
Bill Pmt -Check	06/18/2025	26591	The Lincoln Natio...			493.89	555,907.96
Bill Pmt -Check	06/18/2025	26592	The Occupational...	DOT physical Chris Miller		104.00	555,803.96
Bill Pmt -Check	06/18/2025	26593	West Nottingham...	police services for June 2025 event...		2,295.00	553,508.96
Bill Pmt -Check	06/18/2025	26594	Windles Water W...			170.00	553,338.96
Bill Pmt -Check	06/18/2025	26595	Barsz Gowie Am...			2,021.25	551,317.71
Check	06/19/2025	26596	Vittoria and Robe...	2025 Real Estate Refund, assessm...		452.61	550,865.10
Bill Pmt -Check	06/20/2025	26597	Vandemark & Ly...	Invoice must have been missed in o...		395.00	550,470.10

3:26 PM

East Marlborough Township General Fund

07/07/25

Account QuickReport

Cash Basis

As of June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Deposit	06/20/2025	ACH		Berkheimer	3,023.21		553,493.31
Check	06/23/2025	ACH	Capital Improvem...	represents 2 deposits from Commo...		131,512.84	421,980.47
Bill Pmt -Check	06/25/2025	26598	21st Century Med...			412.16	421,568.31
Bill Pmt -Check	06/25/2025	26599	Arlene M. LaRos...	Conditional Use Hearing 6/11		319.50	421,248.81
Bill Pmt -Check	06/25/2025	26600	Christopher F. Pe...	repair 10 interior lights and convert t...		660.00	420,588.81
Bill Pmt -Check	06/25/2025	26601	Dixie Land Energ...			1,683.52	418,905.29
Bill Pmt -Check	06/25/2025	26602	Heidelberg Mater...			2,023.13	416,882.16
Bill Pmt -Check	06/25/2025	26603	Ideal Hydraulics L...	1 - TRs-2-3012 Cyl, 1 2501-6-8 fitt		166.20	416,715.96
Bill Pmt -Check	06/25/2025	26604	New Enterprise S...	99788		1,552.10	415,163.86
Bill Pmt -Check	06/25/2025	26605	Safety Kleen, Inc.			456.24	414,707.62
Bill Pmt -Check	06/25/2025	26606	Signal Service, Inc.	6/5 disconnect power feeded to signa...		7,394.00	407,313.62
Bill Pmt -Check	06/25/2025	26607	Traisr, LLC	405.10		600.00	406,713.62
Bill Pmt -Check	06/25/2025	26608	Brittany Jones	Court Reporter ZHB 6/12/25		299.50	406,414.12
Deposit	06/26/2025	ACH		Berkheimer	4,044.25		410,458.37
Bill Pmt -Check	06/27/2025	26609	Go Green 'N' Cle...			84.00	410,374.37
Bill Pmt -Check	06/27/2025	26610	Knox Equipment ...	2 each blade 16" combo		450.00	409,924.37
Bill Pmt -Check	06/27/2025	26611	Neil Lovekin	PA CPM Program graduation - Neil ...		74.20	409,850.17
Deposit	06/27/2025	ACH		Berkheimer	2,488.81		412,338.98
Deposit	06/30/2025	ACH		Berkheimer	3,277.58		415,616.56
Deposit	06/30/2025	ACH		Deposit	2,379.39		417,995.95
Total 100.100 - PLGIT General - 3679014					149,146.58	711,809.57	417,995.95
100.106 - PLGIT Prime							1,896,354.27
Transfer	06/12/2025	XFR		xfr for more interest	500,000.00		2,396,354.27
Deposit	06/30/2025	ACH		Deposit	7,944.42		2,404,298.69
Total 100.106 - PLGIT Prime					507,944.42	0.00	2,404,298.69
100.150 - PLGIT Plus - 3679014							63.55
Deposit	06/30/2025	ACH		Deposit	0.22		63.77
Total 100.150 - PLGIT Plus - 3679014					0.22	0.00	63.77
100.305 - BB&T Bank/Truist							298,212.16
Check	06/02/2025	AP	PECO 53088430...	autopay		145.86	298,066.30
Check	06/02/2025	ACH	Evolution Payroll ...	Edit to 5/30 payroll Kate left off		477.21	297,589.09
Check	06/02/2025	5100	Evolution Payroll ...	amendment fo 5/30 payroll		275.24	297,313.85
Check	06/05/2025	AP	Peco 235406600...	autopay		330.42	296,983.43
Check	06/05/2025	AP	PECO 29772780...	autopay		385.84	296,597.59
Check	06/06/2025	AP	Keystone Health ...			18,514.23	278,083.36
Check	06/09/2025	AP	PECO 61691206...	autopay		11.79	278,071.57
Deposit	06/16/2025	XFR		for payroll 6/15/25	18,489.30		296,560.87
General Journal	06/16/2025	PR-6...	Evolution Payroll ...	DIRECT DEPOSITPR-6.15.25		42,771.71	253,789.16
General Journal	06/16/2025	PR-6...	Evolution Payroll ...	PR TAXES PR-6.15.25		19,949.19	233,839.97
General Journal	06/16/2025	PR-6...	Evolution Payroll ...	PR INVOICEPR-6.15.25		106.75	233,733.22
Check	06/16/2025		INR/CBIZ Matrix	PR 4/7		800.00	232,933.22
Deposit	06/16/2025	XFR	Truist Park	10% of PW payroll from parks for 1/...	18,163.27		251,096.49
Deposit	06/18/2025	XFR	Truist Sewer	Health Insurance Payment June 6th	8,107.51		259,204.00
Check	06/20/2025	AP	PECO 91106320...	Autopay		236.75	258,967.25
Check	06/20/2025	AP	Comcast (37361)	autopay		315.88	258,651.37
Check	06/20/2025	AP	PECO 67637030...	autopay		166.11	258,485.26
Check	06/20/2025	AP	PECO 41841660...	autopay		50.35	258,434.91
Check	06/20/2025	AP	PECO 66874380...	autopay		44.39	258,390.52
Deposit	06/26/2025	ACH	Justin Wong	25-104 Shed Permit	294.50		258,685.02
Check	06/27/2025	AP	PECO 31961030...	autopay		108.80	258,576.22
General Journal	06/30/2025	PR-6...	Evolution Payroll ...	DIRECT DEPOSIT PR-6.30.25		43,301.67	215,274.55
General Journal	06/30/2025	PR-6...	Evolution Payroll ...	PR TAXES PR-6.30.25		19,401.48	195,873.07
General Journal	06/30/2025	PR-6...	Evolution Payroll ...	PR INVOICE PR-6.30.25		108.75	195,764.32
Check	06/30/2025		INR/CBIZ Matrix	PR 4/7		800.00	194,964.32
Deposit	06/30/2025	XFR	Truist Sewer	for payroll 6/30	18,513.30		213,477.62
Deposit	06/30/2025	XFR	Park Fund	payroll 6/30	1,514.20		214,991.82
Total 100.305 - BB&T Bank/Truist					65,082.08	148,302.42	214,991.82
Total 100.000 - Cash					722,173.30	860,111.99	3,037,350.23
TOTAL					722,173.30	860,111.99	3,037,350.23

3:41 PM

07/07/25

Cash Basis

East Marlborough Sewer Company

Account QuickReport

As of June 30, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
100.000 - Cash								3,828,575.24
100.100 - PLGIT Sewer Fund (3679143)								848,034.57
Bill Pmt -Check	06/02/2025	6632	Denney Electric Su...		2000 - Accou...	-56.16	-56.16	847,978.41
Bill Pmt -Check	06/02/2025	6633	AET Consulting Inc.		2000 - Accou...	-1,170.00	-1,170.00	846,808.41
Bill Pmt -Check	06/02/2025	6634	Aqua Pennsylvania...		2000 - Accou...	-200.00	-200.00	846,608.41
Bill Pmt -Check	06/02/2025	6635	Buckmans Inc.		2000 - Accou...	-1,111.40	-1,111.40	845,497.01
Bill Pmt -Check	06/02/2025	6636	Brandywine Ace P...		2000 - Accou...	-16.18	-16.18	845,480.83
Bill Pmt -Check	06/02/2025	6637	Northeastern Suppl...		2000 - Accou...	-45.46	-45.46	845,435.37
Deposit	06/03/2025	ACH		Berkheimer	364.100 - Se...	1,878.07	1,878.07	847,313.44
Check	06/04/2025	ACH	BMO Credit Card	autopay thro...	129.01 - BMO...	-287.87	-287.87	847,025.57
Deposit	06/06/2025			Deposit	361.650 - Se...	20.00	20.00	847,045.57
Deposit	06/06/2025			Deposit	361.650 - Se...	15.00	15.00	847,060.57
Deposit	06/06/2025			Deposit	361.650 - Se...	15.00	15.00	847,075.57
Deposit	06/06/2025	ACH		Berkheimer	364.100 - Se...	874.99	874.99	847,950.56
Bill Pmt -Check	06/09/2025	6638	Null's Towing		2000 - Accou...	-812.50	-812.50	847,138.06
Bill Pmt -Check	06/09/2025	6639	Pennsylvania One...	Monthly activ...	2000 - Accou...	-70.31	-70.31	847,067.75
Bill Pmt -Check	06/09/2025	6640	Christopher F. Perr...	replace pum...	2000 - Accou...	-130.00	-130.00	846,937.75
Bill Pmt -Check	06/09/2025	6641	Aqua Pennsylvania...	acct# 31002...	2000 - Accou...	-22.33	-22.33	846,915.42
Bill Pmt -Check	06/09/2025	6642	Opdenaker Inc	June trash re...	2000 - Accou...	-137.80	-137.80	846,777.62
Bill Pmt -Check	06/10/2025	6643	Wm. P. McGovern...		2000 - Accou...	-463.25	-463.25	846,314.37
Check	06/10/2025		General Fund v	was a charge...	429.220 - Ope...	-70.29	-70.29	846,244.08
Deposit	06/10/2025	ACH		Berkheimer	364.100 - Se...	965.05	965.05	847,209.13
Bill Pmt -Check	06/13/2025	6644	Aqua Pennsylvania...		2000 - Accou...	-200.00	-200.00	847,009.13
Bill Pmt -Check	06/13/2025	6645	Buckmans Inc.		2000 - Accou...	-357.00	-357.00	846,652.13
Bill Pmt -Check	06/13/2025	6646	Chester Water Aut...		2000 - Accou...	-29.91	-29.91	846,622.22
Deposit	06/13/2025	ACH		Berkheimer	364.100 - Se...	4,573.77	4,573.77	851,195.99
Check	06/16/2025		General Fund v	due to GF for...	429.231 - Fue...	-616.61	-616.61	850,579.38
Deposit	06/17/2025			Deposit	361.650 - Se...	15.00	15.00	850,594.38
Deposit	06/17/2025			Deposit	1499 - Undep...	104,000.00	104,000.00	954,594.38
Deposit	06/17/2025			Deposit	1499 - Undep...	2,300.00	2,300.00	956,894.38
Deposit	06/17/2025			Deposit	361.650 - Se...	15.00	15.00	956,909.38
Deposit	06/17/2025			Deposit	1499 - Undep...	250.00	250.00	957,159.38
Bill Pmt -Check	06/17/2025	6647	Brandywine Ace P...		2000 - Accou...	-61.18	-61.18	957,098.20
Bill Pmt -Check	06/17/2025	6648	McMaster-Carr		2000 - Accou...	-548.96	-548.96	956,549.24
Deposit	06/17/2025	ACH		Berkheimer	364.100 - Se...	12,386.97	12,386.97	968,936.21
Bill Pmt -Check	06/18/2025	6649	Barsz Gowie		2000 - Accou...	-1,000.00	-1,000.00	967,936.21
Bill Pmt -Check	06/18/2025	6650	Herbert, Rowland, ...		2000 - Accou...	-224.00	-224.00	967,712.21
Deposit	06/20/2025	ACH		Berkheimer	364.100 - Se...	1,315.05	1,315.05	969,027.26
Deposit	06/23/2025			Deposit	361.650 - Se...	15.00	15.00	969,042.26
Deposit	06/23/2025			Deposit	361.650 - Se...	20.00	20.00	969,062.26
Bill Pmt -Check	06/24/2025	6651	Buckmans Inc.		2000 - Accou...	-1,140.40	-1,140.40	967,921.86
Deposit	06/24/2025			Deposit	361.650 - Se...	15.00	15.00	967,936.86
Bill Pmt -Check	06/24/2025	6652	Chester Water Aut...		2000 - Accou...	-65.00	-65.00	967,871.86
Deposit	06/24/2025	ACH		Berkheimer	364.100 - Se...	2,226.97	2,226.97	970,098.83
Bill Pmt -Check	06/25/2025	6653	Aqua Pennsylvania...		2000 - Accou...	-200.00	-200.00	969,898.83
Deposit	06/27/2025	ACH		Berkheimer	364.100 - Se...	971.01	971.01	970,869.84
Bill Pmt -Check	06/30/2025	6654	Buckmans Inc.		2000 - Accou...	-439.00	-439.00	970,430.84
Bill Pmt -Check	06/30/2025	6655	Square One Electric		2000 - Accou...	-6,640.23	-6,640.23	963,790.61
Deposit	06/30/2025			Deposit	361.650 - Se...	20.00	20.00	963,810.61
Deposit	06/30/2025			Deposit	-SPLIT-	30.00	30.00	963,840.61
Deposit	06/30/2025	ACH		Berkheimer	364.100 - Se...	2,609.72	2,609.72	966,450.33
Deposit	06/30/2025	ACH		Deposit	341.010 - Inte...	3,057.66	3,057.66	969,507.99
Total 100.100 - PLGIT Sewer Fund (3679143)							121,473.42	969,507.99
100.101 - PLGIT Plus (4679142)								1,898.43
Deposit	06/30/2025	ACH		Deposit	341.010 - Inte...	6.59	6.59	1,905.02
Total 100.101 - PLGIT Plus (4679142)							6.59	1,905.02
100.106 - PLGIT Sewer Prime								2,819,503.27
Deposit	06/30/2025	ACH		Deposit	341.010 - Inte...	10,120.41	10,120.41	2,829,623.68
Total 100.106 - PLGIT Sewer Prime							10,120.41	2,829,623.68
100.500 - Truist Bank 9077								159,138.97
Check	06/02/2025	AP	Verizon 950-454-8...	autopay	429.321 - Tel...	-48.22	-48.22	159,090.75
Check	06/04/2025	AP	Verizon 852-008-7...	autopay	429.321 - Tel...	-94.99	-94.99	158,995.76
Check	06/05/2025	AP	Verizon WZ 220-82...	autopay	429.321 - Tel...	-20.02	-20.02	158,975.74
Check	06/09/2025	AP	Verizon 257-251-6...	autopay	429.321 - Tel...	-47.40	-47.40	158,928.34
Check	06/09/2025	AP	Verizon 457-251-4...	autopay	429.321 - Tel...	-51.26	-51.26	158,877.08
Check	06/09/2025	AP	Verizon 557-252-5...	autopay	429.321 - Tel...	-35.93	-35.93	158,841.15
Check	06/09/2025	AP	PECO 880479285...	autopay	429.361 - Ele...	-113.72	-113.72	158,727.43
Check	06/09/2025	AP	PECO 975290896...	autopay	429.361 - Ele...	-105.36	-105.36	158,622.07
Check	06/10/2025	AP	Verizon 357-252-2...	autopay	429.321 - Tel...	-47.22	-47.22	158,574.85
Check	06/11/2025	AP	Verizon 357-252-3...	autopay	429.321 - Tel...	-47.22	-47.22	158,527.63
Check	06/11/2025	AP	Verizon 157-254-0...	autopay	429.321 - Tel...	-47.22	-47.22	158,480.41
Check	06/11/2025	AP	Verizon 557-252-5...	autopay	429.321 - Tel...	-47.48	-47.48	158,432.93
Check	06/16/2025	XFR		for payroll 6/...	492.010 - Tra...	-18,489.30	-18,489.30	139,943.63

3:41 PM

07/07/25

Cash Basis

East Marlborough Sewer Company

Account QuickReport

As of June 30, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Check	06/17/2025	AP	Verizon 450-748-4...	autopay	429.321 Tel...	-39.34	-39.34	139,904.29
Check	06/18/2025	ACH	Truist Bank 9831	for June 2025	487.196 Hea...	-8,107.51	-8,107.51	131,796.78
Check	06/20/2025	AP	PECO 750902010...	autopay	429.361 Ele...	-2,426.08	-2,426.08	129,370.70
Check	06/20/2025	AP	PECO 020419222...	autopay	429.361 Ele...	-280.11	-280.11	129,090.59
Check	06/20/2025	AP	PECO 400354300...	autopay	429.361 Ele...	-7,146.43	-7,146.43	121,944.16
Check	06/20/2025	AP	PECO 377991222...		429.361 Ele...	-150.10	-150.10	121,794.06
Check	06/20/2025	AP	PECO 391898500...	autopay	429.361 Ele...	-133.07	-133.07	121,660.99
Check	06/20/2025	AP	PECO 589149400...	autopay	429.361 Ele...	-366.54	-366.54	121,294.45
Check	06/20/2025	AP	PECO 122422800...	autopay	429.361 Ele...	-816.06	-816.06	120,478.39
Check	06/20/2025	AP	PECO 345542500...	autopay	429.361 Ele...	-165.62	-165.62	120,312.77
Check	06/20/2025	AP	PECO 628822122...	autopay	429.361 Ele...	-170.54	-170.54	120,142.23
Check	06/20/2025	AP	PECO 872732333...	autopay	429.361 Ele...	-202.71	-202.71	119,939.52
Check	06/20/2025	AP	PECO 689979222...	autopay	429.361 Ele...	-149.59	-149.59	119,789.93
Check	06/23/2025	AP	Verizon 356-898-4...	autopay	429.321 Tel...	-47.22	-47.22	119,742.71
Check	06/23/2025	AP	Verizon 756-231-7...	autopay	429.321 Tel...	-42.68	-42.68	119,700.03
Check	06/26/2025	AP	Verizon 655-972-3...	autopay	429.321 Tel...	-42.41	-42.41	119,657.62
Check	06/30/2025	XFR	Truist Bank 9831	for payroll 6/30	492.010 Tra...	-18,513.30	-18,513.30	101,144.32
Check	06/30/2025	AP	PECO 835121700...	autopay	429.361 Ele...	-11.33	-11.33	101,132.99
Total 100.500 - Truist Bank 9077							-58,005.98	101,132.99
Total 100.000 - Cash							73,594.44	3,902,169.68
TOTAL							73,594.44	3,902,169.68

3:32 PM

07/07/25

Cash Basis

East Marlborough Township Fire & Emergency Services Fund

Account QuickReport

As of June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							1,669,842.62
100.010 · PLGIT Class - Fire Tax							1,656,050.85
Deposit	06/03/2025	ACH		Berkheimer	4,391.46		1,660,442.31
Deposit	06/06/2025	ACH		Berkheimer	3,325.81		1,663,768.12
Deposit	06/06/2025	ACH		Berkheimer	1,087.55		1,664,855.67
Deposit	06/10/2025	ACH		Berkheimer	3,623.04		1,668,478.71
Deposit	06/10/2025	ACH		Berkheimer	801.92		1,669,280.63
Deposit	06/13/2025	ACH		Berkheimer	1,289.37		1,670,570.00
Deposit	06/13/2025	ACH		Berkheimer	5,763.83		1,676,333.83
Deposit	06/17/2025	ach		Berkheimer	3,962.28		1,680,296.11
Deposit	06/17/2025	ACH		Berkheimer	17,920.88		1,698,216.99
Bill Pmt -Check	06/18/2025	1077	Kennett Regional Fi...	3rd quarter p...		348,483.13	1,349,733.86
Deposit	06/20/2025	ACH		Berkheimer	3,804.62		1,353,538.48
Deposit	06/20/2025	ACH		Berkheimer	839.47		1,354,377.95
Deposit	06/24/2025	ACH		Berkheimer	5,282.63		1,359,660.58
Deposit	06/24/2025	ACH		Berkheimer	1,187.45		1,360,848.03
Deposit	06/27/2025	ACH		Berkheimer	3,163.34		1,364,011.37
Deposit	06/27/2025	ACH		Berkheimer	692.47		1,364,703.84
Bill Pmt -Check	06/30/2025		Pa State Workers' I...	QuickBooks ...	0.00		1,364,703.84
Deposit	06/30/2025	ACH		Berkheimer	4,030.97		1,368,734.81
Deposit	06/30/2025	ACH		Berkheimer	1,540.14		1,370,274.95
Deposit	06/30/2025	ACH		Berkheimer	1,175.06		1,371,450.01
Deposit	06/30/2025	ACH		Deposit	5,711.16		1,377,161.17
Total 100.010 · PLGIT Class - Fire Tax					69,593.45	348,483.13	1,377,161.17
100.700 · Truist Fire Account							13,791.77
Check	06/25/2025	AP	Aqua Pennsylvania	autopay		2,752.30	11,039.47
Total 100.700 · Truist Fire Account					0.00	2,752.30	11,039.47
Total 100.000 · Cash					69,593.45	351,235.43	1,388,200.64
TOTAL					69,593.45	351,235.43	1,388,200.64

3:33 PM

07/07/25

Cash Basis

State Fund
Account QuickReport
 As of June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							492,399.08
100.010 · PLGIT State Fund (3679069)							492,399.08
Bill Pmt -Check	06/10/2025	1006	Asphalt Industries, L...	17,250 per s...		42,090.00	450,309.08
Deposit	06/30/2025	ACH		Deposit	1,605.14		451,914.22
Total 100.010 · PLGIT State Fund (3679069)					1,605.14	42,090.00	451,914.22
Total 100.000 · Cash					1,605.14	42,090.00	451,914.22
TOTAL					1,605.14	42,090.00	451,914.22

3:35 PM

07/07/25

Cash Basis

East Marlborough Township Open Space Fund

Account QuickReport

As of June 30, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
100.000 - Cash								1,862,224.57
100.010 - PLGIT Open Space 00003679127								252,485.99
Deposit	06/13/2025	ACH		Berkheimer	301.110 - Ope...	805.63	805.63	253,291.62
Deposit	06/17/2025	ACH		Berkheimer	301.110 - Ope...	1,595.17	1,595.17	254,886.79
Deposit	06/24/2025	ACH		Berkheimer	301.110 - Ope...	803.46	803.46	255,690.25
Deposit	06/30/2025	ACH		Berkheimer	301.110 - Ope...	1,356.33	1,356.33	257,046.58
Deposit	06/30/2025	ACH		Deposit	341.010 - Inte...	860.71	860.71	257,907.29
Total 100.010 - PLGIT Open Space 00003679127							5,421.30	257,907.29
100.020 - PLGIT/PLUS Class Account								832.74
Deposit	06/30/2025	ACH		Deposit	341.010 - Inte...	2.89	2.89	835.63
Total 100.020 - PLGIT/PLUS Class Account							2.89	835.63
100.106 - PLGIT Open Space Prime								1,608,905.84
Deposit	06/30/2025	ACH		Deposit	341.010 - Inte...	5,775.13	5,775.13	1,614,680.97
Total 100.106 - PLGIT Open Space Prime							5,775.13	1,614,680.97
Total 100.000 - Cash							11,199.32	1,873,423.89
TOTAL							11,199.32	1,873,423.89

3:36 PM

East Marlborough Township Capital Improvement/Building Fund

07/07/25

Account QuickReport

Cash Basis

As of June 30, 2025

Type	Date	Num	Name	Memo	Account	Debit	Credit	Balance
100.000 · Cash								1,818,043.30
100.100 · PLGIT-Building Fund-00003679173								181,055.17
Bill Pmt -Check	06/09/2025	1096	John Deere	ZTrak mower	100.100 · PLGIT-B...		12,467.04	168,588.13
Bill Pmt -Check	06/12/2025	1097	Asphalt Industries, L...		100.100 · PLGIT-B...		86,637.45	81,950.68
Deposit	06/23/2025	ACH	General Fund C	represents 2 ...	100.100 · PLGIT-B...	131,512.84		213,463.52
Bill Pmt -Check	06/25/2025	1098	RMI	EF Johnson ...	100.100 · PLGIT-B...		5,920.76	207,542.76
Deposit	06/30/2025	ACH		Deposit	100.100 · PLGIT-B...	646.23		208,188.99
Total 100.100 · PLGIT-Building Fund-00003679173						132,159.07	105,025.25	208,188.99
100.106 · PLGIT Building Fund Prime								1,636,953.50
Deposit	06/30/2025	ACH		Deposit	100.106 · PLGIT B...	5,875.85		1,642,829.35
Total 100.106 · PLGIT Building Fund Prime						5,875.85	0.00	1,642,829.35
100.200 · PLGIT-Res-Building Fund-3679173								34.63
Deposit	06/30/2025	ACH		Deposit	100.200 · PLGIT-R...	0.12		34.75
Total 100.200 · PLGIT-Res-Building Fund-3679173						0.12	0.00	34.75
Total 100.000 · Cash						138,035.04	105,025.25	1,851,053.09
TOTAL						138,035.04	105,025.25	1,851,053.09

3:37 PM

East Marlborough Township - Rebill

07/07/25

Account QuickReport

Cash Basis

As of June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 - PLGIT - Rebill							118,364.52
Bill Pmt -Check	06/01/2025		Audit Entry.	QuickBooks generated zero ...	0.00		118,364.52
Bill Pmt -Check	06/01/2025		VanDemark and Lyn...	QuickBooks generated zero ...	0.00		118,364.52
Bill Pmt -Check	06/02/2025	1184	Herbert, Rowland & ...			3,042.50	115,322.02
Bill Pmt -Check	06/02/2025	1185	RGS Associates, Inc.	802 E. Balt Pk		162.50	115,159.52
Bill Pmt -Check	06/02/2025	1186	Traffic Planning and ...	802 E. Balt Pk		1,075.00	114,084.52
Bill Pmt -Check	06/02/2025	1187	VanDemark and Lyn...			6,999.00	107,085.52
Deposit	06/06/2025			Deposit	42,810.15		149,895.67
Check	06/06/2025	XFR	General Fund	part of last payment had to g...		10,679.85	139,215.82
Bill Pmt -Check	06/12/2025	1188	RGS Associates, Inc.	Landhope		390.00	138,825.82
Bill Pmt -Check	06/12/2025	1189	Unruh Turner Burke ...			1,403.00	137,422.82
Deposit	06/17/2025			Deposit	840.00		138,262.82
Bill Pmt -Check	06/18/2025	1190	Villages of Northridge	reimbursement for 3 paymen...		2,145.00	136,117.82
Deposit	06/24/2025			VOID: Deposit	0.00		136,117.82
Deposit	06/30/2025			Deposit	276.00		136,393.82
Deposit	06/30/2025	ACH		Deposit	446.18		136,840.00
Total 100.000 - PLGIT - Rebill					44,372.33	25,896.85	136,840.00
TOTAL					44,372.33	25,896.85	136,840.00

3:38 PM

07/07/25

Cash Basis

East Marlborough Township Willowdale Chapel Escrow Fund

Account QuickReport

As of June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							116,546.31
100.020 · PLGIT-Willowdale-Escrow-3679156							116,546.31
Deposit	06/30/2025	ACH		Deposit	404.47		116,950.78
Total 100.020 · PLGIT-Willowdale-Escrow-3679156					404.47	0.00	116,950.78
Total 100.000 · Cash					404.47	0.00	116,950.78
TOTAL					404.47	0.00	116,950.78

3:38 PM

07/07/25

Cash Basis

East Marlborough Township Library Fund

Account QuickReport

As of June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 - Cash							121,521.95
100.010 - Library Account							121,521.95
Deposit	06/13/2025	ACH	Berkheimer		640.71		122,162.66
Deposit	06/17/2025	ACH	Berkheimer		1,491.25		123,653.91
Deposit	06/24/2025	ACH	Berkheimer		735.08		124,388.99
Deposit	06/30/2025	ACH	Berkheimer		1,305.84		125,694.83
Deposit	06/30/2025	ACH	Deposit		415.63		126,110.46
Total 100.010 - Library Account					4,588.51	0.00	126,110.46
Total 100.000 - Cash					4,588.51	0.00	126,110.46
TOTAL					4,588.51	0.00	126,110.46

3:39 PM

East Marlborough Township Operating Reserve Fund

07/07/25

Account QuickReport

Cash Basis

As of June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							1,116,676.79
100.100 · Operating Reserve Account							444,061.97
Deposit	06/30/2025	ACH		Deposit	1,507.75		445,569.72
Total 100.100 · Operating Reserve Account					1,507.75	0.00	445,569.72
100.106 · Operating Reserve Prime							672,614.82
Deposit	06/30/2025	ACH		Deposit	2,414.33		675,029.15
Total 100.106 · Operating Reserve Prime					2,414.33	0.00	675,029.15
Total 100.000 · Cash					3,922.08	0.00	1,120,598.87
TOTAL					3,922.08	0.00	1,120,598.87

[Return to Agenda](#)

ORDINANCE NO. 02– 2025

EAST MARLBOROUGH TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE TO APPROVE, ADOPT AND ENACT AN ORDINANCE CODIFICATION FOR THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA; TO PROVIDE FOR THE REPEAL OF CERTAIN LEGISLATION NOT INCLUDED THEREIN; TO SAVE FROM REPEAL CERTAIN OTHER LEGISLATION NOT INCLUDED THEREIN; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE.

