

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ANNOUNCEMENTS**
 - a. Executive session was held immediately prior to tonight's regular meeting to discuss personnel matters.
 - b. The Board of Supervisors' next monthly meeting will be held on Wednesday, October 8, 2025.
4. **TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS**

Discussion and possible approval of the monthly expenditures.
5. **OPINION & ORDER: CONDITIONAL USE AMENDMENT OF GERALD B. AUMAN, JR., VMD, KENNETH H. BARNESLEY, VMD, AND KENNETT SQUARE VETERINARY HOSPITAL, LOCATED AT 619 NORTH MILL ROAD, KENNETT SQUARE, PA 19348.**

The Board of Supervisors shall consider and make its decision.
6. **MONTCHANIN BUILDERS, *THE ENCLAVE AT LONGWOOD PRESERVE* – ESCROW RELEASE NO. 2**

Discussion and possible authorization to release \$72,479, as recommended in the Township Engineer's review letter, dated September 3, 2025.
7. **UPLAND COUNTRY DAY SCHOOL – POLE BARN STRUCTURE REQUEST FOR WAIVERS**

The school requests a waiver from the requirements of the stormwater management and the land development ordinances to allow installation of the proposed 2,000 square foot pole barn, on the basis that adequate stormwater management is provided by existing systems.
8. **V2 PARTNERS, LP OF 317 WEST STREET ROAD – REQUEST FOR WAIVERS**

The proposed improvements include the removal of portions of the existing driveway, the construction of an addition to the existing residence, driveway improvements, and associated grading and stormwater management improvements. The Applicant proposes a net increase of 990 square feet in impervious cover and 2,685 square feet of earth disturbance.
9. **RESOLUTION 2025-25: VISION PARTNERSHIP PROGRAM GRANT APPLICATION**

Discussion and possible adoption of Resolution NO. 2025-25 authorizing the submission of an application to the Chester County Vision Partnership Program for a possible grant award to draft a Village Master Plan for Unionville Village.
10. **RESOLUTION 2025-26: MUNICIPAL RECORDS MANUAL ADOPTION**

Discussion and possible adoption of Resolution NO. 2025-26 to declare the Township's intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual, adopted on December 16, 2008, by the Pennsylvania Historical and Museum Commission, Bureau of Archives and History.
11. **RESOLUTION 2025-27: DESTRUCTION OF TOWNSHIP RECORDS**

Discussion and possible adoption of Resolution NO. 2025-27 approving the destruction of specified records as per the Pennsylvania Historical Museum and Commission Manual, last amended March 28, 2019.
12. **NEW BUSINESS**
 - a. Temporary Outdoor Activity Permit Application for Regional Fire Companies' Joint Fundraiser
Discussion and possible approval of a temporary outdoor activity permit for an event to be held on October 19, 2025, at the Po Mar Lin Fire Company, to include township police coverage for alcohol consumption for a beer garden.
 - b. Sale of 2013 JCB Backhoe from Township Fleet to London Britain Township
Discussion and possible authorization to sell the backhoe to London Britain Township, Chester County, PA, in the amount of \$23,500.
 - c. Request for Proposals for Professional Audit Services
Discussion and possible authorization for the Township Manager to advertise the RFP for Professional Audit Services to cover the fiscal calendar years of 2025, 2026, and 2027.
 - d. 2026 [REDACTED] Municipal Obligations (MMO) for Adopted Pension Plans
Act 205 of 1984, as amended, requires the Chief Administrative Officer to inform the Board of Supervisors of the Township's expected financial obligations for the coming fiscal year for the Pension Plans.

13. CONTINUING BUSINESS

- a. Kennett Fire & Emergency Services Regional Commission – Monthly Update
Discussion and update of the regional commission's financial activities.

14. ZONING HEARING BOARD APPLICATIONS

- a. 368 West Street Road – University of Penn, New Bolton Center, Dimensional Variance Relief
Discuss whether to take a position on the Application that seeks variances to construct a new approximately 62,000 SF Two-Story Research and Service Laboratory Building. The hearing is scheduled for September 23, 2025.
- b. 227 Daylesford Court – M. Davis, Dimensional Variance Relief
Discuss whether to take a position on the Application that seeks variance relief to construct additional parking and/or storage. The hearing is scheduled for September 30, 2025.

15. TOWNSHIP ADVISORY COMMITTEES' UPDATES

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

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

17. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

18. APPROVAL OF MEETING MINUTES

19. ADJOURNMENT

Sequential Classification

Ordinance: 03-2025
Proclamation: 2025-03
Resolution: 2025-28

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FY Year Status (1 January - 31 August 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	\$2,907,256.17	\$812,943.43	78%
	Total Expenses	\$3,172,244.60	\$1,919,840.02	\$1,252,404.58	61%
Sewer	Total Revenue	\$1,390,000.00	\$1,439,088.11	-\$49,088.11	104%
	Total Expenses	\$2,053,970.10	\$726,605.42	\$1,327,364.68	35%
State Fund/Liquid Fuel	Total Revenue	\$329,440.00	\$349,986.16	-\$20,546.16	106%
	Total Expenses	\$329,440.00	\$42,090.00	\$287,350.00	13%
Parks	Total Revenue	\$39,000.00	\$41,569.16	-\$2,569.16	107%
	Total Expenses	\$75,476.00	\$34,872.93	\$40,603.07	46%
Open Space	Total Revenue	\$152,000.00	\$203,340.32	-\$51,340.32	134%
	Total Expenses	\$40,500.00	\$38,000.00	\$2,500.00	94%
Library	Total Revenue	\$138,000.00	\$139,971.44	-\$1,971.44	0%
	Total Expenses	\$138,000.00	\$103,500.00	\$34,500.00	75%
Fire/EMS	Total Revenue	\$1,949,927.00	\$2,158,766.42	-\$208,839.42	111%
	Total Expenses	\$1,461,932.51	\$1,101,580.62	\$360,351.89	75%
Operating Reserve	Total Revenue	\$0.00	\$31,915.07	-\$31,915.07	
	Total Expenses	\$262,000.00	\$0.00	\$262,000.00	0%
Capital Fund	Total Revenue	\$500,000.00	\$71,467.58	\$428,532.42	14%
	Total Expenses	\$909,575.00	\$581,038.49	\$328,536.51	64%
Rebill	Total Revenue	\$100,000.00	\$91,189.25	\$8,810.75	91%
	Total Expenses	\$100,000.00	\$106,087.47	-\$6,087.47	106%
				Submitted by Mickey Bailey	

Year Status (1 January - 31 Aug 2024)					
These figures do not add in beginning balances					
Fund		Budgeted	Actual		
General Fund	Total Revenue	\$3,061,322.00	\$2,247,798.20	73%	
	Total Expenses	\$4,695,156.05	\$3,341,802.49	71%	
Sewer	Total Revenue	\$1,455,000.00	\$1,323,060.96	91%	
	Total Expenses	\$1,805,113.00	\$707,577.50	39%	
State Fund/Liquid Fuel	Total Revenue	\$334,368.27	\$344,159.11	103%	
	Total Expenses	\$332,368.27	\$318,037.59	96%	
Parks	Total Revenue	\$45,000.00	\$5,065.49	11%	
	Total Expenses	\$67,000.00	\$6,915.63	10%	
Open Space	Total Revenue	\$190,000.00	\$208,686.95	110%	
	Total Expenses	\$39,500.00	\$0.00	0%	
Library	Total Revenue	\$139,000.00	\$140,033.44	101%	
	Total Expenses	\$138,000.00	\$71,033.44	51%	
Fire/EMS	Total Revenue	\$1,363,500.00	\$1,050,101.77	77%	
	Total Expenses	\$1,242,500.00	\$719,411.30	58%	
Operating Reserve	Total Revenue	\$20,000.00	\$29,300.86	147%	
	Total Expenses	\$400,000.00	\$400,000.00	100%	
Capital Improv/Building Fund	Total Revenue	\$2,075,000.00	\$2,076,939.19	100%	
	Total Expenses	\$1,143,575.00	\$590,277.65	52%	
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	\$134,381.88	59%	
	Total Expenses	\$228,000.00	\$159,966.28	70%	

TREASURER'S REPORT TRANSACTIONS

August 2025

General Fund	Beginning	Deposits	Disbursements	Ending
PLGIT-General Fund-Class	\$ 506,286.80	\$ 235,667.18	\$ (306,085.85)	\$ 435,868.13
PLGIT-General Fund-Prime	\$ 2,413,233.86	\$ 8,937.43	\$ -	\$ 2,422,171.29
PLGIT-General Fund-Plus	\$ 64.00	\$ 0.23	\$ -	\$ 64.23
BBT/Truist General Fund	\$ 91,060.08	\$ 218,515.43	\$ (219,767.03)	\$ 89,808.48
Total	\$ 3,010,644.74	\$ 463,120.27	\$ (525,852.88)	\$ 2,947,912.13
Sewer Fund				
PLGIT-Sewer Fund-Class	\$ 480,850.70	\$ 16,212.67	\$ (23,067.83)	\$ 473,995.54
PLGIT-Sewer Fund-Plus	\$ 1,911.85	\$ 6.82	\$ -	\$ 1,918.67
PLGIT-Sewer Fund-Prime	\$ 3,341,455.54	\$ 12,375.10	\$ -	\$ 3,353,830.64
BBT/Truist Sewer	\$ 69,683.86	\$ -	\$ (14,000.99)	\$ 55,682.87
Total	\$ 3,893,901.95	\$ 28,594.59	\$ (37,068.82)	\$ 3,885,427.72
Fire & EMS Fund				
PLGIT-Fire Tax-Class	\$ 1,434,177.85	\$ 22,547.91	\$ (4,248.40)	\$ 1,452,477.36
Truist Fire Fund	\$ 8,287.17			\$ 8,287.17
Total	\$ 1,442,465.02	\$ 22,547.91	\$ (4,248.40)	\$ 1,460,764.53
State Fund				
PLGIT-State Fund-Class	\$ 453,499.31	\$ 1,585.69		\$ 455,085.00
Total	\$ 453,499.31	\$ 1,585.69	\$ -	\$ 455,085.00
Open Space				
PLGIT-Open Space-Class	\$ 261,000.73	\$ 3,167.43	\$ -	\$ 264,168.16
PLGIT-Open Space-Reserve	\$ 838.63	\$ 2.99	\$ -	\$ 841.62
PLGIT-Open Space-Prime	\$ 1,620,681.66	\$ 6,002.21	\$ -	\$ 1,626,683.87
Total	\$ 1,882,521.02	\$ 9,172.63	\$ -	\$ 1,891,693.65
Capital Improvement				
PLGIT Building Fund-Class	\$ 128,736.30	\$ 500,958.13	\$ (270,875.49)	\$ 358,818.94
PLGIT Building Fund-Prime	\$ 1,648,934.65	\$ 5,449.69	\$ (500,000.00)	\$ 1,154,384.34
PLGIT Building Fund-Reserve	\$ 34.87	\$ 0.12	\$ -	\$ 34.99
Total	\$ 1,777,705.82	\$ 506,407.94	\$ (770,875.49)	\$ 1,513,238.27
Rebill				
PLGIT-Rebill	\$ 130,677.46	\$ 10,195.85	\$ (12,961.31)	\$ 127,912.00
Total	\$ 130,677.46	\$ 10,195.85	\$ (12,961.31)	\$ 127,912.00
Unionville Park				
PLGIT-Unionville Park-Class	\$ 68,041.91	\$ 238.61	\$ (135.00)	\$ 68,145.52
PLGIT-Unionville Park-Reserve	\$ 52.93	\$ 0.19	\$ -	\$ 53.12
PLGIT-Unionville Park-Prime	\$ 56,684.18	\$ 209.93	\$ -	\$ 56,894.11
Truist Park Fund	\$ 10,303.06		\$ (185.44)	\$ 10,117.62
Total	\$ 135,082.08	\$ 448.73	\$ (320.44)	\$ 135,210.37
Willowdale Chapel-Escrow				
PLGIT-Willowdale Chapel-Class	\$ 117,370.13	\$ 418.91	\$ -	\$ 117,789.04
Total	\$ 117,370.13	\$ 418.91	\$ -	\$ 117,789.04
Library Fund				
PLGIT-Library Tax-Class	\$ 95,146.31	\$ 1,289.36		\$ 96,435.67
Total	\$ 95,146.31	\$ 1,289.36	\$ -	\$ 96,435.67
Operating Reserve				
PLGIT-Operating Reserve-Class	\$ 447,132.56	\$ 1,563.43	\$ -	\$ 448,695.99
PLGIT-Operating Reserve-Prime	\$ 677,537.78	\$ 2,509.27	\$ -	\$ 680,047.05
Total	\$ 1,124,670.34	\$ 4,072.70	\$ -	\$ 1,128,743.04
Total	\$ 14,906,340.88	\$ 1,049,503.20	\$ (2,195,632.66)	\$ 13,760,211.42
				Submitted by Mickey Bailey

Summary Report August 2025

GENERAL FUND		BEGINNING BALANCE	\$	3,010,644.74
	Cash Receipts	\$	463,120.27	
	Expenditures		\$	(525,852.88)
		ENDING BALANCE	\$	2,947,912.13
SEWER FUND		BEGINNING BALANCE	\$	3,893,901.95
	Cash Receipts	\$	28,594.59	
	Expenditures		\$	(37,068.82)
		ENDING BALANCE	\$	3,885,427.72
FIRE/EMS TAX FUND		BEGINNING BALANCE	\$	1,442,465.02
	Cash Receipts	\$	22,547.91	
	Expenditures		\$	(4,248.40)
		ENDING BALANCE	\$	1,460,764.53
STATE FUND (Liquid Fuels)		BEGINNING BALANCE	\$	453,499.31
	Cash Receipts	\$	1,585.69	
	Expenditures		\$	-
		ENDING BALANCE	\$	455,085.00
OPEN SPACE		BEGINNING BALANCE	\$	1,882,521.02
	Cash Receipts	\$	9,172.63	
	Expenditures		\$	-
		ENDING BALANCE	\$	1,891,693.65
CAPITAL IMPROVEMENTS		BEGINNING BALANCE	\$	1,777,705.82
	Cash Receipts	\$	506,407.94	
	Expenditures		\$	(770,875.49)
		ENDING BALANCE	\$	1,513,238.27
REBILL		BEGINNING BALANCE	\$	130,677.46
	Cash Receipts	\$	10,195.85	
	Expenditures		\$	(12,961.31)
		ENDING BALANCE	\$	127,912.00
UNIONVILLE PARK		BEGINNING BALANCE	\$	135,082.08
	Cash Receipts	\$	448.73	
	Expenditures		\$	(320.44)
		ENDING BALANCE	\$	135,210.37
WILLOWDALE CHAPEL		BEGINNING BALANCE	\$	117,370.13
	Cash Receipts	\$	418.91	
	Expenditures		\$	-
		ENDING BALANCE	\$	117,789.04
LIBRARY FUND		BEGINNING BALANCE	\$	95,146.31
	Cash Receipts	\$	1,289.36	
	Expenditures		\$	-
		ENDING BALANCE	\$	96,435.67
OPERATING RESERVE		BEGINNING BALANCE	\$	1,124,670.34
	Cash Receipts	\$	4,072.70	
	Expenditures		\$	-
		ENDING BALANCE	\$	1,128,743.04
TOTAL BALANCE		BEGINNING BALANCE	\$	14,906,340.88
	Cash Receipts	\$	1,049,503.20	
	Expenditures		\$	(2,195,632.66)
		ENDING BALANCE	\$	13,760,211.42

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East Marlborough Township General Fund

