BOARD OF SUPERVISORS **AGENDA** **REGULAR MEETING**
EAST MARLBOROUGH TOWNSHIP **October 14, 2026**
721 Unionville Road | Kennett Square PA 19348 **7:00 P.M.**

The deadline to be on the agenda is noon on Wednesday, 1 week before the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

a. The Board of Supervisors will conduct a special meeting on Wednesday, November 4, 2026, at 6:30 p.m. to consider adopting the draft Earned Income Tax Ordinance.
b. The Board of Supervisors' next monthly meeting will be held on Wednesday, November 11, 2026.

4. PUBLIC HEARING: AN ORDINANCE TO AUTHORIZE AN AMENDMENT TO THE TOWNSHIP ZONING ORDINANCE FOR THE INCLUSION OF DATA CENTER AND DATA CENTER CAMPUS IN THE LIMITED INDUSTRIAL (LI) DISTRICT

The draft ordinance and the public hearing announcement were published in the Daily Local News on September 29 and October 6, 2026, and on the township website.

5. ORDINANCE NO. 02–2026: AN ORDINANCE TO AUTHORIZE AN AMENDMENT TO THE TOWNSHIP ZONING ORDINANCE FOR THE INCLUSION OF DATA CENTER AND DATA CENTER CAMPUS IN THE LIMITED INDUSTRIAL (LI) DISTRICT

Discussion and possible adoption of Ordinance No. 02-2026, amending the township zoning ordinance to include data centers and data center campuses in the Limited Industrial (LI) District.

6. FARMER & CO. PARKING PLAN DECISION

Discussion and possible approval, with or without conditions, of Farmer & Co.'s proposed parking plan, as presented on August 12, 2026.

7. NEW BUSINESS

a. Landhope Investors, LP d/b/a Willowdale Wedding Venue – Fireworks Display for October 17th
Discussion and possible approval of a Temporary Outdoor Activity Permit for the Willowdale Wedding Venue to allow a fireworks display estimated to last 10 minutes, starting around 9:00 p.m. on October 17, 2026.

b. Consideration of the Appointment of John Sarro to the Planning Commission, Term Expiration of December 31, 2026.
Discussion and possible appointment of John Sarro to fill the vacancy, with a term expiring December 31, 2026, and possible reappointment at the January 2027 Reorganization Meeting for a four-year term.

c. Consideration of the Appointment of Kevin Thompson to the Zoning Hearing Board as an Alternate, Term Expiration of December 31, 2028.
Discussion and possible appointment of Kevin Thompson to fill the vacancy, with a term expiring December 31, 2028, and possible reappointment at the January 2029 Reorganization Meeting for a three-year term.

d. Approval of the 2026/2027 Salt Bid Award
Discussion and possible authorization to award the 2026/2027 Salt Bid to Morton Salt, Inc., of Chicago, IL, for 500 tons of rock salt at $49,910 ($99.82/ton), as duly solicited and recommended by the Municipal Cooperative of Southern Chester County.

e. Consideration of Advertising the Unionville Village Master Plan for Public Comment
Discussion and possible authorization for the township manager to advertise the draft plan for public comment, send it to the county planning commission and contiguous municipalities for review, and schedule a public hearing before adoption at the Wednesday, December 9, 2026, meeting.

8. CONTINUING BUSINESS

a. No continuing business.

9. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Discussion and possible approval of the monthly expenditures.

10. 713 & 715 FOLLY HILL ROAD: EXECUTION OF DEVELOPER AGREEMENTS

Discussion and possible approval for Ellen Sosangelis, Chair of the Board of Supervisors, to execute, on behalf of the township, the Subdivision and Land Development Agreement; the Financial Security Agreement; and the Stormwater BMP and O&M Agreement for the land development project at 713 and 715 Folly Hill Road, Kennett Square, PA. The board approved the project by resolution 2026-34, subject to waivers and conditions adopted on September 9, 2026. The project proposes subdividing approximately 0.16 acres from the existing Parcel 61-6-31 and adding it to Parcel 61-6-30 to replace an on-lot septic system along the west side of Folly Hill Road in the Residential District (RB).

11. 207 MARLBOROUGH ROAD: EXECUTION OF DEVELOPER AGREEMENTS

Discussion and possible approval for Ellen Sosangelis, Chair of the Board of Supervisors, to execute, on behalf of the township, the Subdivision and Land Development Agreement; the Financial Security Agreement; and the Stormwater BMP and O&M Agreement for the land development project at 207 Marlborough Road, Kennett Square, PA. The board approved the project by resolution 2026-25, subject to waivers and conditions adopted on July 8, 2026. The project involves subdividing the existing lot, demolishing pavement and concrete areas, and constructing a dwelling and an asphalt driveway on the proposed Lot 2 in the RB District.