BOARD EXHIBITS

Date: Wednesday, July 9, 2025, at 7 p.m.

- B-1: Ordinance;
- B-2: Proof of Publication (with Legal Notice appearing in the *Daily Local News* on June 24, 2025, and July 1, 2025);
- B-3: Correspondence dated June 23, 2025, to the Chester County Law Library providing proposed Ordinance for public inspection (*note: original letter included referenced enclosure*); and
- B-4: Correspondence dated June 23, 2025, to the *Daily Local News* providing proposed Ordinance or public inspection; (*note: original letter included referenced enclosure*).

PROPOSED CODE ADOPTION ORDINANCE
for the
CODE OF THE TOWNSHIP OF EAST MARLBOROUGH, PENNSYLVANIA
July 2025

GENERAL CODE
781 Elmgrove Road
Rochester, New York 14624
800 836-8834
www.generalcode.com

**TOWNSHIP OF EAST MARLBOROUGH
COUNTY OF CHESTER, PENNSYLVANIA**

ORD. NO.: 2025-02

AN ORDINANCE TO APPROVE, ADOPT AND ENACT AN ORDINANCE CODIFICATION FOR THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA; TO PROVIDE FOR THE REPEAL OF CERTAIN LEGISLATION NOT INCLUDED THEREIN; TO SAVE FROM REPEAL CERTAIN OTHER LEGISLATION NOT INCLUDED THEREIN; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE

Be it enacted and ordained by the Board of Supervisors of the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, and it is enacted and ordained as follows:

**ARTICLE I
Adoption of Code**

§ 1-1. Approval, adoption and enactment of Code.

Pursuant to Section 1601(d) of the Second Class Township Code [53 P.S. § 66601(d)], the codification of a complete body of legislation for the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, as revised, codified and consolidated into chapters, articles and sections by General Code, and consisting of Chapters 1 through 450, together with an Appendix, is hereby approved, adopted, ordained and enacted as a single ordinance of the Township of East Marlborough, which shall be known and is hereby designated as the "Code of the Township of East Marlborough," hereinafter referred to as the "Code."

§ 1-2. Effect of Code on previous provisions.

The provisions of this Code, insofar as they are substantively the same as those of ordinances in force immediately prior to the enactment of this ordinance, are intended as a continuation of such ordinances and not as new enactments, and the effectiveness of such provisions shall date from the date of adoption of the prior ordinance. All such provisions are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Board of Supervisors of the Township of East Marlborough, and it is the intention of said Board of Supervisors that each such provision contained within the Code is hereby reenacted and reaffirmed as it appears in said Code. Only such provisions of former ordinances as are omitted from this Code shall be deemed repealed or abrogated by the provisions of § 1-3 below, and only new or changed provisions, as described in § 1-6 below, shall be deemed to be enacted from the effective date of this Code, as provided in § 1-15 below.

§ 1-3. Inconsistent legislation repealed.

- A. Repeal of inconsistent ordinances. Except as provided in § 1-4, Legislation saved from repeal; matters not affected by repeal, below, all ordinances or parts of ordinances inconsistent with the provisions contained in the Code adopted by this ordinance are hereby

repealed as of the effective date given in § 1-15; provided, however, that such repeal shall only be to the extent of such inconsistency, and any valid legislation of the Township of East Marlborough which is not in conflict with the provisions of the Code shall be deemed to remain in full force and effect.

B. Repeal of specific ordinances. The Board of Supervisors of the Township of East Marlborough has determined that the following ordinances are no longer in effect and hereby specifically repeals the following legislation:

- (1) Ordinance regarding disorderly conduct, adopted May 13, 1963.
- (2) Ordinance No. 95-3 regarding water conservation, adopted May 8, 1995.

§ 1-4. Legislation saved from repeal; matters not affected by repeal.

The adoption of this Code and the repeal of ordinances provided for in § 1-3 of this ordinance shall not affect the following ordinances, rights and obligations, which are hereby expressly saved from repeal; provided, however, that the repeal of ordinances pursuant to § 1-3 or the saving from repeal of ordinances pursuant to this section shall not be construed so as to revive any ordinance previously repealed, superseded or no longer of any effect:

- A. Any ordinance adopted subsequent to August 5, 2024.
- B. Any right or liability established, accrued or incurred under any legislative provision of the Township prior to the effective date of this ordinance or any action or proceeding brought for the enforcement of such right or liability or any cause of action acquired or existing.
- C. Any offense or act committed or done before the effective date of this ordinance in violation of any legislative provision of the Township or any penalty, punishment or forfeiture which may result therefrom.
- D. Any prosecution, indictment, action, suit or other proceeding pending or any judgment rendered prior to the effective date of this ordinance, brought pursuant to any legislative provision of the Township.
- E. Any franchise, license, right, easement or privilege heretofore granted or conferred by the Township or any lawful contract, obligation or agreement.
- F. Any ordinance appropriating money or transferring funds, promising or guaranteeing the payment of money or authorizing the issuance and delivery of any bond of the Township or other instruments or evidence of the Township's indebtedness.
- G. Any ordinance adopting an annual budget or establishing an annual tax rate.
- H. Any ordinance providing for the levy, imposition or collection of special taxes, assessments or charges.
- I. Any ordinance authorizing the purchase, sale, lease or transfer of property or acquiring property by acceptance of deed, condemnation or exercise of eminent domain.
- J. Any ordinance annexing land to the Township.

- K. Any ordinance providing for or requiring the construction or reconstruction or opening of sidewalks, curbs and gutters.
- L. Any ordinance or part of an ordinance providing for laying out, opening, altering, widening, relocating, straightening, establishing grade, changing name, improvement, acceptance or vacation of any right-of-way, easement, street, road, highway, sidewalk, park or other public place or property or designating various streets as public highways.
- M. Any ordinance establishing water, sewer or other special purpose districts and designating the boundaries thereof; providing for a system of sewers or water supply lines; or providing for the construction, extension, dedication, acceptance or abandonment of any part of a system of sewers or water supply lines.
- N. Any ordinance providing for the making of public improvements.
- O. Any ordinance providing for the salaries and compensation of officers and employees of the Township or setting the bond of any officer or employee.
- P. Any ordinance concerning changes and amendments to the Zoning Map.
- Q. Any ordinance relating to or establishing a pension plan or pension fund for municipal employees.
- R. Any ordinance or portion of an ordinance establishing a specific fee amount for any license, permit or service obtained from the Township.
- S. Any currently effective ordinance providing for intergovernmental cooperation or establishing an inter-municipal agreement.

§ 1-5. Inclusion of new legislation prior to adoption of Code.

All ordinances of a general and permanent nature adopted subsequent to the date given in § 1-4A and/or prior to the date of adoption of this ordinance are hereby deemed to be a part of the Code and shall, upon being printed, be included therein. Attested copies of all such ordinances shall be temporarily placed in the Code until printed supplements are included.

§ 1-6. Changes and revisions in previously adopted legislation; new provisions.

- A. Non-substantive changes. In compiling and preparing the ordinances of the Township for adoption and revision as part of the Code, certain non-substantive grammatical and style changes were made in one or more of said ordinances. It is the intention of the Board of Supervisors that all such changes be adopted as part of the Code as if the ordinances so changed had been previously formally amended to read as such.
- B. Substantive changes and revisions. In addition to the changes and revisions described above, changes and revisions of a substantive nature, as set forth in Schedule A attached hereto and made a part hereof, are hereby made to various ordinances included in the Code. These changes are enacted to bring provisions into conformity with the desired policies of the Board of Supervisors, and it is the intent of the Board of Supervisors that all such changes be adopted as part of the Code as if the legislation so changed had been previously

formally amended to read as such. All such changes and revisions shall be deemed to be in effect as of the effective date of the Code specified in § 1-15.

C. Nomenclature changes and revisions.

- (1) “Justice of the Peace,” “District Justice,” “District Magistrate” or “Magistrate” is revised to read “Magisterial District Judge.”
- (2) “Department of Community Affairs” is revised to read “Department of Community and Economic Development.”
- (3) U.S. Department of Agriculture’s “Soil Conservation Service (SCS)” is revised to read “Natural Resources Conservation Service (NRCS).”
- (4) “Department of Environmental Resources” is revised to read “Department of Environmental Protection” or “Department of Conservation and Natural Resources.”
- (5) “Department of Public Welfare” is revised to read “Department of Human Services.”
- (6) “Department of Highways” is revised to read “Department of Transportation.”
- (7) “Federal Insurance Administration” is revised to read “Federal Insurance and Mitigation Administration.”
- (8) “Licensed collector” is revised to read “registered collector” throughout Ch. 375, Art. II.
- (9) The term “policeman” is revised to read “police officer.”
- (10) The term “policemen” is revised to read “police officers.”
- (11) The term “fireman” is revised to read “firefighter.”
- (12) The term “fireman” is revised to read “firefighters.”
- (13) The term “manholes” is revised to read “maintenance holes.”
- (14) The term “watchman” is revised to read “watch person.”
- (15) The term “Chairman” is revised to read “Chairperson.”
- (16) The term “man-made” is revised to read “human-made.”

§ 1-7. Interpretation of provisions.

In interpreting and applying the provisions of the Code, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of the Code impose greater restrictions or requirements than those of any statute, other ordinance, or regulation, the provisions of the Code shall control. Where the provisions of any statute, other ordinance, or regulation impose greater restrictions or requirements, the provisions of such statute, other ordinance, or regulation shall control.

§ 1-8. Titles and headings; editor's notes.

- A. Chapter and article titles, headings and titles of sections and other divisions in the Code or in supplements made to the Code are inserted in the Code and may be inserted in supplements to the Code for the convenience of persons using the Code and are not part of the legislation.
- B. Editor's notes indicating sources of sections, giving other information or referring to the statutes or to other parts of the Code are inserted in the Code and may be inserted in

supplements to the Code for the convenience of persons using the Code and are not part of the legislation.

§ 1-9. Filing of copy of Code.

At least one copy of the Code in a post-bound volume shall be filed with the Ordinance Book in the office of the Township Secretary and shall remain there for use and examination by the public. Upon adoption, such copy or copies shall be certified to by the Township Secretary, as provided by law, and such certified copy or copies shall remain on file in the office of the Township Secretary, available to persons desiring to examine the same during all times while said Code is in effect.

§ 1-10. Amendments to Code.

Any and all additions, deletions, amendments or supplements to the Code, when passed and adopted in such form as to indicate the intention of the Board of Supervisors to be a part thereof, shall be deemed to be incorporated into such Code so that reference to the Code shall be understood and intended to include such changes. Whenever such additions, deletions, amendments or supplements to the Code shall be adopted, they shall thereafter be printed and, as provided hereunder, inserted in the post-bound book containing said Code as amendments and supplements thereto.

§ 1-11. Code books to be kept up-to-date.

It shall be the duty of the Township Secretary or someone authorized and directed by him or her to keep up-to-date the certified copy or copies of the book containing the Code required to be filed in the office of the Township Secretary for the use of the public. All changes in said Code and all legislation adopted by the Board of Supervisors subsequent to the effective date of this codification which the Board of Supervisors shall adopt specifically as part of the Code shall, when finally adopted, be included therein by reference until such changes or new legislation are printed as supplements to said Code books, at which time such supplements shall be inserted therein.

§ 1-12. Publication of notices.

The Township Secretary, pursuant to law, shall cause to be published in the manner required a notice of the introduction of the Code in a newspaper of general circulation in the Township. The enactment and application of this ordinance, coupled with the publication of the notice of introduction, the availability of a copy or copies of the Code for inspection by the public and the filing of an attested copy of this ordinance with the county, as required by law, shall be deemed, held and considered to be due and legal publication of all provisions of the Code for all purposes.

§ 1-13. Altering or tampering with Code; violations and penalties.

It shall be unlawful for anyone to improperly change or amend, by additions or deletions, or to alter or tamper with the Code or any part or portion thereof in any manner whatsoever which will cause the law of the Township to be misrepresented thereby. Any person who violates or permits a violation of this section of this ordinance shall, upon being found liable therefor in a civil enforcement proceeding, pay a fine of not more than \$600, plus all court costs, including reasonable

attorney's fees, incurred by the Township in the enforcement of this chapter. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.

§ 1-14. Severability.

The provisions of this ordinance and of the Code adopted hereby are severable, and if any clause, sentence, subsection, section, article, chapter or part thereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation and application to the clause, sentence, subsection, section, article, chapter or part thereof rendered illegal, invalid or unconstitutional. It is hereby declared to be the intent of the Board of Supervisors that this ordinance and the Code would have been adopted if such illegal, invalid or unconstitutional clause, sentence, subsection, section, article, chapter or part thereof had not been included therein.

§ 1-15. Effective date.

All provisions of this ordinance and of the Code shall be in force and effect five (5) days after adoption of this ordinance.

ENACTED AND ORDAINED by the Board of Supervisors of the Township of East Marlborough this ____ day of _____ 2025.

Attest:

**EAST MARLBOROUGH TOWNSHIP
BOARD OF SUPERVISORS**

Neil G. Lovekin, Secretary / Manager

Ellen L. Sosangelis, Chair

John Sarro, Vice-Chair

Jake C. Elks, Member

James Chance, Member

Steven Peuquet, Member

TOWNSHIP OF EAST MARLBOROUGH

NOTICE OF INTRODUCTION

OF PROPOSED CODE ADOPTION ORDINANCE

Please take notice that a proposed Code Adoption Ordinance was introduced by the Board of Supervisors of the Township of East Marlborough at a regular meeting of the Board of Supervisors held on the 11th day of June, 2025. A copy of the proposed Code Adoption Ordinance and the Code may be examined in the office of the Township Secretary. A summary of the proposed Code Adoption Ordinance and a listing of the Table of Contents of the proposed codification are as follows:

ORD. NO.: 2025-02

AN ORDINANCE TO APPROVE, ADOPT AND ENACT AN ORDINANCE CODIFICATION FOR THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA; TO PROVIDE FOR THE REPEAL OF CERTAIN LEGISLATION NOT INCLUDED THEREIN; TO SAVE FROM REPEAL CERTAIN OTHER LEGISLATION NOT INCLUDED THEREIN; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE

This proposed ordinance provides:

- (1) For the approval, adoption and enactment of the codification of a complete body of legislation for the Township of East Marlborough, as revised, codified and consolidated into titles, chapters and sections, such codification being designated as the "Code of the Township of East Marlborough."
- (2) That the provisions of the Code are intended as the continuation of legislation in effect immediately prior to adoption of this ordinance.
- (3) For the repeal of inconsistent ordinances or parts of ordinances of a general and permanent nature which are not included in the Code, except as specifically saved from repeal.
- (4) That certain ordinances, rights and obligations be expressly saved from repeal.
- (5) That ordinances of a general and permanent nature adopted subsequent to preparation of the Code but prior to its adoption are deemed part of the Code.
- (6) For the adoption and ratification of changes and revisions made during preparation of the Code to the previously adopted legislation included therein, and for the inclusion of certain new legislation. Such changes, revisions and new legislation include:
 - (a) Non-substantive grammatical and style changes.
 - (b) Nomenclature changes.

- (c) General revision of penalty provisions.
 - (d) Removal of specific permit and license fee amounts and authority for such fees to be set by resolution of the Board of Supervisors.
 - (e) Adoption and ratification of other substantive changes and revisions made so as to bring provisions included in the Code into conformity with the policies and intent of the Board of Supervisors. Such changes and revisions are specifically enumerated and described in the ordinance.
- (7) For the interpretation of provisions.
 - (8) That titles, headings and editor's notes are inserted for the convenience of persons using the Code and are not part of the legislation.
 - (9) For the filing of at least one copy of the Code in the office of the Township Secretary where it shall remain for use and examination by the public.
 - (10) For the incorporation of future additions, deletions, amendments or supplements into the Code.
 - (11) That Code books be kept up-to-date under the supervision of the Township Secretary.
 - (12) That notice of introduction of the ordinance and Code be published according to law, and that enactment of the ordinance, coupled with filing of a copy or copies of the Code and publication of such notice, will be deemed due and legal publication of all provisions of the Code.
 - (13) For penalties for anyone convicted of altering or tampering with the Code.
 - (14) That provisions of the Code and of the ordinance are severable.
 - (15) That the effective date of the Code and of the ordinance be _____, 20 ____.

The chapters included in the codification are as follows (all chapter numbers not listed are reserved for future use).

TABLE OF CONTENTS

Please take further notice that the Board of Supervisors intends to adopt the proposed Code Adoption Ordinance on July 9, 2025. A copy of the Code Adoption Ordinance proposed for adoption is on file in the office of the Township Secretary, East Marlborough, Pennsylvania, where it is available for inspection during regular office hours.

PART I: ADMINISTRATIVE LEGISLATION

1.	General Provisions.....	1:1
	Article I Adoption of Code	
17.	Environmental Advisory Council	17:1
23.	Historical Commission	23:1
46.	Manager	46:1
51.	Open Space Review Board	51:1
60.	Pensions	60:1
	Article I Non-Uniformed Pension Plan	
	Article II Police Pension Plan	
65.	Planning Commission	65:1
82.	Salaries and Compensation.....	82:1
	Article I Board of Supervisors	

PART II: GENERAL LEGISLATION

128.	Animals.....	128:1
	Article I Dog Control	
144.	Burning, Open.....	144:1
150.	Construction Codes, Uniform	150:1
	Article I Administration and Enforcement	
170.	Driveways	170:1
182.	Erosion and Sediment Control.....	182:1
278.	Municipal Claims and Liens	278:1
	Article I Attorneys' Fees and Costs	
293.	Nuisances	293:1
307.	Parks and Recreation Areas	307:1
	Article I Unionville Park	
312.	Peddling and Soliciting.....	312:1
369.	Sewers and Sewage Disposal.....	369:1
	Article I Connection and Use of Sanitary Sewer System	
	Article II Sewer Districts	
	Article III On-Lot Sewage Disposal Facilities	
375.	Solid Waste.....	375:1
	Article I Accumulations of Debris	
	Article II Municipal Waste and Recycling	
381.	Stormwater Management.....	381:1
396.	Streets and Sidewalks	396:1

Article I Openings and Excavation
Article II Sidewalk Maintenance

400. Subdivision and Land Development.....400:1

408. Taxation408:I

Article I House Trailer Occupancy Tax
Article II Per Capita Tax
Article III Open Space Preservation Tax
Article IV Realty Transfer Tax
Article V Local Services Tax
Article VI Fire Protection Assessments

414. Temporary Outdoor Activities.....414:1

419. Trees419:1

425. Vehicles and Traffic425:1

Article I Parking Restrictions
Article II Vehicle Size Limits
Article III Stop Signs
Article IV Speed Limits
Article V Truck Traffic Limitations

450. Zoning.....450:1

DISPOSITION LIST

DL. Disposition List..... DL:1

Township of East Marlborough Code Adoption Ordinance

Schedule A Specific Revisions at Time of Adoption of Code

Chapter 128, Animals.

Section 128-4 is revised to delete “of 1965.”

Chapter 150, Uniform Construction Codes.

Section 150-2A is revised as indicated:

~~Subsection 403.62 C(xvii)134 Pa. Code § 403.62, Subdivision C(8)~~ is hereby repealed, so that the construction of a deck of whatever size and whatever height above grade shall require the application for and issuance of a building permit prior to commencement of construction.

Chapter 163, Disorderly Conduction.

This chapter is repealed.

Chapter 170, Driveways.

Article I, General Provisions.

The final sentence in § 170-3A is revised as indicated:

The permit fee ~~shall be \$10~~ shall be as set by reference of the Board of Supervisors.

Chapter 293, Nuisances.

Section 293-4K(3) is revised as indicated:

- (3) Use of lighting by any person engaged in and for the purpose of assisting in, illuminating the scene of any crime, disaster, public disturbance, or an event permitted under ~~the Township's Outdoor Activities Ordinance Chapter 414,~~ Temporary Outdoor Activities, of this Code; and

Chapter 307, Parks and Recreation Areas.

Article I, Unionville Park.

§ 307-5 is revised to read as indicated:

~~Any person who violates or permits a violation of this Ordinance shall be guilty of a summary offense violation and, upon a first conviction thereof, shall be sentenced to pay a civil penalty of not more than \$500, plus all court costs, including reasonable attorneys' fees incurred by the Township in the enforcement of this Ordinance. In the event of a second or subsequent offense, conviction thereof shall constitute a sentence to pay a civil penalty of not more than \$1000, plus all court costs, including reasonable attorneys' fees incurred by the Township in the enforcement of this Ordinance. Any person who violates or permits a violation of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorneys' fees, incurred by the Township in the enforcement of this article. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, appropriate officers or agents of the Township are hereby authorized to seek any other available relief at law or in equity, including injunction, to enforce compliance with this Ordinance.~~
Any person who violates or permits a violation of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorneys' fees, incurred by the Township in the enforcement of this article. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, appropriate officers or agents of the Township are hereby authorized to seek any other available relief at law or in equity, including injunction, to enforce compliance with this Ordinance.

Chapter 369, Sewers and Sewage Disposal.

Section 369-27{23}, last sentence of the definition of "sewage management district," is revised as indicated:

~~In accordance with Section IIIA § 369-28, the Sewage Management District consists of all properties in the Township which utilize an on-lot sewage disposal system.~~

Chapter 375, Solid Waste.

Article II, Municipal Waste and Recycling.

§ 375-16B is revised as indicated:

Reporting requirements. All persons registered to collect municipal waste and/or recyclable waste shall submit an annual report to the Township on forms provided by the Township. The report shall contain a list of the establishments in the Township, including street addresses, for which the collector collected municipal waste and/or recyclable waste. The report shall give the total weight of municipal waste and the total weight of each recyclable waste collected by the collector in the Township. The report shall be submitted to the Township each year on or before January 15 following the year for which the report is due. ~~Failure to report in a timely manner shall subject the Licensed Collector to revocation or non-renewal of the license as well as such other penalties provided for in this Ordinance, as applicable.~~

Chapter 381, Stormwater Management.

(1) Section 381-202{80}, definition of “point source,” is revised to update the statutory reference “25 Pa. Code § 92.1” to read “25 Pa. Code § 92a.54.”

(2) § 381-905A is revised as indicated:

Any person violating or permitting the violation of the provisions of this chapter shall be subject to a fine of not more than \$1,000 for each violation, recoverable with costs, and imprisonment of not more than 90 days upon default of payment. The establishment of a violation for purposes of setting fines or penalties for such violation shall be in accordance with a citation to a magisterial district judge with jurisdiction and venue over the location of the violation and such an action will be subject to the procedures provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure. A separate offense shall arise for each day or portion thereof a violation is found to exist and may be determined for each section of this chapter which is found to have been violated.

Chapter 400, Subdivision and Land Development.

A. § 400-202{55} is revised to read as follows:

PUBLIC MEETING – A forum held pursuant to notice under 65 Pa.C.S.A. Ch. 7 (relating to open meetings).

B. In § 400.410G, the second to last sentence is revised to read as indicated:

The Board of Supervisors may, prior to release at the time of completion and certification by the Township Engineer, ~~require retention of~~ retain 10% of the estimated cost of ~~aforesaid~~ the remaining improvements.

C. § 400.411 is revised to read as follows:

Upon the approval of a final plan, the developer shall within 90 days of such final approval or 90 days after the date of delivery of an approved plan signed by the governing body following completion of conditions imposed for such approval, whichever is later, record such plan in the office of the Recorder of Deeds of Chester County.

D. § 400-612C(7), first sentence, is revised as indicated:

Prior to application of stone base course, a four-inches: perforated pipe underdrain shall be placed under the curb or as directed by the Township Engineer.

E. § 400.620H is revised to change the reference to 25 Pa. Code § 71.15 through § 71.17 to 25 Pa. Code Chapter 71.

F. § 400.711A(1)(a) is revised to change “Act of Pennsylvania Legislation 1951, December 27, P.L. 1793,” to read “Propane and Liquefied Petroleum Gas Act, 35 P.S. § 1329.1 et seq.”

G. § 400.716A is revised to change "Act 54 of 1969" to read “53 Pa.C.S.A. § 8821(d).”

H. § 400-904A is revised to read as follows:

Any person, partnership or corporation who or which has violated the provisions of this chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township of East Marlborough, pay a judgment of not more than \$500, plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the Magisterial District Judge determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the Magisterial District Judge, and thereafter, each day that a violation continues shall constitute a separate violation.

Chapter 408, Taxation.

A. § 408-9 is revised to delete the phrase “for the year 1970.”

B. § 408.27{3} is revised to read as follows:

EARNED INCOME –The compensation as required to be reported to or as determined by the Department of Revenue, known as the Tax Reform Code of 1971, and rules and regulations promulgated under that section subject to the following:

(1) Employee business expenses as reported to or determined by the Department of Revenue under Article III of the Tax Reform Code of 1971 shall constitute allowable deductions in determining earned income.

(2) The term does not include:

(i) Wages or compensation paid to individuals on active military service, regardless of whether it is earned for active military service inside or outside this Commonwealth.

(ii) Offsets for business losses.

(iii) The amount of any housing allowance provided to a member of the clergy.

(3) For purposes of collection of earned income and net profits taxes under this article and for crediting purposes, the term shall include all taxes on earned income or net profits whether authorized by this article or any other law of this Commonwealth unless the law expressly provides otherwise.

C. § 408-27{5}, definition of “he, his, him” is deleted.

D. § 408-27{7} is revised to read as follows:

NET PROFITS – The net income from the operation of a business, other than a corporation, as required to be reported to or as determined by the Department of Revenue, Act of March 4, 1971 (P.L. 6, No. 2), known as the “Tax Reform Code of

1971” and rules and regulations promulgated under that section. The term does not include income under any of the following subsections:

A. Income which:

- (1) Is not paid for services provided; and
- (2) Is in the nature of earnings from an investment.

B. Income which represents:

- (1) Any gain on the sale of farm machinery;
- (2) Any gain on the sale of livestock held 12 months or more for draft, breeding or dairy purposes; or
- (3) Any gain on the sale of other capital assets of a farm.

Chapter 425, Vehicles and Traffic.

Article I, Parking Restrictions.

- A. In § 425-1B(4), C(2), D(2), and E(3), each a separate penalty section, are deleted; Subsection F is created as follows:

Anyone violating the provisions of this article shall be subject to proceedings and penalties set forth in the Pennsylvania Motor Vehicle Code. Violators of the provisions of article will be subject to having their vehicles towed and the levy of applicable enforcement fines and costs.

- B. § 425-4 is revised to update the penalty provisions as follows:

Any person who violates any provision of this article shall be prosecuted under Section 4902(a) of the Vehicle Code and, upon conviction, shall be sentenced to pay a fine of \$75.

- C. § 425-20 is revised as indicated:

Anyone violating the provisions of §§ 425-12, 425-13, ~~and 425-14, 425-15, 425-16 and 425-17~~ shall be subject to proceedings and penalties as set forth in the Vehicle Code of the Commonwealth of Pennsylvania.

Chapter 433, Water.

Article I, Water Conservation, is repealed; as Article I is the sole content of Ch. 433, Ch. 433 is removed from the Code.

Chapter 450, Zoning.

- A. § 450.202{42}, definition of “concentrated animal operation (CAO), is revised to change “Nutrient Management Act” to “Nutrient Management and Odor Management Act.”

B. § 450.202{124} is revised to read as follows:

PUBLIC MEETING – A forum held pursuant to notice under 65 Pa.C.S.A. Ch. 7
(relating to open meetings).

C. §§ 450-1305A(1)(c), 450-1305D(1), and 450-1306A are revised to change
“Pennsylvania Department of Community and Economic Development” to read
“Pennsylvania Emergency Management Agency.”

D. § 450.2101 is revised to delete the phrase “ and hereinafter called ‘Code.’”

E. All subsections containing reference to being “intentionally omitted are deleted.

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341**EAST MARLBOROUGH TOWNSHIP**
721 UNIONVILLE RD
KENNETT SQUARE, PA 19348
Attention:**STATE OF PENNSYLVANIA,**

The undersigned _____, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in Chester County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

EAST MARLBOROUGH TOWNSHIP**Published in the following edition(s):**

Daily Local News, Daily Local News Digital
06/24/25, 07/01/25

NOTICE IS HEREBY GIVEN that the Board of Supervisors of East Marlborough Township will hold a public hearing on Wednesday, July 9, 2025, at 7 p.m., prevailing time, at the East Marlborough Township Building, 721 Unionville Road, Kennett Square, PA 19348, to consider, and potentially act on, an Ordinance titled: AN ORDINANCE OF THE TOWNSHIP OF EAST MARLBOROUGH, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, CODIFYING A COMPLETE BODY OF LEGISLATION FOR THE TOWNSHIP OF EAST MARLBOROUGH TO PROVIDE FOR THE REPEAL OF CERTAIN LEGISLATION; TO SAVE FROM REPEAL SPECIFIC OTHER LEGISLATION; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE. Complete copies of the proposed Ordinance may be examined and copies obtained (for the cost of reproducing the same) at the East Marlborough Township Building during regular business hours. In addition, attested copies of the Ordinance are on file at the Daily Local News, 390 Eagleview Boulevard, Exton, PA 19341, and the Chester County Law Library, 201 W. Market Street, Suite 2400, West Chester, PA 19380, where the same can be examined without charge. If any person who wishes to attend the hearing has a disability and/or requires auxiliary aid, service, or other accommodation to observe or participate in the proceedings, in that case, s/he should contact the Township Manager at (610) 444-0725 or nlovekin@eastmarlborough.org to discuss how those needs may be accommodated.