09/05/25

Account QuickReport

Cash Basis

As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 - Cash							3,010,644.74
100.100 - PLGIT General - 3679014							506,286.80
Check	08/04/2025	ACH	BMO Harris			1,441.97	504,844.83
Deposit	08/05/2025	ACH		Keystone	16,400.00		521,244.83
Deposit	08/05/2025	ACH		Keystone	12,300.00		533,544.83
Deposit	08/05/2025	ACH		Keystone	4,445.30		537,990.13
Deposit	08/05/2025	ACH		Keystone	6,710.66		544,700.79
Deposit	08/06/2025	ACH	County of Chester	Deposit	6,239.23		550,940.02
Deposit	08/06/2025	ACH		Deposit	75,881.40		626,821.42
Deposit	08/08/2025	ACH		Berkheimer	2,782.41		629,603.83
Check	08/12/2025	XFR	Truist 9831	payroll and utilities		200,000.00	429,603.83
Deposit	08/12/2025	ACH		Berkheimer	1,694.45		431,298.28
Deposit	08/12/2025	ACH		Keystone	600.00		431,898.28
Deposit	08/12/2025	ACH		Keystone	1,400.00		433,298.28
Bill Pmt -Check	08/13/2025	26664	A F Daniel Techn...			1,456.67	431,841.61
Bill Pmt -Check	08/13/2025	26665	A. Fieni & Son, Inc.	springs, lube, rapair garage doors		1,065.28	430,776.33
Bill Pmt -Check	08/13/2025	26666	Barry's Auto Repair			99.95	430,676.38
Bill Pmt -Check	08/13/2025	26667	Berkheimer Tax ...			922.88	429,753.50
Bill Pmt -Check	08/13/2025	26668	Birmingham Tow...	2025 APEX lacrosse tournamant		595.00	429,158.50
Bill Pmt -Check	08/13/2025	26669	Brandywine Ace ...			74.00	429,084.50
Bill Pmt -Check	08/13/2025	26670	Colledge Tire, Inc.			246.34	428,838.16
Bill Pmt -Check	08/13/2025	26671	Collinson Inc.	Guide Rail repair on 3 sites		6,350.00	422,488.16
Bill Pmt -Check	08/13/2025	26672	Davidheiser's Inc.			185.00	422,303.16
Bill Pmt -Check	08/13/2025	26673	DELARM, LLC	5.0 gal		88.00	422,215.16
Bill Pmt -Check	08/13/2025	26674	Dixie Land Energ...			1,677.59	420,537.57
Bill Pmt -Check	08/13/2025	26675	Eleanor J. Schwa...	BOS Meeting 7/24/2025		2,077.00	418,460.57
Bill Pmt -Check	08/13/2025	26676	Gale Lane Solar ...			277.73	418,182.84
Bill Pmt -Check	08/13/2025	26677	Garnet Ford - We...	61-22 Ford F-150 Maintenance		99.98	418,082.86
Bill Pmt -Check	08/13/2025	26678	Gawthrop Green...			2,368.00	415,714.86
Bill Pmt -Check	08/13/2025	26679	Go Green 'N' Cle...			120.00	415,594.86
Bill Pmt -Check	08/13/2025	26680	Heidelberg Materi...			1,936.06	413,658.80
Bill Pmt -Check	08/13/2025	26681	Keen Compresse...	16001		63.34	413,595.46
Bill Pmt -Check	08/13/2025	26682	Lowe's	DWW scleanout, Cap, safety glasse...		134.50	413,460.96
Bill Pmt -Check	08/13/2025	26683	NAPA Auto Parts	38730894		126.42	413,334.54
Bill Pmt -Check	08/13/2025	26684	New Enterprise S...	99788		514.14	412,820.40
Bill Pmt -Check	08/13/2025	26685	Opdenaker, Inc.	14316800		249.10	412,571.30
Bill Pmt -Check	08/13/2025	26686	Penn Prime	Penn Prime Worker's Comp		4,645.00	407,926.30
Bill Pmt -Check	08/13/2025	26687	Quantum Environ...			3,650.00	404,276.30
Bill Pmt -Check	08/13/2025	26688	The Occupational...	DOT Physical Michael Hicks		104.00	404,172.30
Bill Pmt -Check	08/13/2025	26689	United Inspection...			4,087.50	400,084.80
Bill Pmt -Check	08/13/2025	26690	Unruh, Turner, B...			4,691.71	395,393.09
Bill Pmt -Check	08/13/2025	26691	Vandemark & Ly...			8,252.00	387,141.09
Bill Pmt -Check	08/13/2025	1230...	Windles Water W...	3 each 5 gall, 20 cases		162.50	386,978.59
Deposit	08/14/2025			Deposit	2,797.50		389,776.09
Deposit	08/14/2025			Deposit	5,228.98		395,005.07
Deposit	08/14/2025			Deposit	1,268.00		396,273.07
Deposit	08/14/2025			Deposit	30,886.31		427,159.38
Deposit	08/19/2025	ACH		Keystone	500.00		427,659.38
Deposit	08/19/2025	ACH		Keystone	2,000.00		429,659.38
Bill Pmt -Check	08/19/2025	26693	21st Century Med...			390.58	429,268.80
Bill Pmt -Check	08/19/2025	26694	Accurate Building...			910.00	428,358.80
Bill Pmt -Check	08/19/2025	26695	Affiliated United ...			383.49	427,975.31
Bill Pmt -Check	08/19/2025	26696	Canon Financial ...			222.54	427,752.77
Bill Pmt -Check	08/19/2025	26697	Chester County B...	refund of police coverage for 4 shifts ...		2,210.00	425,542.77
Bill Pmt -Check	08/19/2025	26698	Christopher F. Pe...	rigid union, rigid conduit, labor		414.01	425,128.76
Bill Pmt -Check	08/19/2025	26699	Dixie Land Energ...			2,113.86	423,014.90
Bill Pmt -Check	08/19/2025	26700	Great America Fi...			76.00	422,938.90
Bill Pmt -Check	08/19/2025	26701	John Deere Fina...			442.94	422,495.96
Bill Pmt -Check	08/19/2025	26702	Keystone Collecti...	2 cell towers - 858 Baltimore Pike K ...		17,958.90	404,537.06
Bill Pmt -Check	08/19/2025	26703	Unionville Chadd...			18,488.18	386,048.88
Deposit	08/19/2025	ACH		Berkheimer	1,791.16		387,840.04
Bill Pmt -Check	08/21/2025	26704	FP Mailing Soluti...			101.85	387,738.19
Bill Pmt -Check	08/21/2025	26705	Traisr, LLC	405.10		600.00	387,138.19
Check	08/21/2025	26706	K Squared Realty...	2025 Assessment lowered		2,556.77	384,581.42
Bill Pmt -Check	08/22/2025	26707	FP Mailing Soluti...			161.50	384,419.92
Bill Pmt -Check	08/22/2025	26708	The Lincoln Natio...			493.89	383,926.03
Check	08/26/2025	26709	Neil Lovekin	Chester County Consortium of Man...		25.20	383,900.83
Bill Pmt -Check	08/26/2025	26710	Bell's Welding & ...	hydraulic hose		63.49	383,837.34
Bill Pmt -Check	08/26/2025	26711	Burkhart, Inc	state inspection 05 Sterling		47.00	383,790.34
Bill Pmt -Check	08/26/2025	26712	Go Green 'N' Cle...			84.00	383,706.34
Bill Pmt -Check	08/26/2025	26713	Montage Enterpri...			10,500.00	373,206.34
Bill Pmt -Check	08/26/2025	26714	PSATS CDL Pro...	Roger Lysle		80.00	373,126.34
Deposit	08/26/2025	ACH		Berkheimer	910.91		374,037.25
Deposit	08/27/2025			Deposit	12,310.86		386,348.11
Deposit	08/27/2025			Deposit	100.00		386,448.11
Deposit	08/27/2025			Deposit	45,085.12		431,533.23
Deposit	08/27/2025			Deposit	434.50		431,967.73
Deposit	08/29/2025	ACH		Berkheimer	1,973.00		433,940.73

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East Marlborough Township General Fund

09/05/25

Account QuickReport

Cash Basis

As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Deposit	08/29/2025	ACH		Berkheimer	167.20		434,107.93
Deposit	08/31/2025	ACH		Deposit	1,760.19		435,868.12
Total 100.100 - PLGIT General - 3679014					235,667.18	306,085.86	435,868.12
100.106 - PLGIT Prime							2,413,233.86
Deposit	08/31/2025	ACH		Deposit	8,937.43		2,422,171.29
Total 100.106 - PLGIT Prime					8,937.43	0.00	2,422,171.29
100.150 - PLGIT Plus - 3679014							64.00
Deposit	08/31/2025	ACH		Deposit	0.23		64.23
Total 100.150 - PLGIT Plus - 3679014					0.23	0.00	64.23
100.305 - BB&T Bank/Truist							91,060.08
Check	08/04/2025	AP	Peco 235406600...	autopay		158.41	90,901.67
Check	08/04/2025	AP	PECO 29772780...	autopay		385.25	90,516.42
Check	08/04/2025	AP	PECO 53088430...	autopay		152.69	90,363.73
Check	08/06/2025	AP	Independence Bl...	two months		37,028.46	53,335.27
Check	08/08/2025	AP	PECO 61691206...	autopay		11.42	53,323.85
Check	08/12/2025	XFR	Truist 9831	payroll and utilities	200,000.00		253,323.85
General Journal	08/15/2025	PR-8...	Evolution Payroll ...	DIRECT DEPOSIT PR-8.15.25		41,500.14	211,823.71
General Journal	08/15/2025	PR-8...	Evolution Payroll ...	PR TAXES PR-8.15.25		18,795.74	193,027.97
General Journal	08/15/2025	PR-8...	Evolution Payroll ...	PR INVOICE PR-8.15.25		108.75	192,919.22
Check	08/15/2025		INR/CBIZ Matrix	PR 8/30/25		800.00	192,119.22
Check	08/20/2025	AP	PECO 91106320...	autopay		234.21	191,885.01
Check	08/20/2025	AP	Comcast (37361)	autopay		315.94	191,569.07
Check	08/21/2025	AP	PECO 66874380...	autopay		44.12	191,524.95
Check	08/21/2025	AP	PECO 41841660...	autopay		50.11	191,474.84
Check	08/21/2025	AP	PECO 67637030...	autopay		333.61	191,141.23
General Journal	08/25/2025	PR-8...	Evolution Payroll ...	DIRECT DEPOSIT PR-8.15.25		40,982.78	150,158.45
General Journal	08/25/2025	PR-8...	Evolution Payroll ...	PR TAXES PR-8.15.25		18,270.36	131,888.09
General Journal	08/25/2025	PR-8...	Evolution Payroll ...	PR INVOICE PR-8.15.25		108.75	131,779.34
Deposit	08/26/2025		Independence Bl...	Deposit	18,514.23		150,293.57
Deposit	08/28/2025	ACH		Deposit	1.20		150,294.77
General Journal	08/29/2025	PR-8...	Evolution Payroll ...	DIRECT DEPOSIT PR-8.30.25		41,047.26	109,247.51
General Journal	08/29/2025	PR-8...	Evolution Payroll ...	PR TAXES PR-8.30.25		18,522.43	90,725.08
General Journal	08/29/2025	PR-8...	Evolution Payroll ...	PR INVOICE PR-8.30.25		116.60	90,608.48
Check	08/29/2025		INR/CBIZ Matrix	PR 8/15/25		800.00	89,808.48
Total 100.305 - BB&T Bank/Truist					218,515.43	219,767.03	89,808.48
Total 100.000 - Cash					463,120.27	525,852.89	2,947,912.12
TOTAL					463,120.27	525,852.89	2,947,912.12

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Accrual Basis

East Marlborough Township General Fund

Account QuickReport

As of August 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
100.000 - Cash							3,010,644.74
100.100 - PLGIT General - 3679014							506,286.80
Check	08/04/2025	ACH	BMO Harris		129.01 - BMO	-1,441.97	504,844.83
Deposit	08/05/2025	ACH		Keystone	310.500 - Lo...	16,400.00	521,244.83
Deposit	08/05/2025	ACH		Keystone	310.500 - Lo...	12,300.00	533,544.83
Deposit	08/05/2025	ACH		Keystone	310.500 - Lo...	4,445.30	537,990.13
Deposit	08/05/2025	ACH		Keystone	310.500 - Lo...	6,710.66	544,700.79
Deposit	08/06/2025	ACH	County of Chester	Deposit	-SPLIT-	6,239.23	550,940.02
Deposit	08/06/2025	ACH		Deposit	310.100 - Re...	75,881.40	626,821.42
Deposit	08/08/2025	ACH		Berkheimer	301.100 - Re...	2,782.41	629,603.83
Check	08/12/2025	XFR	Truist 9831	payroll and ...	100.305 - BB...	-200,000.00	429,603.83
Deposit	08/12/2025	ACH		Berkheimer	301.100 - Re...	1,694.45	431,298.28
Deposit	08/12/2025	ACH		Keystone	310.500 - Lo...	600.00	431,898.28
Deposit	08/12/2025	ACH		Keystone	310.500 - Lo...	1,400.00	433,298.28
Bill Pmt -Check	08/13/2025	26664	A F Daniel Techn...		2000 - Accou...	-1,456.67	431,841.61
Bill Pmt -Check	08/13/2025	26665	A. Fieni & Son, Inc.	springs, lub...	2000 - Accou...	-1,065.28	430,776.33
Bill Pmt -Check	08/13/2025	26666	Barry's Auto Repair		2000 - Accou...	-99.95	430,676.38
Bill Pmt -Check	08/13/2025	26667	Berkheimer Tax A...		2000 - Accou...	-922.88	429,753.50
Bill Pmt -Check	08/13/2025	26668	Birmingham Town...	2025 APEX ...	2000 - Accou...	-595.00	429,158.50
Bill Pmt -Check	08/13/2025	26669	Brandywine Ace P...		2000 - Accou...	-74.00	429,084.50
Bill Pmt -Check	08/13/2025	26670	Colledge Tire, Inc.		2000 - Accou...	-246.34	428,838.16
Bill Pmt -Check	08/13/2025	26671	Collinson Inc.	Guide Rail r...	2000 - Accou...	-6,350.00	422,488.16
Bill Pmt -Check	08/13/2025	26672	Davidheiser's Inc.		2000 - Accou...	-185.00	422,303.16
Bill Pmt -Check	08/13/2025	26673	DELCARM, LLC	5.0 gal	2000 - Accou...	-88.00	422,215.16
Bill Pmt -Check	08/13/2025	26674	Dixie Land Energy...		2000 - Accou...	-1,677.59	420,537.57
Bill Pmt -Check	08/13/2025	26675	Eleanor J. Schwa...	BOS Meetin...	2000 - Accou...	-2,077.00	418,460.57
Bill Pmt -Check	08/13/2025	26676	Gale Lane Solar L...		2000 - Accou...	-277.73	418,182.84
Bill Pmt -Check	08/13/2025	26677	Garnet Ford - We...	61-22 Ford ...	2000 - Accou...	-99.98	418,082.86
Bill Pmt -Check	08/13/2025	26678	Gawthrop Greenw...		2000 - Accou...	-2,368.00	415,714.86
Bill Pmt -Check	08/13/2025	26679	Go Green 'N' Clea...		2000 - Accou...	-120.00	415,594.86
Bill Pmt -Check	08/13/2025	26680	Heidelberg Materi...		2000 - Accou...	-1,936.06	413,658.80
Bill Pmt -Check	08/13/2025	26681	Keen Compresse...	16001	2000 - Accou...	-63.34	413,595.46
Bill Pmt -Check	08/13/2025	26682	Lowe's	DWV sclean...	2000 - Accou...	-134.50	413,460.96
Bill Pmt -Check	08/13/2025	26683	NAPA Auto Parts	38730894	2000 - Accou...	-126.42	413,334.54
Bill Pmt -Check	08/13/2025	26684	New Enterprise St...	99788	2000 - Accou...	-514.14	412,820.40
Bill Pmt -Check	08/13/2025	26685	Opdenaker, Inc.	14316800	2000 - Accou...	-249.10	412,571.30
Bill Pmt -Check	08/13/2025	26686	Penn Prime	Penn Prime ...	2000 - Accou...	-4,645.00	407,926.30
Bill Pmt -Check	08/13/2025	26687	Quantum Environ...		2000 - Accou...	-3,650.00	404,276.30
Bill Pmt -Check	08/13/2025	26688	The Occupational ...	DOT Physic...	2000 - Accou...	-104.00	404,172.30
Bill Pmt -Check	08/13/2025	26689	United Inspection ...		2000 - Accou...	-4,087.50	400,084.80
Bill Pmt -Check	08/13/2025	26690	Unruh, Turner, Bu...		2000 - Accou...	-4,691.71	395,393.09
Bill Pmt -Check	08/13/2025	26691	Vandemark & Lyn...		2000 - Accou...	-8,252.00	387,141.09
Bill Pmt -Check	08/13/2025	1230...	Windies Water W...	3 each 5 gal...	2000 - Accou...	-162.50	386,978.59
Deposit	08/14/2025			Deposit	-SPLIT-	2,797.50	389,776.09
Deposit	08/14/2025			Deposit	-SPLIT-	5,228.98	395,005.07
Deposit	08/14/2025			Deposit	-SPLIT-	1,268.00	396,273.07
Deposit	08/14/2025			Deposit	-SPLIT-	30,886.31	427,159.38
Deposit	08/19/2025	ACH		Keystone	310.500 - Lo...	500.00	427,659.38
Deposit	08/19/2025	ACH		Keystone	310.500 - Lo...	2,000.00	429,659.38
Bill Pmt -Check	08/19/2025	26693	21st Century Medi...		2000 - Accou...	-390.58	429,268.80
Bill Pmt -Check	08/19/2025	26694	Accurate Building ...		2000 - Accou...	-910.00	428,358.80
Bill Pmt -Check	08/19/2025	26695	Affiliated United C...		2000 - Accou...	-383.49	427,975.31
Bill Pmt -Check	08/19/2025	26696	Canon Financial S...		2000 - Accou...	-222.54	427,752.77
Bill Pmt -Check	08/19/2025	26697	Chester County B...	refund of pol...	2000 - Accou...	-2,210.00	425,542.77
Bill Pmt -Check	08/19/2025	26698	Christopher F. Per...	rigid union, r...	2000 - Accou...	-414.01	425,128.76
Bill Pmt -Check	08/19/2025	26699	Dixie Land Energy...		2000 - Accou...	-2,113.86	423,014.90
Bill Pmt -Check	08/19/2025	26700	Great America Fin...		2000 - Accou...	-76.00	422,938.90
Bill Pmt -Check	08/19/2025	26701	John Deere Finan...		2000 - Accou...	-442.94	422,495.96
Bill Pmt -Check	08/19/2025	26702	Keystone Collecti...	2 cell towers...	2000 - Accou...	-17,958.90	404,537.06
Bill Pmt -Check	08/19/2025	26703	Unionville Chadds...		2000 - Accou...	-18,488.18	386,048.88
Deposit	08/19/2025	ACH		Berkheimer	301.100 - Re...	1,791.16	387,840.04
Bill Pmt -Check	08/21/2025	26704	FP Mailing Solutio...		2000 - Accou...	-101.85	387,738.19
Bill Pmt -Check	08/21/2025	26705	Traisr, LLC	405.10	2000 - Accou...	-600.00	387,138.19
Check	08/21/2025	26706	K Squared Realty ...	2025 Asses...	403.100 - Ta...	-2,556.77	384,581.42
Bill Pmt -Check	08/22/2025	26707	FP Mailing Solutio...		2000 - Accou...	-161.50	384,419.92
Bill Pmt -Check	08/22/2025	26708	The Lincoln Natio...		2000 - Accou...	-493.89	383,926.03
Check	08/26/2025	26709	Neil Lovekin	Chester Cou...	401.500 - Ad...	-25.20	383,900.83
Bill Pmt -Check	08/26/2025	26710	Bell's Welding & ...	hydraulic hose	2000 - Accou...	-63.49	383,837.34
Bill Pmt -Check	08/26/2025	26711	Burkhart, Inc	state inspect...	2000 - Accou...	-47.00	383,790.34