12. 382 WEST STREET ROAD: NEW BOLTON CENTER – VETERINARY DIAGNOSTICS LABORATORY: EXECUTION OF DEVELOPER AGREEMENTS

Discussion and possible approval for Ellen Sosangelis, Chair of the Board of Supervisors, to execute, on behalf of the township, the Subdivision and Land Development Agreement; the Financial Security Agreement; and the Stormwater BMP and O&M Agreement for the land development project at 382 West Street Road, Kennett Square, PA. The board approved the project by resolution 2026-19, subject to waivers and conditions adopted on April 8, 2026. The project involves constructing a 62,000 +/- sf Diagnostic Laboratory building, along with associated parking and stormwater improvements, on a 125.14 net-acre parcel in the ESI District.

13. ZONING HEARING BOARD APPLICATIONS

a. No new applications.

14. TOWNSHIP ADVISORY COMMITTEES' UPDATES

Discussion and status updates of committees' activities.

a. Organizational Sustainability (Sosangelis & Peuquet)
b. Community Development (Elks & Manning)
c. Health & Safety (Chance & Peuquet)

15. TOWNSHIP LIAISONS' UPDATES

Discussion and review of volunteer groups' activities as provided by designated supervisors/liaisons.

a. Environmental Advisory Council (Sosangelis)
b. Historical Architectural Review Board (Elks)
c. Historical Commission (Chance)
d. Planning Commission (Peuquet)
e. Zoning Hearing Board (Manning)

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

17. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

18. APPROVAL OF MEETING MINUTES

19. ADJOURNMENT

Sequential Classification
Ordinance: 03-2026
Proclamation: 2026-06
Resolution: 2026-35

Return to Agenda

EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. ____ – 2026

AN ORDINANCE OF THE TOWNSHIP OF EAST MARLBOROUGH, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EAST MARLBOROUGH TOWNSHIP ZONING ORDINANCE OF 2019, AS AMENDED JUNE 2022, CHAPTER 450 ZONING, SECTION 450-202 TITLED "DEFINITIONS OF TERMS" TO ADD DEFINITIONS FOR DATA CENTER, DATA CENTER ACCESSORY USE, DATA CENTER CAMPUS, PRINCIPAL FAÇADE, PRINCIPAL BUILDING FAÇADE AND SENSITIVE RECEPTOR; SECTION 450-1001 TITLED "LIMITED INDUSTRIAL (LI) DISTRICT" TO AMEND THE PURPOSE STATEMENT FOR THE INDUSTRIAL DISTRICT; SECTION 450-1002.B. TO ADD A SUBPARAGRAPH (16) TO ALLOW DATA CENTER AND DATA CENTER CAMPUS BY CONDITIONAL USE IN THE LIMITED INDUSTRIAL (LI) DISTRICT; SECTION 450-1004, TITLED "AREA AND BULK REGULATIONS", SHALL BE RETITLED "AREA AND BULK REGULATIONS: GENERAL, ALL USES EXCEPT DATA CENTER AND DATA CENTER CAMPUS"; ADD A NEW SECTION 450-1003.J., TITLED "STANDARDS FOR DATA CENTER AND DATA CENTER CAMPUS"; AND SECTION 450-1812.A.(1)(b) TO ADD A NEW SUBPARAGRAPH [24] REGULATING PARKING REQUIREMENTS FOR A DATA CENTER AND DATA CENTER CAMPUS.

BOARD EXHIBITS

Date: Wednesday, October 14, 2026, at 7 p.m.

B-1: Ordinance;

B-2: Proof of Publication (with Legal Notice appearing in the *Daily Local News* on September 29, 2026, and October 6, 2026);

B-3: Correspondence dated September 24, 2026, to the Chester County Law Library providing proposed Ordinance for public inspection *(note: original letter included referenced enclosure)*;

B-4: Correspondence dated September 24, 2026, to the *Daily Local News* providing proposed Ordinance or public inspection; *(note: original letter included referenced enclosure)*; and

B-5: Chester County Planning Commission Review, dated September 18, 2026.

EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. ____ – 2026

AN ORDINANCE OF THE TOWNSHIP OF EAST MARLBOROUGH, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EAST MARLBOROUGH TOWNSHIP ZONING ORDINANCE OF 2019, AS AMENDED JUNE 2022, CHAPTER 450 ZONING, SECTION 450-202 TITLED "DEFINITIONS OF TERMS" TO ADD DEFINITIONS FOR DATA CENTER, DATA CENTER ACCESSORY USE, DATA CENTER CAMPUS, PRINCIPAL FAÇADE, PRINCIPAL BUILDING FAÇADE AND SENSITIVE RECEPTOR; SECTION 450-1001 TITLED "LIMITED INDUSTRIAL (LI) DISTRICT" TO AMEND THE PURPOSE STATEMENT FOR THE INDUSTRIAL DISTRICT; SECTION 450-1002.B. TO ADD A SUBPARAGRAPH (16) TO ALLOW DATA CENTER AND DATA CENTER CAMPUS BY CONDITIONAL USE IN THE LIMITED INDUSTRIAL (LI) DISTRICT; SECTION 450-1004, TITLED "AREA AND BULK REGULATIONS", SHALL BE RETITLED "AREA AND BULK REGULATIONS: GENERAL, ALL USES EXCEPT DATA CENTER AND DATA CENTER CAMPUS"; ADD A NEW SECTION 450-1003.J., TITLED "STANDARDS FOR DATA CENTER AND DATA CENTER CAMPUS"; AND SECTION 450-1812.A.(1)(b) TO ADD A NEW SUBPARAGRAPH [24] REGULATING PARKING REQUIREMENTS FOR A DATA CENTER AND DATA CENTER CAMPUS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Marlborough Township that the East Marlborough Township Zoning Ordinance of 2019, as amended in 2022, is hereby further amended as follows:

SECTION 1. Section 450-202, titled "Definitions of terms," shall be amended to add the Following definitions:

DATA CENTER
A building primarily used to house and operate computer systems and associated equipment, including servers, data storage and processing systems, and supporting infrastructure such as cooling systems, power generators, electrical substations, and network hardware.

DATA CENTER ACCESSORY USE
Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber-optic, storage, and security buildings or structures; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water-holding facilities; pump stations; water towers; back-up power generators; environmental controls (air

conditioning or cooling towers, fire suppression, and related equipment); and security features, provided that such data center accessory uses/structures are located on the same lot or assemblage of lots developed as a unified development with a Data Center.

DATA CENTER CAMPUS
All structures and real estate owned, controlled, leased, or otherwise occupied primarily for use as a Data Center, including (i) Data Centers; (ii) Data Center Accessory Uses; and (iii) all other systems, equipment, piping, conduit, and other ancillary equipment, structures, and appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center or the Data Center Campus.

PRINCIPAL BUILDING
A structure in which the primary use of a lot is conducted, designed for use, or intended for use.

PRINCIPAL FAÇADE
The facade of a building or structure along the street on which the building has frontage, excluding alleys and other rights-of-way. On a corner lot, the property owner shall select and designate the principal facade.

SENSITIVE RECEPTOR
Buildings used for residences (including institutional uses with a residential component), schools, day care centers, natural flora and fauna habitats, nursing homes, parks, preserved and restricted land, and medical facilities.

SECTION 2. Section 450-1001, titled "Limited Industrial District (LI)" shall be amended to state as follows:

§450-1001. Purpose and Specific Intent.

A. The LI Limited Industrial District is designed primarily to provide for selected modern, non-nuisance research and industrial establishments, and data centers with a view to encouraging attractive, large-site, low-lot coverage development in areas which are particularly well suited for such uses.

B. In promoting the general purposes of this chapter, the LI District intends to encourage only those types of industrial uses which would not constitute a hazard or nuisance to the population of the adjacent areas, and which would contribute to the continuation of appropriate development within and adjacent to the district.

C. In the LI Limited Industrial District, all provisions of this article shall apply.

SECTION 3. Section 450-1002.B., titled "Use Regulations," shall be amended to add a new subparagraph (16), which shall provide as follows:

(16) Data Center and Data Center Campus subject to the provisions of Section 450-1003.J.

SECTION 4. Section 450-1004, titled "Area and Bulk Regulations," shall be retitled "Area and Bulk Regulations: General, All Uses Except Data Center and Data Center Campus".

SECTION 5. A new Section 450-1003.J titled "Standards for Data Centers and Data Center Campuses shall be adopted and provided as follows:

§450-1003.J. Data Centers and Data Center Campuses. Data Centers and Data Center Campuses shall be permitted in the Industrial District by conditional use, as determined by the Board of Supervisors, subject to the applicant's compliance with the following criteria and standards.

(1) **AREA AND BULK REGULATIONS.** The area and bulk regulations in Section 450-1003. J. shall apply to a Data Center or a Data Center Campus.

(2) **MINIMUM LOT AREA.**

Data Center
A lot with a Data Center building footprint of 100,000 square feet or less in area - 5 acres minimum.

A lot with a Data Center building footprint greater than 100,000 square feet in Area – 10 acres minimum.

(3) **MINIMUM SETBACKS.** Data Centers and Data Center Accessory Uses shall be set back a minimum of 500 feet from a lot developed with a Sensitive Receptor and from a public street. All other Data Centers and Data Center Accessory Uses shall be set back a minimum of 250 feet from all property lines.

(4) **MAXIMUM HEIGHT.** The maximum height of a building used for a Data Center or buildings within a Data Center Campus shall be 35 feet. Data Center Accessory Uses not installed on the rooftop shall not exceed 15 feet in height.

(5) **SCREENING OF MECHANICAL EQUIPMENT.** Data Center Accessory Uses, including ground-level and rooftop mechanical equipment used for cooling, ventilating, or otherwise operating the Data Center, shall be screened from view on all sides or set back adequately from the building edge so as not to be visible from

adjoining properties and public roads. Such a screen may incorporate perforated surfaces as necessary to permit ventilation of the equipment.

(6) **BUFFERING, LANDSCAPING, AND MAIN ENTRANCE FEATURES.** The landscaping and buffering requirements provided for in Section 450-1812 D (2) of the Zoning Ordinance shall apply to the Data Center and Data Center Accessory Uses.