Neil G. Lovekin
Township Manager
DLN 6/24, 7/1; 1a

Sworn to the subscribed before me this _____.

Notary Public, State of Pennsylvania
Acting in County of Chester

Advertisement Information**Client Id:** 884437**Ad Id:** 2730683**PO:****Sales Person:** 018303

June 23, 2025

Via E-mail: lawlibrary@chesco.org

Chester County Law Library
201 W. Market Street, Suite 2400
West Chester, PA 19380-0989

**Re: Proposed Ordinance - East Marlborough Township
"Code Adoption Ordinance"**

Dear Sir/Madam:

Enclosed for filing in the Chester County Law Library is a true and correct copy of the above-captioned proposed Ordinance which must be filed with your offices and be made available for public inspection prior to its adoption by the East Marlborough Township Board of Supervisors on July 9, 2025.

Should you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Ryan M. Jennings

RMJ/akf
Enclosure

cc: Neil Lovekin, Township Manager (*via e-mail*)

I, Ryan M. Jennings, Esquire, hereby certify that the attached document is a copy of the full text of the proposed Ordinance codifying a complete body of legislation for East Marlborough Township.

UNRUH, TURNER, BURKE & FREES, P.C.

A handwritten signature in black ink, appearing to read 'R. M. Jennings', is written over a horizontal line.

Date: June 23, 2025

By:

Ryan M. Jennings, Esquire
Solicitor, East Marlborough Township

June 23, 2025

Via E-Mail: legals@dailylocal.com

Daily Local News
390 Eagleview Blvd.
Exton, PA 19341

**Re: Proposed Ordinance - East Marlborough Township
"Code Adoption Ordinance"**

Dear Sir/Madam:

Enclosed for filing with the *Daily Local News*, but not for publication, is a true and correct copy of the above-captioned Ordinance which must be filed with your offices and be made available for public inspection prior to its adoption by the East Marlborough Township Board of Supervisors on July 9, 2025.

Should you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Ryan M. Jennings

RMJ/akf

Enclosure – NOT FOR PUBLICATION

cc: Neil Lovekin, Township Manager (*via e-mail*)

I, Ryan M. Jennings, Esquire, hereby certify that the attached document is a copy of the full text of the proposed Ordinance codifying a complete body of legislation for East Marlborough Township.

UNRUH, TURNER, BURKE & FREES, P.C.

A handwritten signature in black ink, appearing to read 'R. Jennings', is written over a horizontal line.

Date: June 23, 2025

By: _____
Ryan M. Jennings, Esquire
Solicitor, East Marlborough Township



REGESTER ASSOCIATES, INC.

LAND SURVEYING & CIVIL ENGINEERING
www.regerassociates.com

821 EAST BALTIMORE PIKE / P.O. BOX 406
KENNETT SQUARE, PA 19348
PHONE 610-444-5554
FAX 610-444-6149

330 WEST STATE STREET
QUARRYVILLE, PA 17566
PHONE 717-786-8741
FAX 717-786-8742

May 29, 2025

East Marlborough Township
Attention: Mr. Neil Lovekin, Township Manager
721 Unionville, Road
Kennett Square, PA 19348

Sent via hand delivery and email: nlovekin@eastmarlborough.org

RE: Landhope Investors, LP
Preliminary/Final Land Development Plan
Tax Parcel Number: 61-5-43
East Marlborough Township, Chester County, Pennsylvania

Dear Mr. Lovekin:

This letter with the enclosed five (5) sets of the Preliminary/Final Land Development Plan, dated November 4, 2024, revised May 22, 2025, three (3) copies of the Stormwater Management Report, dated November 4, 2024, revised May 22, 2025, and one (1) electronic file of this submission, are in response to the review letter prepared by Neil Carlson, P.E., from VanDemark & Lynch, Inc., dated December 20, 2024. The following responses are in the same order as the comments were presented:

2017 Conditional Use Order (CUO):

1. This comment shall be discussed with the Planning Commission and the Board of Supervisors.
2. Sheets 10, 11, 12 and 13 have been added to the Land Development Plans which depict the permanent and temporary lighting.
3. Sheet 3 has been revised to clearly show the Permanent Tree Protection Fencing around the Specimen Trees located west of the driveway. Also, the details for this Permanent Tree Protection Fencing have been added to Sheet 9.
4. General Note 27 has been added to Sheet 1.
5. Enclosed is a copy of the approval letter from the Fire Chief of the Longwood Fire Company, dated April 25, 2025.

6. The existing on-site septic systems shall not be utilized by the Grey Barn. The plans show the septic testing which was performed as well as the location of the proposed septic system.
7. General Note 23 has been added to Sheet 1.
8. Architectural plans for the Grey Barn shall be submitted under separate cover.

Zoning Ordinance (ZO):

9. This project has received approval from the East Marlborough Township Historic Commission, and enclosed is a copy of the approval letter from East Marlborough Township, dated April 22, 2025.
10. The plans have been revised to screen the proposed condensing units with a proposed wall.
11. The six required electric vehicle parking spaces have been added to the plans.

Subdivision and Land Development Ordinances (SLDO):

12. Sheets 10, 11, 12 and 13 have been added to the Land Development Plans and the waiver request from Section 502.C.12 requiring lighting provisions has been removed.
13. A waiver request from Section 502.C.13 requiring a shadow analysis has been added to the plans.
14. Enclosed is a copy of the TPD Access Analysis for the proposed wedding venue. Also, a new septic system is proposed for the Grey Barn.

Stormwater Management Ordinances (SWMO):

15. Enclosed is a copy of the Operations and Maintenance Agreement.
16. General Note 24 has been added to Sheet 1 and the SWM Report has been revised to cross reference the Preliminary/Final Land Development Plan.
17. The Operation and Maintenance Notes on Sheet 1 have been revised as required.
18. The required note has been added to Sheet 4.
19. The plans have been revised to indicate the locations of the stormwater testing and the SWM Report has been revised to include the testing results.

20. Note 9 in the Sequence of Construction on Sheet 9 has been revised as required.

21. General Note 25 has been added to Sheet 1.

22. A blanket easement is proposed to allow the Township to inspect the O&M of the SWM facilities. Also, enclosed is a copy of the email correspondence between the applicant's attorney Ed Foley and the Township Solicitor Ryan Jennings.

General Comments:

23. The requested information has been added to the plans.

24. The Offer of Dedication has been removed from Sheet 1.

If there are any questions, please do not hesitate to contact me at 610-444-5554.

Very truly yours,



James E. Fritsch, P.E

JEF/sam

Enclosures

Cc: Michael Bucklin, Landhope Investors, LP with enclosures
sent via USPS and email: mbucklin@landhope.com
Neil Carlson, P.E. with enclosures
sent via USPS and email: ncarlson@vdleng.com

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN for LANDHOPE INVESTORS, LP

SITUATE IN EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

- GENERAL NOTES
1. LANDOWNER: LANDHOPE INVESTORS, LP
101 EAST STREET ROAD
KENNETT SQUARE, PA 19348
PHONE NUMBER 207-460-8783
 2. SITE ADDRESS: 105 EAST STREET ROAD
KENNETT SQUARE, PA 19348
 3. TAX PARCEL NUMBER: 61-3-43
 4. SOURCE OF TITLE: DEED BOOK 1746, PAGE 564
 5. TOTAL CONTENTS: 155.748 ACRES
 6. TOPOGRAPHY SHOWN PER FIELD SURVEYS PERFORMED BY REGISTER ASSOCIATES, INC. AND SUPPLEMENTED WITH PASDA LIDAR PANELS 21002530PAS AND 21002540PAS. DATUM = NAVD88. CONTOUR INTERVAL = 2 FEET.
 7. SOLS SHOWN ACCORDING TO THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.
 8. ACCORDING TO THE AREAL GEOLOGY MAPS FOR CHESTER COUNTY THE UNDERLYING GEOLOGIC FORMATIONS WITHIN THE AREA OF TOPOGRAPHY ARE SETTERS QUARTZITE (Xsq), COCKEYSVILLE MARBLE (Xc), AND WISSAHICKON FORMATION OLOGLASSE MICA SCHIST (Xw). SETTERS QUARTZITE (Xsq) IS HIGHLY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; MINIMAL GROUNDWATER YIELD AT MAXIMUM WELL DEPTHS OF 200 FEET; MAY REQUIRE BLASTING TO EXCAVATE; HAS GOOD CUT-SLOPE STABILITY AND IS AN EXCELLENT QUALITY FOUNDATION. COCKEYSVILLE MARBLE (Xc) IS MODERATELY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; MAY YIELD UP TO 1000 GALLONS OF GROUNDWATER PER MINUTE; BLASTING MAY BE REQUIRED FOR EXCAVATION; HAS GOOD CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY. A THOROUGH SINKHOLE AND BEDROCK PINNACLE INVESTIGATION SHOULD BE MADE. WISSAHICKON FORMATION OLOGLASSE MICA SCHIST (Xw) WISSAHICKON FORMATION OLOGLASSE MICA SCHIST (Xw) IS MODERATELY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS AN AVERAGE GROUNDWATER YIELD OF 75 G.P.M. AT A MEDIAN WELL DEPTH OF 150-200 FEET; IS MODERATELY EASY TO EXCAVATE; HAS FAIR CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY.
 9. THE GROUNDWATER PROTECTION DISTRICT IS SHOWN PER THE FLOOD HAZARD DISTRICT MAP AND GROUNDWATER PROTECTION OVERLAY MAP FOR EAST MARLBOROUGH TOWNSHIP.
 11. EXISTING WOODLINES SHOWN PER AERIAL IMAGINARY.
 12. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBERS 42029C0250G AND 42029C0295G, MAPS REVISOR SEPTEMBER 29, 2006, THERE ARE NO FLOODPLAIN AREAS LOCATED WITHIN THE AREA OF TOPOGRAPHY.
 13. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 14. APPROXIMATE LOCATIONS OF THE EXISTING SEWAGE DISPOSAL SYSTEMS ARE SHOWN PER THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION APPLICATIONS FOR AN ON-LOT SEWAGE DISPOSAL SYSTEM PERMIT NUMBER Q19976 AND PERMIT NUMBER Q19977. LANDOWNER: LANDHOPE INVESTORS, LP.
 15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO QUARRIES, SOLID WASTE DISPOSAL AREAS, CEMETERY OR BURIAL SITES, OR ARCHAEOLOGIC SITES LOCATED ON THIS PROPERTY.
 16. HISTORICAL RESOURCES 70 (PROBABLY SITE OF CALED PUSEY'S LOG CABIN), 72 (WILLOWDALE MARKET), 73 (LANDHOPE DAIRY), AND 111 (INDIAN CAMPSITE) ARE LOCATED ON THIS PROPERTY PER EAST MARLBOROUGH TOWNSHIP MAP "OUR LOCAL HERITAGE - DOROTHEA R FLOOD 1976".
 17. SPECIMEN TREES SHALL NOT BE CUT DOWN, DAMAGED OR DESTROYED.
 18. TO THE FULLEST EXTENT POSSIBLE ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC, GAS, CABLE TELEVISION, AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP AND PUBLIC UTILITY CONCERNED.
 19. THE APPLICANT AND/OR CONTRACTOR SHALL NOTIFY THE DESIGNATED REPRESENTATIVE OF THE TOWNSHIP (USUALLY THE TOWNSHIP ENGINEER) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCEMENT OF ANY CONSTRUCTION OPERATIONS REQUIRING AN INSPECTION.
 20. THE MUNICIPALITY SHALL HAVE THE RIGHT OF ACCESS TO ALL BMPs AND CONVEYANCES FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE REQUIREMENTS OF THE EAST MARLBOROUGH TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
 21. NO BMP OR MANMADE CONVEYANCE MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSE OTHER THAN ITS INTENDED STORMWATER CONTROL FUNCTION, OR, IF APPROVED BY THE MUNICIPAL ENGINEER.
 22. THE PROPOSED EVENT VENUE SHALL BE SERVICED BY ON-SITE SEWAGE DISPOSAL AND PUBLIC WATER.
 23. THERE ARE NO PROPOSED DUMPSTERS ASSOCIATED WITH THIS GREY BARN PROJECT.
 24. THIS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN, INCLUDING THE GRADING AND EROSION AND SEDIMENT CONTROL PLAN, AND THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN AND OPERATIONS AND MAINTENANCE PLAN, IS ASSOCIATED WITH THE STORMWATER MANAGEMENT REPORT FOR LANDHOPE INVESTORS, LP, EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, DATED NOVEMBER 4, 2024, REVISED MAY 22, 2025.
 25. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE AS-BUILT PLAN IS APPROVED BY THE MUNICIPALITY.
 26. PROPOSED WATER SERVICE SHOWN PER LANDOWNER AND WATER UTILITY PROVIDER (AQUA).
 27. THIS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN IS ONLY FOR THE GREY BARN PROJECT AND DOES NOT INCLUDE ANY IMPROVEMENTS OR REVISIONS TO THE RED BARN.

CONDITIONAL USE APPROVAL ORDER

AND NOW, THIS 18TH DAY OF DECEMBER, 2017, THE APPLICATION OF LANDHOPE INVESTORS, LP, SEEKING CONDITIONAL APPROVAL FOR:

- A. THE USE OF THE GREY BARN AS EVENT SPACE FOR FUNCTIONS OF NOT MORE THAN 300 ATTENDEES UNDER ORDINANCE SECTION 752.B.6, AND FOR OCCASIONAL RETAIL SALES PRESENTED TO SPECIAL EVENTS UNDER ORDINANCE SECTION 752.B.1, IS HEREBY GRANTED, UNDER AND SUBJECT TO THE CONDITIONS SET FORTH BELOW; AND
- B. THE USE OF THE YELLOW HOUSE AND LITTLE YELLOW HOUSE AS EVENT SPACE (INCLUDING THE PATIO AREA UNDER TENTS) FOR FUNCTIONS OF NOT MORE THAN 300 ATTENDEES UNDER ORDINANCE SECTION 752.B.6, AND FOR OCCASIONAL RETAIL SALES RELATED TO SPECIAL EVENTS UNDER ORDINANCE SECTION 752.B.1, AND AS A BED AND BREAKFAST IN CONJUNCTION WITH SPECIAL EVENTS UNDER ORDINANCE SECTION 752.B.1, IS HEREBY GRANTED, UNDER AND SUBJECT TO THE CONDITIONS SET FORTH BELOW; AND
- C. THE USE OF THE RED BARN AS EVENT SPACE FOR FUNCTIONS OF NOT MORE THAN 300 ATTENDEES UNDER ORDINANCE SECTION 752.B.6, AND FOR OCCASIONAL RETAIL SALES RELATED TO SPECIAL EVENTS UNDER ORDINANCE SECTION 752.B.1, IS HEREBY GRANTED, UNDER AND SUBJECT TO THE CONDITIONS SET FORTH BELOW.

THE FOREGOING APPROVALS ARE CONDITIONED UPON THE APPLICANT'S ACCEPTANCE OF AND ADHERENCE TO THE FOLLOWING CONDITIONS:

1. APPLICANT'S USE AND DEVELOPMENT OF THE APPLICABLE PORTION OF THE SUBJECT PROPERTY SHALL BE SUBSTANTIALLY IN CONFORMANCE WITH THE EVIDENCE AND TESTIMONY AS PRESENTED TO THE BOARD.
2. EXCEPT AS SET FORTH HEREIN, APPLICANT SHALL COMPLY WITH ALL ORDINANCES OF THE TOWNSHIP, AND SHALL COMPLY WITH ALL STATE AND COUNTY LAWS AND REGULATIONS.
3. THE NUMBER OF GROUP EVENTS TO BE CONDUCTED AT THE GREY BARN/YELLOW HOUSE VENUE SHALL NOT EXCEED 100 DAYS PER CALENDAR YEAR.
4. THE NUMBER OF GROUP EVENTS TO BE CONDUCTED AT THE RED BARN VENUE SHALL NOT EXCEED 12 EVENTS OF NOT MORE THAN THREE DAYS EACH OR 24 DAYS PER CALENDAR YEAR, WHICHEVER IS LESS.
5. THE FOREGOING CONDITION LIMITING THE NUMBER OF EVENTS AT EACH OF THE VENUES SHALL BE IN ADDITION TO THE WILLOWDALE STEEPLECHASE, THE UNIONVILLE COMMUNITY FAIR, "TOUGH MUDDER" PARKING, AND ANY SIMILAR PROPERTY-WIDE EVENT FOR WHICH A SEPARATE SPECIAL EVENT PERMIT IS ISSUED BY THE TOWNSHIP.
6. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 752.B.6, APPLICANT SHALL INSURE THAT THERE ARE NO MORE THAN 300 ATTENDEES ON THE SUBJECT PROPERTY AT ANY ONE TIME. THIS TOTAL TO INCLUDE TOTAL FOR THE YELLOW HOUSE AND GREY BARN AS A SINGLE EVENT VENUE, AND THE RED BARN. AT SUCH TIME AS THE RED BARN MAY BE IN USE AT THE SAME TIME AS THE GREY BARN AND/OR YELLOW HOUSE; PROVIDED, HOWEVER, THAT ANY TIME THAT AN EVENT OR SIMULTANEOUSLY TWO EVENTS WILL TAKE PLACE WITH A COLLECTIVE TOTAL OF 200 OR MORE ATTENDEES, E-MAIL NOTICE THEREOF WILL BE SENT TO THE TOWNSHIP PRIOR THERETO.
7. RETAIL SALES SHALL BE LIMITED TO THE HOURS DURING THE EVENT GATHERINGS.
8. WITH THE EXCEPTION OF THE EXISTING LANDHOPE FARMS CONVENIENCE STORE AND ITS ANCILLARY USES, THERE SHALL BE NO DAY-TO-DAY RETAIL SALES, OR USE OF ANY OF THE EXISTING BUILDINGS OR FACILITIES AS A "STORE".
9. APPLICANT SHALL HAVE AN ON-SITE EVENT MANAGER AVAILABLE BY CELL PHONE AT ALL TIMES DURING ANY GROUP EVENT.
10. APPLICANT SHALL HAVE A TELEPHONE NUMBER READILY AVAILABLE FOR NEIGHBORS OR OTHER CONCERNED RESIDENTS FOR THE ON-SITE EVENT MANAGER WHO SHALL BE AUTHORIZED TO RESPOND TO ALL CONCERNS RELATING TO TRAFFIC, PARKING, HOURS OF OPERATION, NOISE/SOUND, LIGHTING OR OTHER ISSUES.
11. APPLICANT SHALL LIMIT THE LOUDNESS OF ALL AMPLIFIED MUSIC TO 98 DECIBELS, MEASURED SIX FEET FROM THE SOUND SOURCE. (N.T. 176). IN ADDITION, AND REGARDLESS OF THE SOUND LEVELS AT THE SOURCE, APPLICANT SHALL LIMIT THE LOUDNESS OF ALL MUSIC, WHETHER OR NOT IT IS AMPLIFIED, TO 90 DECIBELS, MEASURED AT THE PROPERTY.
12. UNDER THE APPLICANT'S PROPERTY (THE SOUND LEVEL OF NORMAL HUMAN SPEECH MEASURED FROM THREE FEET AWAY). (N.T. 174; EXHIBIT A-56). THE BOARD OF SUPERVISORS SHALL RETAIN THE UNILATERAL RIGHT TO REQUIRE EITHER TEMPORARY OR PERMANENT REDUCTIONS IN THESE DECIBEL LEVELS IF THEY PROVE TO BE A DISTURBANCE TO NEARBY RESIDENTS.
13. HOURS OF OPERATION FOR ALL GROUP FUNCTIONS, INCLUDING THE PLAYING OF ANY MUSIC, SHALL TERMINATE BY 10:00 P.M. ON WEEK NIGHTS (MONDAY THROUGH THURSDAY NIGHTS), WITH THE EXCEPTION OF HOLIDAY WEEKENDS SUCH AS LABOR DAY, MEMORIAL DAY OR JULY 4TH, SUNDAY EVENTS SHALL ALSO TERMINATE BY 10:00 P.M. ON WEEKENDS WEDN HONDAY IS A RECOGNIZED HOLIDAY. SUNDAY EVENTS SHALL TERMINATE BY 11:00 P.M. ON FRIDAY AND SATURDAY. ANY MUSIC PLAYING AT ANY VENUE SHALL TERMINATE BY 11:00 P.M.
14. ALL EVENTS THAT INCLUDE THE SERVING OF ALCOHOLIC BEVERAGES WILL BE CONDUCTED BY A PENNSYLVANIA LICENSED CATERER HAVING NO LESS THAN FOUR MILLION DOLLARS (\$4,000,000.00) OF LIQUOR LIABILITY COVERAGE. PROOF OF SUCH INSURANCE SHALL BE DELIVERED TO THE TOWNSHIP UPON REQUEST AND SHALL NAME THE TOWNSHIP AN ADDITIONAL INSURED. ALSO, APPLICANT SHALL INDEMNIFY THE TOWNSHIP AGAINST ANY CLAIM ARISING FROM SERVICE OF ALCOHOLIC BEVERAGES TO THE EXTENT NOT COVERED BY THE INSURANCE.
15. EACH CUSTOMER WHO HOSTS AN EVENT SHALL BE REQUIRED TO SIGN A CONTRACT WHICH AUTHORIZES THE ON-SITE EVENT MANAGER TO TERMINATE ALCOHOL SERVICE IF NECESSARY IN HIS DISCRETION; TO CONTROL THE VOLUME OF ALL MUSIC; AND TO TERMINATE THE MUSIC AND THE EVENT AT THE AGREED CUT-OFF HOUR.
16. AT ALL TIMES THAT OVERNIGHT OR "BED AND BREAKFAST" ACCOMMODATIONS ARE PROVIDED TO GUESTS, APPLICANT SHALL HAVE AN EMPLOYEE PRESENT ON-SITE OVERNIGHT, WITH A PUBLISHED TELEPHONE NUMBER ENABLING HIM OR HER TO RESPOND PROMPTLY TO GUESTS' NEEDS AND CONCERNS. IF THE TIME COMES WHEN NO EMPLOYEE WOULD BE PRESENT ON THE PROPERTY OVERNIGHT, APPLICANT MAY APPLY TO THE ZONING HEARING BOARD FOR A VARIANCE FROM THIS CONDITION AND FROM ZONING ORDINANCE SECTION 1813(c) UPON DEMONSTRATING THAT A LOCAL EMPLOYEE IS AVAILABLE BY TELEPHONE THROUGHOUT THE GUESTS' STAY, AND ABLE TO RESPOND IN PERSON AT THE PROPERTY WITHIN TEN TO FIFTEEN MINUTES.
17. THE EXISTING GRAVEL DRIVEWAY FROM PA. ROUTE 926 TO THE YELLOW HOUSE AND GREY BARN SHALL BE WIDENED TO A MINIMUM OF 20 FEET IN WIDTH, AS REQUIRED FOR FIRE LANES. APPLICANT'S LAND DEVELOPMENT PLANS SHALL REQUIRE THAT ALL SUCH WIDENING BE TO THE EAST, AWAY FROM THE EXISTING SPECIMEN TREES ALONG THE WEST SIDE OF THAT LANE.
18. APPLICANT'S LAND DEVELOPMENT PLAN SHALL INCLUDE THE WIDENING OF THE EXISTING GRAVEL DRIVEWAY FROM UNIONVILLE ROAD (PA. ROUTE 82) TO THE RED BARN TO A MINIMUM OF 20 FEET IN WIDTH, AS REQUIRED FOR FIRE LANES.
19. APPLICANT'S LAND DEVELOPMENT PLANS SHALL INCLUDE WIDENING THE EXISTING PAVED DRIVEWAY LEADING TO THE PARKING LOT FOR THE LANDHOPE OFFICES ABOVE THE LANDHOPE STORE TO A MINIMUM OF 20 FEET WIDE TO SATISFY THE REQUIREMENTS OF A FIRE LANE, INCLUDING FOR ACCESS TO THE WEST SIDE OF THE RED BARN.
20. APPLICANT SHALL, AT A MINIMUM, IMPLEMENT ITS PROGRESSIVE TURF MANAGEMENT PLAN (EXHIBIT A-61) FOR THE MAINTENANCE, ROTATION, REPAIR AND REINFORCEMENT OR REPLACEMENT AS NECESSARY, OF ALL OF THE GRASS PARKING AREAS AND GRASS PARKING ACCESS LANES ON THE PROPERTY SO AS TO MAINTAIN ALL PARKING AREAS AND ACCESS LANES IN A WELL-GRASSSED, WUD AND ROT-FREE CONDITION AT ALL TIMES.
21. CONSISTENT WITH ITS PROGRESSIVE TURF MANAGEMENT PLAN, APPLICANT'S LAND DEVELOPMENT PLANS SHALL DEPICT A PRIMARY, AND A BACK-UP, PARKING AREA FOR BOTH OF THE TWO EVENT VENUES. EACH PROVIDING THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY THE ORDINANCE, SO AS TO DEMONSTRATE APPLICANT'S ABILITY TO ALTERNATE BETWEEN PARKING AREAS AS NECESSARY TO ALLOW FOR SOD REPLACEMENT OR RE-SEEDING OF ANY DISTRESSED TURF AREAS.
22. IN ACCORDANCE WITH THE RECOMMENDATIONS OF BOTH THE TOWNSHIP ENGINEER AND THE APPLICANT'S ENGINEER, AND IN LIGHT OF THE FACT THAT NO PARKING "LOT" IS HERE PROPOSED, NO RAISED CURBING SHALL BE INSTALLED WITHIN OR AROUND THE GRASS PARKING AREAS OR ALTERNATE PARKING AREAS, NOTWITHSTANDING ORDINANCE SECTION 1812.A.1-6.10.
23. LIKEWISE, NO ADDITIONAL LANDSCAPING SHALL BE INSTALLED WITHIN OR AROUND THE GRASS PARKING AREAS OR ALTERNATE PARKING AREAS, NOTWITHSTANDING ORDINANCE SECTION 1812.A.1-6.11, AS NO PARKING "LOT" IS PROPOSED.
24. APPLICANT SHALL USE THE EXISTING GRAVEL AREAS IN FRONT OF THE RED BARN AND IN FRONT OF THE GREY BARN, AND NEXT TO THE YELLOW HOUSE, FOR LOADING AND UNLOADING THE VANS AND SMALL BOX TRUCKS. NO PAVED LOADING AREAS, AND NO LOADING DOCKS FOR TRACTOR TRAILER DELIVERIES, SHALL BE REQUIRED OR CONSTRUCTED.
25. ALL PERMANENT AND TEMPORARY LIGHTING FOR THE PROPOSED PARKING AND ACCESS AREAS SHALL BE DEPICTED ON APPLICANT'S LAND DEVELOPMENT PLANS. MINIMUM LIGHTING FOR THE PARKING AND ACCESS AREAS SHALL BE AN AVERAGE OF 0.4 FOOT CANDLES, RATHER THAN THE 2.0 AVERAGE FOOT CANDLES REQUIRED FOR COMMERCIAL PARKING LOTS. IN ADDITION, ALL LIGHTING SHALL COMPLY WITH SECTION 1812.G.4.
26. THE DRIP LINES OF ALL SPECIMEN TREES IN THE PARKING AREA LOCATED TO THE SOUTH OF THE YELLOW HOUSE SHALL BE PERMANENTLY FENCED TO PREVENT ANY VEHICULAR ACCESS OR PARKING WITHIN THEIR DRIP LINES.
27. THE AREA OF THE RED BARN TO BE AVAILABLE FOR PUBLIC OCCUPANCY DURING GROUP EVENTS SHALL BE LESS THAN 10,000 SQUARE FEET.
28. AT LAND DEVELOPMENT STAGE, APPLICANT SHALL USE ITS BEST EFFORTS TO ACHIEVE EMERGENCY VEHICLE ACCESS TO ALL FOUR SIDES OF THE RED BARN AS FEASIBLE IN VIEW OF THE FACT THAT A FULL 20-FOOT FIRE LANE AROUND THE EXISTING BUILDING IS NOT PRACTICAL DUE TO EXISTING SITE CONSTRAINTS AND TOPOGRAPHY.
29. PRIOR TO, OR AT THE TIME OF APPLICANT'S LAND DEVELOPMENT PLAN APPLICATION, APPLICANT SHALL OBTAIN A REVIEW AND REVIEW LETTER FROM THE FIRE MARSHAL.
30. IN CONJUNCTION WITH ITS LAND DEVELOPMENT PLANS, APPLICANT SHALL EITHER PROVIDE PROOF THAT THE EXISTING ON-SITE SEPTIC SYSTEMS ARE ADEQUATE FOR ALL PROPOSED USES OF THE YELLOW HOUSE, LITTLE YELLOW HOUSE AND GREY BARN, OR INCLUDE ITS PLANS FOR SUPPLEMENTAL OR ADDITIONAL SEPTIC SYSTEMS FOR THE RED BARN, PA. ROUTE 926 SO AS TO PROVIDE ADDITIONAL VISUAL SCREENING BETWEEN THE PROPOSED GRASS PARKING AREAS AND THE ROAD. THE ADDITIONAL TREES NOT BE "SOLIDIERED" ALONG THE ROUTE 926 FRONTAGE, BUT MAY BE SPACED IN VARIOUS LOCATIONS BETWEEN ROUTE 926 AND THE PROPOSED AREAS TO BE USED FOR PARKING.
31. IF TRASH DUMPSTERS ARE TO BE UTILIZED IN CONJUNCTION WITH ANY OF THE EVENT VENUES, THEIR LOCATION SHALL BE DEPICTED ON THE APPLICANT'S LAND DEVELOPMENT PLANS.
32. ALL NON-AGRICULTURAL MOWING OF THE GRASS PARKING AREAS AND ACCESS LANES IN PREPARATION FOR GROUP EVENTS SHALL BE PERFORMED DURING DAYLIGHT HOURS.
33. THE APPLICANT SHALL SUBMIT TO THE TOWNSHIP BOARD FOR REVIEW AND REVIEW LETTER FROM THE FIRE MARSHAL FOR REVIEW OF SAME IN THE CONTEXT OF FIRE SAFETY, INCLUDING BUT NOT LIMITED TO SUCH ATTRIBUTES AS EMERGENCY EXITS, AVOIDANCE OF "FANNING THE FLAMES" BY ALLOWING OPEN-AIR OXYGEN TO REACH A FIRE, AND SPRINKLERING OR OTHER FIRE SUPPRESSION METHODS.
34. THE BOARD OF SUPERVISORS RESERVES THE RIGHT, HOWEVER, TO MAKE SUCH MODIFICATIONS TO THE PROJECT AS MAY BE REQUESTED BY THE APPLICANT AS THE BOARD OF SUPERVISORS DEEMS TO BE IN THE PUBLIC INTEREST, WITHOUT THE NECESSITY OF REOPENING THE CONDITIONAL USE HEARING, SUBJECT TO THE BOARD'S PROVIDING PRIOR NOTICE OF THE PROPOSED MODIFICATIONS TO PARTIES OF RECORD IN THE CONDITIONAL USE HEARING.
35. APPLICANT SHALL, WITHIN SIXTY (60) DAYS OF THE DATE HEREOF, REIMBURSE THE TOWNSHIP FOR TOWNSHIP EXPENDITURES RELATED TO THE APPLICATION INCLUDING FEES PAID TO THE TOWNSHIP SOLICITOR, AND THE COST OF THE COURT STENOGRAPHER APPEARANCE AND TRANSCRIPTS IN THE AMOUNT OVER AND ABOVE THE INITIAL APPLICATION FEE.