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Accrual Basis

East Marlborough Township General Fund

Account QuickReport

As of August 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
Bill Pmt -Check	08/26/2025	26712	Go Green 'N' Clea...		2000 · Accou...	-84.00	383,706.34
Bill Pmt -Check	08/26/2025	26713	Montage Enterpris...		2000 · Accou...	-10,500.00	373,206.34
Bill Pmt -Check	08/26/2025	26714	PSATS CDL Prog...	Roger Lysle	2000 · Accou...	-80.00	373,126.34
Deposit	08/26/2025	ACH		Berkheimer	301.100 · Re...	910.91	374,037.25
Deposit	08/27/2025			Deposit	-SPLIT-	12,310.86	386,348.11
Deposit	08/27/2025			Deposit	362.000 · Pu...	100.00	386,448.11
Deposit	08/27/2025			Deposit	-SPLIT-	45,085.12	431,533.23
Deposit	08/27/2025			Deposit	-SPLIT-	434.50	431,967.73
Deposit	08/29/2025	ACH		Berkheimer	301.100 · Re...	1,973.00	433,940.73
Deposit	08/29/2025	ACH		Berkheimer	303.105 · Uni...	167.20	434,107.93
Deposit	08/31/2025	ACH		Deposit	341.000 · Int...	1,760.19	435,868.12
Total 100.100 · PLGIT General - 3679014						-70,418.68	435,868.12
100.106 · PLGIT Prime							2,413,233.86
Deposit	08/31/2025	ACH		Deposit	341.100 · Int...	8,937.43	2,422,171.29
Total 100.106 · PLGIT Prime						8,937.43	2,422,171.29
100.150 · PLGIT Plus - 3679014							64.00
Deposit	08/31/2025	ACH		Deposit	341.100 · Int...	0.23	64.23
Total 100.150 · PLGIT Plus - 3679014						0.23	64.23
100.305 · BB&T Bank/Truist							91,060.08
Check	08/04/2025	AP	Peco 2354066000...	autopay	409.360 · Tw...	-158.41	90,901.67
Check	08/04/2025	AP	PECO 297727800...	autopay	433.361 · Tra...	-385.25	90,516.42
Check	08/04/2025	AP	PECO 530884300...	autopay	409.360 · Tw...	-152.69	90,363.73
Check	08/06/2025	AP	Independence Blu...	two months	-SPLIT-	-37,028.46	53,335.27
Check	08/08/2025	AP	PECO 616912064...	autopay	433.361 · Tra...	-11.42	53,323.85
Check	08/12/2025	XFR	Truist 9831	payroll and ...	100.100 · PL...	200,000.00	253,323.85
General Journal	08/15/2025	PR-8....	Evolution Payroll ...	DIRECT DE...	-SPLIT-	-41,500.14	211,823.71
General Journal	08/15/2025	PR-8....	Evolution Payroll ...	PR TAXES ...	100.305 · BB...	-18,795.74	193,027.97
General Journal	08/15/2025	PR-8....	Evolution Payroll ...	PR INOVIC...	100.305 · BB...	-108.75	192,919.22
Check	08/15/2025		INR/CBIZ Matrix	PR 8/30/25	-SPLIT-	-800.00	192,119.22
Check	08/20/2025	AP	PECO 911063200...	autopay	434.360 · Uni...	-234.21	191,885.01
Check	08/20/2025	AP	Comcast (37361)	autopay	409.360 · Tw...	-315.94	191,569.07
Check	08/21/2025	AP	PECO 668743800...	autopay	409.360 · Tw...	-44.12	191,524.95
Check	08/21/2025	AP	PECO 418416600...	autopay	409.360 · Tw...	-50.11	191,474.84
Check	08/21/2025	AP	PECO 676370300...	autopay	410.360 · PD...	-333.61	191,141.23
General Journal	08/25/2025	PR-8....	Evolution Payroll ...	DIRECT DE...	-SPLIT-	-40,982.78	150,158.45
General Journal	08/25/2025	PR-8....	Evolution Payroll ...	PR TAXES ...	100.305 · BB...	-18,270.36	131,888.09
General Journal	08/25/2025	PR-8....	Evolution Payroll ...	PR INOVIC...	100.305 · BB...	-108.75	131,779.34
Deposit	08/26/2025		Independence Blu...	Deposit	-SPLIT-	18,514.23	150,293.57
Deposit	08/28/2025	ACH		Deposit	341.100 · Int...	1.20	150,294.77
General Journal	08/29/2025	PR-8....	Evolution Payroll ...	DIRECT DE...	-SPLIT-	-41,047.26	109,247.51
General Journal	08/29/2025	PR-8....	Evolution Payroll ...	PR TAXES ...	100.305 · BB...	-18,522.43	90,725.08
General Journal	08/29/2025	PR-8....	Evolution Payroll ...	PR INOVIC...	100.305 · BB...	-116.60	90,608.48
Check	08/29/2025		INR/CBIZ Matrix	PR 8/15/25	-SPLIT-	-800.00	89,808.48
Total 100.305 · BB&T Bank/Truist						-1,251.60	89,808.48
Total 100.000 · Cash						-62,732.62	2,947,912.12
TOTAL						-62,732.62	2,947,912.12

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Cash Basis

East Marlborough Sewer Company Account QuickReport

As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 - Cash							3,893,901.95
100.100 - PLGIT Sewer Fund (3679143)							480,850.70
Bill Pmt - Check	08/04/2025	6689	W. G. Malden, LLC			3,986.47	476,864.23
Bill Pmt - Check	08/04/2025	6690	Buckmans Inc.			357.00	476,507.23
Bill Pmt - Check	08/04/2025	6691	Pennsylvania On...			84.58	476,422.65
Bill Pmt - Check	08/04/2025	6692	Northeastern Suppl...			555.14	475,867.51
Check	08/04/2025	6693	Aqua-Aerobic Syst.	VOID: VOID	0.00		475,867.51
Check	08/04/2025	6694	Willowdale Chapel -			1,407.60	474,459.91
Bill Pmt - Check	08/07/2025	6695	Aqua Pennsylvania			22.40	474,437.51
Bill Pmt - Check	08/07/2025	6696	Buckley Brion McG...			30.00	474,407.51
Bill Pmt - Check	08/07/2025	6697	Denney Electric Su...			29.84	474,377.67
Bill Pmt - Check	08/07/2025	6698	Deckman Motor & ...			6,852.25	467,525.42
Bill Pmt - Check	08/07/2025	6699	McMaster-Carr			757.88	466,767.54
Bill Pmt - Check	08/07/2025	6700	Opdenaker Inc			137.80	466,629.74
Bill Pmt - Check	08/07/2025	6701	Suburban Testing ...			3,765.00	462,864.74
Bill Pmt - Check	08/07/2025	6702	Buckmans Inc.			357.00	462,507.74
Bill Pmt - Check	08/07/2025	6703	Commonwealth of ...			100.00	462,407.74
Deposit	08/08/2025	ACH	Berkheimer		2,260.31		464,668.05
Bill Pmt - Check	08/11/2025	6704	Buckmans Inc.			357.00	464,311.05
Bill Pmt - Check	08/11/2025	6705	Northeastern Suppl...			46.75	464,264.30
Bill Pmt - Check	08/11/2025	6706	Chester Water Aut...			23.61	464,240.69
Bill Pmt - Check	08/11/2025	6707	Herbert, Rowland,			164.00	464,076.69
Bill Pmt - Check	08/12/2025	6708	Brandywine Ace P...			122.00	463,954.69
Deposit	08/12/2025	ACH	Berkheimer		1,025.95		464,980.64
Deposit	08/15/2025		Deposit		30.00		465,010.64
Deposit	08/15/2025		Deposit		360.00		465,370.64
Deposit	08/15/2025		Deposit		6,555.00		471,925.64
Bill Pmt - Check	08/25/2025	6709	Buckmans Inc.			992.80	470,932.84
Check	08/25/2025	6710	Buckley Brion McG...	VOID: void	0.00		470,932.84
Bill Pmt - Check	08/25/2025	6711	USA BlueBook			211.02	470,721.82
Bill Pmt - Check	08/25/2025	6712	Witmer Public Safe			366.00	470,355.82
Bill Pmt - Check	08/25/2025	6713	Exeter Supply Com...			1,361.30	468,994.52
Deposit	08/25/2025		Deposit		15.00		469,009.52
Deposit	08/25/2025		Deposit		2,012.50		471,022.02
Bill Pmt - Check	08/26/2025	6714	Buckmans Inc.			685.00	470,337.02
Bill Pmt - Check	08/26/2025	6715	Northeastern Suppl...			295.39	470,041.63
Deposit	08/26/2025		Deposit		15.00		470,056.63
Deposit	08/29/2025	ACH	Berkheimer		2,279.74		472,336.37
Deposit	08/31/2025	ACH	Deposit		1,659.17		473,995.54
Total 100.100 - PLGIT Sewer Fund (3679143)					16,212.67	23,067.83	473,995.54
100.101 - PLGIT Plus (4679142)							1,911.85
Deposit	08/31/2025	ACH	Deposit		6.82		1,918.67
Total 100.101 - PLGIT Plus (4679142)					6.82	0.00	1,918.67
100.106 - PLGIT Sewer Prime							3,341,455.54
Deposit	08/31/2025	ACH	Deposit		12,375.10		3,353,830.64
Total 100.106 - PLGIT Sewer Prime					12,375.10	0.00	3,353,830.64
100.500 - Truist Bank 9077							69,683.86
Check	08/05/2025	AP	Verizon 852-008-7...	autopay		94.99	69,588.87
Check	08/05/2025	AP	Verizon WZ 220-8...	autopay		20.02	69,568.85
Check	08/07/2025	AP	Verizon 257-251-6...	autopay		46.51	69,522.34
Check	08/07/2025	AP	Verizon 557-958-6...	autopay		35.84	69,486.50
Check	08/07/2025	AP	Verizon 457-251-4...	autopay		46.69	69,439.81
Check	08/08/2025	AP	PECO 975290896...	autopay		91.37	69,348.44
Check	08/11/2025	AP	PECO 880479285...	autopay		122.02	69,226.42
Check	08/12/2025	AP	Verizon 357-252-2...	autopay		46.48	69,179.94
Check	08/12/2025	AP	Verizon 557-252-5...	autopay		46.84	69,133.10
Check	08/12/2025	AP	Verizon 157-254-0...	autopay		46.84	69,086.26
Check	08/12/2025	AP	Verizon 357-252-3...	autopay		46.75	69,039.51
Check	08/19/2025	AP	Verizon 450-748-4...	autopay		39.24	69,000.27
Check	08/20/2025	AP	Verizon 756-231-7...	autopay		42.34	68,957.93
Check	08/21/2025	AP	PECO 391898500...	autopay		121.26	68,836.67
Check	08/21/2025	AP	Verizon 356-898-4...	autopay		46.64	68,790.03
Check	08/22/2025	AP	PECO 020419222...	autopay		313.29	68,476.74
Check	08/22/2025	AP	PECO 750902010...	autopay		2,097.16	66,379.58
Check	08/22/2025	AP	PECO 345542500...	autopay		141.65	66,237.93
Check	08/22/2025	AP	PECO 689979222...	autopay		124.00	66,113.93
Check	08/22/2025	AP	PECO 628822122...	autopay		202.54	65,911.39
Check	08/22/2025	AP	PECO 122422800...	autopay		623.56	65,287.83
Check	08/22/2025	AP	PECO 400354300...	autopay		6,856.93	58,430.90
Check	08/22/2025	AP	PECO 589149400...	autopay		322.18	58,108.72
Check	08/22/2025	AP	PECO 750902010...	autopay		2,097.16	56,011.56
Check	08/22/2025	AP	PECO 020419222...	autopay		328.69	55,682.87
Total 100.500 - Truist Bank 9077					0.00	14,000.99	55,682.87
Total 100.000 - Cash					28,594.59	37,068.82	3,885,427.72
TOTAL					28,594.59	37,068.82	3,885,427.72

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09/05/25

Cash Basis

East Marlborough Township Fire & Emergency Services Fund

Account QuickReport

As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							1,442,465.02
100.010 · PLGIT Class - Fire Tax							1,434,177.85
Bill Pmt -Check	08/01/2025	1080	Chester Water Auth...	unmetered fir...		2,831.40	1,431,346.45
Bill Pmt -Check	08/01/2025	1081	Pa State Workers' I...	05919947		1,417.00	1,429,929.45
Deposit	08/08/2025	ACH	Berkheimer		3,836.21		1,433,765.66
Deposit	08/12/2025	ACH	Berkheimer		734.20		1,434,499.86
Deposit	08/12/2025	ACH	Berkheimer		2,069.66		1,436,569.52
Deposit	08/12/2025	ACH	Berkheimer		655.19		1,437,224.71
Deposit	08/15/2025	ACH	Berkheimer		524.82		1,437,749.53
Deposit	08/19/2025	ACH	Berkheimer		540.22		1,438,289.75
Deposit	08/20/2025	ACH	Berkheimer		2,445.32		1,440,735.07
Deposit	08/22/2025	ACH	Deposit		1,062.83		1,441,797.90
Deposit	08/26/2025	ACH	Berkheimer		1,133.35		1,442,931.25
Deposit	08/29/2025	ACH	Berkheimer		1,351.35		1,444,282.60
Deposit	08/29/2025	ACH	Berkheimer		2,282.17		1,446,564.77
Deposit	08/29/2025	ACH	Berkheimer		884.31		1,447,449.08
Deposit	08/31/2025	ACH	Deposit		5,028.28		1,452,477.36
Total 100.010 · PLGIT Class - Fire Tax					22,547.91	4,248.40	1,452,477.36
100.700 · Truist Fire Account							8,287.17
Total 100.700 · Truist Fire Account							8,287.17
Total 100.000 · Cash					22,547.91	4,248.40	1,460,764.53
TOTAL					22,547.91	4,248.40	1,460,764.53

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09/05/25

Cash Basis

State Fund
Account QuickReport
As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							453,499.31
100.010 · PLGIT State Fund (3679069)							453,499.31
Deposit	08/31/2025	ACH		Deposit	1,585.69		455,085.00
Total 100.010 · PLGIT State Fund (3679069)					1,585.69	0.00	455,085.00
Total 100.000 · Cash					1,585.69	0.00	455,085.00
TOTAL					1,585.69	0.00	455,085.00

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09/05/25

Cash Basis

East Marlborough Township Open Space Fund
Account QuickReport
As of August 31, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
100.000 · Cash								1,882,521.02
100.010 · PLGIT Open Space 00003679127								261,000.73
Deposit	08/04/2025	ACH		Berkheimer	301.110 · Ope...	1,205.09	1,205.09	262,205.82
Deposit	08/29/2025	ACH		Berkheimer	301.110 · Ope...	1,045.93	1,045.93	263,251.75
Deposit	08/31/2025	ACH		Deposit	341.010 · Inte...	916.41	916.41	264,168.16
Total 100.010 · PLGIT Open Space 00003679127							3,167.43	264,168.16
100.020 · PLGIT/PLUS Class Account								838.63
Deposit	08/31/2025	ACH		Deposit	341.010 · Inte...	2.99	2.99	841.62
Total 100.020 · PLGIT/PLUS Class Account							2.99	841.62
100.106 · PLGIT Open Space Prime								1,620,681.66
Deposit	08/31/2025	ACH		Deposit	341.010 · Inte...	6,002.21	6,002.21	1,626,683.87
Total 100.106 · PLGIT Open Space Prime							6,002.21	1,626,683.87
Total 100.000 · Cash							9,172.63	1,891,693.65
TOTAL							9,172.63	1,891,693.65

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East Marlborough Township Capital Improvement/Building Fund

09/05/25

Account QuickReport

Cash Basis

As of August 31, 2025

Type	Date	Num	Name	Memo	Account	Debit	Credit	Balance
100.000 - Cash								1,777,705.82
100.100 - PLGIT-Building Fund-00003679173								128,736.30
Transfer	08/21/2025	XFR		cover asphalt...	100.100 - PLGIT-B...	500,000.00		628,736.30
Bill Pmt -Check	08/21/2025	1102	Asphalt Maintenanc	10,677 Sq yd...	100.100 - PLGIT-B...		270,875.49	357,860.81
Deposit	08/31/2025	ACH		Deposit	100.100 - PLGIT-B...	958.13		358,818.94
Total 100.100 - PLGIT-Building Fund-00003679173						500,958.13	270,875.49	358,818.94
100.106 - PLGIT Building Fund Prime								1,648,934.65
Transfer	08/21/2025	XFR		cover asphalt...	100.106 - PLGIT B...		500,000.00	1,148,934.65
Deposit	08/31/2025	ACH		Deposit	100.106 - PLGIT B...	5,449.69		1,154,384.34
Total 100.106 - PLGIT Building Fund Prime						5,449.69	500,000.00	1,154,384.34
100.200 - PLGIT-Res-Building Fund-3679173								34.87
Deposit	08/31/2025	ACH		Deposit	100.200 - PLGIT-R...	0.12		34.99
Total 100.200 - PLGIT-Res-Building Fund-3679173						0.12	0.00	34.99
Total 100.000 - Cash						506,407.94	770,875.49	1,513,238.27
TOTAL						506,407.94	770,875.49	1,513,238.27

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09/05/25

Cash Basis

East Marlborough Township - Rebill
Account QuickReport
As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · PLGIT - Rebill							130,677.46
Deposit	08/14/2025			Deposit	3,588.00		134,265.46
Bill Pmt -Check	08/18/2025	1197	AECOM Technical S...	EMS Warranty Insp		1,277.10	132,988.36
Bill Pmt -Check	08/18/2025	1198	Herbert, Rowland & ...			497.00	132,491.36
Bill Pmt -Check	08/18/2025	1199	RGS Associates, Inc.			2,496.00	129,995.36
Bill Pmt -Check	08/18/2025	1200	Unruh Turner Burke ...			4,416.00	125,579.36
Bill Pmt -Check	08/18/2025	1201	VanDemark and Lyn...			3,095.00	122,484.36
Bill Pmt -Check	08/21/2025	1202	AECOM Technical S...	EMT Warranty Insp - Village...		173.96	122,310.40
Bill Pmt -Check	08/21/2025	1203	Traffic Planning and ...	802 E. Baltimore Pike		1,006.25	121,304.15
Deposit	08/27/2025			Deposit	4,068.50		125,372.65
Deposit	08/27/2025			Deposit	2,089.60		127,462.25
Deposit	08/31/2025	ACH		Deposit	449.75		127,912.00
Total 100.000 · PLGIT - Rebill					10,195.85	12,961.31	127,912.00
TOTAL					10,195.85	12,961.31	127,912.00

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09/05/25

Cash Basis

East Marlborough Township Parks Fund

Account QuickReport

As of August 31, 2025

Type	Date	Num	Name	Memo	Account	Debit	Credit	Balance
100.000 · Cash								135,082.26
100.101 · PLGIT Plus-Development-3679072								0.18
Total 100.101 · PLGIT Plus-Development-3679072								0.18
100.200 · Unionville Park (3679172)								68,041.91
Bill Pmt -Check	08/26/2025	612	Battavio	backflow test	100.200 · Unionville...		135.00	67,906.91
Deposit	08/31/2025	ACH		Deposit	100.200 · Unionville...	238.61		68,145.52
Total 100.200 · Unionville Park (3679172)						238.61	135.00	68,145.52
100.201 · Unionville Park PLGIT Plus								52.93
Deposit	08/31/2025	ACH		Deposit	100.201 · Unionville...	0.19		53.12
Total 100.201 · Unionville Park PLGIT Plus						0.19	0.00	53.12
100.250 · PLGIT Parks Prime								56,684.18
Deposit	08/31/2025	ACH		Deposit	100.250 · PLGIT P...	209.93		56,894.11
Total 100.250 · PLGIT Parks Prime						209.93	0.00	56,894.11
100.300 · Truist Parks 4044								10,303.06
Check	08/04/2025	AP	Peco 1892174000	autopay	100.300 · Truist Par...		42.98	10,260.08
Check	08/11/2025	AP	Peco 9513172000	autopay	100.300 · Truist Par...		56.49	10,203.59
Check	08/15/2025	AP	PECO 4176295000	autopay	100.300 · Truist Par...		26.39	10,177.20
Check	08/21/2025	AP	Aqua PA	autopay	100.300 · Truist Par...		59.58	10,117.62
Total 100.300 · Truist Parks 4044						0.00	185.44	10,117.62
Total 100.000 · Cash						448.73	320.44	135,210.55
TOTAL						448.73	320.44	135,210.55

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09/05/25

Cash Basis

East Marlborough Township Willowdale Chapel Escrow Fund

Account QuickReport

As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							117,370.13
100.020 · PLGIT-Willowdale-Escrow-3679156							117,370.13
Deposit	08/31/2025	ACH		Deposit	418.91		117,789.04
Total 100.020 · PLGIT-Willowdale-Escrow-3679156					418.91	0.00	117,789.04
Total 100.000 · Cash					418.91	0.00	117,789.04
TOTAL					418.91	0.00	117,789.04

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09/05/25

Cash Basis

East Marlborough Township Library Fund

Account QuickReport

As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							95,146.31
100.010 · Library Account							95,146.31
Deposit	08/29/2025	ACG		Berkheimer	957.08		96,103.39
Deposit	08/31/2025	ACH		Deposit	332.28		96,435.67
Total 100.010 · Library Account					1,289.36	0.00	96,435.67
Total 100.000 · Cash					1,289.36	0.00	96,435.67
TOTAL					1,289.36	0.00	96,435.67

4:01 PM

09/05/25

Cash Basis

East Marlborough Township Operating Reserve Fund
Account QuickReport
As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							1,124,670.34
100.100 · Operating Reserve Account							447,132.56
Deposit	08/31/2025	ACH		Deposit	1,563.43		448,695.99
Total 100.100 · Operating Reserve Account					1,563.43	0.00	448,695.99
100.106 · Operating Reserve Prime							677,537.78
Deposit	08/31/2025	ACH		Deposit	2,509.27		680,047.05
Total 100.106 · Operating Reserve Prime					2,509.27	0.00	680,047.05
Total 100.000 · Cash					4,072.70	0.00	1,128,743.04
TOTAL					4,072.70	0.00	1,128,743.04



Return to Agenda

MEMORANDUM

TO: Board of Supervisors, East Marlborough Township

V&L Project No. 25800.03

FROM: Neil Carlson, VanDemark & Lynch, Inc.