(7) **BUILDING DESIGN REQUIREMENTS.** A building used as a Data Center shall adhere to the following design requirements. The applicant shall submit elevations/renderings of all buildings used for a Data Center with the conditional use application.

(a) The Principal Building Facade shall require a horizontal offset of at least ten feet at intervals of no more than 150 linear feet (measured horizontally).

(b) No more than 80 percent of a Principal Building Facade shall consist of one building material or one color, texture, or pattern.

(c) The Principal Building Facade shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the facade.

(d) Along any rear or side property line which abuts a Sensitive Receptor, residential district or Township boundary line, a buffer yard shall be provided which shall be not less than 100 feet in width. This required yard shall be measured from the boundary line or from the street line where a street constitutes the boundary.

(8) **ENERGY USAGE.** An applicant for a Data Center and Data Center Campus shall prepare a Utility Impact Study, prepared by a licensed civil engineer, electrical engineer, or specialized utility coordination and consulting firm, which shall be submitted with the conditional use application. The Study shall include an energy usage plan, which provides the following information:

(a) Annual electricity demand for the Data Center.

(b) Source of energy supply for the Data Center.

(c) Energy storage capacity (if applicable).

(d) Proposed sources of back-up power to be installed.

(9) **POWER GENERATION FACILITIES.**

(a) Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data

Center use but shall be subject to existing municipal or utility regulations. Such systems shall be considered a separate principal use. They shall be approved in accordance with all applicable state and federal regulations, as well as municipal zoning regulations applicable to such use. The applicant shall select, design, and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible. The power generation plans shall be subject to review and comment by the Township. The Township has the right to require supplemental or amended reports or plans in response to its comments before issuing conditional use approval.

(b) Electric Utility Substations on the same property as the Data Center they serve must be located on the side or rear of a Data Center principal building so they are screened from public view and shall not be in the required front yard. On-site substations do not require a buffer or screening between the Data Center Principal and the Building and the substation.

(c) Data Center electric utility substations visible from an arterial roadway must include screening compliant with section 450-1812-D(2)(c), and in addition, a fence or wall behind the screening (so as not to be visible from public view) that is a minimum height of six feet.

(d) Power lines serving the property must be buried underground.

(e) Substations abutting a district boundary other than Industrial and/or a parcel containing a sensitive receptor shall be set back a minimum of 800 feet from the property line. If abutting another Industrial-zoned parcel and use, substations shall meet the requirements for accessory uses in the underlying zoning district.

(f) The Data Center electric utility substation shall be subject to applicable zoning district setback requirements. Setbacks shall be measured from the edge of the substation enclosure to the property boundary of the lot it occupies.

(g) Energy supply.

(1) The applicant for a Data Center shall provide with the conditional use application an energy usage plan which shall provide or identify, at a minimum:

(a) Annual electricity demand.

(b) Energy sources to be utilized.

(c) Energy storage capacity (if applicable).

(d) Proposed sources of back-up power.

(e) Documentation that there will be no impact on the electricity rates of the surrounding community for a period of five years from the date the certificate of occupancy is anticipated to be issued. The report shall be subject to review and comment by the Township. The Township has the right to require supplemental or amended reports in response to its comments before issuing conditional use approval.

(f) Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those to reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.

(g) If interconnecting to the energy grid, documentation of the energy utility interconnection approval process, and provide the following:

(i) Documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid.

(ii) Documentation that all necessary parties have signed a transmission security agreement.

(iii) The date that the electric utility provider provided for the proposed energization of the data center.

(h) The Township has the right to require supplemental or amended energy reports in response to its comments before issuing conditional use approval.

(2) If the Data Center intends to use backup generators, the following criteria shall apply.

(a) Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.

(b) Diesel generators shall undergo annual testing, and reports shall be provided to the Township to ensure that the generators are performing as designed and that emissions do not exceed permitted limits.

(c) Emergency energy generation that is diesel, gasoline, or similarly fueled shall be used only when the primary source of energy is not available due to an emergency outage.

(d) Data center backup generators may run a test once a month for up to sixty minutes under a partial electrical load to ensure mechanical reliability. Additionally, operators may perform a comprehensive annual load bank test lasting up to four hours to simulate a full power outage. The total maximum hours for all backup generators at a data center in a calendar year shall be capped at 20 hours.

(e) Routine maintenance testing of back-up fossil fuel-powered generators shall be restricted to the hours of 10:00 am through 4:00 pm Monday through Friday. (Use for peak shaving or supplying power to the grid is prohibited.)

(f) The applicant shall design and locate the emergency energy generation systems to limit noise and visual impacts as much as possible.

(g) The operator shall maintain a public website announcing the times when the generators will be in operation. Any operation of the backup generators for testing purposes shall be announced on the website at least 24 hours in advance. The operator shall also notify the Township at least 24 hours in advance of a test. The operator shall provide the address of the website where the notices required by this Section are published.