- | | |
|----------|---|
| SHEET 1 | TITLE SHEET (TO BE RECORDED) |
| SHEET 2 | EXISTING CONDITIONS PLAN (TO BE RECORDED) |
| SHEET 3 | GRADING AND EROSION AND SEDIMENT CONTROL PLAN (TO BE RECORDED) |
| SHEET 4 | POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN AND OPERATIONS AND MAINTENANCE PLAN (TO BE RECORDED) |
| SHEET 5 | CONSERVATION PLAN (NORTHEAST) |
| SHEET 6 | CONSERVATION PLAN (SOUTHEAST) |
| SHEET 7 | CONSERVATION PLAN (SOUTHWEST) |
| SHEET 8 | CONSERVATION PLAN (NORTHWEST) |
| SHEET 9 | DETAIL SHEET |
| SHEET 10 | SITE LIGHTING PHOTOMETRIC PLAN |
| SHEET 11 | SITE LIGHTING WIRING PLAN |
| SHEET 12 | LIGHTING SPECIFICATIONS |
| SHEET 13 | LIGHTING SPECIFICATIONS |
| SHEET 14 | EXISTING CONDITIONS & DEMOLITION PLAN |
| SHEET 15 | PLANTING PLAN |
| SHEET 16 | TRUCK TURNING PLAN |
| SHEET 17 | TRUCK TURNING PLAN |

ZONING REQUIREMENTS			
ZONING DISTRICT - WILLOWDALE MULTIPLE USE DISTRICT (WMLU)			
USE - COMMERCIAL			
MINIMUM ADJUSTED LOT AREA	REQUIRED	EXISTING	PROPOSED
	10,000 SQ.FT.	5,992,175 SQ.FT.	5,992,175 SQ.FT.
MINIMUM LOT WIDTH			
AT BUILDING LINE	60 FEET	2,457.53 FT.	2,457.53 FT.
AT STREET LINE	60 FEET	2,541.94 FT.	2,541.94 FT.
FLOOR TO AREA RATIO			
ONE STORY BUILDING	0.20 OF ADJUSTED ACREAGE	N/A	N/A
MORE THAN ONE STORY	0.30 OF ADJUSTED ACREAGE	0.0097	0.0097
MINIMUM FRONT YARD			
MINIMUM SIDE YARD	10 FEET	234.49 FT.	234.49 FT.
MINIMUM REAR YARD	20 FEET	1,686.36 FT.	1,686.36 FT.
MAXIMUM HEIGHT			
MAXIMUM LOT COVERAGE*	35 FEET / 3 STORIES	EXISTING	< EXISTING
		5.3%	5.4%

* FOR LOTS HAVING AN ADJUSTED ACREAGE OF MORE THAN TWO (2) ACRES, THE MAXIMUM LOT COVERAGE SHALL BE AN AREA EQUAL TO (1) FIFTY-FIVE PERCENT (55%) OF TWO (2) ACRES OF ADJUSTED ACREAGE PLUS (1) TWENTY-FIVE PERCENT (25%) OF THE REMAINDER OF ADJUSTED ACREAGE OVER AND ABOVE (2) ACRES OF ADJUSTED ACREAGE. IN EACH CASE, THE REMAINDER OF THE LOT SHALL BE GREEN AREA.

ZONING DISTRICT - RESIDENTIAL DISTRICT (R-B)			
USE - AGRICULTURAL			
MINIMUM ADJUSTED LOT AREA	REQUIRED	EXISTING	PROPOSED
	80,000 SQ.FT.	5,992,175 SQ.FT.	5,992,175 SQ.FT.
MINIMUM LOT WIDTH			
AT BUILDING LINE	200 FEET	2,457.53 FT.	2,457.53 FT.
FLOOR TO AREA RATIO			
ONE STORY BUILDING	0.20 OF ADJUSTED ACREAGE	N/A	N/A
MORE THAN ONE STORY	0.30 OF ADJUSTED ACREAGE	0.01	0.01
MINIMUM FRONT YARD			
MINIMUM SIDE YARD	75 FEET	234.49 FT.	234.49 FT.
INDIVIDUAL	35 FEET	129.33 FT.	129.33 FT.
AGGREGATE	75 FEET	1,380.08 FT.	1,374.52 FT.
MINIMUM REAR YARD	60 FEET	1,686.36 FT.	1,686.36 FT.
MINIMUM ACCESSORY BUILDING			
HEIGHT	20 FEET	EXISTING	EXISTING
MAXIMUM HEIGHT			
MAXIMUM LOT COVERAGE	10% OF LOT AREA	5.3%	5.4%
MINIMUM GREEN AREA	90% OF LOT AREA	96.7%	96.6%

ADJUSTED LOT AREA - IN SQUARE FEET

GROSS LOT AREA	6,784,387
LESS 75% OF AREA IN EXISTING ROAD RIGHTS-OF-WAY	4,793,971
LESS 75% OF AREA IN WETLANDS AND FLOODPLAINS	111,657
LESS 50% OF AREA OF STEEP SLOPES OF 15% OR MORE	81,991
LESS 75% OF AREA OF DRIP LINE OF A SPECIMEN TREE	10,511
LESS 50% OF AREA OF DRIP LINE OF A STAND OF TREES	510,856
ADJUSTED LOT AREA	5,992,175

PARKING REQUIREMENTS	
EVENT SPACE PER 2 SEATS, PLUS 10% STAFF	
EVENT SPACE MAXIMUM ATTENDEES = 300	
RETAIL SPACE: 1 SPACE PER 150 SQ.FT. OF SALES AREA	
RETAIL SPACE AREA = 1,000 SQ.FT. OF SALES AREA	
TOTAL PARKING SPACES REQUIRED = (300/2) X 110% + 1,000/150 = 173	
TOTAL ADA PARKING SPACES REQUIRED = 6	
TOTAL STANDARD SPACES PROVIDED = 173	
TOTAL EXISTING NON-CONFORMING SPACES PROVIDED = 10	
TOTAL ADA PARKING SPACES PROVIDED = 6	
TOTAL PARKING SPACES PROVIDED = 173 + 10 + 6 = 189	

WAIVERS REQUESTED

WAIVERS FROM THE FOLLOWING SECTIONS OF THE EAST MARLBOROUGH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED:

- SECTION 405 - REQUESTING A SEPARATE PRELIMINARY PLAN
SECTION 502.C.13 - REQUESTING A SHADOW ANALYSIS
SECTION 502.C.19 - REQUESTING CONTOUR LINES BE SHOWN FROM FIELD SURVEY

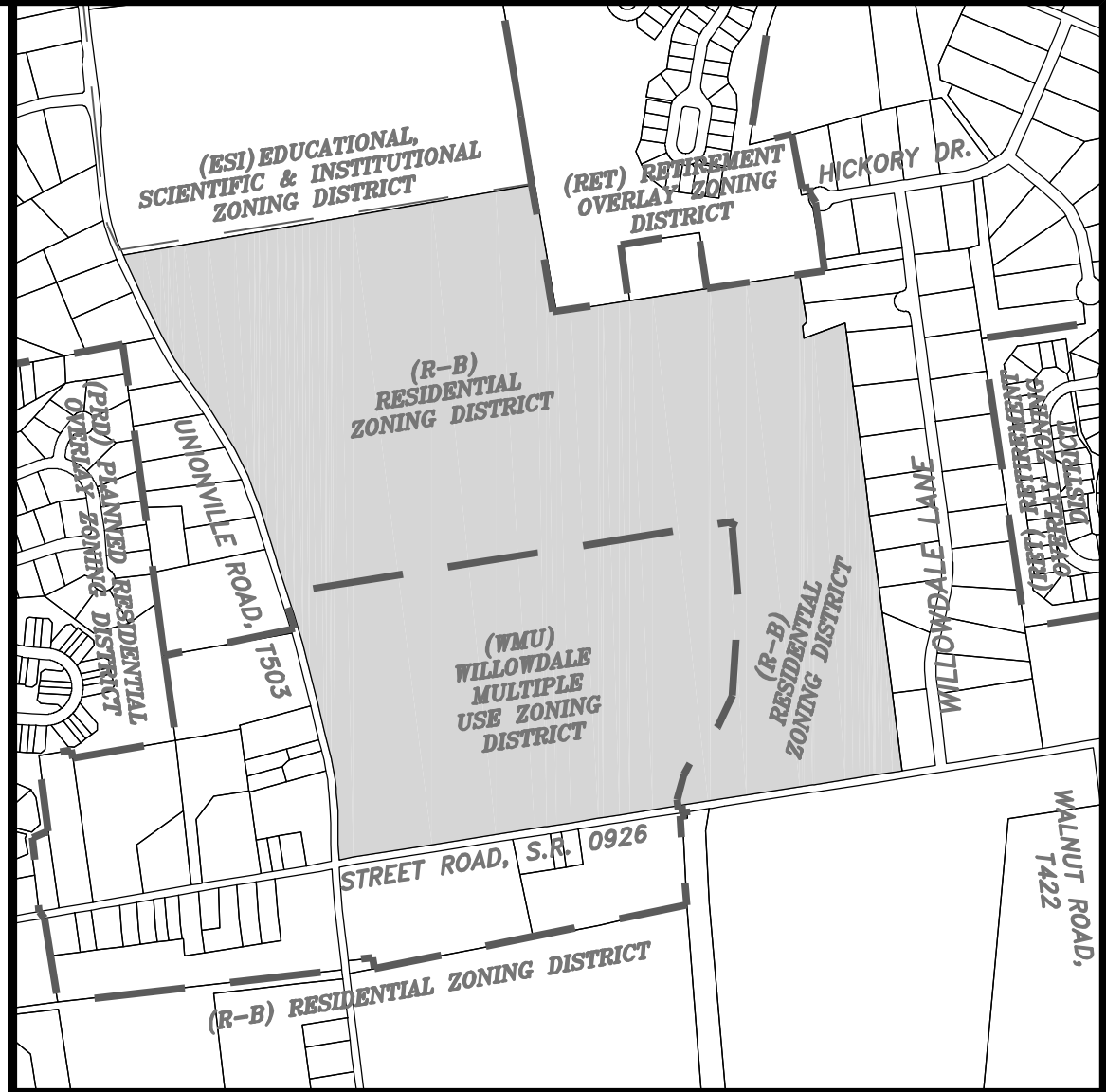
DRYWELL OPERATION AND MAINTENANCE NOTES

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF ALL PROPOSED STORMWATER BMPs.
2. THE DRY WELL SHALL BE INSPECTED ON A MONTHLY BASIS, AFTER ALL RUNOFF EVENTS, AND AFTER EACH MEASURABLE RAIN EVENT, TO ENSURE THAT THE DRY WELL IS OPERATING IN AN EFFECTIVE AND EFFICIENT MANNER AND TO VERIFY THAT RUNOFF DRAINS WITHIN 72 HOURS.
3. THE PROPERTY OWNER SHALL IMMEDIATELY REMOVE ANY ACCUMULATED SEDIMENT FROM THE DRY WELL.
4. NO ACTION WILL BE TAKEN BY THE PROPERTY OWNER TO DISRUPT OR IN ANY WAY IMPAIR THE EFFECTIVENESS OF ANY STORMWATER MANAGEMENT SYSTEM.
5. PARTIES RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL MAKE RECORDS OF THE INSTALLATION AND OF ALL MAINTENANCE AND REPAIRS AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY.
6. FAILURE FOR THE DRY WELL SHALL BE DEFINED AS THE FACILITIES NOT DRAINING IN AN EFFICIENT MANNER. IF INSPECTION INDICATES THE FACILITIES ARE NOT DRAINING IN AN EFFICIENT MANNER, THE DESIGN ENGINEER SHALL BE NOTICED.
7. ALL SEDIMENT FROM THE DRY WELL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (PA DEP) REGULATIONS.
8. THE LANDOWNER SHALL INSPECT THE BMP(S) AND CONVEYANCE(S) TO DETERMINE IF THEY CONTINUE TO FUNCTION AS INTENDED.
9. THE BMP(S) AND CONVEYANCE(S) SHALL BE INSPECTED AT A MINIMUM ANNUALLY FOR THE FIRST 3 YEARS AND ONCE EVERY 3 YEARS THEREAFTER, AND DURING OR IMMEDIATELY AFTER THE CESSATION OF A 10-YEAR OR GREATER STORM, AS DETERMINED BY THE MUNICIPAL ENGINEER.
10. UPON FINAL INSPECTION, THE MUNICIPALITY SHALL INFORM THE PERSON RESPONSIBLE FOR THE OPERATION AND MAINTENANCE WHETHER THE SUBMISSION OF PERIODIC (ANNUAL OR OTHER FREQUENCY) INSPECTION AND MAINTENANCE REPORTS WILL BE REQUIRED.
11. THE OWNER OF EACH BMP AND CONVEYANCE SHALL KEEP ON FILE WITH THE MUNICIPALITY THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR MAINTENANCE ACTIVITIES.
12. IN THE EVENT OF A CHANGE, NEW INFORMATION SHALL BE SUBMITTED BY THE BMP OR CONVEYANCE OWNER TO THE MUNICIPALITY WITHIN 30 WORKING DAYS OF THE CHANGE.

TOTAL AREA OF STEEP SLOPES 15%+	163,982 SQ.FT.
DISTURBED AREA OF STEEP SLOPES 15%+	0 SQ.FT.
PERCENT DISTURBED	0.0%

TOTAL AREA OF STEEP SLOPE MARGINS	148,433 SQ.FT.
DISTURBED AREA OF STEEP SLOPE MARGINS	0 SQ.FT.
PERCENT DISTURBED	0.0%

TOTAL AREA OF WOODLANDS	1,021,712 SQ.FT.
DISTURBED AREA OF WOODLANDS	0 SQ.FT.
PERCENT DISTURBED	0.0%



CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER'S SIGNATURE

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC OR OTHER OFFICER

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, BEING _____ OF LANDHOPE INVESTORS, LP WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC OR OTHER OFFICER

CERTIFICATE FOR APPROVAL BY THE BOARD OF SUPERVISORS

APPROVED BY RESOLUTION BY THE BOARD OF SUPERVISORS OF EAST MARLBOROUGH TOWNSHIP THIS _____ DAY OF _____, 20____.

CHAIRMAN

VICE CHAIRMAN

SECRETARY

CERTIFICATE FOR APPROVAL BY THE EAST MARLBOROUGH TOWNSHIP PLANNING COMMISSION

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, BEING _____ OF LANDHOPE INVESTORS, LP WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

CERTIFICATE OF REVIEW BY THE TOWNSHIP ENGINEER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, BEING _____ OF LANDHOPE INVESTORS, LP WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

CHESTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THE CHESTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1986, AS AMENDED, REVIEWED THIS PLAN ON THIS, THE _____ DAY OF _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN FILE NO. _____.

SECRETARY

I HEREBY CERTIFY THAT, EXCEPT FOR ANY REQUESTED WAIVERS, THE PLANS ARE IN CONFORMITY WITH THE ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

05-22-25
DATE

PROFESSIONAL SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT.

05-22-25
DATE

PROFESSIONAL SURVEYOR

I, CHESTER R. DIEM, III, ON THIS DATE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST MARLBOROUGH TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

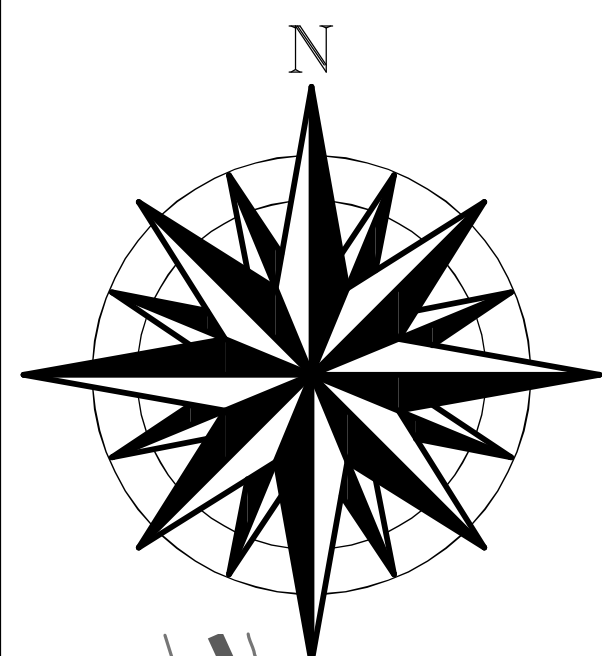
05-22-25
DATE

PROFESSIONAL SURVEYOR

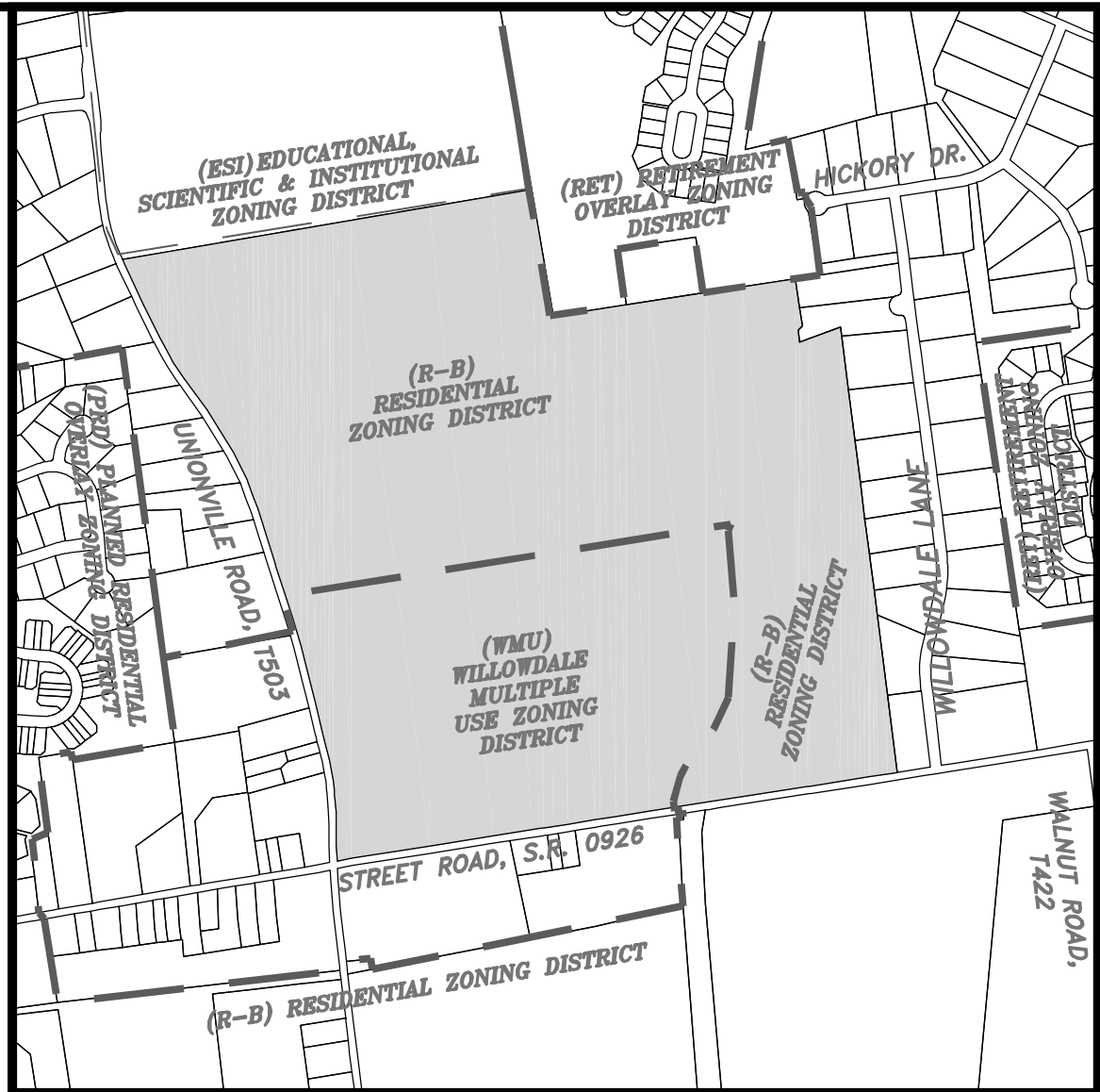
ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

DATE
APPLICANT

THE LANDOWNER ACKNOWLEDGES THAT, PER THE PROVISIONS OF THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, Y



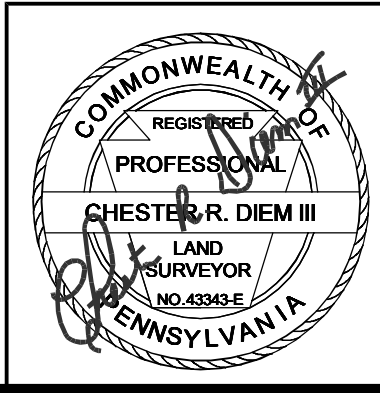
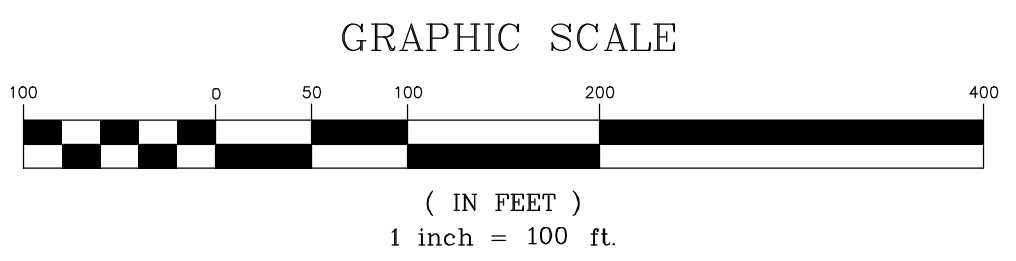
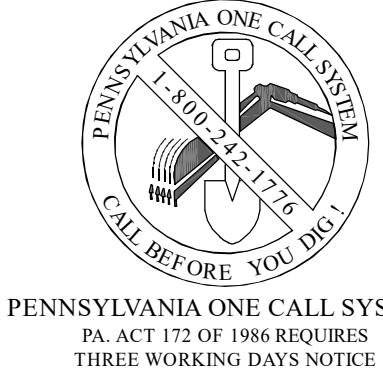
SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE DISPOSAL IN-GROUND BED	SUITABILITY FOR ON-SITE SEWAGE DISPOSAL IN-GROUND TRENCH
ChB	CONESTOGA SILT LOAM	3 - 8%	80 INCHES PLUS	60 - 99 INCHES	MODERATELY LIMITED	MODERATELY LIMITED
GaD	GALA SILT LOAM	15 - 25%	0 - 12 INCHES	72 - 99 INCHES	VERY LIMITED	MODERATELY LIMITED
GdB	GLADSTONE GRAVELLY LOAM	3 - 8%	80 INCHES PLUS	60 - 80 INCHES	MODERATELY LIMITED	MODERATELY LIMITED
GgB	GLENELG SILT LOAM	3 - 8%	80 INCHES PLUS	80 INCHES PLUS	MODERATELY LIMITED	MODERATELY LIMITED
GgC	GLENELG SILT LOAM	8 - 15%	80 INCHES PLUS	80 INCHES PLUS	VERY LIMITED	MODERATELY LIMITED
GgD	GLENELG SILT LOAM	15 - 25%	80 INCHES PLUS	70 - 120 INCHES	VERY LIMITED	MODERATELY LIMITED
GIB	GLENVILLE SILT LOAM	3 - 8%	18 - 22 INCHES	29 - 31 INCHES	VERY LIMITED	VERY LIMITED
Ha	HATBORO SILT LOAM	-	0 - 6 INCHES	60 - 99 INCHES	VERY LIMITED	VERY LIMITED
PaC	PARKER GRAVELLY LOAM	8 - 15%	80 INCHES PLUS	60 - 118 INCHES	VERY LIMITED	VERY LIMITED
PaD	PARKER GRAVELLY LOAM	15 - 25%	80 INCHES PLUS	60 - 118 INCHES	VERY LIMITED	VERY LIMITED
UrbB	URBAN LAND - CONESTOGA COMPLEX	3 - 8%	80 INCHES PLUS	10 - 99 INCHES	NOT RATED	NOT RATED
UrbB	URBAN LAND - UDORTHENS COMPLEX	0 - 8%	60 INCHES PLUS	10 - 99 INCHES	NOT RATED	NOT RATED



- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING BUILDING SETBACK LINE
 - EXISTING BUILDING
 - EXISTING MINOR CONTOUR (SURVEY)
 - EXISTING MAJOR CONTOUR (SURVEY)
 - EXISTING MINOR CONTOUR (LIDAR)
 - EXISTING MAJOR CONTOUR (LIDAR)
 - EXISTING ADJOINER BOUNDARY LINE
 - EXISTING EASEMENT LINE
 - EXISTING FENCE
 - EXISTING STREAM
 - EXISTING INNER RIPARIAN BUFFER ZONE
 - EXISTING OUTER RIPARIAN BUFFER ZONE
 - EXISTING STEEP SLOPE (>15%)
 - EXISTING STEEP SLOPE MARGIN
 - EXISTING EDGE OF PAVING
 - EXISTING EDGE OF STONE
 - EXISTING TREELINE
 - EXISTING ZONING BOUNDARY LINE
 - EXISTING SOILS LINE
 - EXISTING SOILS TYPE
 - EXISTING GEOLOGY LINE
 - EXISTING GEOLOGY TYPE
 - EXISTING WATER LINE
 - EXISTING WATER VALVE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING LIGHT STANDARD
 - EXISTING UTILITY POLE
 - EXISTING LOW PRESSURE SEWER LINE
 - EXISTING STORM SEWER
 - EXISTING MONITORING WELL
 - EXISTING SIGN
- EXISTING TREE LEGEND**
- BIRCH
 - BOX ELDER
 - CRAB APPLE
 - HEMLOCK
 - HICKORY
 - HOLLY
 - SPECIMEN TREE WITH DRIP LINE
 - MAPLE
 - OAK
 - PAULOWNIA
 - PINE
 - SYCAMORE
 - WILLOW

PUBLIC ROAD T-503 known as "UNIONVILLE ROAD"

PUBLIC ROAD S.R. 0926 known as "STREET ROAD"



REGISTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS
P.O. Box 406
KENNETT SQUARE, PA. 19348
(610) 444-5554
330 WEST STATE STREET
QUARRYVILLE, PA. 17566
(717) 786-8741

1. 05-22-25 Revised per the Township Engineer's review letter dated December 30, 2024 and per the Longwood Fire Company Fire Chief. No. Date Description		Plan Prepared For Landhope Investors, LP		Drawn By: JPR Checked By: CRDIII Scale: 1" = 100' Job Number: 241050 Date: 11-04-24	Sheet 2 of 17
Existing Conditions Plan		Situate In East Marlborough Township, Chester County, Pennsylvania			

The purpose of this report is to prevent the accelerated erosion of exposed site soils during construction and to retain on-site all sediment generated during construction. This will be accomplished through the use of fabric silt fences, temporary erosion control measures, and through the proper phasing of earthmoving activities and by the rapid stabilization of all disturbed areas.