**RE: Enclave at Longwood Preserve
Escrow Release #2**

DATE: September 3, 2025

We have processed an escrow release for the above referenced project. The escrow release request was received in our office on August 26, 2025 for an amount of \$72,479.00.

We have reviewed the work that that has been completed on the site, and recommend release of the requested amount.

Our recommended release consists of the following:

- o Erosion and Sediment Control: \$8,610.00 (64% Complete)
- o Survey/Engineering: \$3,000.00 (88% Complete)
- o Sitework: \$12,000.00 (56% Complete)
- o Stormwater: \$42,280.00 (54% Complete)
- o Contingency: \$6,589.00 (97% remaining)

Overall, the project is approximately 10% complete.

Attached to this memorandum is a copy of the escrow release schedule with our signature.

If you have any questions, please call.

Attachments: Escrow Account Schedule (3 pgs.)

cc: Ryan Jennings, Township Solicitor
Kevin Graney, Montchanin Homes
Tim Jones, Montchanin Homes

EAST MARLBOROUGH TOWNSHIP

721 Unionville Road
Kennett Square, PA 19348

Attn: Neil Lovekin, Township Manager

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item No.	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
1	Erosion & Sediment Control:					
	Const Ent w/ wash rack	\$ 3,750.00	\$ 3,750.00	\$ -	\$ 3,750.00	\$ -
	Const Ent Maint	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
	Conc Washout	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
	Conc Washout Maint	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00
	Sed Trap Excav, Skimmer, Matting	\$ 12,100.00	\$ 12,100.00	\$ -	\$ 12,100.00	\$ -
	Sed Trap Maintenance	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
	Tree Protection Fence	\$ 4,245.00	\$ 4,245.00	\$ -	\$ 4,245.00	\$ -
	SWM Fence	\$ 9,680.00	\$ 9,680.00	\$ -	\$ 9,680.00	\$ -
	12" CFL	\$ 16,425.00	\$ 16,425.00	\$ -	\$ 16,425.00	\$ -
	18" CFL	\$ 2,400.00	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -
	24" CFL	\$ 11,875.00	\$ 11,875.00	\$ -	\$ 11,875.00	\$ -
	Inlet Protection	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00
	Sed Trap Baffles	\$ 8,840.00	\$ 4,420.00	\$ -	\$ 4,420.00	\$ 4,420.00
	Skimmer/outlet	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
	RipRap Apron	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
	Pumped Water Filter Bag	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00
	S75 Matting	\$ 17,220.00	\$ -	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00
	SC250 Matting	\$ 1,012.50	\$ 1,012.50	\$ -	\$ 1,012.50	\$ -
	P300 Matting	\$ 1,925.00	\$ 1,925.00	\$ -	\$ 1,925.00	\$ -
	Bldg Pad Temp Seeding	\$ 600.00	\$ -	\$ -	\$ -	\$ 600.00
	Stockpile Straw/Seeding	\$ 375.00	\$ -	\$ -	\$ -	\$ 375.00
	Subtotal	\$ 124,047.50	\$ 70,332.50	\$ 8,610.00	\$ 78,942.50	\$ 45,105.00
2	Survey/Engineering					
	Layout	\$ 15,000.00	\$ 3,000.00	\$ 3,000.00	\$ 6,000.00	\$ 9,000.00
	SWM As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Road/Stormdrain As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Sanitary As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Water As-Built	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Notice of Termination	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
	Critical Stage Review	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Monuments	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
	Subtotal	\$ 51,000.00	\$ 3,000.00	\$ 3,000.00	\$ 6,000.00	\$ 45,000.00
3	Sitework					
	Mobilization	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -
	Clear/Grub	\$ 7,200.00	\$ 7,200.00	\$ -	\$ 7,200.00	\$ -
	Strip Topsoil	\$ 11,880.00	\$ 11,880.00	\$ -	\$ 11,880.00	\$ -
	Import Fill	\$ 21,015.00	\$ 10,507.50	\$ -	\$ 10,507.50	\$ 10,507.50
	Retaining Wall 1 (Unit 32)	\$ 7,125.00	\$ -	\$ -	\$ -	\$ 7,125.00
	Retaining Wall 2 (Basin 1)	\$ 5,625.00	\$ -	\$ -	\$ -	\$ 5,625.00
	Retaining Wall 3 (Unit 17)	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,500.00
	Geo-Tech Review of Ret Wall Const.	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
	Ret Wall Fencing	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
	Place Topsoil	\$ 21,600.00	\$ 5,400.00	\$ -	\$ 5,400.00	\$ 16,200.00
	Final Seeding/Mulch/Maint	\$ 7,200.00	\$ -	\$ -	\$ -	\$ 7,200.00
	Subtotal	\$ 107,145.00	\$ 34,987.50	\$ 12,000.00	\$ 46,987.50	\$ 60,157.50

Item No.	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
4	SWM					
	15" HDPE	\$ 16,160.00	\$ -	\$ -	\$ -	\$ 16,160.00
	18" HDPE	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 8,000.00
	24" HDPE	\$ 3,750.00	\$ -	\$ -	\$ -	\$ 3,750.00
	30" HDPE	\$ 20,800.00	\$ -	\$ 12,740.00	\$ 12,740.00	\$ 8,060.00
	18" RCP	\$ 1,125.00	\$ -	\$ -	\$ -	\$ 1,125.00
	24" RCP	\$ 5,100.00	\$ -	\$ 5,100.00	\$ 5,100.00	\$ -
	36" RCP	\$ 2,700.00	\$ -	\$ -	\$ -	\$ 2,700.00
	End/Headwalls	\$ 21,000.00	\$ 10,200.00	\$ 6,000.00	\$ 16,200.00	\$ 4,800.00
	Inlets	\$ 56,000.00	\$ 22,400.00	\$ 14,000.00	\$ 36,400.00	\$ 19,600.00
	Large Inlet (I-12)	\$ 4,200.00	\$ 1,680.00	\$ 2,520.00	\$ 4,200.00	\$ -
	Storm Manhole	\$ 3,200.00	\$ 1,280.00	\$ 1,920.00	\$ 3,200.00	\$ -
	Basin 1 (complete)	\$ 32,510.00	\$ 13,004.00	\$ -	\$ 13,004.00	\$ 19,506.00
	Basin 2 (complete)	\$ 30,600.00	\$ 15,300.00	\$ -	\$ 15,300.00	\$ 15,300.00
	Basin 3 (complete)	\$ 27,700.00	\$ -	\$ -	\$ -	\$ 27,700.00
	Subtotal	\$ 232,845.00	\$ 63,864.00	\$ 42,280.00	\$ 106,144.00	\$ 126,701.00
5	Paving/Concrete					
	Curb	\$ 188,250.00	\$ -	\$ -	\$ -	\$ 188,250.00
	Underdrain	\$ 62,750.00	\$ -	\$ -	\$ -	\$ 62,750.00
	Fine Grade/Compact Roadbed	\$ 7,140.00	\$ -	\$ -	\$ -	\$ 7,140.00
	8" 3A stone	\$ 89,760.00	\$ -	\$ -	\$ -	\$ 89,760.00
	5" 25 mm	\$ 236,640.00	\$ -	\$ -	\$ -	\$ 236,640.00
	2" 19mm	\$ 93,840.00	\$ -	\$ -	\$ -	\$ 93,840.00
	Sweep/tack prior to final paving (TWP Roadways)	\$ 4,896.00	\$ -	\$ -	\$ -	\$ 4,896.00
	1.5" 9.5 mm	\$ 77,520.00	\$ -	\$ -	\$ -	\$ 77,520.00
	Road Striping/Xwalks	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
	Fine Grade/Compact Emergency Access Road	\$ 2,581.25	\$ -	\$ -	\$ -	\$ 2,581.25
	6" 2A stone	\$ 24,337.50	\$ -	\$ -	\$ -	\$ 24,337.50
	5" 25 mm	\$ 85,550.00	\$ -	\$ -	\$ -	\$ 85,550.00
	Sweep/tack prior to final paving (Em. Access)	\$ 1,770.00	\$ -	\$ -	\$ -	\$ 1,770.00
	1.5" 9.5 mm	\$ 28,025.00	\$ -	\$ -	\$ -	\$ 28,025.00
	4" Conc. Sidewalk	\$ 79,140.00	\$ -	\$ -	\$ -	\$ 79,140.00
	6" Conc. Driveway Crossing	\$ 81,840.00	\$ -	\$ -	\$ -	\$ 81,840.00
	Mill/Overlay Connector Stub	\$ 5,850.00	\$ -	\$ -	\$ -	\$ 5,850.00
	Mill/Overlay Walnut Road	\$ 24,450.00	\$ -	\$ -	\$ -	\$ 24,450.00
	Subtotal	\$ 1,096,839.75	\$ -	\$ -	\$ -	\$ 1,096,839.75
6	Sanitary Sewer					
	Tie to Existing MH	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
	8" SDR-35 PVC	\$ 142,875.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 127,875.00
	4' MH	\$ 54,000.00	\$ 18,450.00	\$ -	\$ 18,450.00	\$ 35,550.00
	Testing	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
	6" Laterals	\$ 58,200.00	\$ -	\$ -	\$ -	\$ 58,200.00
	Cleanouts	\$ 39,600.00	\$ -	\$ -	\$ -	\$ 39,600.00
	Subtotal	\$ 301,675.00	\$ 33,450.00	\$ -	\$ 33,450.00	\$ 268,225.00
7	Water					
	Connect to Existing	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 8,000.00
	Hydrant	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
	8" Class 52 DIP	\$ 177,750.00	\$ -	\$ -	\$ -	\$ 177,750.00
	1" Domestic Laterals	\$ 38,800.00	\$ -	\$ -	\$ -	\$ 38,800.00
	1.5" Fire Laterals	\$ 48,500.00	\$ -	\$ -	\$ -	\$ 48,500.00
	Valves	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00
	Testing/Chlorination	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00
	Subtotal	\$ 304,050.00	\$ -	\$ -	\$ -	\$ 304,050.00
8	Amenities					
	Walking Trail	\$ 10,800.00	\$ -	\$ -	\$ -	\$ 10,800.00
	Excercise Stations	\$ 8,750.00	\$ -	\$ -	\$ -	\$ 8,750.00
	Gazebo	\$ 31,250.00	\$ -	\$ -	\$ -	\$ 31,250.00
	Bollards	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00
	Lightpoles	\$ 38,000.00	\$ -	\$ -	\$ -	\$ 38,000.00
	Wheel Stops	\$ 2,400.00	\$ -	\$ -	\$ -	\$ 2,400.00
	Signage	\$ 4,125.00	\$ -	\$ -	\$ -	\$ 4,125.00
	Subtotal	\$ 96,825.00	\$ -	\$ -	\$ -	\$ 96,825.00

Item No	Description of Work	Scheduled value	Previous work	This period	Total completed	Balance to finish
9	Landscaping					
	Deciduous Tree (2.5-3")	\$ 36,600.00	\$ -	\$ -	\$ -	\$ 36,600.00
	Ornamental Tree (6-8')	\$ 5,400.00	\$ -	\$ -	\$ -	\$ 5,400.00
	Evergreen Tree (6-8')	\$ 59,100.00	\$ -	\$ -	\$ -	\$ 59,100.00
	Evergreen Shrub (24-36")	\$ 15,840.00	\$ -	\$ -	\$ -	\$ 15,840.00
	Deciduous Shrub (24-36")	\$ 14,000.00	\$ -	\$ -	\$ -	\$ 14,000.00
	Riparian Buffer Plantings	\$ 13,780.00	\$ -	\$ -	\$ -	\$ 13,780.00
	ERMx-127 (Basins 1 & 3)	\$ 1,991.20	\$ -	\$ -	\$ -	\$ 1,991.20
	ERMx-180 (Basin 2)	\$ 1,420.50	\$ -	\$ -	\$ -	\$ 1,420.50
	Basin 2 Plugs	\$ 882.00	\$ -	\$ -	\$ -	\$ 882.00
	Subtotal	\$ 149,013.70	\$ -	\$ -	\$ -	\$ 149,013.70
10	Miscellaneous					
	Inspection (7.5% Const. Cost)	\$ 184,758.00	\$ 20,563.35	\$ -	\$ 20,563.35	\$ 164,194.65
	Contingency (10% Construction Cost)	\$ 246,344.00	\$ -	\$ 6,589.00	\$ 6,589.00	\$ 239,755.00
	GRAND TOTAL	\$ 2,894,542.95	\$ 226,197.35	\$ 72,479.00	\$ 298,676.35	\$ 2,595,866.60

TOTAL THIS REQUEST	\$ 72,479.00
---------------------------	---------------------

Builder / Developer

Date

The above items have been inspected and are hereby approved for release of escrow in the above manner

VanDemark & Lynch, Inc.

Date

East Marlborough Township

Date



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

[Return to Agenda](#)

August 18, 2025

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

SENT VIA EMAIL

**RE: Upland Country Day School – Pole Barn Structure
Request for Waiver of Land Development
Gilmore Project #2401061**

Dear Mr. Lovekin:

As you may be aware, this firm is an engineering consultant for Upland Country Day School, which is the owner of property located at 420 W. Street Road (identified as UPI No. 61-4-12.1). The school recently received a zoning variance to allow construction of a 2,000 square foot pole barn structure within the side yard of the school campus property. The school now seeks the permits needed to construct the structure. A site plan depicting the proposed pole barn is attached for reference.

A waiver from stormwater management requirements has been submitted under separate cover, on the basis that a recent land development project on the school campus provided adequate surplus stormwater management to also address stormwater requirements for the proposed pole barn structure. The Township Engineer has indicated to us that they do not have any objection to that waiver request.

While coordinating with Township representatives on that topic, we were notified by the Township Engineer that the pole barn would however require a land development plan application.

Due to the limited scope of the project and the lack of any impacts on the general public, Upland Country Day School hereby requests a waiver of the land development process. The following are reasons that, in our opinion, demonstrate a waiver of land development requirements would be appropriate for this specific situation:

1. The proposed building site will be located more than 1,000 feet from the nearest public roadway, and will not be visible from any public roadway.
2. The adjacent property is a farm property, and there is an established mature tree buffer along the property line. The trees that create the vegetative buffer are located on the adjacent property.
3. No light poles or bright lights are proposed that would adversely affect adjacent properties or the public.
4. The proposed pole barn will be unoccupied and will be used to store school campus maintenance equipment, and will have no impact on school populations or the capacity of public services.
5. The proposed pole barn will not generate any additional traffic volume.
6. Erosion and sediment controls will be provided for the construction site, as will be required by any building permit issued for the pole barn.
7. Section 400-102.A. of the Township's subdivision and land development ordinance indicates that a purpose of the ordinance is to assist in the orderly, efficient, and integrated development of land. Due

BUILDING ON A FOUNDATION OF EXCELLENCE

1617 JFK Blvd, Suite 425 | Philadelphia, PA 19103 | Phone: 215-687-4246

www.gilmore-assoc.com

to the small scope of the project and the fact that it will not change the use or character of the existing school campus, the proposed pole barn is not incongruent with this purpose.

8. Section 400-102.B. of the Township's subdivision and land development ordinance indicates that a purpose of the ordinance is to promote, protect, and facilitate public health, safety and welfare of the community. Due to the small scope of the project and the fact that it will not change the use or character of the existing school campus, the proposed pole barn is not incongruent with this purpose. Refer also to Items 1-6 above.
9. Section 400-102.C. of the Township's subdivision and land development ordinance indicates that a purpose of the ordinance is to ensure sites suitable for building purposes and human habitation. Due to the small scope of the project and the fact that it will not change the use or character of the existing school campus, the proposed pole barn is not incongruent with this purpose. Furthermore, a building permit will be required and will allow Township staff to verify that the site is indeed suitable for building purposes.
10. Section 400-102.D. of the Township's subdivision and land development ordinance indicates that a purpose of the ordinance is to facilitate efficient movement of people and goods. Due to the small scope of the project and the fact that it will not change the use or character of the existing school campus, the proposed pole barn is not incongruent with this purpose.
11. Section 400-102.E. of the Township's subdivision and land development ordinance indicates that a purpose of the ordinance is to ensure coordination and conformance of subdivision and land development plans with improvement plans of the Township, whether they be traffic circulation, community services, etc. Due to the small scope of the project and the fact that it will not change the use or character of the existing school campus, and that the work will all be contained deep within the existing school campus, the proposed pole barn is not incongruent with this purpose.
12. Section 400-102.F. of the Township's subdivision and land development ordinance indicates that a purpose of the ordinance is to provide a systematic and uniform procedure for reviewing plans to ensure equitable processing of all subdivision and land development proposals. Due to the small scope of the project and the fact that it will not have any adverse impact on the public (as justified by the other contents of this letter), in our opinion any further systematic and uniform analysis of the proposed project (aside from a building permit application) would be unnecessary and would yield little or no benefit to the public.
13. Section 400-102.G. of the Township's subdivision and land development ordinance indicates that a purpose of the ordinance is to promote relationships between land use and building design which facilitate the use of renewable energy resources and enhance the conservation of depletable energy resources. The proposed pole barn will be unoccupied and will not be heated or cooled, so this purpose of the ordinance is not applicable to the proposed pole barn.