(10) **NOISE AND VIBRATION.**

(a) The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations shall be limited to a maximum daytime (7:00 a.m. to 8:00 p.m. Monday - Friday) decibel level of 45 dB(A) and 60 dB(C) and a maximum nighttime and weekend (8:00 p.m. to 7:00 a.m. Monday - Friday and all day Saturday and Sunday) decibel level of 40 dB(A) and 50 dB(C) as measured from the property line of Use. Such a sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted technology.

(b) The applicant shall submit a pre-construction low-frequency noise and vibration study with the conditional use application, prepared and sealed by a qualified professional with expertise in acoustic and vibration analysis. The study shall establish baseline ambient noise and vibration levels and predict noise and vibration levels at different times of day. The noise study shall include a narrative describing anticipated operational impacts on sound levels and an octave band analysis. It shall predict noise and vibration levels from the operation of the Data Center and account for any proposed electrical substations, on-site power generation facilities, and other data center

accessory uses that may generate noise. Sound shall be measured at all property lines. The studies shall use full-spectrum modeling to address low-frequency noise. If the pre-construction Noise Study establishes a baseline ambient noise level that exceeds the maximum sound level permitted under this Chapter, the Post-Construction Study shall demonstrate that operations of the proposed use do not materially increase the baseline ambient noise level as measured at the property line. Any increase above the established baseline shall be deemed a violation unless specifically authorized as a condition of approval.

(c) Within 180 days following issuance of a use and occupancy certificate and commencement of operations at the Data Center, the applicant shall submit to the Township an as-built post-construction noise and vibration study.
The study shall:

[1] Be conducted by a qualified professional with expertise in acoustic and vibration analysis using applicable ANSI standards and generally accepted criteria.

[2] Include sound measurements taken at all property lines.

[3] Include measurements taken during normal operations, peak cooling load, and during the operation of emergency generators under load.

[4] Use full-spectrum modeling to address low-frequency noise.

[5] Demonstrate that vibration from the Data Center and all accessory uses does not exceed the following standards when measured at or beyond the property line:

(a) Ground vibration shall not exceed a peak particle velocity (PPV) of 0.02 inches per second at or beyond the property line, measured in accordance with U.S. Bureau of Mines Report of Investigations 8507 (RI 8507) or successor standard; and

(b) Vibration levels shall not exceed the threshold of human perception as defined in ISO 2631-1 (Evaluation of Human Exposure to Whole-Body Vibration) or successor standard.

(c) Identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.

[6] Identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.

(d) If the post-construction study demonstrates non-compliance with any applicable noise or vibration standard, the applicant shall, within 30 days of written notice from the Township, submit a corrective action plan prepared by a qualified professional. All violations shall be fully remediated within a timeframe approved by the Township, but in no event later than 90 days following Township notice of non-compliance, unless extended by the Township for good cause shown.

(e) The Township may require additional noise and vibration testing upon receipt of substantiated complaints or following material modification, replacement, or addition of mechanical equipment, cooling systems, generators, or other vibration-generating equipment.

Data Center Noise Standards Tables

The following tables establish objective noise limits, modeling requirements, and enforcement procedures applicable to Data Center use.

Table 1: Low-Frequency Noise Criteria

Parameter	Requirement
Frequency Sensitivity	C-weighted sound levels (dBC), capturing enhanced sensitivity to low-frequency noise
Measurement Metric	Equivalent continuous sound level (Leq, 1-hour) in dBC
Measurement Locations	At the nearest property line and at Sensitive Receptors, when present
Tonal/ Narrowband Noise	Clearly perceptible low-frequency tonal noise shall require mitigation regardless of overall dBC compliance, as determined by the Qualified Professional or the Township based on clearly perceptible tonal characteristics
Applicability	Limits apply under simultaneous operation of all generators, cooling systems, and mechanical equipment.

Table 2: Modeling and Study Requirements

Requirement	Standard
Pre-construction Study	Required with conditional use application
Post-construction Verification	Required within 180 days of commencement of operations

Prepared By	Qualified Professional with demonstrated noise expertise
Modeling Methodology	ISO 9613-2, CadnaA, SoundPLAN, or equivalent accepted industry model
Meteorological Assumptions	Downwind propagation, ISO-conservative conditions
Equipment Data	Manufacturer sound power levels and octave-band spectra
Low-Frequency Evaluation	Required where generators or cooling systems are used

Table 3: Measurement Procedures

Element	**Requirement**
Instrumentation	Type 1 or Type 2 ANSI-certified sound level meter
Calibration	Pre-and post-measurement field calibration required
Measurement Duration	Minimum 15 minutes per location unless otherwise specified. Sound level limits expressed as hourly equivalent levels (Leq, 1-hour) may be evaluated using shorter-duration measurements, including the minimum durations identified in this table, where such measurements are conducted under steady-state operating conditions and are representative of normal operations.
Operating Conditions	Measurements shall include peak cooling load and generator operation under load.
Background Noise	Baseline ambient levels documented before construction.