SEQUENCE OF CONSTRUCTION

1. All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed before any following stage is initiated. The limits of disturbance must be clearly marked in the field prior to general earth disturbance.
2. Install silt fence and orange construction fence at the locations shown on the plan. The builder shall insure that run-off from all areas that are disturbed will pass through an erosion control device before leaving the lot.
3. Clear and roze existing features at the proposed location of improvements and strip and stockpile topsoil. Silt fence shall surround stockpile completely.
4. Seed and mulch any disturbed areas.
5. Extreme care should be taken to remove only the minimum amount of existing vegetation as required for construction and grading of the improvements.
6. Rough grade parking area, driveway, and around barn and install utilities as construction allows. Rough grade lot and begin construction of barn's improvements.
7. Seed, mulch, and stabilize all areas which will not be further disturbed.
8. Fine grade lot area and seed, mulch, and stabilize all disturbed areas.
9. Once building construction is complete, the Applicant's surveyor shall coordinate with the contractor the construction of the driveway so that the surveyor may gather the data required for the As-built Plans including horizontal extents and top and bottom of the stone. The Applicant's surveyor shall also coordinate with the Township Engineer the construction review of the installation of the drywell. Construct the drywell as shown on the plan.
10. Seed and stabilize all disturbed areas.
11. Fine grade handicap parking areas and place base course.
12. Complete driveway construction.
13. After the lot has been stabilized, remove the temporary erosion control devices and permanently stabilize these areas.
14. Any substantial deficiencies in the location of the house and/or erosion and sediment controls shall be reviewed for adequacy by the Township Engineer prior to beginning construction.

Note:Sediment barriers (i.e. silt fence) shall be installed below all areas disturbed for the establishment of lawns and shall be maintained until the lawn has been permanently stabilized.

The contractor shall remove from the site, recycle or dispose of all building material and wastes in accordance with the Department's solid waste management regulations at PA Code 260.1, et seq., 271.1, et seq., and 287.1 et seq. The contractor shall not bury, dump, or discharge any building material wastes of the site.

SEEDING, MULCHING AND SODDING: All seeding, mulching and sodding will be done in accordance with the specifications of the Chester County Conservation District. All slopes steeper than 3:1 and all swales will be stabilized with either seed or permanent seeding and mulch anchored in place with an erosion control blanket (North American Green S-75 or equal). No proposed slopes will be steeper than 2:1. All disturbed areas will be stabilized immediately with either temporary or permanent seeding and mulch. Hay or straw mulch shall be applied at a rate of at least 3 tons per acre. All seeded areas and all erosion and sediment control measures shall be inspected weekly and following each rain until permanent cover is established.

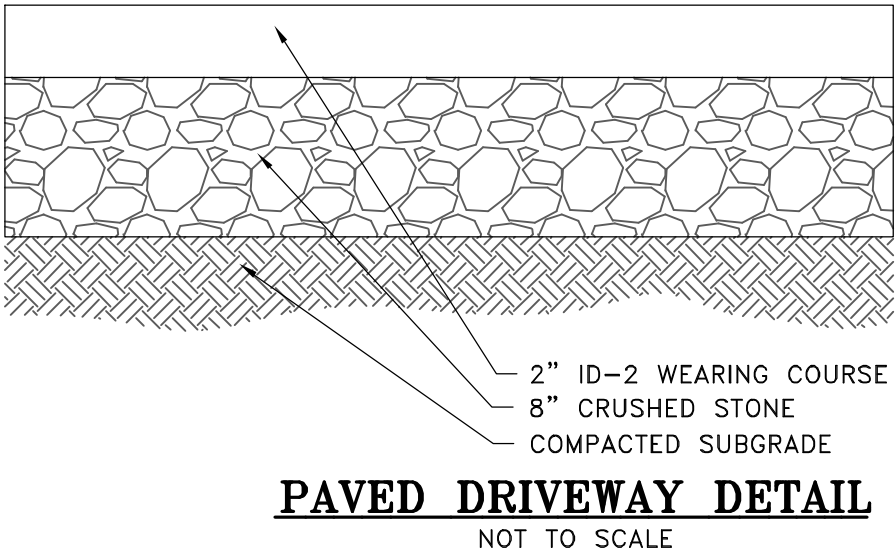
Should unforeseen erosive conditions develop during construction, the contractor shall take action to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and/or sediment displacement. Stockpiles of wood chips, hay bales, crushed stone and/or other mulches shall be held in readiness to deal immediately with emergency problems of erosion.

The contractor is advised to become thoroughly familiar with the Provisions of Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection; Sub-Part C, Protection of Natural Resources; Article III, Water Resources; Chapter 102, Erosion Control.

A COPY OF THESE EROSION AND SEDIMENT CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.

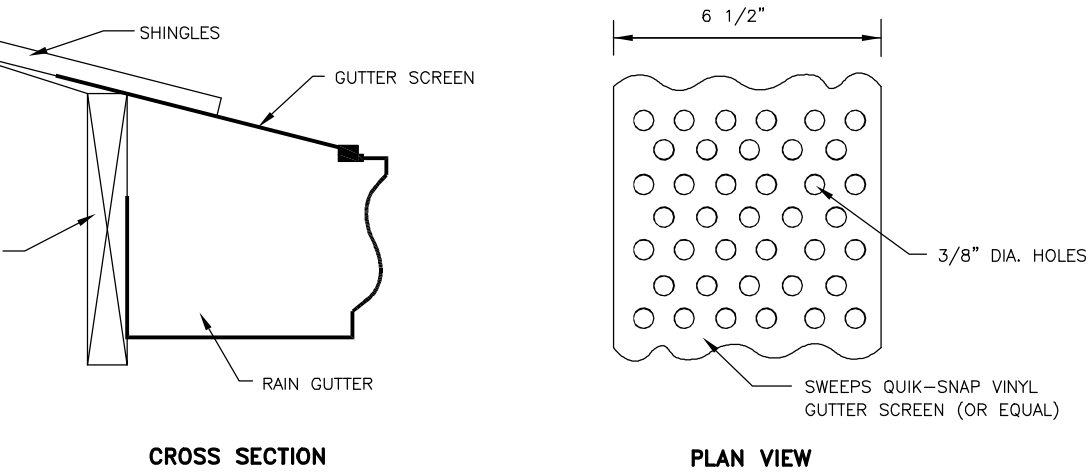
1. If soil test results are not available, apply at least six (6) tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P205 and 200 pounds of K2O) per acre to disturbed areas.
2. All on-lot soil shall be permanently stabilized by seeding with the following seed mixture at the rate of 176 pounds per acre: 50% Kentucky Bluegrass Baron Mix, 25 % Red Fescue-Pennlawn, 20 % Champion Perennial Ryegrass, and 5% Annual. The seeding dates for this mixture shall be March 15 to June 15 and/or August 15 to October 15. After seeding is complete, mulch the seeded areas with clean un-rotted small grain straw or salt hay at a rate of three (3) tons per acre. (Other seed mixtures may be substituted if approved by the Chester County Conservation District or the Township Engineer).
3. If the above seed mixtures do not germinate satisfactorily in areas of the site due to wet soil conditions, those areas shall be reseeded with Reed Canongrass at the rate of 100 pounds per acre.
4. Permanent seeding shall only occur during the dates listed above. If areas are prepared for seeding at other times, then the prepared seedbed shall be heavily mulched with clean un-rotted small grain straw or salt hay at the rate of three (3) tons per acre. The mulch shall then be removed and the area shall be dressed, seeded and reseeded as described above.
5. Disturbed areas on which activities have ceased and which will remain exposed for more than 15 days must be stabilized immediately. During permitment periods, mulch the seeded areas with clean un-rotted small grain straw or salt hay at the rate of three (3) tons per acre. The mulch shall then be removed and the area shall be dressed, seeded and reseeded as described above.
6. Disturbed areas on which activities have ceased and which will be re-disturbed within one year may be seeded and mulched with a quick growing, temporary seeding mixture (Annual Ryegrass, 40 pounds per acre, or see Pennsylvania State University Agronomy Guide for other seeding recommendations). Apply 1 ton of agricultural limestone per acre, plus fertilizer, at the rate of 50-50-200 per acre. (50 lbs. of N, 50 lbs of P205, and 200 lbs. of K2O).

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RETENING MUST BE PERFORMED IMMEDIATELY.



PAVED DRIVEWAY DETAIL

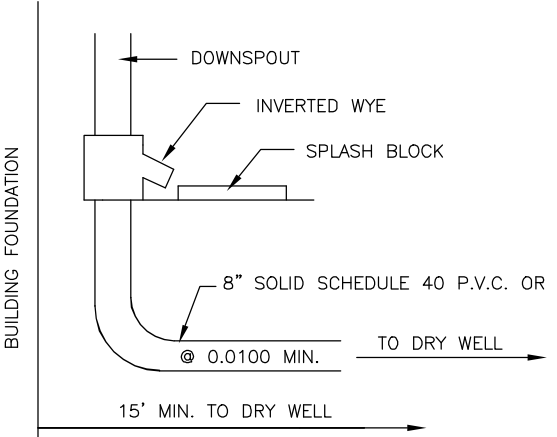
NOT TO SCALE



LEAF GUARD DETAIL

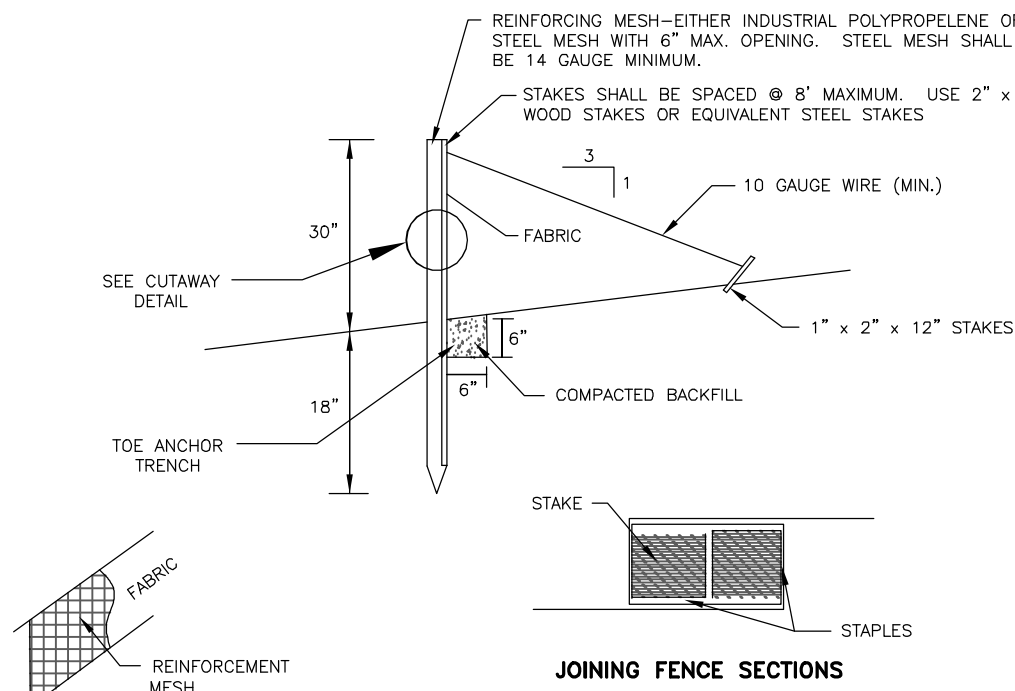
NOT TO SCALE

NOTE: LEAF GUARDS SHALL BE INSTALLED ON ALL RAIN GUTTERS. LEAF GUARDS SHALL BE INSPECTED REGULARLY AND CLEANER AS REQUIRED.



DOWNSPOUT (TYP.)

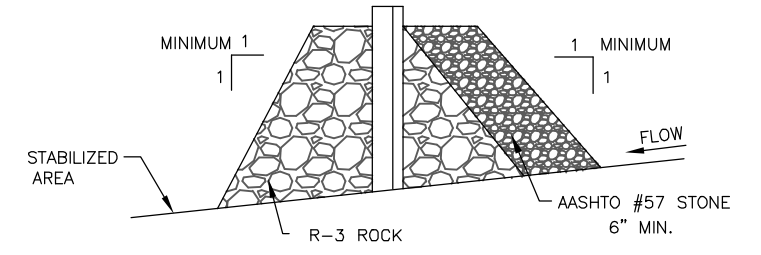
NOT TO SCALE



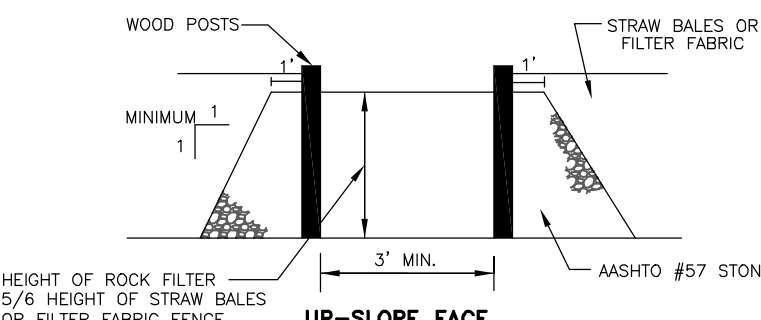
FABRIC SILT FENCE

NOT TO SCALE

1. FILTER FABRIC FENCE MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST BE EXTENDED AT LEAST 1 FOOT UP-SLOPE AT 45 DEGREES TO THE MAIN ALIGNMENT.
2. FENCE MUST BE REMOVED WHERE ACCUMULATIONS REACH APPROXIMATELY 12" (30cm) ABOVE THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.



OUTLET CROSS SECTION



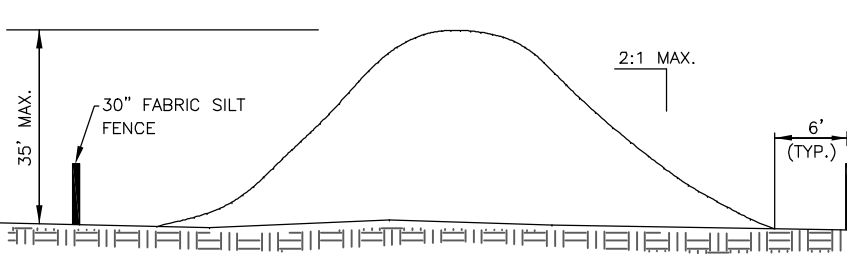
UP-SLOPE FACE

NOT TO SCALE

SEGMENT MUST BE REMOVED WHEN A ACCUMULATIONS REACH ONE-TWO (2) FEET OF THE OUTLETS.

ROCK FILTER OUTLET

NOT TO SCALE

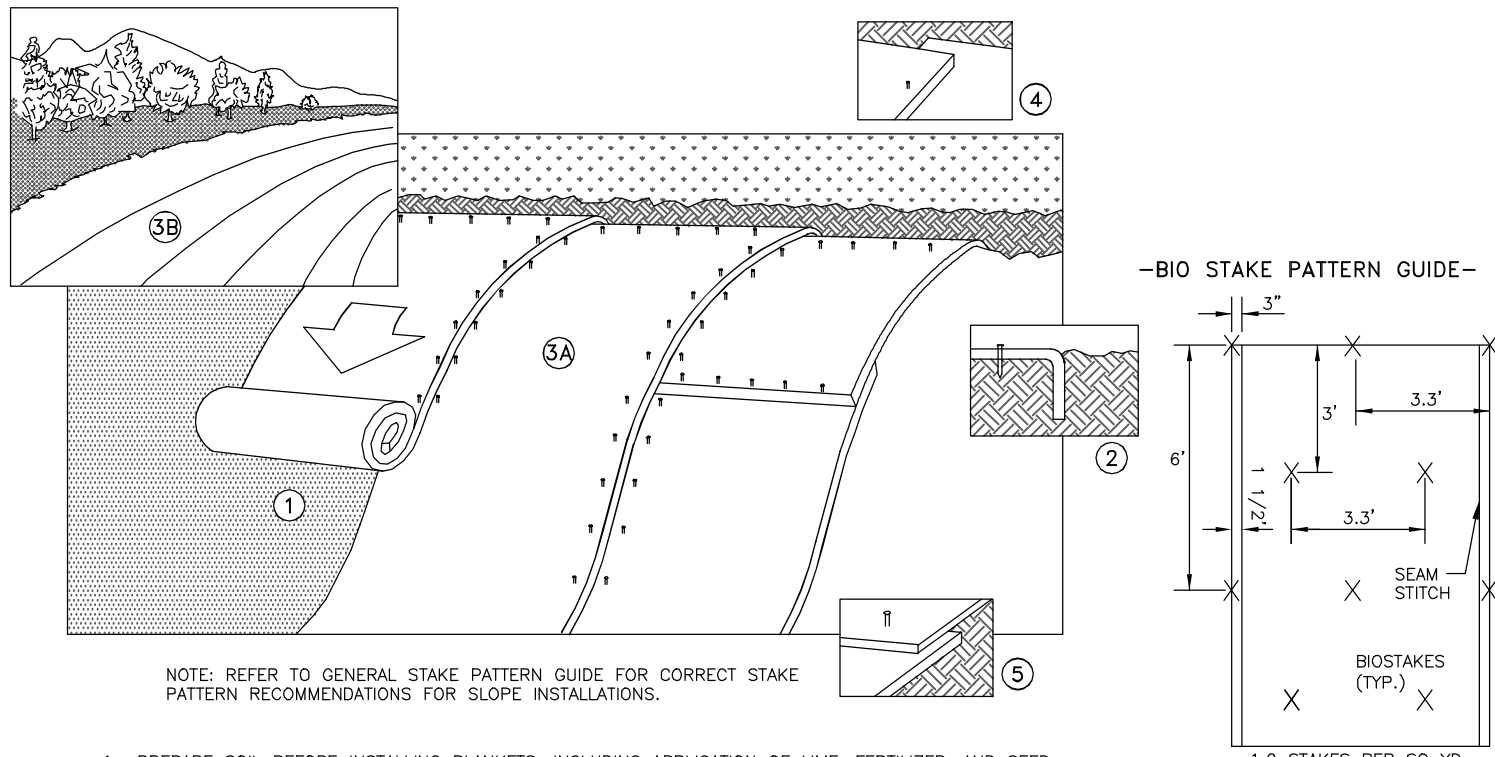


TYPICAL STOCKPILE CROSS SECTION

NOT TO SCALE

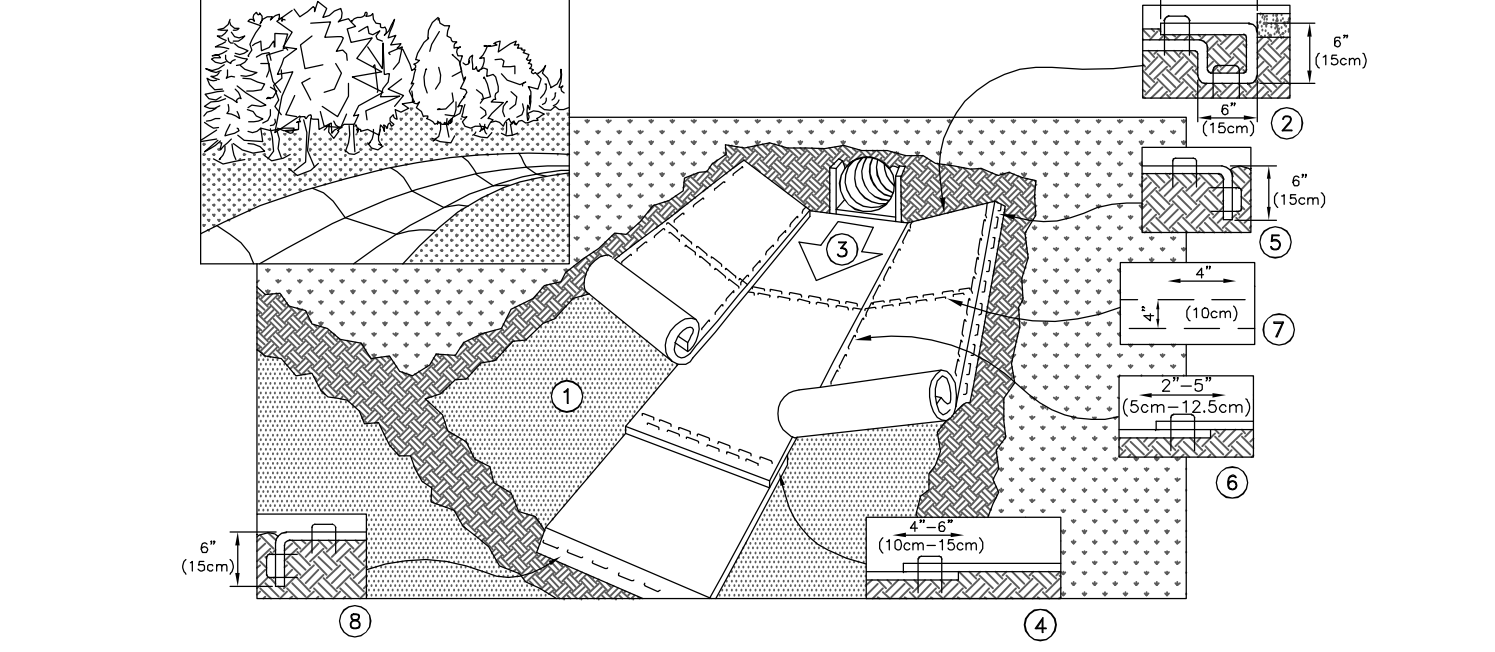
NOTE: SILT FENCE MUST COMPLETELY ENCLOSE THE STOCKPILE. TOPSOILS SHALL BE STOCKPILED SEPARATELY.

-SLOPE INSTALLATION-



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

-CHANNEL INSTALLATION-



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ANY FENCE SECTION WHICH HAS BEEN INFORMED ON TOPPED MUST BE IMMEDIATELY REMOVED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE DOWN-SLOPE PORTION OF

MEMORANDUM

TO: EAST MARLBOROUGH TOWNSHIP BOARD OF SUPERVISORS

FROM: EAST MARLBOROUGH TOWNSHIP PLANNING COMMISSION

DATE: JULY 1, 2025

SUBJECT: PLANNING COMMISSION RECOMMENDATIONS

At the Planning Commission's regular monthly public meeting on July 1, 2025, the Planning Commission considered the Application (the "Application") of Landhope Investors, LP (the "Applicant") for Preliminary/Final Plan Approval for the project known as the "Grey Barn" located on Tax Parcel Number 61-5-43, East Marlborough Township, Chester County, PA.

The Planning Commission recommends that the Board of Supervisors approve the Application subject to the following conditions:

- A. The Applicate compiles with all recommendations and comments acceptable to the Supervisors set forth in Township consultants' review letters, including those of Vandemark & Lynch; RGS Associates; Herbert, Rowland, & Grubic; the Township Historical Commission, the Township Fire Marshal; and the Fire Chief of the Longwood Fire Company.
- B. An easement is required to allow the Township to inspect O&M of SMW facilities. The Applicant is granting a blanket easement, and includes correspondence between the Township Solicitor and applicant's attorney, indicating the blanket waiver will be a condition of approval, and therefore does not need to be shown on the plans.
- C. A new septic system will be provided for the Grey Barn. The current submission includes an analysis by Traffic Planning and Design, demonstrating that required sight distances are met, and that the existing entrance will operate in a safe and efficient manner. The Planning Commission is satisfied with any further conclusions are reached between the Township Solicitor and applicant's attorney as to the existing entrance.
- D. All external lighting fixtures shall be shielded from all residential properties, and all rights of way, to eliminate glare beyond an angle of 35 degrees from vertical plane.
- E. The recommends the following Waivers be approved:
 - (1) Allowing the Supervisors to grant Preliminary and Final approvals simultaneously.
 - (2) Waiving the requirement to evaluate the field topography since most of the property is used for agricultural farming.
 - (3) Waiving requirement for a shadow analysis.

**EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 2025-21

**101 EAST STREET ROAD
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
LAST REVISED MAY 22, 2025**

RESOLUTION OF THE TOWNSHIP OF EAST MARLBOROUGH, County of Chester, Commonwealth of Pennsylvania, approving, subject to conditions, the plan entitled, “*Preliminary /Final Land Development Plan for Landhope Investors, LP*” dated November 4, 2024, last revised May 22, 2025, proposing to modify an existing ‘Grey Barn’ into 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 December 14, 2017, 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.

BACKGROUND

Landhope Investors, L.P. (the “Applicant”) filed an application with the East Marlborough Township for approval of a Preliminary Land Development Plan, as prepared by Rettew Associates, dated November 4, 2024, last revised May 22, 2025, consisting of 17 sheets (the “Plan”).

On December 14, 2017, the Board of Supervisors (the “Board”) held a public hearing for a Conditional Use for the Applicant to convert the grey barn into a special events venue. Conditional Use approval was limited to the requested use, as described in the Hearing Record.

The Township Planning Commission, at its July 1, 2025, public meeting, recommends approval and is satisfied that the following (8), articulated conditions have been resolved to comply with the Conditional Use Order that was approved on December 14, 2017, as follows:

1. The materials submitted in support of the Conditional Use application indicated that the concrete pad east of the grey barn would remain in place. The current submission proposes that the area be removed and replaced with a garden, fountain gate, and ceremony space. (CUO Item 1)
2. All permanent and temporary lighting for proposed parking and access areas shall be depicted on the land development plans. (CUO Item 24)
3. A permanent tree protection fencing line type is on sheet nine, which clearly shows that the Specimen Trees west of the driveway will be permanently fenced. (CUO Item 25)
4. Emergency vehicle access along all four sides of the grey barn. (CUO Item 27)
5. The applicant must provide a review letter from the Fire Marshal. (CUO Item 28)

6. The applicant should verify with the Chester County Health Department that the existing on-site septic systems are adequate for the changed use. (CUO Item 29)
7. Show a dumpster location on the plans or add a note stating that no dumpster will be used. (CUO Item 31)
8. Architectural plans for the Grey Barn need to be provided to the Township and Fire Marshal. (CUO Item 33)

At its July 1, 2025, meeting, the Township Planning Commission recommended that the Plan be approved as a final plan conditioned upon compliance with the comments contained in the Township Professional Consultants' review letters and comments.

MATTERS RESOLVED

The Township hereby RESOLVES that the Plan is approved, as a Final Land Development 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 will, subject to conditions imposed herein, substantially secure the objectives of the standards or requirements so modified:

1. Section 405 – Waiving submission of both a preliminary plan and a final plan. Allow for consolidation to the Preliminary/Final Plan.
2. Section 502.C.13 – Waiving the shadow analysis requirement.
3. Section 502.C.19 – Waiving portions of the 156.9+/- acre property from being field surveyed topography for being outside the area of disturbance.

CONDITIONS

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

1. Satisfaction of and compliance with all comments and conditions contained in the Township Engineer's review letter, dated June 30, 2025.
2. Satisfaction of and compliance with all comments and conditions contained in the Township Landscape Architect's review letter, dated _____.
3. Satisfaction of and compliance with all comments and conditions contained in the Township Traffic Engineer's review letter, dated _____.
4. Satisfaction of and compliance with all comments and conditions contained in the Township Fire Marshal's review letter, dated March 10, 2025.
5. Satisfaction of and compliance with all comments and conditions contained in the Longwood Fire Company, Fire Chief's review letter, dated April 25, 2025.
6. Satisfaction of and compliance with all comments and conditions contained in the Township Planning Commission's recommendation, dated July 1, 2025.

Duly presented and reaffirmed by the Board of Supervisors of East Marlborough Township, Chester County, Pennsylvania, in a public meeting held on this 9th day of July 2025.