If you have any questions or require additional information please feel free to contact me.

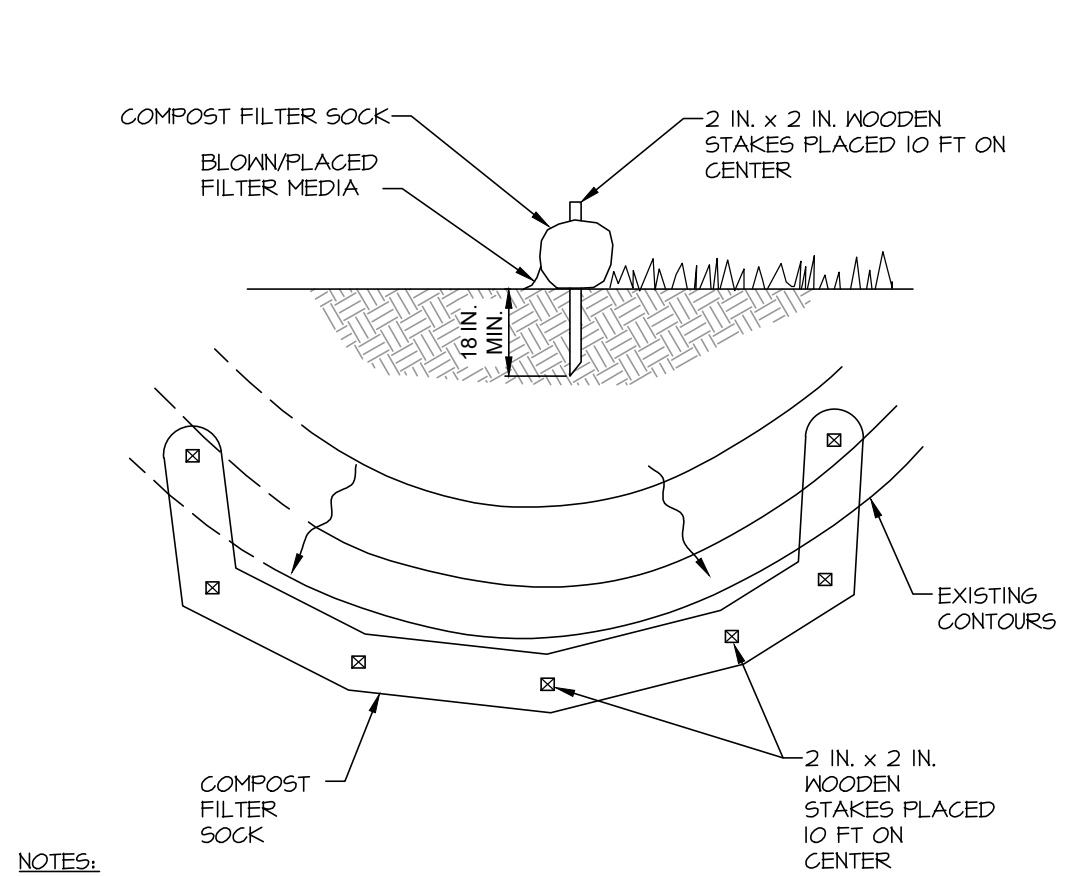
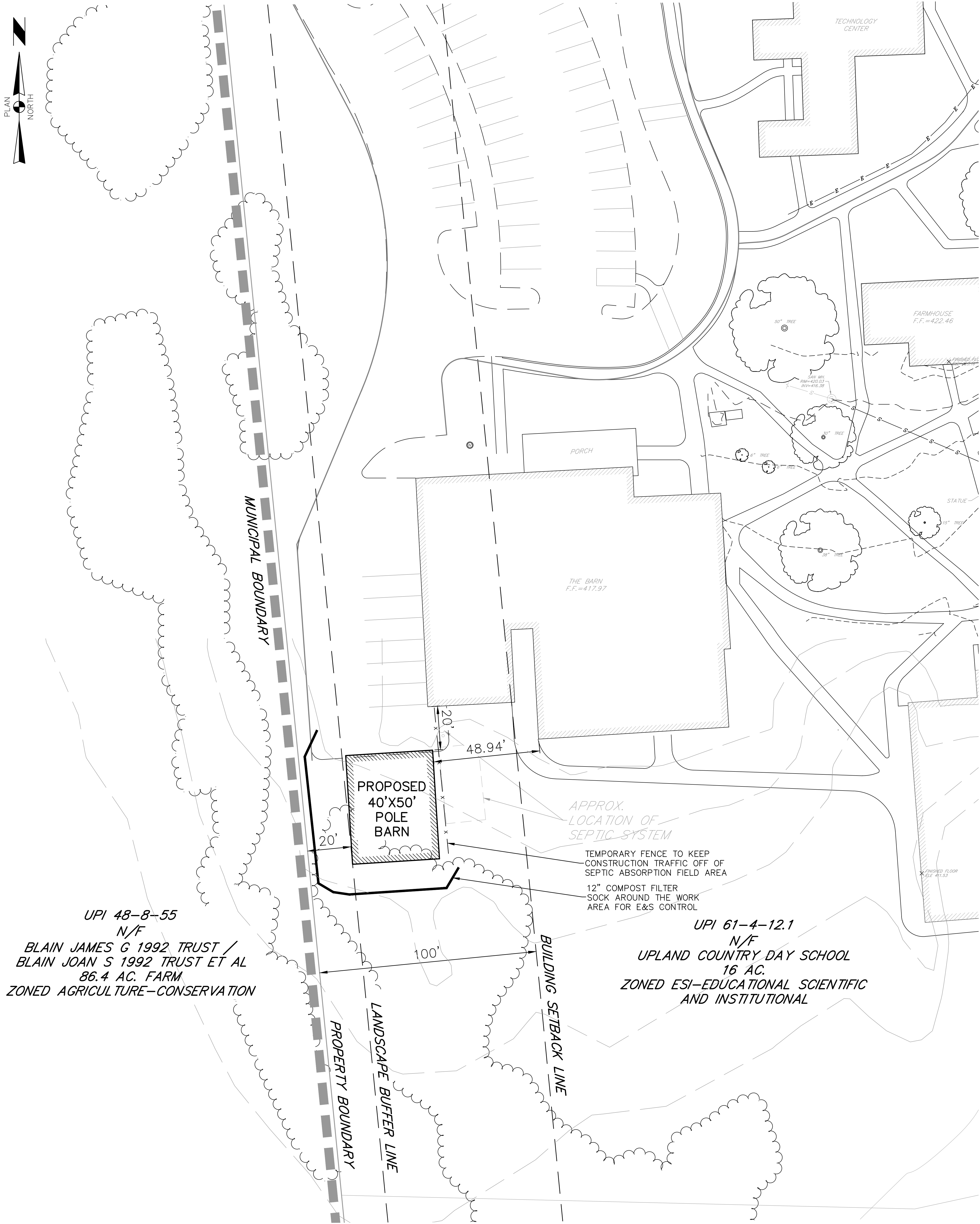
Sincerely,



Ross A. Bickhart, PE
Senior Project Manager

Enclosure

cc: Bryan Witte, Upland Country Day School [via email]
J. Charles Gerbron Jr., Esquire, MacElree Harvey, Ltd [via email]
Neil Carlson, PE, Township Engineer [via email]



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

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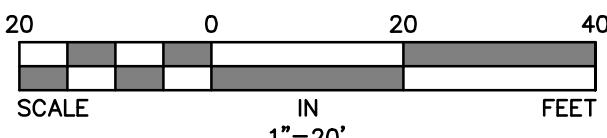
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16 AC.
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AND INSTITUTIONAL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ONE FRANK CENTER AT SUBURBAN STATION
1000 FRANK CENTER AT SUBURBAN STATION
WILMINGTON, DE 19801-2000
WWW.GILMORE-ASSOCIATES.COM

ROSS A. BICKHART
PE079308

REV.	DESCRIPTION	DATE	BY

ZONING VARIANCE APPLICATION

UPLAND COUNTRY DAY SCHOOL POLE BARN

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

EROSION AND SEDIMENT CONTROL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2401061

OWNERS INFO:
UPLAND COUNTRY DAY SCHOOL
400 W. STREET ROAD
KENNETT SQUARE, PA 19348
610-444-3035

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 61-4-12E, 61-4-1210E, 61-4-1220E

TOTAL AREA: TOTAL LOTS:

DATE: 8/18/2025 SCALE: 1"=20'

DRAWN BY: G.R.P. CHECKED BY: R.A.B.

SHEET NO.: 1 OF 1



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 10, 2025

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

**RE: Upland Country Day School – Pole Barn Structure
Letter and Supporting Attachments Relating to Stormwater Management Waiver Request
Gilmore Project #2401061**

Dear Mr. Lovekin:

As you may be aware, Upland Country Day School recently received a zoning variance to allow construction of a 2,000 square foot pole barn structure within the side yard of the school campus property. The school now seeks the permits needed to construct the structure. In terms of stormwater management, the size of the proposed building would ordinarily trigger the requirements of the stormwater management ordinance.

However, the land development plan and associated stormwater management systems for the school's previous "Idea Lab" project had surplus stormwater management control in terms of stormwater rate and volume. The school would like to utilize that surplus stormwater control to account for management of stormwater from the new pole barn, in lieu of constructing a new stormwater system at the location of the pole barn (which is in relatively close proximity to a septic absorption field).

Pursuant to discussions with the Township Engineer, we have prepared several supporting documents that are attached to this letter. These documents illustrate that stormwater management requirements are acceptably met by the previously constructed stormwater management system that was installed for the Idea Lab project, even with the inclusion of the new pole barn structure.

Accordingly, the school requests a waiver from the requirements of the stormwater management ordinance to allow installation of the proposed 2,000 square foot pole barn, on the basis that adequate stormwater management is provided by existing systems.

The attachments are as follows:

1. Attachment 1: Post-Construction Stormwater Management Report, dated April 20, 2015, last revised June 18, 2025.
2. Attachment 2: Calculations illustrating that modifications to the outlet structure would not be feasible for addressing SWMO Section 381-307.D.
3. Attachment 3: Letter with supporting information, which documents that the existing infiltration bed appears to be functioning properly.

If you have any questions or require additional information please feel free to contact me.

Sincerely,

Ross A. Bickhart, PE
Senior Project Manager

cc: Bryan Witte, Upland Country Day School



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 10, 2025

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

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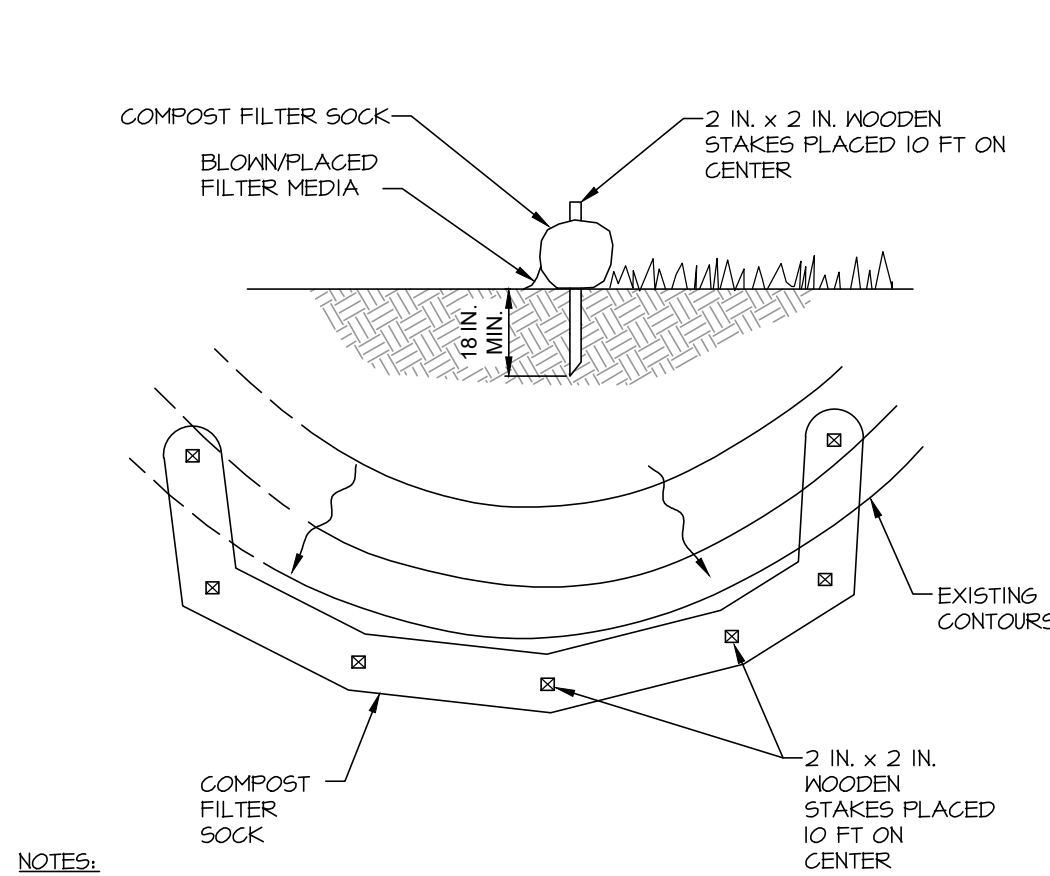
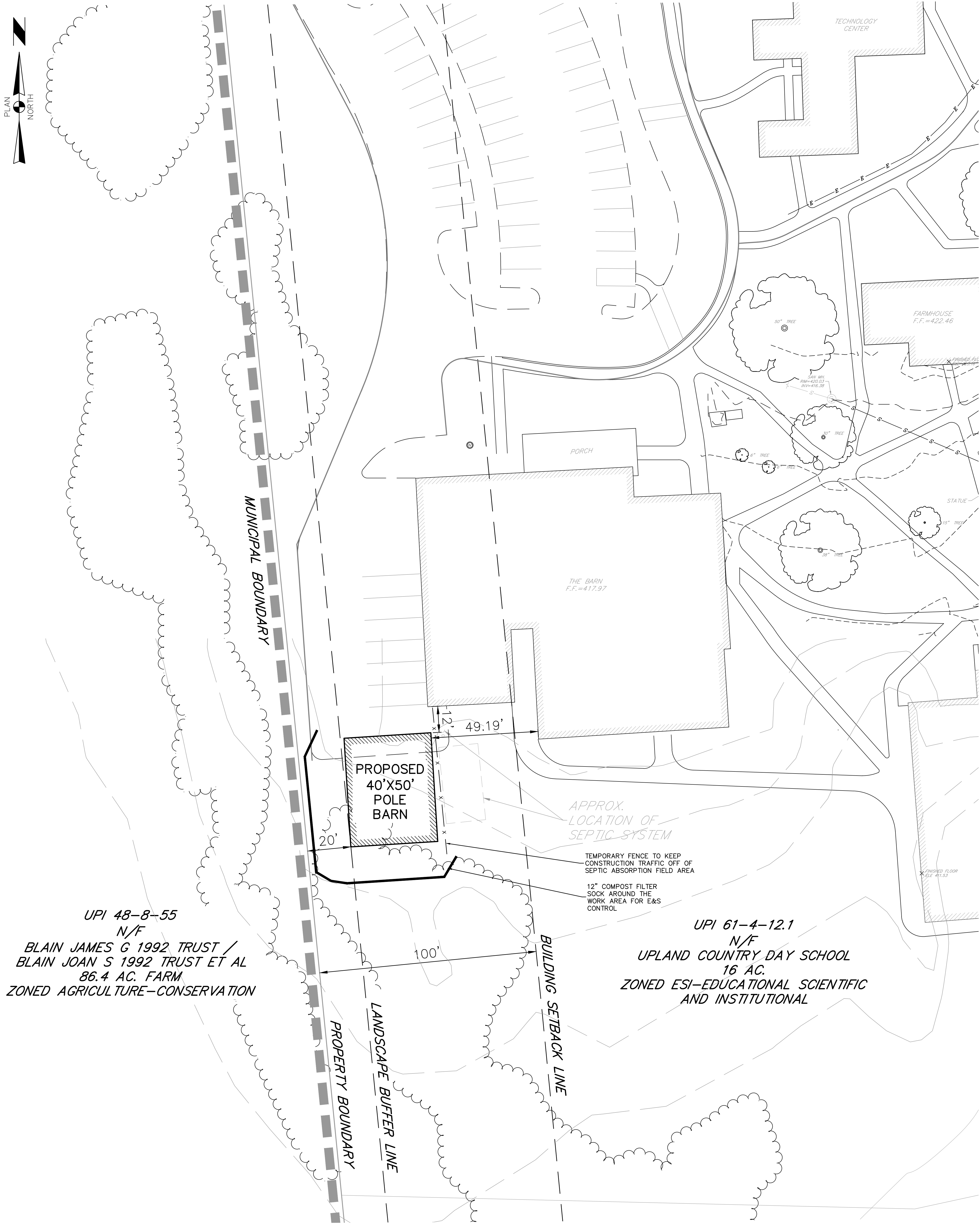
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Ross A. Bickhart, PE
Senior Project Manager

cc: Bryan Witte, Upland Country Day School



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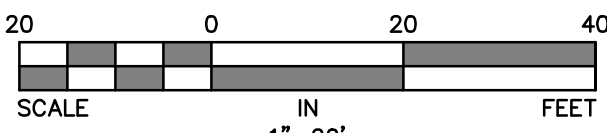
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REGISTERED PROFESSIONAL ENGINEER
ROSS A. BICKHART
PE079308
PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY

UPLAND COUNTRY DAY SCHOOL POLE BARN

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

EROSION AND SEDIMENT CONTROL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2401061

OWNERS INFO:
UPLAND COUNTRY DAY SCHOOL
400 N. STREET ROAD
KENNETT SQUARE, PA 19348
610-444-3035

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 61-4-12E, 61-4-1210E, 61-4-1220E

TOTAL AREA: TOTAL LOTS:

DATE: 7/10/2025 SCALE: 1"=20'

DRAWN BY: G.S.P. CHECKED BY: R.A.B.