Table 4: Compliance

Item	Requirement
Material Increase Definition	An increase of > 3 dBA or > 2 dBC above the baseline ambient sound level
Violation Determination	Exceedance of numeric limits or material increase
Retesting Authority	Township may require additional testing following substantiated complaints or equipment changes

(11) **WATER.**

(a) A Data Center shall be connected to metered public water with a reduced-pressure principle assembly or a double-check valve assembly, as directed by the water provider. The Data Center shall provide the Township with all requested flow usage within a prescribed timeframe (e.g., 1 week).

(b) The applicant shall provide detailed estimates of daily and annual water usage.

(c) The applicant shall provide documentation from the public water provider confirming that sufficient water is available to serve the Data Center without affecting water pressure or the availability of water to other users in the Township or to those with onsite wells. No Data Center shall be approved unless the applicant demonstrates that the anticipated water supply yield is sufficient for the Data Center and will not adversely affect water pressure or the availability of water to other users in the Township on public water and onsite water wells.

(d) The applicant shall provide on an annual basis the sources and volumes of water used.

[i] When a state imposes a water restriction for drought purposes, the user/operator shall provide the Township with the reduced flow data to demonstrate that it is complying with state regulations.

(e) The Data Center shall not use groundwater or direct withdrawals from surface watercourses as its source of cooling water.

(f) The Data Center shall be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. An applicant may propose an alternative cooling system that is demonstrated to use less water

and energy than closed-loop systems; the Township must approve any such alternative.

(g) The applicant shall submit a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.

(h) The Data Center shall provide the Township with reports of its use of groundwater or direct withdrawals from surface watercourses every six months, within a month of the close of each six-month reporting period. During drought periods, the Data Center shall provide these reports monthly to demonstrate adherence to its drought response plan and compliance with governing authorities' water-use restrictions. The purpose of these reports is to ensure that the Data Center's use of groundwater or direct withdrawals from surface watercourses for non-cooling purposes does not adversely affect residents in the township, particularly during periods of drought.

(i) If the data center will use nonpublic water sources, the applicant shall provide a water feasibility study prepared by a qualified professional. The purpose of the water feasibility study is to determine whether an adequate water supply is available to support the proposed data center's water use and to evaluate potential adverse effects on the quantity and quality of existing wells or nearby surface waters. The water feasibility study shall, at a minimum, include the following information:

i. Calculations of projected water needs, including seasonal fluctuations.

ii. A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.

iii. The location of all existing and proposed wells within 1,000 feet of the site property boundary, with a notation of the capacity of all high-yield wells.

iv. The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.

v. A determination of the long-term safe yield of the water source.

vi. A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in nearby wells, streams, and the groundwater table.

vii. Identification of how water will be recycled, treated, or released into surrounding water bodies.

viii. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

(j) No approvals will be granted until all required state and regional permits have been obtained (i.e., PADEP, SRBS, DRBC).

(12) **WASTEWATER DISPOSAL.**

(a) A Data Center shall be prohibited from discharging wastewater directly to stormwater systems, surface waters, or groundwater systems.

(b) The applicant shall submit an analysis of wastewater disposal needs with the conditional use application, which indicates the quantity of wastewater generation expected from sewage and water discharge as part of the Data Center's HVAC system.

(c) Any untreated wastewater discharge generated at the Data Center may not be discharged into stormwater systems, surface waters, or groundwater systems.

(d) The applicant shall submit documentation, certified by the licensed municipal sewer operator, demonstrating that the municipal wastewater treatment system can support the required conveyance and treatment. If the municipality cannot support the conveyance and/or treatment of the Data Center wastewater, the Data Center shall be responsible for the costs of upgrades required to support the conveyance and/or treatment of the Data Center wastewater, which may include reduced-pressure principle assemblies or double-check valve assemblies, as directed by the wastewater engineer.

(e) Treatment of the Data Center wastewater will include regular measurement and reporting of bacteria, chemicals, and metals present in the wastewater. The Data Center will be responsible for remediation costs if it is identified as the source of contamination or corrosion that damages the municipal wastewater conveyance or treatment system or endangers the health and safety of any residents, livestock, or wildlife.

(13) **ALTERNATIVE INDEPENDENT WATER AND ENERGY SYSTEMS.**

Any independent energy generation system designed or used to supply water and power directly to a Data Center during normal operations, including closed-loop, geothermal, solar, fossil-fuel, or other energy-generating systems, shall be considered part of the Data Center use. If such systems are proposed for later addition, any Conditional Use approval granted must be amended at that time to allow such use. Such systems require an independent

review by Township consultants to ensure their safety and compliance with the applicable standards of this Chapter, all other applicable chapters of the Township Code, and all applicable federal, state, and local regulations. To the extent that these alternative systems safely reduce strain on local resources, they may be encouraged, provided they comply with the regulations outlined in Section 450-1812 of this Chapter and all other conditional use requirements.