Attest:

BOARD OF SUPERVISORS

Neil G. Lovekin, Secretary / Manager

Ellen L. Sosangelis, Chair

John Sarro, Vice-Chair

Jake C. Elks, Member

James Chance, Member

Steven Peuquet, Member

**EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 2025-22

TOTAL MAXIMUM DAILY LOAD PLAN

RESOLUTION OF THE TOWNSHIP OF EAST MARLBOROUGH, County of Chester, Commonwealth of Pennsylvania, adopting a Total Maximum Daily Load (TMDL) Plan, PCB and Chlordane for Municipal Separate Sewer System (MS4) Permit.

WHEREAS, the Township TMDL Plan identifies Polychlorinated Biphenyls ("PCBs") and Chlordane as pollutants which have an assigned TMDL;

WHEREAS, PCBs were manufactured from 1929 until they were banned in 1979;

WHEREAS, PCBs, though no longer produced, may be present in products and materials manufactured before 1979 and may still enter the environment because of illegal and/or improper dumping, leaks from electrical transformers, and disposal of PCB-containing consumer products in landfills that are not equipped to contain hazardous waste;

WHEREAS, Chlordane was used as a pesticide in the United States from 1948 until 1988;

WHEREAS, Chlordane was used as a pesticide on crops, lawns, and as a fumigation agent from 1948 to 1978 and continued to be used to control termites in homes until 1988;

WHEREAS, Chlordane contamination of tributary waterways may occur through both surface runoff and through groundwater mitigation;

WHEREAS, as part of the required Municipal Separate Storm Sewer System ("MS4") permit conditions, the Township of East Marlborough must include Post Construction Stormwater Management Best Management Practices to remove and dispose of collected PCBs and Chlordane; and

WHEREAS, the Township of East Marlborough has developed a Total Maximum Daily Load (TMDL) Plan for PCBs and Chlordane for its Municipal Separate Storm Sewer System (MS4) Permit ("TMDL Plan"), attached hereto as Exhibit A, which meets these requirements.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of East Marlborough Township hereby adopts the TMDL Plan, attached hereto as Exhibit A.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Duly presented and reaffirmed by the Board of Supervisors of East Marlborough Township, Chester County, Pennsylvania, in a public meeting held on this 9th day of July 2025.

Attest:

BOARD OF SUPERVISORS

Neil G. Lovekin, Secretary / Manager

Ellen L. Sosangelis, Chair

John Sarro, Vice-Chair

Jake C. Elks, Member

James Chance, Member

Steven Peuquet, Member

East Marlborough Township

[Return to Agenda](#)

June 17, 2025

Newlin Township
1751 Embreeville Rd
Coatesville, PA 19320

Re: 2014 Kubota Zero Turn Mower Purchase

This letter shall serve as a receipt for the transfer of ownership 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' signatures below. No money was exchanged in this transaction.

East Marlborough Township

Jeffrey D. Simpson Public Works Director

Name and Title

Jeffrey D. Simpson

Signature

Newlin Township

Gail A. Abel - Secretary/Treasurer

Name and Title

Gail Abel

Signature



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

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

Return to Agenda

NOTICE IS HEREBY GIVEN that the Board of Supervisors of East Marlborough Township will hold a public hearing on Wednesday, August 13, 2025, at 7 p.m., prevailing time, at the East Marlborough Township Building, 721 Unionville Road, Kennett Square, PA 19348, to consider, and potentially act on, adding four properties to the EAST MARLBOROUGH TOWNSHIP HISTORIC RESOURCE OVERLAY MAP. The four properties to be considered for inclusion in the overlay district map include: 35 Cemetery Lane (UPI 61-2-46), 1665 West Doe Run Road (UPI 61-2-12), 251 Upland Road (UPI 61-2-8), 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 on the north and south sides of Route 82 (Doe Run Road) and the east and west sides of Route 162 (Embreeville Road) and Wollaston Road, said District containing 120 acres, more or less, as authorized by Act 167 of 1961, as amended (53 P.S. § 8001 et seq.), and the Pennsylvania Municipalities Planning Code, as amended (53 P.S. § 10101 et seq.), for determining the appropriateness of the erection, reconstruction, alteration, restoration, demolition, or razing of any building within the historic district overlay before any such action shall be undertaken. If any person who wishes to attend the hearing has a disability and/or requires auxiliary aid, service, or other accommodation to observe or participate in the proceedings, in that case, s/he should contact the Township Manager at (610) 444-0725 or nlovekin@eastmarlborough.org to discuss how those needs may be accommodated.

Neil G. Lovekin

Township Manager

**Notice on Tuesday, July 29th and
Tuesday, August 5th**

Return to Agenda

From: [REDACTED]
To: [Neil Lovekin](#); [Ellen Sosangelis](#); [Jake Elks](#)
Cc: [REDACTED]
Subject: Kari Jarmuz--Library board position interest
Date: Tuesday, July 1, 2025 5:48:56 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Good Afternoon,

I feel that I would be a good fit for the Library board position representing East Marlborough. I have been a resident of East Marlborough for almost 30 years! Additionally, I have experience serving on boards of nonprofits and am an avid reader. My professional background would be an asset as it involves working very closely with multiple stakeholders. Lastly, I am excited about the possibilities of the library and hope to be a part of its continued success!

Sincerely,
Kari Jarmuz

On Mon, Jun 30, 2025 at 11:41 AM Neil Lovekin <nlovekin@eastmarlborough.org> wrote:

Good morning, Kari,

Thank you for sharing your resume; it is impressive. Please submit an email or a separate cover letter stating your interest in the position and explaining why you believe you are a good fit. Traditionally, the township requests a letter of interest, which may be submitted as an email, along with a resume.

If there's anything else I can help with, please call me at 610-444-0725 or reply to this email. Thank you.

Regards,

Neil

Neil Lovekin

Township Manager

[East Marlborough Township](#)

KARI M. JARMUZ

Kennett Square, PA ▪ [REDACTED]

COMMUNITY PHILANTHROPIST

Former Financial Advisor and Health Insurance Professional effective at building, connecting and managing long term, productive relationships. Driven and persevering achiever. An analytical problem solver and astute project leader with personable, persuasive communication style.

VOLUNTEER EXPERIENCE

FAMILY PROMISE OF SOUTHERN CHESTER COUNTY—KENNETT SQUARE, PA

2023-PRESENT

In 2023 I served as Treasurer. In 2024 I moved over to Donor Engagement.

SOUTHERN CHESTER COUNTY CHAMBER OF COMMERCE—WEST GROVE, PA

2016-2023

As Ambassador I helped welcome new organizations to the Chamber by helping them make connections and maximize their membership.

YMCA—KENNETT SQUARE, PA

2017-2020

Was on the board and served on the Mission Advancement committee. Participated in Marketing initiatives utilizing my background in relationship management.

PROFESSIONAL EXPERIENCE

WILLOW HOUSE ADVISORS—KENNETT SQUARE, PA

2016-2023

FINANCIAL PLANNER

Recommended investments and insurance products to clients and managed them on their behalf. Helped clients plan for specific circumstances such as education or retirement. Monitored client's accounts and determined if changes were needed to improve financial performance or to accommodate life changes, such as getting married or having children.

ACCOUNT EXECUTIVE

Managed and co-managed 60 clients from 10 to 500 employees in size. Marketed and negotiated all lines of employee benefits coverage with carriers. Duties also included researching and resolving client compliance issues, building communication materials to include Power Point as well as employee benefits guides, creating client contribution modeling, presenting and negotiating client renewals and conducting employee enrollment meetings.

HIGHMARK BLUE CROSS BLUE SHIELD DELAWARE – Wilmington, DE

2002 - 2013

Manager, Group Broker Sales and Broker Administration 2010 - 2013

Managed broker operations, broker onboarding and licensing, broker commission issue resolution, and broker bonus and retention programs. Hired, managed and developed 5 direct and 6 indirect reports.

- Turned around declining small group market segment. Achieved 4% growth.
- Managed expansion and directed the sales team for both group and direct pay (Individual under 65 and Medicare Supplement) health insurance programs. Achieved a 100% increase in direct pay new business.
- Planned, executed and hosted bi-annual on-site and off-site broker meetings for 100+ brokers:
 - Organized speakers, reviewed PowerPoint presentations, and handled all site arrangements.
 - Presented, developed and delivered relevant changes, enhancements and new product features.
- Established company's first broker bonus program which increased growth in small group market.
- Created innovative broker incentive program which increased client retention and broker loyalty.
- Achieved 86% overall broker satisfaction (highest ever) and 93% likelihood to recommend, as measured by annual broker survey in 2012.
- Led affiliation project teams with Highmark Pittsburgh. Standardize systems, procedures and designed sales training programs for client management and sales departments.

Account Executive

2002 - 2010

Recruited and developed insurance brokers to drive sales. Persuaded, communicated and motivated brokers, subscribers, and external/internal customers through sales calls, service calls and enrollment meetings. Negotiated pricing and self-funded options with underwriting to close sales. Analyzed subscriber, broker and customer issues to reach mutually beneficial solutions.

- Selected as one of six associates who worked with Booz & Company to review the company's current status and future direction.
- Named New Business Account Executive of the Year; sold 170% of sales goal, 2006
- Won award from Dearborn National (partner life/disability/dental carrier) for outstanding sales, 2005
- Launched and implemented HSA and HRA (health savings and health reimbursement products).

EMPIRE BLUE CROSS BLUE SHIELD – New York, NY

1992 - 1995

Broker Account Executive

1994 - 1995

Promoted as one of a core group of individuals to launch a new broker program within Group Account Division (50 – 1,000 employee groups).

- Assigned to manage top benefit consulting firms based in New York, NY.
- Met 100% of goal and received an evaluation of outstanding.

Benefits Consultant

1992 - 1994

Marketed group health plans direct to owners, controllers and human resource managers to companies with 50-1,000 employees. Responsibilities also included telemarketing to secure appointment, retaining and upgrading existing self-funded and fully insured accounts.

EDUCATION

UNIVERSITY OF MINNESOTA - MINNEAPOLIS, MN

Bachelor of Science Business

WHARTON SCHOOL OF MANAGEMENT / INTERNATIONAL FOUNDATION OF EMPLOYEE BENEFITS - PHILADELPHIA, PA

Certified Employee Benefit Specialist (CEBS) – Completed 10 intensive study courses on compensation, benefits, and retirement for CEBS certification through the International Foundation of Employee Benefits

AMERICAN COLLEGE OF FINANCIAL SERVICE-BRYN MAWR, PA

Chartered Financial Consultant Program (ChFC)—Completed eight college level classes on retirement, investments and financial planning.

Fax: 610-444-1380

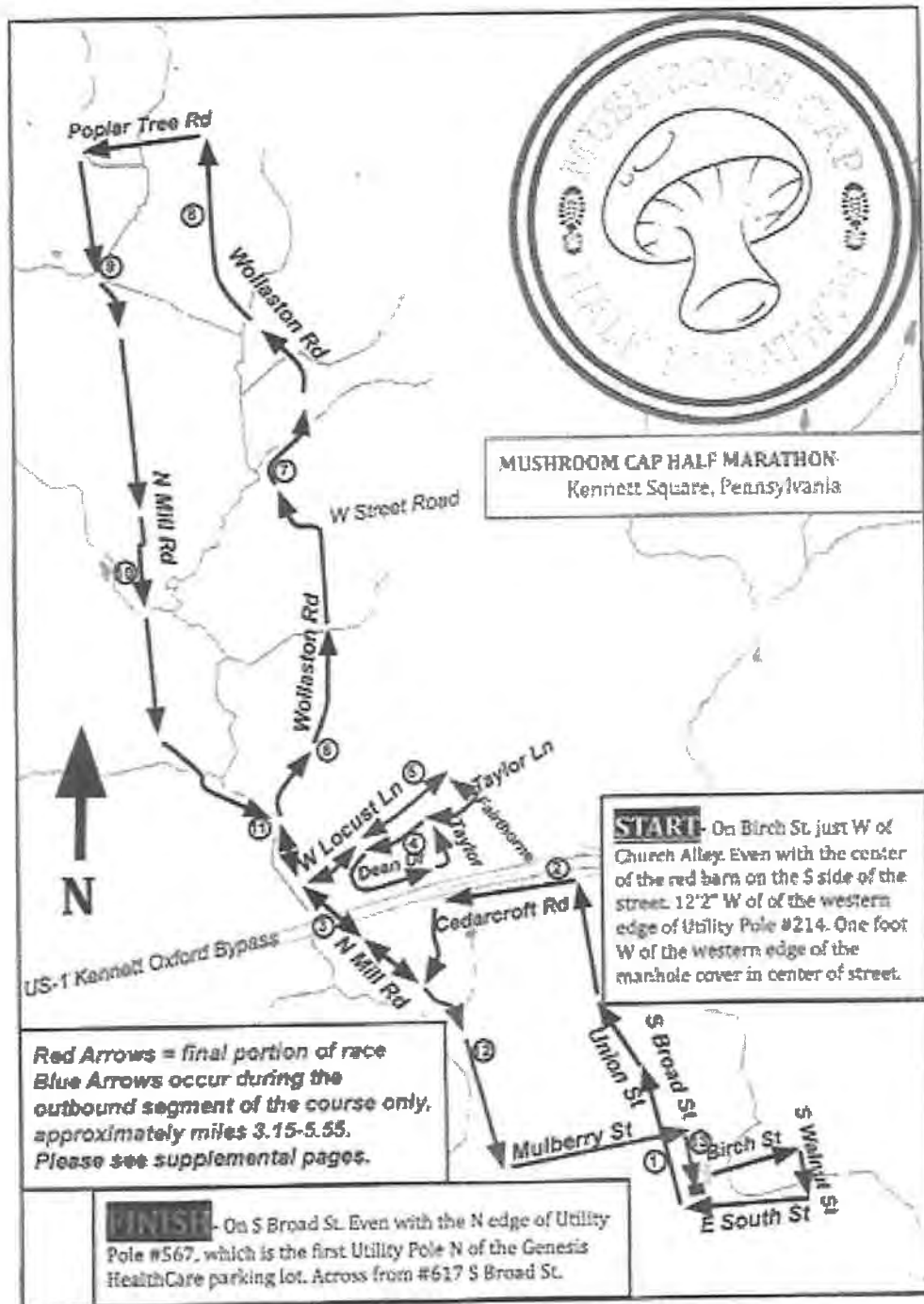
Signature of Applicant: Janh Nummy Date: 10/25/25

Overall Course Closures

2025 MCHM Road Closures	Closure Times
S. Broad St between E. Cypress & E. South Street	5:00AM-12:30PM
Birch /Church Alley	5:00AM-8:45AM
Birch St between Church Alley & S. Walnut	8:00-8:30AM
S. Walnut Street	8:00-8:30AM
Taylor St. @ E. South St	8:00-8:30AM
Southview St. @ E. South St	8:00-8:30AM
E. South Street between S. Walnut & S. Broad St	8:00-8:30AM
Crossing at E. South & S. Broad St	5:00AM-12:30PM
Kaolin Rd (RT82) traveling N from Hillendale to South St	8:00-8:30AM
W South St	8:00-8:30AM
Union Street North until Cedarcroft Rd	8:00-8:45
W. Sickle St between Union St & Mill Rd	8:00-11:35AM
E. Sickle St @ Union St	8:00-8:40AM
E & W Fairthorne St	8:00-8:40AM
Taylor St @ Union St	8:00-8:40AM
Leslie Rd @ Union St	8:00-8:40AM
Cedarcroft Rd	8:00-9:00AM
Intersection of Cedarcroft Rd & Mill Rd	8:00-11:30AM
N. Mill Rd from Cedarcroft Rd thru RT 926	8:00-10:00AM
W. Locust Lane to Fairthorne Drive	8:00-9:55AM
Fairthorne Drive	8:00-9:55AM
Dean Street	8:00-9:55AM
W. Locust Lane to Mill Road	8:00-9:55AM
Line Rd between N. Mill Rd & Fox Hollow Drive	8:00-11:30AM
RT 926 @ Wollaston *INTERMITTENT CLOSURE *	8:00-10:00AM
RT 926 @ Mill *INTERMITTENT CLOSURE *	8:00-11:00AM
Wollaston Rd thru Poplar Tree Rd	8:00-10:30AM
Wollaston Rd between Poplar Tree & RT 82	8:00-10:30AM
Poplar Tree Rd to N. Mill Rd	8:00-11:00AM
N. Mill Rd between 926 & Bridge @ Wollaston Rd	8:00-11:00AM
N. Lincoln Street	8:00-9:30AM
W. Linden Street	8:00-9:30AM
N. Garfield Street between W. Sickle & W. Linden	8:00-9:30AM
N. Washington Street between W. Sickle & W. Linden	8:00-9:30AM
Linden Circle	8:00-9:30AM
S. Mill from Cypress to W. Mulberry	8:00-11:45AM
*W. State Street at S. Mill	8:00-11:45AM
*W. Cypress Street at S. Mill	8:00-11:45AM
W. Mulberry St	8:00-11:45AM
D Street @ S. Mill Rd	8:00-11:45AM
S. Washington St between Magnolia & W. Mulberry	8:00-11:45AM
Lafayette St between Magnolia & W. Mulberry	8:00-11:45AM
Meredith St between Magnolia & W. Mulberry	8:00-11:45AM
Center St. between Magnolia & W. Mulberry	8:00-11:45AM
Schoolhouse Alley between Magnolia & W. Mulberry	8:00-11:45AM
S. Broad Street *INTERMITTENT CLOSURE*	9:00-11:45AM*
Juniper St to Rose Alley	8:00-9:45AM
Sycamore Alley between E. Cypress & E. Cedar St.	8:00-11:45AM
Church Alley between Juniper & Cedar St	8:00-11:45AM
E. Cedar St /Cedar St	8:00-11:45AM
Rose Alley between Juniper & E. Mulberry	8:00-9:45AM
S. Broad From Juniper St & Birch St	8:00-11:45AM

Marshall St between Cypress St & E. Mulberry	8:00-9:45AM	
E Mullberry Street- S. Broad St	8:00-11:45AM	

Course Cert. Map



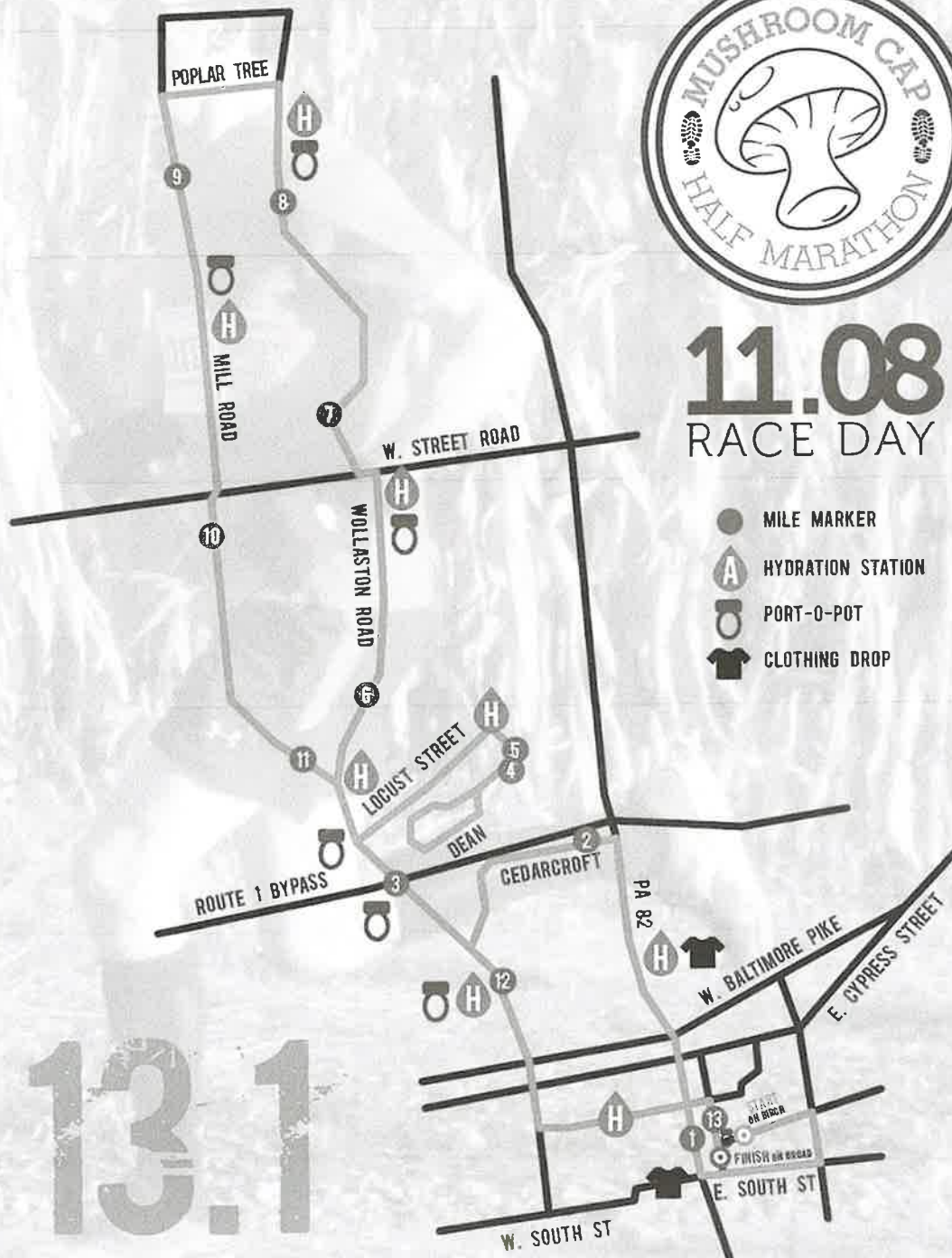
HAIF MARATHON

THE COURSE



11.08
RACE DAY

- MILE MARKER
- A HYDRATION STATION
- PORT-O-POT
- 👕 CLOTHING DROP



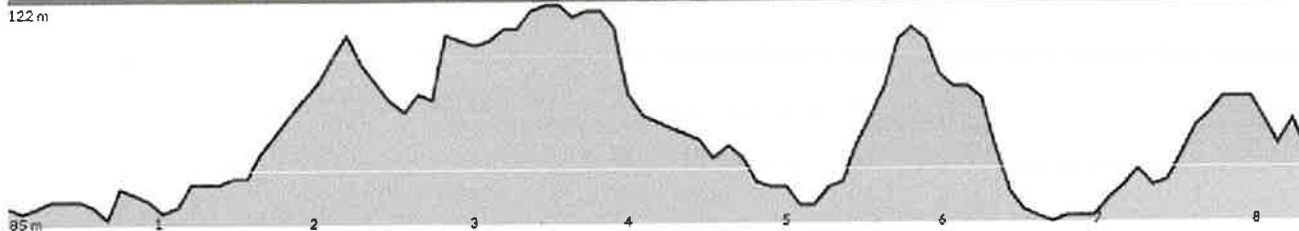
13.1

IS THIS PROFILE FOR EVEREST OR KENNETT?!

Measured by Matthew Slocum | 8 October 2022 | precisioncoursedesign@gmail.com
This course was measured using the full width of the road and the shortest possible route.

ELEVATION PROFILE

122 m



5 miler

THE COURSE



11.08
RACE DAY



FUNGI 5

MUSHROOM CAP HALF MARATHON

Kennett Square, PA

Intermediate Splits and Course Details

Course Description: Start running E on Birch St. R on S Walnut St. R on E South St. R on S Union St. L on Cedarcroft Rd. R on N Mill Rd. R on W Locust Ln. R on Fairthorne Dr. R on Taylor Ln then R on Dean Dr. Follow Dean Dr counterclockwise then R on Dean Dr. and L on Taylor Ln. L on Fairthorne. L on W Locust Ln. R on N Mill Rd. then bear R to continue on Wollaston Rd. (heading N). L at W Street Rd. then immediate R to continue N on Wollaston. L on Poplar Tree Rd. L on N Mill Rd. R on W Street Rd. then immediate L to continue S on N Mill Rd. Bear R after the one-lane bridge crossing to continue S on N Mill Rd. L on W Mulberry St. R on S Broad St. in the Finish.

START- On Birch St. just W of Church Alley. Even with the center of the red barn on the S side of the street. 12 feet 2 inches W of the western edge of Utility Pole (U.P.) #214. One foot W of the western edge of the manhole cover in the center of street.

Mile 1- Even with the front door of #421 S Union St. (on the E side of the street).

Mile 2- On Cedarcroft Rd. just after (W of) the left turn onto Cedarcroft. 22 feet E of the second U.P. after (W of) the turn onto Cedarcroft.

Mile 3- On North Mill Rd. underneath the northern of the two freeway overpasses for US-1/Kennett Oxford Bypass. Even with the first cement column on the left (W) side of the road

Mile 4- At the easternmost edge of the driveway for #405 Dean Dr.

Mile 5- 19 feet W of the mailbox for #400 W Locust Ln.

Mile 6- On Wollaston Rd. just after (N of) the transition from pavement to gravel. 14 feet N of U.P. #93017, which is the first U.P. after (N of) the transition to gravel. N of #621 Wollaston Rd.

Mile 7- On Wollaston Rd. in the driveway for Breakthrough Equestrian Farm. just N of mailbox 7068

Mile 8- On Wollaston Rd. 34 feet before (S of) the southern edge of the brick house on the E side of the street at the top of the hill across from house # 779 Wollaston (yellow house).

Mile 9- On N Mill Rd. 70 feet N of the transition from paved road to gravel. 47 feet S of U.P. #23315 which is next to the mailbox for #31 N Mill Rd.

Mile 10- On N Mill Rd. 287 feet S of the stop sign at the southern intersection of N Mill Rd and W Street Rd.

Mile 11- On N Mill Rd. 10 feet S of U.P. #3699, which is the first U.P. N of the one-lane wooden bridge.

Mile 12- On N Mill Rd. in the intersection with W Sickle St. Near the NW corner of the intersection 13 feet before (N of) U.P. #451 / 306-7

Mile 13- At the SW corner of the intersection of S Broad St. and Cedar St. (This is N of the intersection of Broad and E Cedar St.)

FINISH- On S Broad St. Even with the N edge of Utility Pole #567, which is the first Utility Pole N of the Genesis HealthCare parking lot. Across from #617 S Broad St.