SHEET NO.: 1 OF 1

Return to Agenda

August 27, 2025

VIA ELECTRONIC MAIL AND HAND-DELIVERY

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

Re: Waiver/Modification Request of V2 Partners, LP – 317 W. Street Road

Dear Neil:

I represent V2 Partners, LP, the owner of the property located at 317 W. Street Road (UPI No. 61-5-3) in East Marlborough Township (the "Property"). My client is planning a modest improvement to the Property in the form of a garage (the "Project"). At the suggestion of the Township Engineer, my client hereby requests a waiver/modification from Section 105.C of the Stormwater Management Ordinance (the "Ordinance") to permit the use of the Simplified Approach to Stormwater Management for Small Projects (the "Simplified Approach") contemplated by Section 106.D of the Ordinance (for activities that involve less than 1,000 square feet of regulated impervious surfaces and less than 2,700 square feet of proposed earth disturbance).

The Project proposes a net increase of just 990 square feet in impervious cover and only 2,685 square feet of earth disturbance. A waiver/modification is requested, however, because it is the opinion of the Township Engineer that the cumulative earth disturbance on the Property since December 2013 exceeds 2,700 square feet. Under § 381-111.B of the Ordinance:

The governing body shall have the authority to waive or modify the requirements of one or more provisions of this chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed. Cost or financial burden shall not be considered a hardship. Modification may also be considered if an alternative standard or approach can be demonstrated to provide equal or better achievement of the results intended by the ordinance.

See Ordinance, § 381-111.B. My client's engineer, Brian Madsen, P.E. of the Shock Group LLC, has prepared the enclosed correspondence providing an engineering justification for the waiver request (the "Madson Letter"). Notably, the Madson Letter explains that the Simplified Approach is in the public interest, observes the purpose and intent of the Ordinance, and provides an alternative approach that will achieve equal or better results because the Project: (1) is a modest improvement on a 113.54 acre parcel; (2) is on a Property that features natural stormwater management in the form of a stream that bisects the Property and carries stormwater a short distance to nearby pond, and; (3) will comply with the Simplified Approach and will include adequate stormwater management controls to stabilize the modest earth disturbance that will occur.

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I write separately to add that the Simplified Approach is appropriate for this Project because the earth disturbance on the Property since December 2013 has been largely attendant to "Agricultural Activity." Disturbance in connection with such activities is either explicitly exempt from certain subsections of the Ordinance or is required to be exempt under Pennsylvania's Agricultural, Communities, and Rural Environmental Act ("ACRE"), codified at 3 Pa.C.S. § 311, *et. seq.* and/or similar Commonwealth preemptive authority.

Moreover, the intent of the Ordinance section at issue is to require stormwater management controls for the cumulative effects of permanent changes to the surface conditions of properties. While the cumulative earth disturbances on the Property since December 2013 have exceeded 2,700 square feet, these disturbances did not result in permanent changes to ground cover conditions that would increase stormwater runoff from the Property. The changes to the ground cover conditions includes a total net increase of 790 square feet of impervious cover which is within the parameters of the Simplified Approach. Notably, that impervious cover was made in connection with the aforementioned Agricultural Activity as a livestock operation "best practice" and is designed to prevent erosion and soil displacement into the stream.

Strict compliance with the Ordinance would further exact a hardship in this instance because of the size of the Property relative to the improvements planned. Requiring the Ordinance's standard stormwater management plan where cumulative earth disturbance over twelve years has exceeded 2,700 square feet may be appropriate for parcels of only a few acres; requiring it on a 113.54 acre parcel where the previous earth disturbance has long been stabilized and the planned improvements are a great distance from the property lines is unnecessary.

Mr. Madsen and I plan to attend the Planning Commission meeting on September 2 and the Board of Supervisors meeting on September 10 to answer any questions relating to the waiver/modification that Township officials and consultants may have. Please contact me if the Township requires anything further to place this matter on the Planning Commission and Board of Supervisors agendas.

Very truly yours,



J. Charles Gerbron, Jr.

/cfg
Enclosure

cc: Brian Madsen, P.E. (*via electronic mail only*)
V2 Partners, LP (*via electronic mail only*)

August 27, 2025

VIA ELECTRONIC MAIL AND HAND-DELIVERY

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

Re: Waiver/Modification Request of V2 Partners, LP – 317 W. Street Road

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Very truly yours,



J. Charles Gerbron, Jr.

/cfg
Enclosure

cc: Brian Madsen, P.E. (*via electronic mail only*)
V2 Partners, LP (*via electronic mail only*)



**VANDEMARK
& LYNCH, INC.**
ENGINEERS • SURVEYORS • PLANNERS

4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vdleng.com

August 20, 2025

Project No. 25800.36

EAST MARLBOROUGH TOWNSHIP
721 Unionville Road
Kennett Square, PA 19348

Attn: Neil Lovekin, Township Manager

RE: Building Permit Plan
317 West Street Road
TP# 61-5-3

As requested, we have reviewed Permit Plan and associated documentation for the above referenced project. On July 28, 2025 we received:

- A five sheet set of plans prepared by the Shock Group, titled 317 West Street Road, dated July 22, 2025;
- A report prepared by the Shock Group titled *Post Construction Stormwater Management Report for Grading Plans Entitled 317 West Street Road*, dated July 22, 2025

The purpose of the application is to construct an addition to the existing dwelling at 317 West Street Road.

We offer the following comments:

Zoning Ordinance (ZO):

1. A Zoning Data Tabulation demonstrating compliance with area and bulk requirements should be added to the plans. Note that the Zoning Ordinance regulates Lot Cover, not Impervious Cover. The Impervious Cover tabulation should remain to demonstrate compliance with Stormwater Ordinance requirements. **(ZO§403)**
2. Notes should be added to the plan indicating whether or not woodlands, wetlands, forest interior habitat, or rare species sites exist on the site. If none exist, a note to that effect should be added to the plans. **(ZO§1820.A, 1822.C(8))**
3. The existing dwelling appears to be listed as Historic Resource #300 in the Township's Historic Resource mapping. The applicant should coordinate with the Zoning Officer to determine if Historic Commission review is required. **(ZO §2405)**

Stormwater Management Ordinance

4. The stormwater management calculations are based on the Simplified Method, which is only applicable to sites that have had cumulatively less than 1,000 sf of impervious surface, AND less than 2,700 sf of cumulative earth disturbance, since December 2013. The applicant's engineer has indicated that the riding ring was designed to be pervious, and provided additional information clarifying the addition/removal of various buildings and other impervious surfaces. We accept the engineer's explanation regarding the site remaining under the 1,000 sf impervious threshold that would allow use of the Simplified Method. However, there has been far more than 2,700 sf of earth disturbance on the site since 2013. Per the Ordinance, the Simplified Method does not apply for this project. A waiver from SWMO §105.C, to allow use of the Simplified Method on a site that has greater than 2,700 sf of earth disturbance since 2013, will be required for the plan to be approved under the current design.



2013



2020

The SWMO related comments below are based on the applicant proceeding under the Simplified Method. If the waiver is not granted, additional requirements will come into play.

5. An Operation and Maintenance (O&M) agreement for the proposed stormwater bed is required. The applicant should complete the template in Appendix B of the SWMO and provide with their next submission. Once the plans and O&M are approved, the applicant and Township will need to sign and notarize the agreement, the agreement will need to be recorded with the Recorder of Deeds, and a copy of the agreement, bearing the Recorder's stamp will need to be provided to the Township. (SWMO §701.D, 703.A(7))
6. Stormwater Facility Maintenance Plan Item 6 on sh5 should be expanded to clarify how the owner will know if the system is blocked or malfunctioning, what remedial

RE: 317 Street Road

August 20, 2025

Page 3 of 3

measures need to be taken, and provide a time frame for remediating, we suggest 90 days. (SWMO §702.B(3)(c))

7. An easement is required to allow the Township to inspect Operation and Maintenance of the stormwater facility. The applicant has the option of a defined easement, with metes and bounds shown on these plans, or a blanket easement across the property. If the blanket easement option is selected, please contact us for language approved the Township solicitor that will need to be added to the plans. (SWMO §704.A)
8. The Stormwater Facility Maintenance Plan on sh5 should be updated to include the inspection and reporting schedule required by SWMO §706.A and B.

Erosion and Sediment Control Ordinance (E&S)

9. Erosion control matting should be shown on the 2:1 slopes north and east of the addition. (E&S §5.C)

Sincerely,
VanDemark & Lynch, Inc.
Township Engineers



Neil Carlson, P.E.

cc: Charlie Shock, Township Code Officer/Building Inspector



2013



2019

**EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 2025-25

**GRANT APPLICATION FOR 2025 VISION PARTNERSHIP PROGRAM
UNIONVILLE VILLAGE MASTER PLAN**

A Resolution for the Township of East Marlborough, Chester County, Pennsylvania, authorizing the submission of an application to the Chester County Vision Partnership Program.

WHEREAS, the Commissioners of Chester County have established the Vision Partnership Program to be utilized by municipalities of Chester County; and

WHEREAS, the grants may be used by the municipality for comprehensive plans, ordinance updates, or planning studies to implement *Landscapes3*, Chester County's comprehensive plan; and

WHEREAS, the Township of East Marlborough, Chester County, Pennsylvania desires to participate in the Vision Partnership Program to draft a “comprehensive *Village Master Plan for Unionville Village* that seeks to preserve and enhance the small commercial center and local services, its scale, and sense of place, including protecting and promoting its historic roots and character, while also addressing issues of traffic, parking, stormwater, pedestrian connectivity within the village and to local amenities, and creating a safe and attractive environment (both built and natural) for residents and visitors” as outlined in the 2024 Unionville Area Regional Comprehensive Plan’s Implementation Matrix.

WHEREAS, the total cost of the project is estimated to be \$80,000, of which the township agrees to commit \$10,000 (12.5%), the *Friends of Unionville* commit \$24,000 (30%) through in-kind services, private donations and fundraising. The balance of \$46,000 will be sought from the Chester County Vision Partnership Program.

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the Township of East Marlborough, Chester County, Pennsylvania commits to taking several actions to facilitate the plan:

1. To act as the lead, for purposes of administering the Chester County Vision Partnership grant.
2. Will budget for FY2026 a total of \$56,000 for the entire project. The Township understands that the County grant funds are available on a reimbursement basis, upon completion of the project.
3. Will submit required paperwork to the County for reimbursement and pay invoices as submitted by the planning firm.
4. Approves the filing of an application for funding through the Chester County Vision Partnership Program.
5. Authorizes and directs the Township Manager to execute and file the appropriate forms with the Chester County Planning Commission.

Duly presented and affirmed by the Board of Supervisors of East Marlborough Township, Chester County, Pennsylvania, in a public meeting held on this 10th day of September 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 2025-26

**MUNICIPAL RECORDS MANUAL
ADOPTION AND DISPOSITION OF RECORDS**

A Resolution for the Township of East Marlborough, Chester County, Pennsylvania, declaring its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008.

WHEREAS, a Local Government Records Committee was created by Act 428 of 1968 and empowered thereby to make rules and regulations for records disposition; and

WHEREAS, the Municipal Records Manual was approved by said committee on December 16, 2008, as amended on July 23, 2009, and March 28, 2019, by the Pennsylvania Historical and Museum Commission, Bureau of Archives and History, and

WHEREAS, the Township of East Marlborough desires to dispose of records according to statutory requirements.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of East Marlborough Township, Chester County, Pennsylvania, that it intends to follow the schedules and procedures for disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008.

All Resolutions, or parts of Resolutions, conflicting with any provisions of this Resolution are hereby repealed and of no force or effect from this date.

Duly presented and affirmed by the Board of Supervisors of East Marlborough Township, Chester County, Pennsylvania, in a public meeting held on this 10th day of September 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 2025-27

**MUNICIPAL RECORDS MANUAL
DESTRUCTION OF RECORDS**

A Resolution for the Township of East Marlborough, Chester County, Pennsylvania, declaring its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008.

WHEREAS, by virtue of Resolution 2025-26 adopted September 10, 2025, the Board of Supervisors of East Marlborough Township declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008, as amended July 23, 2009, and March 28, 2019, by the Pennsylvania Historical and Museum Commission, Bureau of Archives and History, and,

WHEREAS, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality.

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the Township of East Marlborough, Chester County, Pennsylvania, that the disposition of the following public records, which reference the signed original “Records Destruction List” dated September 10, 2025, is authorized, and a permanent record on file in the Administration Office of East Marlborough Township:

All Resolutions, or parts of Resolutions, conflicting with any provisions of this Resolution are hereby repealed and of no force or effect from this date.

Duly presented and affirmed by the Board of Supervisors of East Marlborough Township, Chester County, Pennsylvania, in a public meeting held on this 10th day of September 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

RECORDS DESTRUCTION LIST

As set forth in the Municipal Records Manual approved on December 16, 2008, as amended July 23, 2009, and March 28, 2019, by the Pennsylvania Historical and Museum Commission, Bureau of Archives and History.

By virtue of Township Resolution 2025-26, adopted on September 10, 2025.

Bank Statements	Accounts Payable	Berkheimer Reports	Taxes	Receipts	Payroll	Banking Investments	Unemployment Compensation Report
2004	2007	2004	1987-1981	1984	2007	1992-1996	2016
2005	2009	2006	1997-1998	1985	2008		
2006	2010	2007	2001	1986	2009		
2007	2011	2009	2009	1988	2010		
2008	2013	2010	2010	1989	2011		
2009	2014	2011	2013		2012		
2010	2016	2012	2015		2013		
2011	2017	2013	2016		2014		
2012		2014			2015		
2013		2016			2016		
2014		2016			2017		
2015		2017					
2016							
2017							

Certified by the Township Secretary

Neil Lovekin
Township Manager / Secretary

Date

Return to Agenda

To: Board of Supervisors
From: Jeff Simpson
Date: September 9, 2025
Subject: 2013 JCB Backhoe sale

The Public Works Department is seeking approval to sell the 2013 JCB backhoe with 3,464 hours to London Britain Township, Chester County for \$23,500.00.

They approached us about the possibility of purchasing it when they learned we recently took delivery of a new backhoe. We had planned to sell the backhoe on the Municibid auction site as we have done in the past with equipment; however, this opportunity to help out a neighboring municipality just presented itself on Tuesday 9/9/2025.

Recent Municibid.com sales of JCB backhoes are listed below for reference.

2014 JCB 3CX15 with 4,200 hours \$24,850.00

2010 JCB 3CX14 with 3,737 hours \$21,500.00

[Return to Agenda](#)

EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA



REQUEST FOR PROPOSALS FOR
PROFESSIONAL AUDIT SERVICES

RESPONSES DUE BY OCTOBER 16, 2025, BY 4:00 P.M.

OVERVIEW

East Marlborough Township (herein called the “Township”) is a Township of the Second Class with approximately 7,305 residents, with a service area of 15.6 square miles, located in Chester County, Pennsylvania. The Township hereby invites independent certified public accountants to submit a proposal for performing an audit of its financial accounts and records for the fiscal years ending December 31, 2025, 2026, and 2027, to provide an auditor’s opinion on the fairness of the financial statements’ presentation in accordance with generally accepted accounting principles (GAAP). The most recent audit available was conducted for the fiscal period January 1, 2023, to December 31, 2023.

A copy of the Township’s 2023 Audit is available at the Township Building, located at 721 Unionville Road, Kennett Square, PA 19348. The Township reserves the right to reject any or all proposals or any part of them.

There is no expressed or implied obligation for East Marlborough Township to reimburse any responding firms for expenses incurred in preparing proposals.

Questions about this Request for Proposal may be directed to Neil Lovekin, Township Manager, via email: nlovekin@eastmarlborough.org or telephone: 610-444-0725.

DESCRIPTION OF TOWNSHIP’S ACCOUNTING SYSTEM

The Township has an annual operating budget of approximately \$7 million, divided into eight funds. Financial statements are prepared on a cash, modified accrual, or full accrual basis. The Township operates on a calendar year basis, with an obligation to receive an audited financial statement by June 1st each year. The Township presently uses QuickBooks to manage its accounting processes.

SCOPE OF AUDIT

Funds to be audited:

- 1) General
- 2) Sewer
- 3) State Liquid Fuels
- 4) Park
- 5) Open Space
- 6) Library
- 7) Fire & Emergency Services
- 8) Capital Improvement

1) **Audit Standards:** The audit shall be conducted following Generally Accepted Auditing Standards (GAAS). If applicable, a single audit will be performed in accordance with generally accepted government auditing standards (GAAS) and must meet all federal audit requirements. The Township aims to comply with Generally Accepted Accounting Principles (GAAP), as set by the Government Accounting Standards Board.

2) **Reporting:** The auditor will provide an opinion on the fair presentation of all Township financial statements. The Auditor will prepare and submit general-purpose financial statements with required supplementary information, along with other schedules and notes. The

Pennsylvania DCED Annual Audit and Financial Report will be prepared and submitted in accordance with acceptable deadlines. A draft will be reviewed by the Township Manager before issuance.

3) Management Letter: The Township expects the Auditor to recommend improvements for internal controls or other management issues to enhance the Township's ability to record, process, and report financial data consistent with management's assertions in the financial statements. A draft of the management letter shall be reviewed by the Township Manager before issuance.

SINGLE AUDIT

Currently, the Township does not anticipate meeting the threshold for a Single Audit. However, the Township regularly applies for federal funding. Any future decision to perform a Single Audit will be made in consultation with the audit firm. If required, fees for this service will be negotiated at that time.

PROPOSAL REQUIREMENTS

Listing of Pennsylvania municipalities and other local government entities (such as libraries, fire departments, authorities, etc.) that the firm has audited in the past five (5) years, along with the name, address, and phone number of at least one official from three of those entities.

A statement confirming that the firm complies with the continuing education and peer review requirements of the Pennsylvania State Board of Accountancy, GAO, and the AICPA. The proposal should include a copy of the most recent peer review report and letter of comments.

A statement affirming that the firm has "no personal interest, direct or indirect, in the fiscal affairs of the Township or any of its elected or appointed officials."

A description of any regulatory enforcement actions taken against the firm or current or former principals, or charges of substandard audit work within the last three (3) years.

INSTRUCTIONS REGARDING PROPOSALS

- 1) **Qualifications:** Include a description of the firm's qualifications and ability to perform the scope of the audit, including a resume of governmental experience and a reference list of applicable clients.
- 2) **Personnel Qualifications:** Provide detailed resumes of partners, managers, and supervisory staff assigned to the audit. Provide a description of the background and experience of any partners, managers, and staff accountants who will be assigned to the Township's audits, including everyone's experience with municipal audits. Include an affirmative statement that the firm and all key professional staff are properly licensed to practice in Pennsylvania and note that staff auditors should be in the process of obtaining the appropriate license.

- 3) **Technical Approach:** Describe audit procedures and methodology, along with a tentative schedule for key phases.
- 4) **Fees:** State the maximum fees for the audit, including all expenses and costs. The fee shall be fixed. If circumstances require a scope expansion, written notice will be given, and the contract will be adjusted accordingly. The hourly rates for each staff level (i.e., partner, manager, staff accountant, and support staff) that the auditor will charge for expanded or related auditing services.