(14) **ENVIRONMENTAL AND COMMUNITY IMPACT.**

(a) The applicant shall provide a traffic impact study conducted by an independent traffic engineer who shall demonstrate their qualifications to the Township. The study shall be sufficient to enable the Board to assess the likely impacts of the proposed data center use(s) on the Township's existing transportation network and surrounding areas. The study shall identify any traffic problems likely to result from the proposed data center use(s) related to ingress/egress, road capacities, offsite traffic flow, public transportation, and pedestrian and other nonvehicular circulation. The Township shall review the study's methodology, assumptions, findings, and recommendations. The Board, upon the recommendation of the Township Engineer or its own traffic consultant, may impose additional improvements or conditions on the applicant that are deemed necessary to accommodate the impacts of the proposed data center use(s).

(b) The applicant shall submit an economic community impact study from an independent licensed real estate appraiser who will attest that the proposed Data Center and its accessories will not negatively impact the surrounding real estate property values.

(c) The applicant shall submit an Environmental Impact Study conducted by an independent environmental scientist, who shall provide documentation of their qualifications to the Township, to demonstrate that the Data Center and its accessories will not adversely affect wildlife habitat, threatened and endangered species, water quality and quantity, sensitive habitat, and wetlands.

(d) The applicant shall submit a Thermal Impact Mitigation Plan conducted by an independent professional engineer, containing a detailed analysis, at a minimum, that identifies:

i. Primary sources of waste heat (air- and water-based).

ii. Potential off-site thermal impacts (including plume/heat discharge and localized heat islands) under representative seasonal conditions.

iii. Design measures to minimize heat impacts (e.g., equipment padding, shielding, landscaping, and cool roofs/paving where applicable).

iv. Feasible opportunities for waste heat reuse. If reuse is not feasible, the reason(s) shall be provided, and alternative mitigation shall be identified (e.g., vegetative or green roof and/or site design modifications).

v. A monitoring/verification approach, if required by the conditions of approval based on proximity to sensitive receptors or site constraints.

(e) Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible at or beyond the property line.

(f) No artificial light source, beam, or glare shall be visible to the human eye beyond the property boundaries of the data center operation.

(15) **EMERGENCY MANAGEMENT.**

(a) The applicant shall submit an emergency response plan (ERP) with the conditional use application prepared by a qualified professional that shall comply with the International Fire Code (as of the adoption of this ordinance, the 2021 edition). The ERP shall:

[1] Be reviewed and accepted by the local fire department, emergency management services, and the Township emergency management coordinator as part of the conditional use process;

[2] Include detailed procedures for fire suppression, containment, ventilation, and evacuation;

[3] Include an evaluation of the access roads and hydrant locations to ensure suitable access for emergency equipment.

[4] Ensure that all first responders receive adequate training specific to the installed system; and

[5] Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center.

(b) The applicant shall pay for all costs incurred in engaging a specialized service to develop a pre-incident plan for the fire chief, ensuring that first responders receive the vital information required to safely and skillfully

approach a low-frequency, high-impact incident that may occur at the data center site.

(c) Costs incurred, including specialized training for fire and EMS personnel, shall be reimbursed by the applicant, including future ongoing training specific to the Data Center's ERP.

(d) Any Data Center proposing battery storage or any other device or group of devices capable of storing energy to supply electrical energy later, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or an equivalent standard, must include fire suppression systems designed specifically for battery storage.

(e) No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety, and welfare.

(f) Each Data Center shall provide 24-hour emergency contact signage that is visible at the main entrance. Such signage shall include the company name (if applicable), the owner/representative's name, the telephone number, and the name and telephone number of the corresponding local power company.

(g) The applicant shall coordinate with the municipal emergency management coordinator to ensure there is adequate radio coverage for emergency responders within all on-site buildings and facilities, based upon existing coverage levels of the municipal public safety radio communications system exterior to on-site buildings. The applicant shall install enhancement systems, as needed, to achieve compliance.

(h) If the local fire companies that serve the township lack the specialized equipment required to combat a data center or BESS fire, as documented in the Emergency Response Plan Gap Analysis (including, but not limited to, high-volume thermal imaging cameras, specialized foam suppression agents, or heavy-duty ventilation fans), the applicant shall provide a financial contribution to the Township to purchase such equipment for the responding company.

(i) If public water pressure is insufficient to sustain a 4-hour fire, the applicant shall install a dedicated on-site fire pond or cistern with a minimum capacity of 100,000 gallons, accessible to the local fire companies via a dry hydrant.

(j) All emergency access roads and hydrant locations must be designed to accommodate the turning radius and weight of the heaviest fire apparatus responding.

(k) Post-Incident Environmental Remediation.

[i] Hazardous Debris Removal: In the event of a fire, explosion, or chemical release, including "Thermal Runaway" events in BESS units, the Owner shall be responsible for the immediate professional "scrubbing" and removal of all particulate matter, soot, and fire-suppression residues from the site, public rights-of-way, and any affected adjacent properties.

[ii] Post-Fire Environmental Audit: Within 48 hours of any fire event, the Owner shall fund the collection of samples by a third-party environmental firm for an environmental audit to test for air, soil, and water contamination, specifically for PFAS, Hydrogen Fluoride, and heavy metals, with a final report submitted to the Township immediately upon lab certification.