Half Marathon

13.1 Course	Notes	Closure Times
Race Start	Broad Street Between South & Birch Streets	5:00AM-12:30PM
Race Start S. Broad Street	Between Birch & Juniper Streets	8:00-11:45AM
Birch Street		8:00-8:20AM
S. Walnut Street		8:00-8:20AM
E. South Street		8:00-8:20AM
Crossing at E. South & S. Broad Streets	*requesting extended closure for pedestrian crossing	8:00-8:20AM, 10AM-1PM
Union Street to Cedar Croft		8:00-8:50AM
Cedar Croft		8:00-11:35AM
N Mill Road		8:00-11:30
S Mill Road		8:30-11:45
W. Locust Lane to Fairthorne Drive		8:00-9:55AM
Fairthorne Drive		8:00-9:55AM
Dean Street		8:00-9:45AM
W. Locust Lane to Mill Road		8:00-9:55AM
Wollaston Road		8:00-10:25AM
PA 926	*Intermittent closings as runners cross	8:00AM-10:50AM*
Poplar Road		8:00-10:35AM
W. Mullberry Street		8:00-11:35AM
Cross 926	*Intermittent closings as runners cross	9:00-11:35AM*
E. Mullberry -S. Broad Street		8:00-11:45AM
S. Broad Street	Between Birch & Juniper Streets	8:00-11:45AM
FINISH	*Roads may open sooner if last runner and race clean up crew pass before the 16.5 mile cutoff	

5 miler

5 Mile Course	Notes	Closure Times
Race Start S. Broad Street	Broad Street Between South & Birch Streets	5:00AM-12:30PM
Birch Street		8:00-9:00AM
S. Walnut Street		8:00-9:00AM
E. South Street		8:00-9:00AM
Crossing at E. South & S. Broad Streets	*requesting extended closure for pedestrian crossing	8:00-9:00AM, 10AM-1PM
Union Street thru Cedar Croft		8:00-9:15AM
Cedar Croft		8:00-9:15AM
N & S Mill Road	5 Miler Runners turn left on Mill, 13.1 right	8:00-11:35AM
W. Sickle Street		8:30-9:30AM
N. Lincoln Street		8:30-9:30AM
W. Linden Street		8:30-9:30AM
W. Mulberry		8:00-11:35AM
S. Mill & State		8:30-11:35AM*
S. Mill & Cypress		8:30-11:35AM*
Cross 926	*Intermittent closings as runners cross	9:00-11:35AM*
S. Broad Street	Between Birch & Juniper Streets	8:00-11:45AM
Juniper Street		8:30-11:00AM*
Marshall Street		8:30-11:00AM*
E Mulberry Street- S. Broad Street		8:00-11:45AM
FINISH	*Roads may open sooner if last runner and race clean up crew pass before the 16.5 mile cutoff	



PARKING LOTS

YMCA Outdoor Swimming Pool
636 S Walnut St
Kennett Square, PA 19348

Kennett High School
100 E South Street, Kennett

Kennett Parking Garage
E Maple Street, Kennett



Return to Agenda

Company	Haverford Systems		
	Audio Equipment		Costs
Speakers	2 zones, 4 speakers above audience		
	2 speakers over front table		
Microphones	8 wired gooseneck one for each seat at front	Cardiod 12" desktop gooseneck microphones	\$2,390.00
	1 wireless hand-held mic for audience	Shure Wireles vocal system	\$594.00
	Docking station	Shure docking station for transmitters	\$126.25
		Battery, Shure	\$56.00
	QSC Core 24 local audio I/O channels, license, processors, misc equip		\$3,031.20
	QSC 4 channel amplifier 60 watts		\$753.75
	Sound tube in ceiling speaker accessories		\$807.84
		Total audio:	\$7,759.04
	Video Equipment		Costs
Wireless Presentation	Barco device located in rack		\$2,185.99
Rack	18 unit rack to house AV equipment location TBD	rack assembly and accessories	\$1,188.26
Options	85" monitor mounted on rear wall		
	HDMI splitter so signal can be split between current		
	monitor and new monitor in back		
	7" touch panel to turn display on/off, control camera,		
	adjust volume		
	New Pan tilt camera mounted on rear wall		
Labor	Assembly, installation and cabling		\$4,788.00
Shipping			\$343.24
			\$8,505.49

		Total: \$16,264.53	
Options	Additional video options outlined in proposal		
Company	Visual Sound		Costs
	Video		
	Use EMT camera to capture video. Integrate EMT TV		
	Extender set to connect camera to PC		\$387.63
	Audio Equipment		
	4 tabletop gooseneck wireless microphones - DIAS		\$1,218.80
	1 gooseneck wireless microphone - audience		\$631.40
	1 audio DSP with USB connectivity and Echo Cancellation for Conferencing		\$2,750.00
	Expander		\$475.61
	1 - 2 channel amplifier		\$486.37
	6 ceiling speakers 2 zones, DIAS and Audience		\$677.22
		Audio Total	\$6,239.40
Control	Conrol pad wall mounted		\$409.76
	Netgear POE 16 port	Control	\$252.29
			\$662.05
Equipment Rack	Middle Atlantic all H/W		\$669.18
		Audio system with total labor	\$9,605.54
		Cables	\$385.71
		Direct Costs?	\$273.60

		Installation materials	\$666.67
		Grand total:	\$20,654.04
Options	Optional video equipment outlined in proposal		
Company	J&L Entertainment Designs		
			Costs
Option 1	4 ceiling mounted microphones and speakers integrated onto an IP enables Mixer and connected to the PC for the audio portion		
	Audio		
	Mixer		\$2,649.99
	Microphones x4 (VaDDIO) ceiling mounted (\$1129.9 each)		\$4,519.96
	Amplifier (Lab Gruppen) 240 watts		\$549.00
	Speakers, ceiling mounted Episode x 4 (69.99 ea)		\$279.96
	Ic Cable, speaker wire		\$85.00
	Ice Cable Cat 6 wire		\$255.00
	Video		
	Utilize EMT camera, need a receptacle on front wall. Install EMT TV on front wall		
	Tenevo Wall Mount		\$59.99
	AV Pro Ede USB extender kit x 2		\$1,199.98
	Labor, wiring, installation, connection, configuration and training		\$3,360.00
		Total:	\$12,959.87

Options	Other options as outlined in proposal		

[Return to Agenda](#)

Web Central Starter: Summary

Proposal valid for 60 days from date of receipt



Company Overview

CivicPlus started back in June of 1998 with a simple yet powerful vision: to create a website solution that allowed municipal staff to maintain their websites daily without needing a technical webmaster. As technology advanced, we saw our customers' need to bring more services online. We expanded our vision to make local government work better as a whole.

Today, CivicPlus provides public sector technology that automates processes, digitizes services, and enhances civic experiences. Our wide range of government software solutions are designed to be flexible, scalable, and customizable, ensuring a frictionless experience for residents and staff. Our portfolio includes solutions for:



- Process Automation and Digital Services
- Planning, Permitting, Licensing, and Code Enforcement
- Fire and Life Safety Inspections
- Asset Management
- Utility Billing
- Social Media Archiving
- FOIA Management
- Municipal Websites
- Web Accessibility
- Agenda and Meeting Management
- Codification
- Emergency and Mass Notifications
- Parks and Recreation Management
- 311 and Citizen Relationship Management

EXPERIENCE & RECOGNITION

25+ Years

10,000+ Customers

950+ Employees



CivicPlus has over 25 years of experience working with municipal organizations across the US and Canada. Our commitment to deliver the right solutions in design and development, end-user satisfaction, and secure hosting has been instrumental in making us a leader in government web technology. We are proud to have earned the trust of our over 10,000 customers and their over 100,000 administrative users. In addition, over 340 million residents engage with our solutions daily. With such experience, we are confident that we can provide the best solution for you.

CONTACT INFORMATION

Primary Office

302 S. 4th Street, Suite 500, Manhattan, KS 66502

Phone: 888.228.2233 | Fax: 785.587.8951

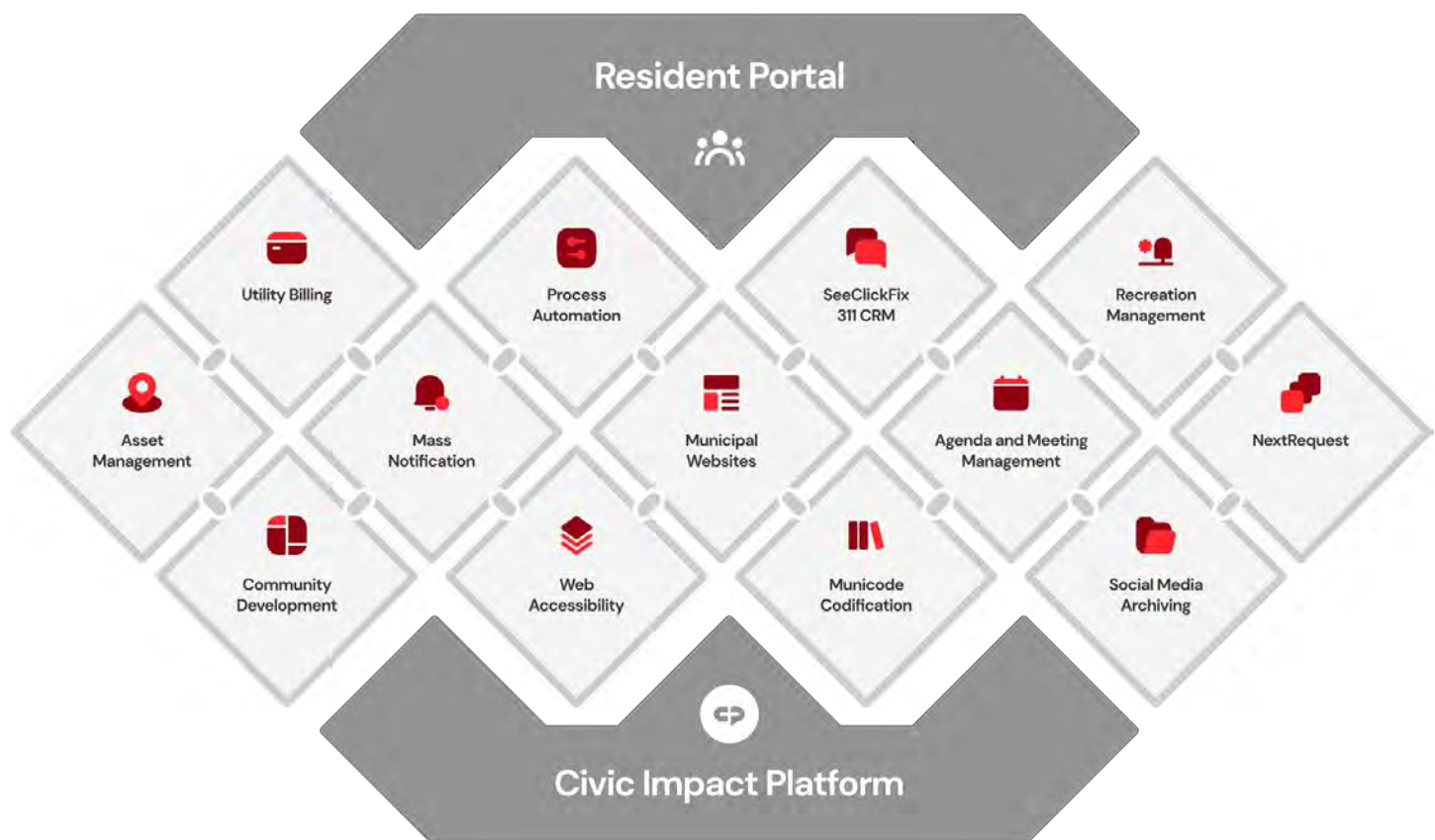
Civicplus.com

Powering & Empowering Government

We empower municipal leaders to transform interactions between residents and government into consistently positive experiences that elevate resident satisfaction, increase revenue, and streamline operations.

Government leaders tell us that one of their most pressing needs is to improve how residents access and experience municipal services; however, they struggle with budget cutbacks and technology constraints. CivicPlus enables civic leaders to solve these problems, making consistently positive interactions between residents and government possible.

CivicPlus is the only government technology company exclusively committed to powering and empowering governments to efficiently operate, serve, and govern using our innovative and integrated technology solutions built and supported by former municipal leaders and award-winning support teams. With it, municipalities increase revenue and operate more efficiently while fostering trust among residents.



Website	Standard	Premium
One-Time Standard Implementation	\$1,000	\$2,000
Annual Subscription Fees	\$5,487	\$6,246
Bundling Discounts Available		

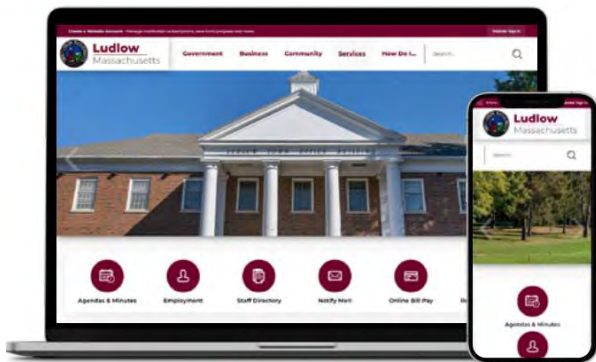
Base Inclusions			Price
Agenda Center	Graphic Links	Cloudflare Tier 1 Security for	Included
Calendar	Quick Links	PCI Compliance and Visitor	
Alert Center	Info Advanced	Surges.	
Document Center	News Flash	DNS Domain Management	
Notify Me	Staff Directory	SSL Management	
Form Center	FAQs	Hosting and Security	
Website Optional Add-On			Price
Live Training Per Module			\$375 one-time
Meetings and Agenda Migration per 100 Meetings			\$850 one-time
Standard Department Header Page			\$2,933 one-time \$813 annual fee
Premium Department Header Page			\$4,515 one-time \$938 annual fee
Accessibility with AudioEye			\$2,500 annual fee
CommonLook – PDF Remediation – One License			\$1,443 annual fee
48 Month Redesign Annual Fee			Standard \$425 Premium \$500
Facilities and Reservations Module			\$350 annual fee
Resource - Business Directory Module			\$350 annual fee
Activities Module			\$350 annual fee
Bids Posting Module			\$350 annual fee
Jobs Module			\$350 annual fee
Opinion Polls Module			\$350 annual fee
Real Estate Locator Module			\$350 annual fee
CivicSend – E News Letter Builder Added to Notify Me			\$750 one-time \$2,374 annual fee
CivicPlus Pay			\$1,785 annual fee
Additional Block of 500 Notify Me SMS Subscribers (Comes with a block of 500)			\$945 annual fee
Chatbot			\$2,750 annual fee
Other Popular Integrated Solutions			Price
Mass Notification			Ask Me – Scoping Necessary
Meetings and Agenda Management			Ask Me – Scoping Necessary
Social Media Archiving			Ask Me – Scoping Necessary
Next Request (Public Records Request)			Ask Me – Scoping Necessary
Municode Codification (Code of Ordinance)			Ask Me – Scoping Necessary
SeeClickFix 311 CRM			Ask Me – Scoping Necessary
Web Accessibility			Ask Me – Scoping Necessary
Community Development (Permitting, Licensing, Code Enforcement)			Ask Me – Scoping Necessary
Asset Management			Ask Me – Scoping Necessary
Process Automation (Advanced fillable forms with automated workflow)			Ask Me – Scoping Necessary
Recreation Management			Ask Me – Scoping Necessary

Standard Package Designs

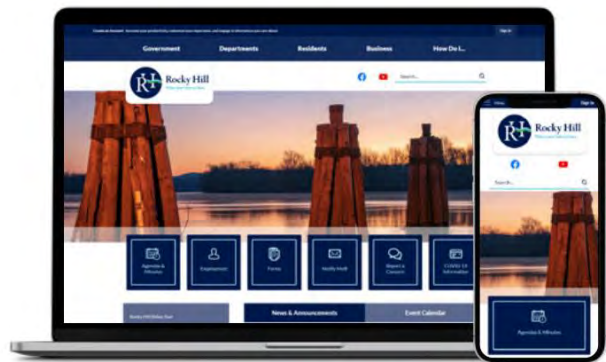
You will choose one of our fixed layout options as the base of your website. You will then be given the opportunity to submit personalized information, like imagery, branding, graphic button preferences, and more to be taken into design consideration. This finalized design will not only represent your unique community, but—combined with the functionality of the Web Central Starter CMS – will help you provide an attractive and convenient online resource for your community.

DESIGN EXAMPLES

The included design portfolio will provide you with an idea of the different directions we can take your creative design with the standard implementation package.



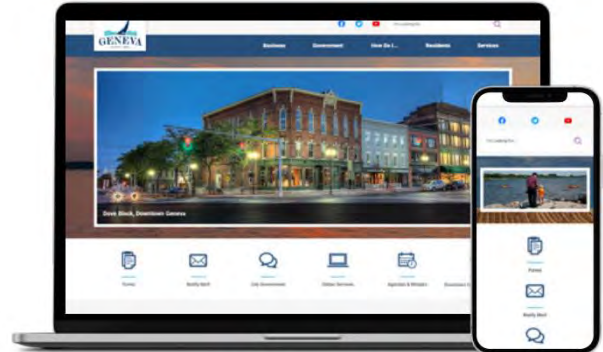
Ludlow, MA



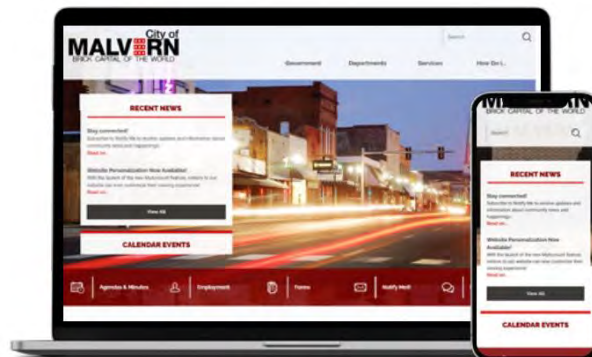
Rocky Hill, CT



Clark County, KY



Geneva, NY



Malvern, AR

Premium Package Designs

You will meet with your art director to discuss your website vision based on the goals and needs of your users. This process involves conversing with your art director on the order, placement, and format of your homepage content and design elements, aimed at achieving your usability goals. Your preferences will be solidified into a homepage layout wireframe, which will provide the structural blueprint for the visual design application.

We will then collaborate with you to customize your design to represent your community using your logo, chosen colors, and imagery. We will focus on including the functionality to meet your website needs, including an option for up to one Advanced Design Component, if desired. Advanced Design components provide next-level user engagement by leveraging the latest design enhancements in the Web Central Starter product. Your art director will help you choose the component that works best for your website and desired site maintenance level.

DESIGN EXAMPLES

The included design portfolio will provide you with an idea of the different directions we can take your creative design with the standard implementation package.



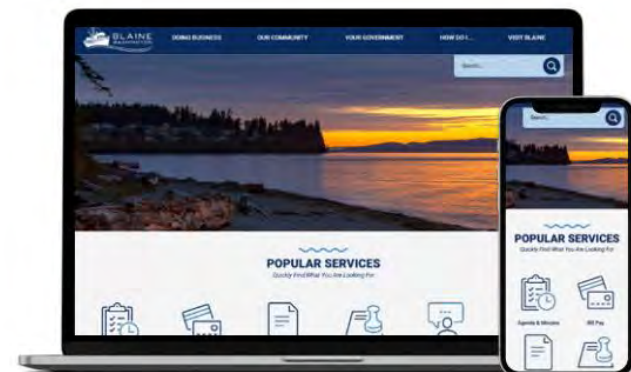
Burkburnett, TX



Greenbrier, TN



Cheverly, MD



Blaine, WA

Standard Package Timeline | 9-12 Weeks

PHASE 1: INITIATE	2-4 Weeks	- Project Kickoff Meeting - Planning & Scheduling
PHASE 2: ANALYZE	1-3 Weeks	Customer Deliverable Submission
PHASE 3: DESIGN & CONFIGURES	3-4 Weeks	- Design Concept Development - Content Development - Agendas & Minute Migration - Website Completion
PHASE 4: OPTIMIZE	1-2 Weeks	Website Finalization
PHASE 5: EDUCATE	1-2 Weeks	Training Engagement
PHASE 6: LAUNCH	1-2 Weeks	- Launch Confirmation Meeting - Website Launch

Premium Package Timeline | 16-28 Weeks

PHASE 1: INITIATE	2-4 Weeks	- Project Kickoff Meeting - Planning & Scheduling
PHASE 2: ANALYZE	4-6 Weeks	- Customer Deliverable Submission - Design Discovery Meeting - Content Process Meeting
PHASE 3: DESIGN & CONFIGURES	6-10 Weeks	- Design Concept Development - Design Concept Meeting - Content Development - Agendas & Minute Migration - Website Completion
PHASE 4: OPTIMIZE	1-2 Weeks	Website Finalization
PHASE 5: EDUCATE	1-2 Weeks	Training Engagement
PHASE 6: LAUNCH	2-4 Weeks	- Launch Confirmation Meeting - Website Launch

Approaching Your Project Implementation

Communication between you and your CivicPlus team will be continuous throughout your project. Sharing input and feedback through email, virtual meetings, phone calls, and our project management software will keep all stakeholders involved and informed. Cloud Coach offers task management transparency with a multi-level work breakdown structure and Gantt Chart-based project plan.

- Centralized project communication and task management tools are located in a cloud-based project workspace
- Tasks, deliverables, and milestones are aligned to your specific scope of work

The tools available through Cloud Coach combined with regular communication with your project manager provide you ample opportunities to quickly and efficiently review your project, check deliverables, and communicate feedback.

Standard	Premium
PHASE 1: INITIATE Project Kickoff – During this initial meeting, your project manager will perform introductions, detail deliverables needed, provide a high-level overview of the development process, and introduce tools and resources used to manage your project. Planning & Scheduling – Your project manager will create a comprehensive project timeline based on the project scope and your specific needs.	
PHASE 2: ANALYZE Customer Deliverables – You will be responsible for submitting deliverables as outlined	PHASE 2: ANALYZE Customer Deliverables – You will be responsible for submitting deliverables as outlined. Design Discovery Meeting – Your project manager and art director will meet with you to discuss design preferences and establish design structure from flexible layout options. Content Process Meeting – Meet with your project manager and web content specialist to detail our content.
PHASE 3: DESIGN & CONFIGURE Design Concept Development – You'll have the chance to review a responsive, functioning design concept prototype in an actual production environment. You will have the opportunity to evaluate the presented design concept and collaborate with our project team on any feedback and then final approval. Content Development – Our Content Development team will migrate the agreed upon number of pages of content (including their text, documents, and images) from your current website to your new, Web Central Starter website.	

Content will be enhanced for usability and accessibility, and we will organize your website pages to make them easy to navigate.

Agendas & Minutes Migration – The Content Development team will download, upload, and organize an agreed upon number of meetings to the Agenda Center module.

Website Completion – You will receive a completed production website featuring your approved design combined with the finished content.

PHASE 4: OPTIMIZE

Website Finalization – Both the Web Central Starter project team and you will prepare your website for launch. During this time, you will be able to make final adjustments to the content on your production website, as well as ensure overall satisfaction with your website.

PHASE 5: EDUCATE

Group Training – Throughout the development and after launch, you and your team can access on-demand training, resources, and educational opportunities. Our initial training is offered online to administrators and content contributors. Individuals can attend group training sessions in the weeks prior to going live.

PHASE 5: EDUCATE

Training Engagement – Our goal with your training plan is to give your staff the skills and tools they need to quickly and easily keep your website current. Your trainer will deliver training sessions for both administrators and users. These sessions will be customized to equip your staff with the knowledge and comfort level needed to prepare your website for launch and maintain it in the future. The training session will use your production website so that users are familiar with your specific configuration, and you can obtain hands-on experience.

PHASE 6: LAUNCH

Website Launch Confirmation Meeting – Your Web Central Starter project team confirms all the details that are necessary to take your website live and explain what you can expect on launch day.

Website Launch – After final confirmation, your website will be made live and available to the public.

Your Role During Implementation

- To help create the strongest possible website, we will need you to:
- Choose your desired layout – *Standard Package Only*
- Complete the Content form – *Standard Package Only*
- Gather photos and logos that will be used in the overall branding and design
- Provide website statistics to be utilized in reorganizing your website content, navigation, and design (*if available*)
- Complete the Design Form to communicate design preferences
- Provide technical information in the DNS form for the set-up of your website domain name(s)
- Perform reviews and provide official approvals throughout the project
- Update the content on your current website and delete any pages you no longer need
- Track website updates to be completed during your training session
- Ensure you have the most up-to-date web browsers installed on your organization's computers
- Compile a list of your website users and desired permission levels
- Reserve training location and necessary resources (computers, conference phone, etc.)

CMS Features & Functionality

CivicPlus' Municipal Websites Central Standard (Web Central Starter) content management system (CMS) is robust and flexible with all the features and functionality you need today and in the future. Developed for municipalities that need to update their website frequently, CivicPlus provides a powerful government content management structure and website menu management system. The easy-to-use system allows non-technical employees to efficiently update any portion of your website.

Each website begins with a unique design developed to meet your specific communication and marketing goals, while showcasing the individuality of your community. Features and capabilities are added and customized as necessary, and all content is organized in accordance with web usability standards.

Modules & Widgets

RESIDENT ENGAGEMENT

Web Central Starter offers many effective and easy-to-use resident engagement features. These tools easily integrate with other key features.

Calendar – Create multiple calendars and events for upcoming activities that are viewable by list, week, or month.

Notices and Alerts – Post emergency or important information on your website and notify residents through email and SMS, via Alert Center.

Form Center – Create custom, online forms via simple drag-and-drop functionality. Track form submissions within the CMS and route email notifications to the appropriate individual(s).

News – Post news items and keep your residents up to date on important information via News Flash.

Notifications – Allow your residents to subscribe to receive text and email notifications on topics that are important to them via Notify Me® (includes up to 500 SMS users).

Pop-up Module – Use a pop-up modal to call attention to important information and notices, sitewide or on specific pages.

ASSET MANAGEMENT

Web Central Starter is fully equipped with a robust set of document and image management tools that work with other key features of our CMS, making it easy to build dynamic content that is easy for residents to navigate and access.

Agenda Center – Create and display meetings and agendas on the website utilizing our built-in Agenda Center module. For advanced functionality, including live meeting management, our integrated Agenda and Meeting Management product is available as an add-on.

Document Center – Organize and management documents in one central repository.

Public Images – Store all your images in one central location, to utilize individually or create slideshows on our site. Use the built-in editor to crop and resize photos, as needed. Images are optimized for performance, mobile responsiveness, and contain alt text for accessibility compliance.

INFORMATION & NAVIGATION

Organize your content and pages to make it easy to locate the information you and your residents need most with modules that help you update information quickly.

Easy for Residents to Navigate – An intuitive design, mega menu options, prominent buttons, and dynamic breadcrumbs throughout your site, all allow residents to easily find what they're looking for.

Frequently Asked Questions (FAQs) – Provide answers to the most frequently asked questions to reduce phone and foot traffic for staff.

Graphic Links – Create visually appealing buttons to direct users to important information.

Info Advanced – Use Info Advanced to create engaging displays of information for reuse throughout the website.

Quick Links – Provide links to highly requested services and information. These are commonly displayed in website footers and right-hand navigation.

Staff Directory – Provide contact information for departments and individual staff members. Use the information throughout the site and keep updated in one location. The Staff Directory widget allows you to quickly place specific persons or departments on relevant pages.

COMMONLY USED WIDGETS

An extensive widget library is available for ease of placing dynamic and visually appealing information on specific pages. Each widget is easy to use with drag-and-drop functionality and is configurable with individual styling options.

Custom HTML Widget – Embed videos or other HTML features in your page.

Editor Widget – Edit text with word processing tools, plus web tools like code view and the Accessibility Checker.

Form Center Widget – Embed simple forms on a page.

Image Widget – Add images to a page.

Related Documents Widget – Create a dynamic list of documents referenced in the Document Center.

Slideshow Widget – Add a slideshow of images.

Tabbed Widget – Organize larger pages of information in horizontal, vertical, or stacked vertical or accordion style tabs.

ADMINISTRATIVE FEATURES

The administration of your Web Central Starter website is browser based, with no installation of software needed. You'll be able to update your website from an internet connection on any platform (Mac or PC). Administrators can control access to pages and manipulation of content as well as use automated features to streamline processes.

Administrative Dashboard – A home base for messages and quick access to your recent activities and time-sensitive action items such as pending approvals and expiring items.

Content Scheduling & Versioning – Set your content to auto-publish and auto-expire, with an archive of all published content and previous versions.

Dynamic Page Components – Modules such as Calendar, FAQs, and News Flash, may be included as dynamic page components on any page.

History Log – Track changes made to your website.

Intranet – Use permissions to set a secure location on your website that allows employees to login and access nonpublic resources and information.

Levels of Permissions – Assign staff members to groups with different levels of permissions of access and authority throughout the CMS.

Pending Approval Items – Administrators have access to a queue of pending items to be published and reviewed.

Website Statistics – Provided website analytics for analysis.

USER-FRIENDLY FEATURES

Not only is Web Central Starter easy for your staff to use, various administrative features help make a more attractive, engaging, and intuitive website for your community.

Automatic Alt Tags – Built-in features assist with ongoing ADA compliance of your website.

Credit Card Processing – With the add-on feature CivicPlus Pay (Pay), you can integrate with an approved payment processor to accept payments on your website (separate agreement must be made directly between you and the chosen approved processor). Additional fees apply.

Preset Styling Standards and Ongoing Styling Flexibility – Site changes automatically inherit design standards and styles that you've set up for your homepage, interior layouts, and simple layouts. This keeps your website looking clean and always matching. We also offer large amounts of flexibility with placement and styles on an ongoing basis. As you edit your website, you can easily adjust the location and style of widgets, content, carousels, lists, calendars, etc. to meet the look and feel you need for that area.

Link Redirects – Instead of sending your users to <http://civicplus.com/248/Awards-and-Recognition>, you can send them to <http://civicplus.com/awards>.

Live Edit – See where your information will be posted on a page before you make any changes with our WYSIWYG editor and drag-and-drop tools.

Maps – Easily embed maps from Google, ESRI, and more using the HTML widget. **Mega Menu** – A main navigation menu makes it easy to get to any page on your website quickly.

Predictive Site Search – Our powerful site search functionality automatically indexes all content making it easy for visitors to find information across pages, documents, and images.

Site Search Log – All search words are kept in a log.

Real Simple Syndication (RSS) Feeds – Administrators and website visitors can use RSS feeds to display content or be notified of content updates.

Responsive Design – With responsive design, your website adjusts to the screen size regardless of what device is being used, providing a seamless user experience.

Social Media – Set various modules to automatically post to your Facebook and/or X (formerly Twitter) feeds and incorporate compatible social media feeds and widgets into your website.

Supported Browsers – View your website in the latest versions of major browsers including Microsoft Edge, Firefox, Safari, and Chrome.

Third-Party Access – Utilize iframes, embeds, and/or links to most of your third-party services. Or use our growing list of APIs to build applications right from your website.

Translation – Integration with Google Translate translates web pages into over 100 languages.

ACCESSIBILITY COMPLIANCE

With over 20% of adults in the United States having a disability, you need a website that conforms to all residents. CivicPlus wants to help our customers maximize accessibility for all users and surpass Section 508 ADA accessibility requirements while providing you the freedom to create a visually rich and appealing website. Our multi-faceted approach sets you up for success:

- We build websites using WCAG guidelines to be highly accessible at go live.
- Our trainers will teach your staff best-practices to keep your content and design elements accessible and up to date with the latest ADA/ WCAG standards.
- Your staff can use the Accessibility Checker included within the CMS to scan content created in the editor for accessibility issues so you can correct them before publishing.
- Any new regulations that require code changes are done automatically by our product team, at least quarterly, with no additional effort required from you.
- In addition, our product team updates our best practices and provides regular updates to customers via the CivicPlus website, blog articles, webinars, and other publications.