WORK PAPER RETENTION

The firm must agree to retain audit work papers for three (3) years after the audit's completion. Work papers must be available within five (5) working days upon request.

CONTRACT BILLING AND PAYMENT

Payment for the audit shall be made by the Township upon completion and submission of the audit by the firm to the Township. The auditor may not bill the Township for other auditing services after they've been completed unless prior billing arrangements have been agreed to.

EVALUATION OF PROPOSALS

Proposals will be assessed based on professional qualifications, understanding of the work, responsiveness to the RFP, technical experience, and staff qualifications. Cost evaluation will follow the examination of qualifications. The contract will be awarded by formal action at a regularly scheduled public Board of Supervisors Meeting.

TIME REQUIREMENTS

The following time schedule has been established for the processes governing this Request for Proposals:

September 11, 2025	Distribute RFP Publish in the <i>Daily Local</i> newspaper Post on the Township website
October 16, 2025	Proposals must be received by 4:00 pm.
October 17, 2025	Bid openings at 11:00 a.m. at the Township building.
November 12, 2025	Township Supervisors will select a firm to award a contract.
January 5, 2026	Engagement commences

VALIDITY OF PROPOSAL

Proposers agree that their proposals will remain valid for sixty (60) days after the specified submission deadline and may be extended beyond that period by mutual consent. They also agree that the technical parts of their proposals, excluding proprietary information, may be shared with other proposers once an award is announced if requested. Proprietary information must be clearly marked, and the release of proposal details will follow the provisions of the Pennsylvania Right to Know Law.

SUBMISSION OF PROPOSAL

Entities interested in submitting a proposal should mail or deliver (i.e., FedEx, UPS, hand delivery) two (2) copies of the proposal and an electronic copy no later than 4:00 pm on Thursday, October 16, 2025, to Neil Lovekin, Township Manager, 721 Unionville Road, Kennett Square, PA 19348, and via email: nlovekin@eastmarlborough.org. The envelope and subject of the email must be clearly labeled with the statement: '*RFP-Auditor*'.

[Return to Agenda](#)

MEMORANDUM

TO: Board of Supervisors
FROM: Neil Lovekin, Township Manager
CC: Robert Clarke, Jeff Simpson, Peter Barsz
DATE: September 5, 2025
RE: 2025 Minimum Municipal Obligation (MMO) for the Pension Plans

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

The calculation of the **2026 MMOs** required an estimate of the 2025 W-2 wages of the employees covered by each plan. I have indicated on the attached worksheets my best estimates of the same. Questions on the pensions cost calculations may be addressed to either me or the Pennsylvania Municipal Retirement System at 800-622-7968.

The MMO is the municipality's 2026 bill for these pension plans and must be paid by December 31, 2026. The obligation must be met with General Fund monies or any General State Aid to Municipal Pensions to which we may be entitled under Act 205.

2026 MMO Calculations

Uniformed Pension Plan = \$30,000
Non-Uniformed Pension Plan = \$104,405

Attachments: *2026 MMO Worksheets for Uniformed and Non-Uniformed Pensions*

received
8/12/25.
pd cash

Fax: 610-444-1380

Approval: _____ Date: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Longley Insurance Agency The Commons at Lincoln Center 135 John Robert Thomas Drive Exton PA 19341		CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	FAX (A/C, No): (610) 594-0777
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Selective Ins. Co. of America	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL254108044 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			S 1267854	12/08/2024	12/08/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is an additional insured with respect to General Liability arising out of the operations of the Named Insured if required by written contract and applicable by State Law.

CERTIFICATE HOLDER East Marlborough Township 721 Unionville Road Kennett Square PA 19348	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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TEMPORARY OUTDOOR ACTIVITY PERMIT APPLICATION

EAST MARLBOROUGH TOWNSHIP

721 UNIONVILLE ROAD

KENNETT SQUARE, PA 19348

Phone: 610-444-0725

Fax: 610-444-1380

Applicant/Sponsor' Name Pa-Mar-Lin Fire Company / Longwood Fire Co / Kennett Fire Company
Address 36 Firehouse Lane Unionville, Pa 17

Telephone: (Daytime) [REDACTED]

Property Owner (if different from Applicant/Sponsor) SAA

Group for which the Activity is planned: Families

Property Location where event will be held: Firehouse Property

Date of Event: 10/19/24 Time of Event: 1400 - 1800

Provisions for Trash Collection and Disposal: Contracted - contact w/ local provider

Provisions for Parking Vehicles including handicapped parking: Use of approved facilities (UES)

Number of vehicles expected: Unknown - anticipated ~ 250

Provisions for Traffic Control and Direction: Traffic Calming Signage / Fire Police

Provisions for Emergency Vehicles: Regional Fire Equipment

Provisions for Medical Services: Longwood Fire Company

Provisions for adequate restroom facilities (including handicapped facilities) Contracted Services - megawatts

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

available - no liquor. Event staff will monitor. Marketing strategies will emphasize nature of event. Police presence may also mitigate risk.

Please use additional page, if needed.

Application must be accompanied by the following:

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

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

Signature of Applicant: [Signature] Date: 7/30/24

Approved: Neil Lovekin Date: 8/06/2024

Return to Agenda East Marlborough Township Zoning Hearing Board Application

Application must be accompanied by:

- ☐ Narrative answering every question on page 2 of this application
- ☐ Site plan (with zoning table) on 11"x17" paper
- ☐ Building elevations or architectural renderings (as appropriate)
- ☐ Other related materials (as appropriate)

Type of Application:

Check one: ☐ Commercial ☐ Institutional ☐ Residential
 Check all: ☐ Variance ☐ Special Exception _____ (Other)

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

Location of Property: _____

Zoning Classification: _____ Tax Parcel # _____

Property Owner/Applicant(s): _____

Address (if different from location): _____

Phone [REDACTED]

Email: _____

Dimensions and area of parcel: _____

Dimensions of proposed construction: _____

Distance to each boundary:

Before construction North _____ South _____ East _____ West _____

After construction North _____ South _____ East _____ West _____

Type of construction: _____

I (we) have attached a sketch or a plot plan of the parcel to be affected, indicating the size of the lot and location of improvements now erected and proposed to be erected.

Owner (s) Alfred R. Fuscaldo

Zoning Relief Requested

Please address all of the following items:

1. Briefly describe the property (e.g. size of lot, dimensions, etc.) and the location (e.g. nearby intersections, landmarks, etc.) involved in application.
2. Describe the present use of the property (e.g. residential, retail, office, etc.), including existing improvements (e.g. house, garage, and shed; or office and parking lot)
3. Describe the proposed improvements, additions, or change(s) of use. For physical changes to the lot or structures, indicate the size of proposed improvements, materials to be used, and general construction to be carried out. Attach a plan or sketch for illustration.
4. State the specific variance, special exception, or other relief requested and cite the appropriate sections(s) of the Zoning Ordinance.
5. Will the proposed change impact traffic or parking in the surrounding area? Explain.

NARRATIVE TO ZONING HEARING BOARD APPLICATION

Veterinary Diagnostic Laboratory at University of Pennsylvania's New Bolton Center – 368 W. Street Road, Kennett Square, PA

The Trustees of the University of Pennsylvania (“Applicant”) is the owner of approximately 152.3 acres (gross) of land consisting of Parcel 61040017000E (the “Property”) located at 368 West Street Road, Kennett Square, PA 19348 in East Marlborough Township (the “Township”). The Property is located on the south side of Street Road (Route 926) approximately 1000 ft east of the intersection with Byrd Road. The Property is located within the ESI – Educational, Scientific and Institutional Zoning District. The Property is bordered by the AP – Agricultural Preservation District to the north, east and south.

The Applicant operates educational, scientific and institutional use on the Property, specifically the University of Pennsylvania's Veterinarian School. The Applicant is proposing to construct a new approximately 62,000 sf two-story research and service laboratory building (“Building”) that will be funded primarily by the Commonwealth of Pennsylvania to support two Pennsylvania Department of Agriculture laboratories: PADLS (Pennsylvania Animal Diagnostic Laboratory System) and PETRL (Pennsylvania Equine Toxicology and Research Laboratory). The Building will support veterinarians' efforts to advance animal and public health initiatives with state-of-the-art diagnostic technology and consolidate research and animal diagnostic activities that currently occur in buildings across campus and off-site locations. The facility will provide diagnostic, analytic, forensic, clinical diagnostic, and research labs. The building will house lab support, sample accessioning, campus receiving, and administrative space.

The proposed Building is located at the northwest corner of the Property between a parking area currently under construction and the Scott Building, and is shown on the site plan (Exhibit “A”) attached hereto. The location of the Building on the Property is dictated by existing site constraints, including, to the north, by a parking area currently under construction; to the west by a large underground electrical duct bank; and to the east by South Brook Lane, specimen trees, and a significant conservation easement (as shown on Exhibit “D”). Based on the required floor to floor height of the laboratory space and the constraints of the site, dimensional variance relief is requested for certain sections of the Township's Zoning Ordinance as outlined below.

1. Section 1103.F(a) requires, applying the formula in the Zoning Ordinance, a distance of 129' between the Building and the Scott Building to the rear. That required distance must be exclusive of parking areas, common driveways and internal streets. The actual building to building distance in this instance (without the exclusions) is 147.5', but because of the aforementioned site constraints, and the desire to maintain the rural feel of the campus, parking must be located within the area between the Building and the Scott Building. Therefore, the 129' distance between the buildings, exclusive of parking areas cannot be achieved, necessitating the requested variance.
2. Section 1103.H requires that the maximum height of a structure not exceed three stories or 35 feet. The maximum height of the proposed Building is 43'- 2”. The Building is only two stories, but the floor to floor height is required for the laboratory space is greater than a commercial space because of the necessary duct work. Much, if not all, of the height of the Building in excess of the 35' height limitation is comprised of a roofline on part of the building that has been designed to act as an architecturally appropriate screening wall for the rooftop mechanicals. See attached Exhibit “B” (Building massing views) and Exhibit “C” (Rendering). The perceived height of the Building is further mitigated by the existing and proposed landscape buffer along Route 926, and its location more than 330' from Route 926 and behind a parking lot.

-
3. Section 1812.A(1)(a)(iii) requires “parking lots for over twenty (20) vehicles shall be so divided by permanent raised curbing that access lanes are clearly defined, and that moving traffic will be confined to designated access lanes.” As part of the project, additional parking is proposed as shown on Exhibit “A”. Zoning relief is requested for the requirement of curbing for these parking areas. Many areas of the existing site do not contain curbing, and therefore not installing curbing would be consistent with the rural nature of the Property, the existing site conditions, as well as with the intent of ESI Zoning District.
 4. Section 1812.D(2) requires that when a use in the ESI District abuts another use
 - a. “The entire perimeter of the Tract undergoing development, except where access drives cross the Buffer in a perpendicular manner, shall be provided with a Buffer planting strip, having a minimum width of twenty (20) feet from and along Street right-of-way lines. And a width along other property lines varying from twenty (20) feet to one-hundred (100) feet.”
 - b. “Where the adjacent property is zoned AP the width of the Buffer shall be between forty (40) feet and one-hundred (100) feet”

Zoning relief is requested for the requirement of providing a buffer along the entire perimeter of the Tract (Section 1812.D(2)(a)) and for the requirement of providing a buffer between the ESI and AP District (Section 1812.D(2)(b)) with the following justifications.

- The several adjacent parcels to the east of the Property, located in the AP District, are owned by the Applicant. Additionally, the Building is proposed to be approximately 2000 feet from the southern boundary and approximately 2200 feet from the eastern boundary of the Property. Within these distances are existing trees, landscaping, and other site features that will ultimately obstruct viewsheds from neighboring parcels.
 - A buffer is proposed along Street Road (Rt 926) for the portion of the roadway associated with the project limits. The buffer will consist of existing trees, proposed canopy trees, evergreen trees, and proposed understory trees. The buffer is designed to be consistent with landscaping practices commonly found in rural agricultural areas, and is shown on the attached site plan, as well as with the landscaping plan approved as part of the Riepe project.
5. Section 1822.D.3 requires that no land disturbance occur within the dripline of a specimen tree. No specimen trees are proposed to be removed as part of the project. Because of the site constraints, minor land disturbance will occur within the driplines of several specimen trees, as identified on Exhibit A. The Applicant will take the necessary precautions to mitigate or eliminate any potential adverse effects of the disturbance on the specimen trees as further described during the hearing.
 6. Such other relief as the Zoning Hearing Board deems appropriate.

The aforementioned application satisfies the requirements for dimensional variance relief under the East Marlborough Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

Exhibit “A”

Site Plan

Exhibit “B”

Schematic Plan

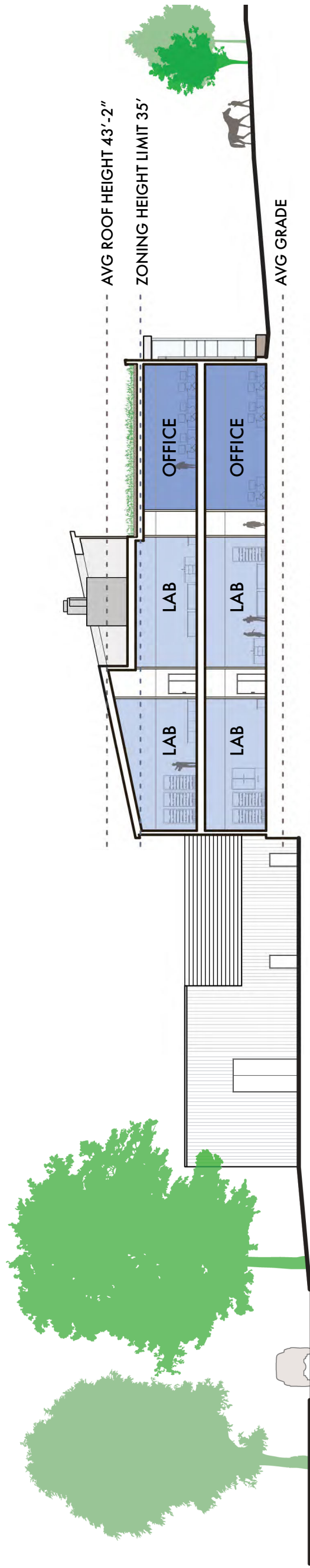
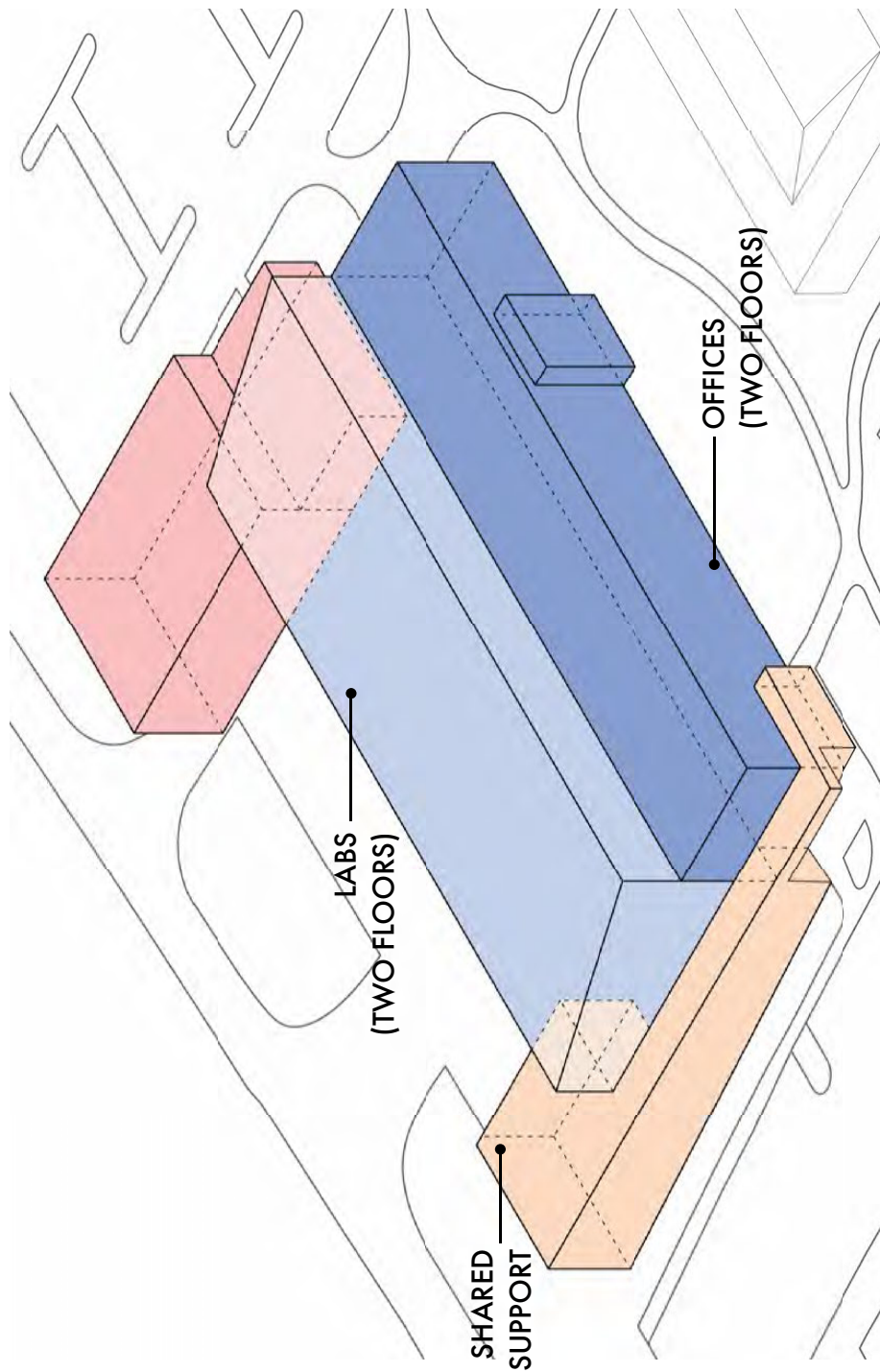
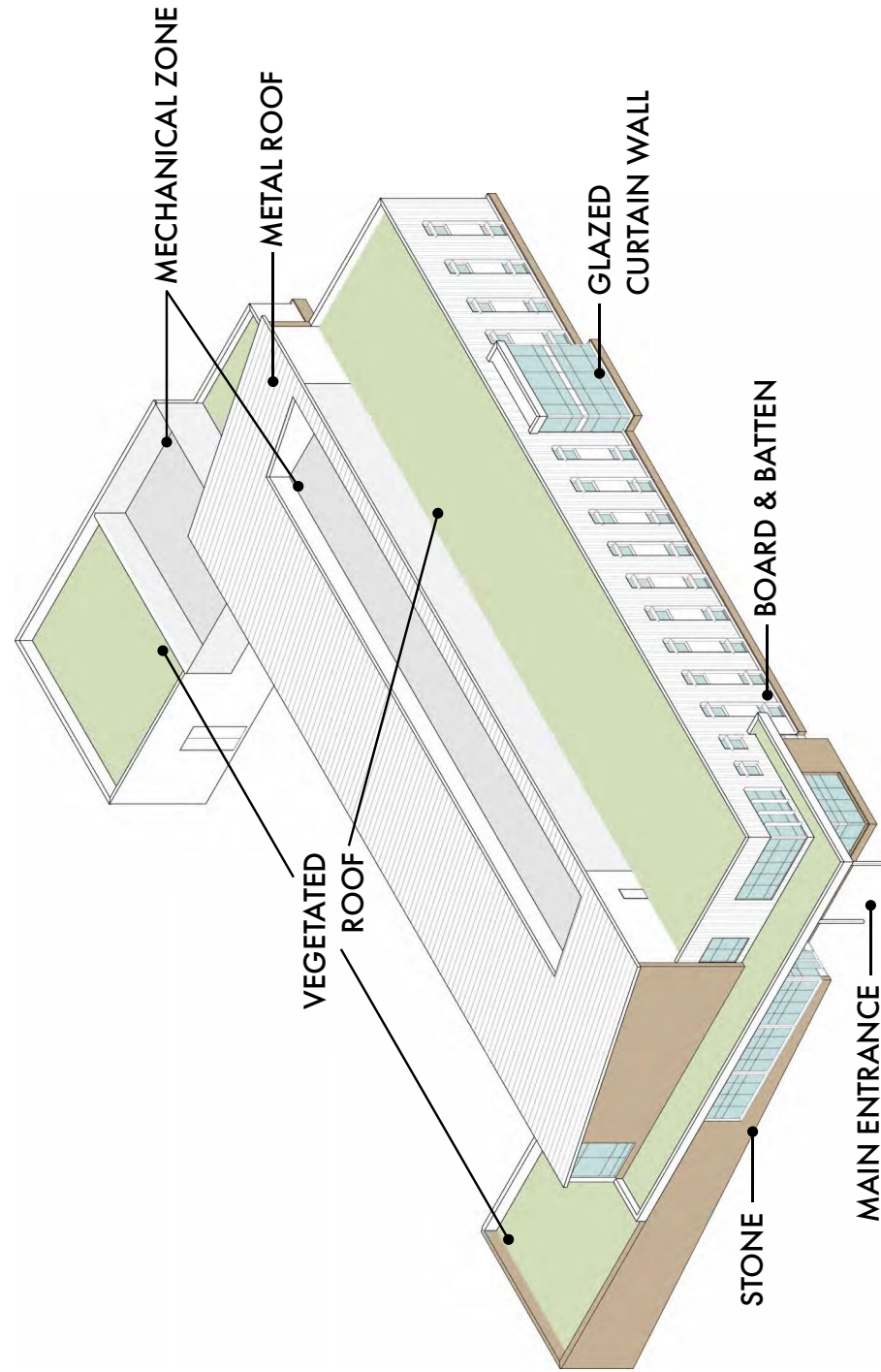