Due to the dynamic nature of website content updates, an ongoing accessibility solution can be incredibly beneficial in ensuring sustained accessibility compliance. CivicPlus provides three long-term web accessibility solutions offering varying approaches to help with your compliance maintenance challenges. Additional details and/or a quote can be provided upon request.

- **AudioEye Partnership** – CivicPlus partners with AudioEye to provide a suite of accessibility tools and services for WCAG 2.2 compliance at a discounted rate to our customers.
- **Acquia Optimize: Website Optimization & Compliance Tools** – Acquia Optimize is an easy-to-use web governance platform available to purchase and add to your project. Acquia Optimize’s tools help you identify, prioritize, and address content quality assurance and accessibility issues on your website so that you can achieve and maintain compliance according to WCAG 2.1 standards. Further, we can help you meet the latest data privacy and government policy standards.
- **CivicPlus CommonLook Accessibility Software** – Efficiently and accurately ensure PDFs are accessible to all members of your community. CommonLook provides an all-in-one environment for testing, remediating, and verifying PDF documents and provides a set of automated tools.

ADD-ON MODULES

In addition to our comprehensive CMS offering, we provide a range of additional modules designed to enhance functionality and meet specific organizational needs. Each module is tailored to deliver specialized capabilities, ensuring you have the flexibility to create a solution that aligns perfectly with your objectives. Please reach out if you are interested in including any of these options into your new CMS project.

Blog – Post opinions/information about various community topics and allow resident comments and subscriptions.

Get Community Input – Post initiatives and project ideas to receive feedback and interact with your residents via Community Voice.

Opinion Poll – Poll your residents on important topics by showing the Opinion Poll widget on relevant pages, to grab resident attention and quickly capture their responses to your polls. Polling helps with gathering and evaluating resident feedback, increasing resident engagement, and understanding your community.

Photo Gallery – Display photos of parades, local sporting events, or historical locations through albums or slideshows. Users can vote on favorites or share via email and social media.

Archive Center – Manage and retain serial and older documents.

Real Estate Locator – Lets community members list and manage residential and commercial properties separately, with dedicated search functions. Users can post and manage listings 24/7 after setting up a profile and paying a subscription fee, while administrators can approve or auto-publish listings.

Resource Directory – Use the Resource Directory to showcase information on local businesses and/or community resources.

Activities – Create and post activities, events, and classes so residents can register for them and even pay online. Your administrators can view and create rosters. The Activities module integrates with the Facilities module so residents can view the location of the activity.

Facilities & Reservations – Display facilities on your site for residents to browse. Allow them to filter by amenities, view facility details, and even make reservations online.

Job Postings – Post available jobs online and accept online applications.

Bids – Post open bid opportunities for contractors to view available work, download supporting documentation, receive notifications on posted opportunities and submit bid applications online.

Continuing Services

Technical Support & Services

With technology, unlimited support is crucial. Our live technical support engineers based in North America are ready to answer your staff members' questions and ensure their confidence. CivicPlus' support team is available 7 a.m. – 7 p.m. CST to assist with any questions or concerns regarding technical functionality and usage of Web Central Starter.

CivicPlus Technical Support will provide a toll-free number, online chat support, as well as an online email support system for users to submit technical issues or questions. If the customer support specialist is unable to assist with the question or issue, the three-tier escalation process will begin to report issues to our product engineering team for resolution.

Emergency technical support is available 24/7 for designated, named points-of-contact, with members of CivicPlus' support teams available for urgent requests.

CIVICPLUS HELP CENTER - CivicPlus customers have 24/7 access to our online Help Center where users can review articles, user guides, FAQs, and can get tips on best practices. Our Help Center is continually monitored and updated by our dedicated Knowledge Management Team to ensure we are providing the information and resources you need to optimize your solution. In addition, the Help Center provides our release notes to keep your staff informed of upcoming enhancements and maintenance.

AWARD-WINNING - CivicPlus has been honored with three Gold Stevie® Awards, six Silver Stevie® Awards, and nine Bronze Stevie® Awards. The Stevie Awards are the world's top honors for customer service, contact center, business development, and sales professionals.

CONTINUING PARTNERSHIP - We won't disappear after your website is launched. You'll be assigned a dedicated customer success manager who will partner with you by providing information on best practices and how to utilize the tools of your new system to most effectively engage your residents.

Support at a Glance

- Technical support engineers available 7 a.m. – 7 p.m. (CST) Monday – Friday (excluding holidays)
- Accessible via phone, email, and chat
- 4-hour initial response during normal hours
- 24/7 emergency technical support for named points of contact
- Dedicated customer success manager
- Online self-service help with the CivicPlus Help Center (civicplus.help)

ENGAGEXCHANGE

The ENGAGEXCHANGE is an online community and the central hub of ideas, guidance, tips, advice, and more for our Web Central Starter customers. It reflects our commitment to:

Connection – Customers can connect with their peers to ask questions, discover solutions, share ideas, and join focus groups and beta opportunities.

Direction – Customers will have the opportunity to provide targeted input on the future direction of the Web Central Starter roadmap and will be able to submit ideas for improvements and enhancements. MAINTENANCE CivicPlus is proactive in identifying any potential system issues. Through regularly scheduled reviews of site logs, error messages, servers, router activity, and the internet in general, our personnel often identify and correct issues before they ever affect our customers' web solutions. Our standard maintenance includes:

- Full backups performed daily
- Regularly scheduled upgrades including fixes and other enhancements
- Testing
- Development
- Operating system patches

Hosting & Security

CivicPlus protects your investment and takes hosting and security of our customers' websites seriously. Redundant power sources and internet access ensure consistent and stable connections. You'll find that our extensive, industry-leading process and procedures for protecting and hosting your website are unparalleled. We offer secure data center facilities, constant and vigilant monitoring, and updating of your system, including 99.9% guaranteed up-time (excluding maintenance).

If you experience a DDoS attack or threat, CivicPlus has mitigation and DDoS Advanced Security options available to you at the time of an event. Whatever your needs are, we have an option that will fit your community.

Data Center	• Highly Reliable data center & secure facility • Managed network infrastructure • On-site power backup & generators • Multiple telecom/network providers • Fully redundant network • System monitoring – 24/7/365
Bandwidth	• Multiple network providers in place • Burst bandwidth – 22 Gb/s • Unlimited bandwidth usage for normal business operations (does not apply in the event of a cyber attack)
Hosting	• Web Central Starter software updates • Server management & monitoring • Multi-tiered software architecture • Server software updates & security patches • Database server updates & security patches • Antivirus management & updates • Server-class hardware from nationally recognized provider • Redundant firewall solutions • High performance SAN with N+2 reliability
Disaster Recovery	• Emergency after-hours support, live agent (24/7) • On-line status monitor by Data Center • 8-hour guaranteed recovery TIME objective (RTO) • 24-hour guaranteed recovery POINT objective (RPO) • Pre-Emptive monitoring for disaster situations • Multiple, geographically diverse data centers
DDoS Migration	• Defined DDoS Attach Process • Identify attack source and type • Monitor attack for threshold* engagement
DDoS Advanced Security Coverage	• Not Included – additional coverage available at time of event (fees will apply)

*Thresholds: Traffic exceeds 25 Mb/s sustained for 2+ hours. Traffic over 1 Gb/s at any point during an attack.

Optional Website Enhancements

RECURRING REDESIGN

At CivicPlus, we understand trends change daily and we continually analyze different ways to design our websites—making it easier and more user friendly for your residents to navigate. One of our best practices to help keep up with these new trends is by adding a redesign to your project. During the redesign, you'll also receive a quality control review to ensure content is as expected with the new design application (although no changes will be made to the content itself). With this new design, you'll stay up to date with current trends and best practices, providing a welcoming yet familiar virtual hub to engage your community.

AUDIOEYE MANAGED

AudioEye offers a range of products and services from self-service to turnkey managed solutions. At the core of AudioEye, is the Digital Accessibility Platform (DAP), this powerful tool empowers auditors, designers, and developers to understand issues of accessibility and improve website infrastructure thorough the use of an innovative and easy to-use interface. The AudioEye Toolbar offers web personalization tools. Conforming to Web Content Accessibility Guidelines (WCAG) 2.2 has never been easier.

ACQUIA OPTIMIZE: WEBSITE OPTIMIZATION & COMPLIANCE TOOLS

Acquia Optimize empowers government organizations to maintain accessible, high-quality websites that comply with WCAG 2.1 standards and other international accessibility regulations, such as ADA, Section 508, and EN 301 549. Its accessibility tools identify and address web issues, providing actionable recommendations to enhance user experiences for all. Acquia Optimize's content policies module ensures consistency and accuracy by scanning for content errors or violations of brand, regulatory, or industry standards. The quality assurance tools detect and fix broken links, images, misspellings, and other issues that could hinder navigation or usability. Additionally, the data privacy module scans for sensitive information, prioritizes high-risk violations, and helps organizations reduce privacy risks. Together, these features enable government organizations to deliver inclusive, reliable, and secure digital services.

CIVICPLUS CHATBOT POWERED BY FRASE

CivicPlus Chatbot is designed to convincingly simulate the way a human would behave during a customer service interaction. Our advanced technology combines the power of site search and artificial intelligence (AI) to deliver exceptional customer experiences to residents using your website. Our Chatbot crawls your website and other linked databases to create a continually, automatically updated, AI-powered knowledgebase that you don't have to maintain separately.

PLATFORM IDENTITY PROVIDER (IDP) INTEGRATION

CivicPlus offers IdP integration capabilities, which means you'll benefit from easier integration between your Web Central Starter website and your favorite third-party solutions. Provide single sign-on (SSO) functionality to streamline managing and supporting user credentials and identify management solutions. CivicPlus IdP partners include Microsoft's Entra ID, Microsoft's Active Directory Federation Services (AD FS) versions 3.0, 4.0, and 5.0, and Okta.

STANDARD DEPARTMENT HEADER PACKAGE

A department or division within your organization may need a personalized digital presence. A Department Header Package is a cost-effective way for these groups to differentiate themselves informatively and graphically from the look of the main website while still benefiting from the functionality, service, and support of your Web Central Starter system. Unique customizations include:

- Department-specific URL
- Separate SSL Certificate / DNS & Hosting
- Department Logo
- Global Navigation and Menus
- Banner Image(s) and/or Slideshow Image(s) (if applicable)
- Graphic Links
- Widget Content

BANNERS

A cost-effective way to bring a different look to specific pages or departments is by placing a unique banner image on those pages. Each banner can rotate through as a slide show.

CIVICPLUS MARKETPLACE APP

The CivicPlus Marketplace App is a fully configurable mobile application that serves as a centralized digital hub for community engagement across all CivicPlus solutions. Offering residents convenient access to your agency's information and services, as well as native SeeClickFix 311 CRM starter functionality, the app enhances transparency, service accessibility, and community satisfaction by serving as a mobile gateway to essential services and civic resources.

Our app offers extensive customization options, allowing agencies to configure branding, buttons, and links in real time to maintain brand consistency and enhance the user experience with over 300 configurable icons. It integrates seamlessly with CivicPlus solutions, including SeeClickFix 311 CRM, municipal websites, and mass notifications, providing a unified platform for streamlined engagement. The app improves service visibility and trust by enabling quicker responses to resident concerns and supports diverse community needs, from reporting issues to registering for classes. Additionally, its multi-jurisdictional capabilities allow residents to engage across neighboring areas while offering agencies control over displayed branding and information.

UPGRADE TO GUARDIAN SECURITY

Our Guardian Security Package provides a comprehensive, cost-effective solution tailored for local governments seeking robust security without breaking the bank. Powered by enterprise Cloudflare, this package includes:

- Web Application Firewall (WAF) fully customized for our application
- OWASP ModSecurity Core Rule Set for protection against the Top 10 vulnerabilities identified by the Open
- Web Application Security Project (OWASP), such as SQL injection (SQLi) and cross-site scripting (XSS) attacks
- User Agent Blocking rules to block specific browser or web application User-Agent request headers
- Visitor blocking or challenging by IP address, autonomous system number (ASN), or country code
- Reputation-based threat protection and collective intelligence (CI) to identify new threats

UPGRADE TO PLATINUM SECURITY

CivicPlus' Platinum Hosting and Security package comes with enterprise-level Cloudflare software and:

- Fully customized Web Application Firewall (WAF), customized for our application
- OWASP ModSecurity Core Rule Set protects you against the Top 10 vulnerabilities identified by the Open Web Application Security Project (OWASP), such as SQL injection (SQLi) and cross-site scripting (XSS) attacks
- User agent blocking
- Block or challenge visitors by IP address, autonomous system number (ASN) or country code
- Reputation-based threat protection and collective intelligence (CI) to identify new threats

CONSULTING ENGAGEMENT

Implementing a new software solution is a huge undertaking. Not only does it touch every department in your organization, it has the potential to positively impact the end-users in your community. Sometimes getting to that positive end point is tough with incongruent agendas from stakeholders such as elected officials and department heads. CivicPlus consulting helps your organization do the heavy-lifting, starting with data-driven research and ending with service-level process optimization. We'll help you facilitate the tough conversations and guide you to set realistic timelines and tasks for implementation as well as assist you in setting goals and sustainment plans for your launch and beyond.

CREDIT CARD PROCESSING WITH CIVICPLUS PAY

CivicPlus Pay (Pay) is our integrated, secure, PCI-compliant, utility application. Pay acts as the connector to facilitate a transaction between the CivicPlus solution and the selected payment gateway. CivicPlus has partnered with several integrated gateways which we can assist with the facilitation, set-up, support, and troubleshooting services. Pay can also integrate with many other supported gateway providers in addition to our partner network, in a more limited fashion, to assist you in developing a successful system. To utilize any of the approved gateways, an agreement will need to be executed directly between you and the vendor, that will assess separate merchant account and transaction fees. Additional information can be provided upon request.

Because EMV and Card-Swipe devices are encrypted specifically for individual payment gateways, you'll need to procure any required devices directly from your selected gateway provider for either purchase or rent.

Invoicing Details

- 100% of Year 1 cost upon contracting.
- Annual recurring services shall be invoiced on the start date of each renewal term.
- Annual recurring services shall be subject to a 5% annual increase beginning in year 2 of service.
- All invoices are due within 30 days of the date of such invoice.

If the payment terms noted above does not meet your needs, please discuss with us so that we can try to accommodate your goals.

Disclaimer

PROPOSAL AS NON-BINDING DOCUMENT

A successful project begins with a contract that meets the needs of both parties. This proposal is intended as a non-binding document, and the contents hereof may be superseded by an agreement for services. Its purpose is to provide information on a proposed project we believe will meet your needs based on the information available. If awarded the project, CivicPlus reserves the right to negotiate the contractual terms, obligations, covenants, and insurance requirements before a final agreement is reached. We look forward to developing a mutually beneficial contract with you.



CivicPlus[®] Municipal Websites Hosting and Security



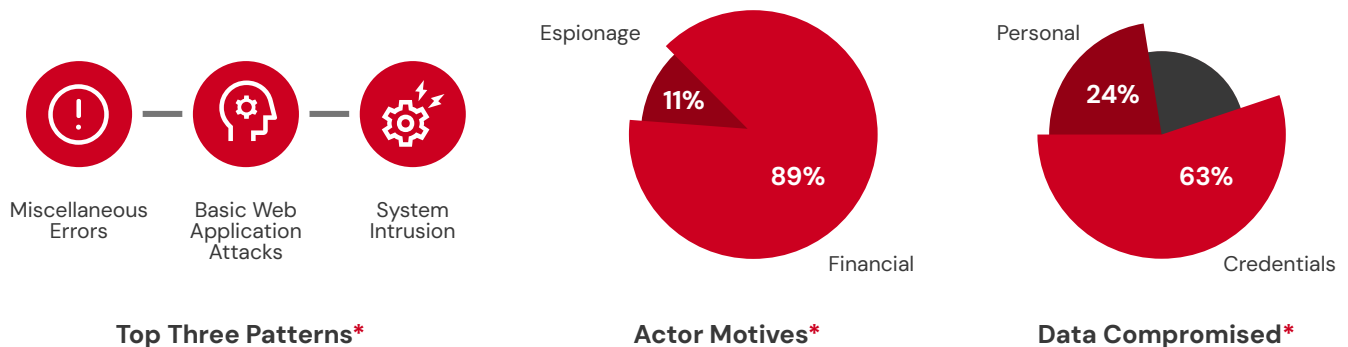
Did You Know?

Government entities are high-profile targets for malicious actors.

Every industry is vulnerable to being targeted by cyber criminals — including local government. In 2023, 15 million people were affected in government data breaches. As the industry leader with over 100,000 software users from 10,000 local government partners serving over 340 million residents, CivicPlus® continually invests in technology and innovation to protect our partners' digital properties. An annual investment of over \$3 million in hosting and security provides us with the ability to adapt to the ever-changing security landscape while providing maximum cybersecurity resilience.

At CivicPlus, we prioritize the adaptability and resilience of our services through a steadfast commitment to annual cybersecurity investments. By allocating substantial resources each year, we ensure that our systems are fortified against evolving cyber threats. This dedication to cybersecurity not only protects our infrastructure but also enhances our ability to adapt to new challenges, ensuring we deliver secure and reliable solutions to our clients. Our masterful combination of smart security solutions — backed by highly responsive service and support — and unique local government insight proves that we are the industry leader for a reason.

Public Administration



*According to the Verizon 2021 Data Breach Investigation Report



Hosting and Security Options

Hosting and Security	Included	Guardian Security	Platinum Security
Microsoft Azure regional hosting			+
Web Application Firewall		+	+
OWASP ModSecurity Core Rule Set		+	+
FedRAMP, PCI DSS, NIST, DIACAP, SOC, and FISMA compliant IT infrastructure			+
Reverse Proxy Server		+	+
SSL for dedicated domain		+	+
DDoS attack protection and mitigation		+	+
Server management	+	+	+
Software updates and security patches	+	+	+
Antivirus management and updates	+	+	+
System monitoring	24/7/365	24/7/365	24/7/365
Performance and Bandwidth			
Server-side Caching		+	+
Regional Content Delivery Network		+	+
Disaster Recovery			
Emergency support, live agent (24/7)			+
Online status monitor			+
Event notification emails			+
Guaranteed recovery TIME objective (RTO)	8 hours	8 hours	2 hours
Guaranteed recovery POINT objective (RPO)	24 hours	24 hours	1 hour
Pre-emptive monitoring for disasters	+	+	+
Multiple data centers	+	+	+
Geographically diverse data centers	+	+	+



Hosting and Security Options (continued)

Drivers	Included	Guardian Security	Platinum Security
Security / Tech	Netsolus	Netsolus/Cloudflare	Azure/Cloudflare
Incremental Value	Stability, General Spikes	Cyber Security, Major Spikes, DDoS Protection, Performance	Cyber Security, Major Spikes, DDoS Protection, Performance, Disaster Recovery, Regional Hosting
Traffic Levels	<100k Pageviews Per Month	>=100k & < 500k Pageviews Per Month	>=500k Pageviews Per Month
Budget		Small to Mid Size Sites	Mid to Large Size Sites



The Guardian Upgrade

offers the following enhancements:

Hosting and Security

Our Guardian Security package provides a comprehensive, cost-effective solution tailored for local governments seeking robust security without breaking the bank. Powered by Cloudflare's Enterprise offering, this package includes:

- Web Application Firewall (WAF) fully customized for our application
- Open Web Application Security Project (OWASP) ModSecurity Core Rule Set for protection against the Top 10 vulnerabilities identified by OWASP, such as SQL injection (SQLi) and cross-site scripting (XSS) attacks
- User Agent Blocking rules to block specific browser or web application User-Agent request headers
- Visitor blocking or challenging by IP address, autonomous system number (ASN), or country code
- Reputation-based threat protection and collective intelligence (CI) to identify new threats

By utilizing Cloudflare as a Reverse Proxy Server, we benefit from advanced DDoS mitigation tooling and a 280 Tbps network edge, which exceeds the largest DDoS attack ever recorded 15 times over. The Reverse Proxy Server also hides server IPs and manages requests, enhancing both security and performance, while SSL encryption safeguards communication between your website and its visitors.

Customer Cost

Our Guardian Security package leverages our team's extensive experience and expertise with Cloudflare's cutting-edge technology. Our experts are well-versed in the dynamic security landscape, ensuring that we deliver unparalleled support, performance, and resilience to your organization. By offering web security as a managed service, we provide you with top-tier protection at a fraction of the price, making enterprise-level security accessible and affordable. Let us merge our strategic preparation and experience with Cloudflare's robust capabilities to safeguard your operations seamlessly and cost-effectively. The Guardian Security package helps you handle unexpected traffic spikes and cyber-attacks with ease, ensuring your operations remain uninterrupted and secure.

Performance and Bandwidth

With the use of Cloudflare's Content Delivery Network (CDN), we bring cached content nearer to your end users. Additionally, we have optimized Cloudflare's caching capabilities for our application, allowing us to safely cache static content. The result? Faster page load times for your residents and staff.



The Platinum Upgrade

offers the following enhancements:

Hosting and Security

For larger enterprises with more extensive security needs and budgets, our Platinum Security package builds on the robust foundation of the Guardian Security package by adding advanced features and services:

- Microsoft Azure regional hosting with the scalability, reliability, and security of Azure's cloud infrastructure
- Enhanced compliance with industry-specific requirements and enhanced security through comprehensive measures
- Disaster recovery solutions to ensure business continuity, minimizing downtime and data loss -Optional encrypted forms to securely collect and store sensitive information, protecting your data from breaches
- Web Application Firewall (WAF) fully customized for our application
- OWASP ModSecurity Core Rule Set for protection against the Top 10 vulnerabilities identified by the Open Web Application Security Project (OWASP), such as SQL injection (SQLi) and cross-site scripting (XSS) attacks
- User Agent Blocking rules to block specific browser or web application User-Agent request headers
- Visitor blocking or challenging by IP address, autonomous system number (ASN), or country code
- Reputation-based threat protection and collective intelligence (CI) to identify new threats

By utilizing Cloudflare as a Reverse Proxy Server, we benefit from advanced DDoS mitigation tooling and a 30 Tbps network edge, which exceeds the largest DDoS attack ever recorded 15 times over. The Reverse Proxy Server also hides server IPs and manages requests, enhancing both security and performance, while SSL encryption safeguards communication between your website and its visitors.

Performance and Bandwidth

With the use of Azure's geographically distributed regions and Cloudflare's Content Delivery Network (CDN), we bring the data centers and cached content nearer to your end users. Additionally, we have optimized Cloudflare's caching capabilities for our application, allowing us to safely cache static content so that you benefit from faster page load times for your residents and site administrators.



The Platinum Upgrade

offers the following enhancements: **(continued)**

Customer Cost

Our Platinum Security package offers all the benefits of Guardian Security enhanced by regional hosting through Microsoft Azure, ensuring optimal performance and compliance with local data regulations. Additionally, our Platinum Security package boasts improved disaster recovery capabilities, providing protection against data loss and downtime — complete with the ability to add on encrypted forms, enabling the secure collection and storage of sensitive data to safeguard your organization's critical information. This comprehensive security package delivers unparalleled value, combining top-tier features and cost-efficiency, at a fraction of the cost of other solutions. The Platinum Security package offers an all-encompassing security solution that not only protects against cyber threats but also ensures compliance and disaster readiness, making it the perfect choice for enterprise-level organizations prioritizing top-tier security and reliability.

East Marlborough Township

Public Works Department

6/1/2025 – 7/1/2025

PROJECTS AND ACTIVITIES

- The pipe replacement project in Fox Hollow has been completed.
- Conducted 1 additional interview for the job opening; however, the candidate salary requirements are above the scale.
- Byrd Road south of Rt. 926 was resurfaced with oil & Chip, followed by a fog seal.
- The AQUA water main project on Rt. 82 between William-Thomas Drive and Chapel Drive to improve water pressure and quality in the area, has been going very well with minimal problems. The project will have one lane closed between 8:00 am and 4:00 pm Monday – Friday and is expected to be finished in a few days. They will come back before the middle of August for the final road restoration of mill and overlay.
- The 2015 John Deere mowing tractor has a long history of the mowers breaking down and this season has been no exception. I am working on an alternative plan for replacement or rental unit to get through this season and look at the 2026 budget year for replacement.
- Several storms this month causing power failures and road closures with trees down. Most of the traffic signals were running on generator power for multiple days, as well as several pump stations. The crew worked on tree and debris removal for 7 days before getting back to several other scheduled tasks related to the paving projects next month. Storm cleanup continues as time and schedule permits.
- Repaired a sewer main leak on Winding lane the day after the 6/19 storm.
- Repaired a sink hole at 219 Kirkbrae Rd.
- Replaced lights in the post office with LED bulbs.

MEETINGS

- 6/3/25 Brandywine Conservancy to review drainage plan improvements here.
- 6/11/25 Supervisors Meeting.
- 6/25/25 Supervisors EIT workshop meeting.

OVERTIME

- 6/19/25 29.5 hrs. Trees Down, traffic signals out.
- 6/20/25 18 hrs. Storm Damage clean up, traffic signals generators.
- 6/20/25 11 hrs. Sewer Main Leak.
- 6/21/25 4 hrs. Traffic signals refuel generators
- 6/22/25 4 hrs. Traffic signals refuel generators.
- 6/23/25 2 hrs. Traffic signals refuel generators.
- 6/24/25 2 hrs. Traffic signals refuel generators.
- 6/25/25 2 hrs. Traffic signals refuel generators.
 - 16 hrs. Replacing grinder pumps

TRAINING

- 6/5/25 LTAP E&S Controls at LGT, Hoover and Miller attended.
- 6/17/25 Delchester MS-4 training, everyone Attended.
- 6/26/25 LTAP Asphalt Road Maintenance at LGT, Hicks, Hoover, Miller attended.

FUNCTIONS

- Clean restrooms, empty trash cans at the park daily, and after pavilion rentals.
- Mow at the park.
- 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:	7,911,974 Gallons	Total gallons received 2025: 53,109,435
Average Daily Flow:	263,732 Gallons	
Maximum Daily Flow:	295,977 Gallons	
Rainfall Measured:	3.27"	
Storage Capacity:	90 days	
Gallons sprayed:	10,878,707 Gallons	Total gallons sprayed 2025: 55,452,588
PA 1 Call Notifications:	118 (12 Emergency)	
Grinder Pump Repairs:	8	

- o The treatment ponds continue to operate normally, and the storage level is normal for this time of year, spraying at every opportunity.
- o There are several capital improvement repair projects being investigated at the treatment plant, including baffle replacement, dredging, bar screen and bio-filter replacements.
- o La Reserve Pump Station had a pump fail and the other pump has a blockage in the pipe that we are working to clear. It has turned into a major project due to the aging pipe condition.

JUNE 2025

[illegible]



East Marlborough Township Police Department
721 Unionville Road
Kennett Square, PA 19348

Phone 610.444.5075 WWW.EASTMARLBOROUGH.ORG Fax 610.444.8657
CHIEF ROBERT CLARKE
RCLARKE@EASTMARLBOROUGH.ORG



June 2025 Police Report

incidents reported in the Township June 2025

Total Incidents:	247	Total YTD: 1,236
Handled by EMPD:	89	Total YTD: 424
Handled by PSP:	158	Total YTD: 812
Busiest hours during the month	8am – 9pm	
Busiest Day:	Thursday	

12.5 hrs. contracted patrol in West Marlborough Twp

June 2025 Monthly items:

Chester County CAD reporting system is still down and is inoperable

6/09 – 06/13 All officers requalified with Firearms, Defensive Tactics, De-escalation techniques as mandated by the Pennsylvania Municipal Police Officer Education and Training Commission.

06/11 Twp Meeting

06/13/14/15 Hot air Balloon Festival

06/14-15 Lacrosse tournament (minor traffic / illegal parking problems Marlborough Rd)

06/19 10 solicitation permits issued

06/19 Severe storms wind/lightning/minor flooding

06/19 – 22 Widespread power outages trees down throughout Twp

6/24 Longwood Gardens Fireworks #1

06/24-25 AF Daniel Testing and fixing VPN and remote log in capabilities

06/27 Meeting with Lindsay Yates Unionville Community Fair

Mileage Log June 2025

Total mileage
recorded:

2,844.0

Date	Vehicle	Odometer Start	Odometer Finish	Mileage
June 1-30	61-22	28,040.0	28,651.0	611.0
June 1-30	61-15	72,681.0	72,701.0	20.0
June 1-30	61-61	109,173.0	109,203.0	30.0
June 1-30	61-23	29,662.0	31,065.0	1,403.0
June 1-30	61-24	7,195.0	7,975.0	780.0

Gas Log June 2025

Total gas
used:

294.5

Date	Description	Gas Start	Gas Finish	Pumped (gallons)
June 1-30	Pump #4	48,857.8	48,944.3	86.5
June 1-30	Pump #9	15,081.3	15,289.3	208.0