Exhibit “C”

Rendering



VETERINARY DIAGNOSTIC LABORATORY | New Bolton Center

Draft North Render View | 08.11.25



Exhibit “D”

New Bolton Center Property Plan

Design Team:

SMPARCHITECTS
1800 Locust Street, Suite 1000
Philadelphia, Pennsylvania 19103
215-962-4410

CIVIL ENGINEER
Mullen Design
250 Morgan Street
Philadelphia, PA
610-531-0123

LANDSCAPE ARCHITECT
Jonathan Anderson
104 Chestnut Ave
Anderson, PA
610-541-5925

STRUCTURAL ENGINEER
CVM
1002 W 8th Ave PA
610-960-3800

MEP ENGINEER
PAVE Engineering
157 South Ave
Johnstown, PA
614-289-9300

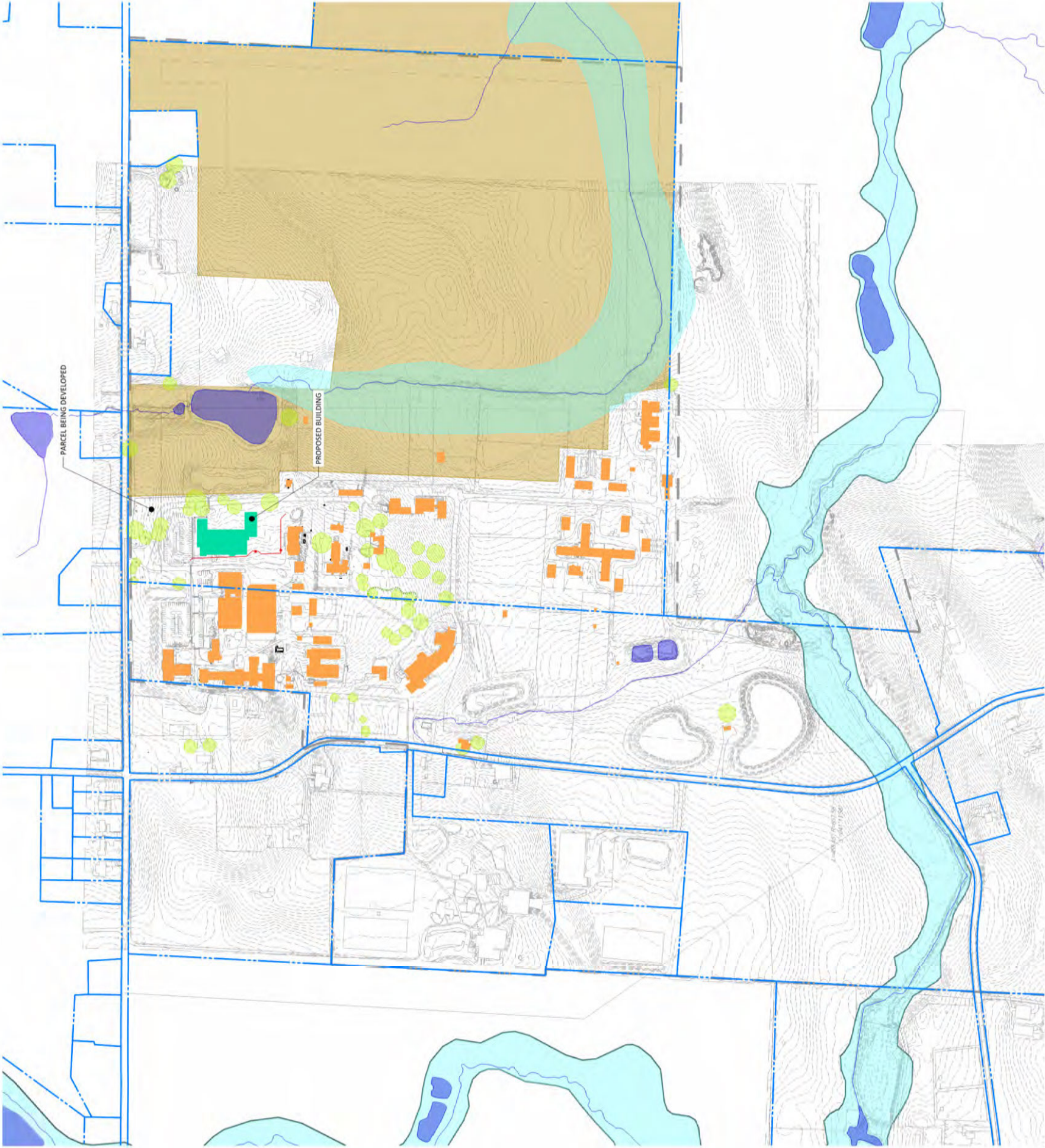
LABORIAN
HEBA Laboratory Planners
230 South Broad Street, Suite 201
Philadelphia, PA
267-258-9441

ACOUSTIC CONSULTATION
Metropolitan Acoustics
1100 Locust St. Suite 1102
Philadelphia, PA
215-248-4352

SECURITY DESIGN
WSP
Washington Square
610 Walnut Street, Suite 1600
Philadelphia, PA
215-262-2187

ARCHITECTURAL DESIGN
SMAN
3 Valley Square
Blue Bell, PA
610-940-4310

- LEGEND**
- PARCEL BOUNDARY
 - DUCT BANK
 - SPECIMEN TREE
 - STREAM
 - 100-YR FLOODPLAIN
 - CONSERVATION EASEMENT
 - BUILDINGS, EXISTING
 - BUILDING, PROPOSED



No.	Date	Revisions

Scale



Drawn: AMN | Checked: MBH | Approved: MBH
Job Number: 751
Date: 08/05/2025

Drawn by:
ZONING APPLICATION

Drawing Title:
ZONING EXHIBIT 2



Drawing Number:

C1.02

Return to Agenda**East Marlborough Township
Zoning Hearing Board Application**

Application must be accompanied by:

- ☐ Narrative answering every question on page 2 of this application
☐ Site plan (with zoning table) on 11"x17" paper
☐ Building elevations or architectural renderings (as appropriate)
☐ Other related materials (as appropriate)

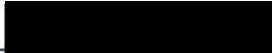
Type of Application:

Check one: ☒ Commercial ☐ Institutional ☐ Residential
 Check all: ☒ Variance ☐ Special Exception _____ (Other)

I (we), the undersigned, hereby make application for a Special Exception or Variance from the terms of the Zoning Ordinance, Section 450, Paragraph 1004.D(9)

Location of Property: 227 Daylesford CourtZoning Classification: LI Tax Parcel # 61-5-209Property Owner/Applicant(s): Northern Davis Real Estate / Todd Moran

Address (if different from location): _____

Phone Number: _____ Cell: Email: Dimensions and area of parcel: 12.152 AcresDimensions of proposed construction: 29,146 ft²

Distance to each boundary:

Before construction North _____ South _____ East _____ West _____

After construction North _____ South _____ East _____ West _____

Type of construction: _____

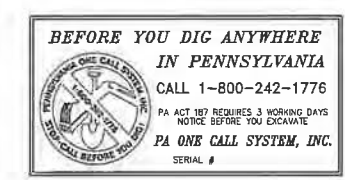
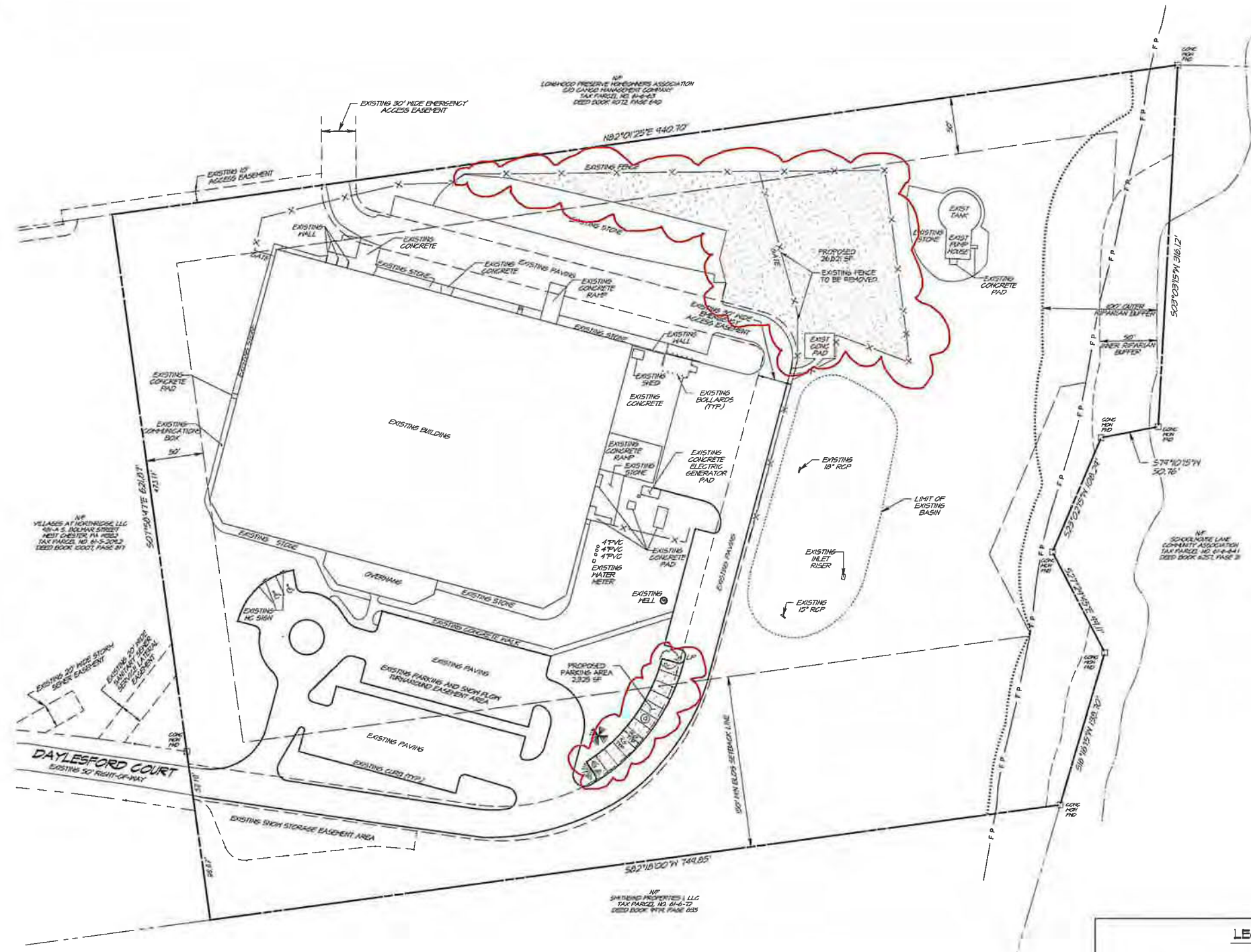
I (we) have attached a sketch or a plot plan of the parcel to be affected, indicating the size of the lot and location of improvements now erected and proposed to be erected.

Owner (s) Todd Moran

Zoning Relief Requested

Please address all of the following items:

1. Briefly describe the property (e.g. size of lot, dimensions, etc.) and the location (e.g. nearby intersections, landmarks, etc.) involved in application.
12.152 Acres Approx dimensions 940' x 621' x 750' x 655'
Property is located South of Longwood Preserve, East of Villages at Northridge and West of Schoolhouse Lane Community
This is the old Everfast Property with an old address of 203 Gale Lane.
2. Describe the present use of the property (e.g. residential, retail, office, etc.), including existing improvements (e.g. house, garage, and shed; or office and parking lot)
Manufacturing/Fabrication of Pipe, Vessels, Skids, Modules and other metal and electrical Products
3. Describe the proposed improvements, additions, or change(s) of use. For physical changes to the lot or structures, indicate the size of proposed improvements, materials to be used, and general construction to be carried out. Attach a plan or sketch for illustration.
Put down Asphalt or millings to expand Parking and/or Storage inside the Fenced Area.
Also add approximately 10 parking spaces in the Front Right Side of the building.
4. State the specific variance, special exception, or other relief requested and cite the appropriate sections(s) of the Zoning Ordinance.
Looking for a Variance to Increase total lot coverage to 45.2 %.
It is a Variance to Section 450-1002.D.(9)
5. Will the proposed change impact traffic or parking in the surrounding area? Explain.
No, All work is isolated to private Property. It will help Parking for the Property



[Return to Agenda](#) **East Marlborough Township**
Public Works Department
8/1/2025 – 9/1/2025

PROJECTS AND ACTIVITIES

- The rental contract for the road bank mower has been extended for an additional month.
- The traffic signal wires were damaged at Greenwood Road; however, all new signals are being installed this month along the corridor.
- Started painting lines and intersections.
- Replaced several lights in the police station with LED bulbs.
- Repaired storm sewer pipe on Soltner Drive.
- Removed some bamboo at Unicorn Lane to improve sight distance. We are working with the property owner for a permanent solution.
- Trimmed trees in front of the High School.
- Ordered a new door for the Police station.

MEETINGS

- 8/13/25 Supervisors Meeting
- 8/20/25 Advisory Committee Meetings.

OVERTIME

- 8/17/25 2 hrs. Tree Down.
 - 12 hrs. Replacing grinder pumps

TRAINING

- 8/14/25 LTAP Worker Safety at LGT, everyone attended.
- 8/26/25 LTAP Worker Safety at Chester TWP, Dopirak 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:	7,627,215 Gallons	Total gallons received 2025: 69,043,779
Average Daily Flow:	263,007 Gallons	
Maximum Daily Flow:	293,475 Gallons	
Rainfall Measured:	0.57"	
Storage Capacity:	110 days	
Gallons sprayed:	7,161,363 Gallons	Total gallons sprayed 2025: 81,176,573
PA 1 Call Notifications:	88 (1 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.
- o Waiting for parts to repair the 10" irrigation main in Zone 1.
- o All of the spray fields have been mowed and baled, which slowed the irrigation rates.

EAST MARLBOROUGH TOWNSHIP

Building & Zoning Report

AUGUST 2025

[illegible]

BOARD OF SUPERVISORS

REGULAR MEETING

721 Unionville Road

Kennett Square, PA. 19348

Present:

Chair Sosangelis

Vice Chair Sarro

Supervisor Chance

Supervisor Elks

Supervisor Peuquet

Township Staff & Consultants:

Ryan Jennings, Township Solicitor

Neil Lovekin, Township Manager

Mickey Bailey, Recording Secretary

Jeff Simpson, Public Works Director

Robert Clarke, Police Chief

Peter Barsz, Treasurer

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE (Participation is Voluntary)

3. ANNOUNCEMENTS

Chair Sosangelis read the following announcements:

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

4. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Discussion and possible approval of the monthly expenditures.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- a. Discussion tabled till October 8th.

8. FRIENDS OF UNIONVILLE – INTRODUCTIONS

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

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

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

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

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

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

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

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

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

11. NEW BUSINESS

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

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

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

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

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

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

12. CONTINUING BUSINESS

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

Discussion and update of the regional commission activities.

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

b. Comprehensive Look and Approach to the Township Taxation Process

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

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

13. ZONING HEARING BOARD APPLICATIONS

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

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

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

14. TOWNSHIP ADVISORY COMMITTEES' UPDATES

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

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

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

16. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

a. Jeff Simpson, Director of Public Works

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

Chief Clarke, EMT PD:

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

Neil Lovekin: Administration

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

17. APPROVAL OF MEETING MINUTES

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

18. ADJOURNMENT

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

*Respectfully submitted,
Mickey Bailey, Recording Secretary*