[iii] Runoff Containment: The facility must use a "Secondary Containment" system designed to capture 100% of the water used during a 4-hour fire suppression event to prevent toxic runoff from entering local creeks, streams, and local groundwater.

(16) **CONSTRUCTION PLANS**. Applicants shall coordinate with the Township and develop a construction plan that shall be adhered to by all vehicles and equipment involved in the construction of the Data Center, including construction deliveries, equipment, and contractors, to minimize disruption to the traffic in the vicinity of the subject property. This plan shall include appropriate times and locations for access by construction vehicles and the anticipated delivery of large equipment. The Township must approve this construction plan as part of the final land development plan approval. The Township shall have the authority to require more detailed information to be added to the plans, as well as consistent updates as the project progresses.

(17) **ELECTRONIC WASTE.** An Electronic Waste Plan shall be submitted with the conditional use application outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the data center is updated or decommissioned. The report shall be subject to review and comment by the Township. The Township has the right to require supplemental or amended reports in response to its comments before issuing conditional use approval.

(18) **DECOMMISSIONING.**

(a) The applicant shall submit with the conditional use application a decommissioning plan prepared by a qualified professional. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration.

(b) The owner of the Data Center must submit a notification of closure if operations are permanently ceased.

(c) Decommissioning must begin within one year of cessation of Data Center operations, or upon notice of abandonment by the operator, whichever occurs first. Decommissioning shall be completed within 18 months thereafter, unless extended by the Township for good cause.

(d) Standards for Decommissioning.

[1] All above-ground structures, equipment, and accessory facilities shall be removed.

[2] Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.

[3] Disturbed soils shall be stabilized and re-vegetated.

[4] Any utility connections shall be safely disconnected and capped.

[5] The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

(e) Performance Security.

[1] Before issuance of any Building permit, the Applicant shall post a cash escrow or irrevocable letter of credit equal to 150% of the estimated gross cost of full demolition, removal of all Structures and equipment (including modular units, concrete pads, substations, battery systems, and any other infrastructure), site restoration to pre-development greenfield condition, and comprehensive soil/groundwater remediation. The 150% figure (excluding salvage value) is intended to account for inflation, environmental remediation, and technology-specific disposal costs. The cost estimate shall:

[i] Exclude any salvage value of equipment, materials, or scrap;

[ii] Be prepared by a qualified professional engineer or estimator approved by the Township Engineer;

[iii] Be updated annually for inflation, changes in labor/material costs, and technological advancements in decommissioning; and

[iv] Cover the full gross cost, including but not limited to removal of all foundations, underground utilities, concrete pads, and specialized electrical infrastructure.

(f) Additional Requirement

Every 2 years during operation (or upon any material equipment replacement exceeding 25% of installed capacity), the Owner shall fund a Phase I/II Environmental Site Assessment (at the Applicant's expense) to monitor for contamination (including but not limited to battery electrolytes, dielectric fluids, cooling chemicals, heavy metals, or PFAS from fire-suppression agents). Results shall be submitted to the Township within 60 days of completion. Any detected contamination shall trigger immediate remediation at the Owner's expense and an increase in the bond amount to cover the additional estimated cleanup costs, as determined by the Township Engineer.

(g) Reevaluation. The financial security balance shall be reviewed annually.

(h) Abandonment. Twelve consecutive months without active data processing operations shall constitute abandonment, regardless of ongoing maintenance, security, or minimal electrical use. Such abandonment shall authorize the Township to use the financial security to restore the site to a greenfield condition. Removal or deactivation of more than 50% of installed computing capacity shall trigger a mandatory review of decommissioning obligations. For purposes of decommissioning, "site restoration" includes the removal of all modular housing, ISO containers, concrete pads, and specialized electrical substations, regardless of whether such items are classified as real or personal property.

(19) **GRID RELIABILITY AND RESIDENTIAL PRIORITY.**

(a) The purpose of this section is to ensure that the high-density energy consumption of Data Center facilities does not degrade the reliability, stability, or cost-effectiveness of the electrical grid for township residents and critical emergency infrastructure.

(b) **Residential Priority Mandate**. As a condition of Conditional Use approval, the Applicant acknowledges that the Township's residential electrical consumers and critical public safety infrastructure (including but not limited to medical facilities, fire stations, and emergency communications) shall have priority over Data Center operations during periods of grid stress or emergency.

(c) **Mandatory Load-Shedding Agreement.** The Applicant shall provide a fully executed Curtailment Agreement or Load Shedding Contract with the utility provider (e.g., PECO) and/or PJM Interconnection.

(i) This agreement must mandate that, upon notification of a "Grid Emergency," "Peak Demand Event," or "Voltage Reductions," the facility shall automatically reduce its electrical draw to a "Maintenance Only" level (not to exceed 10% of nameplate capacity) within 15 minutes.

(ii) Proof of compliance with load-shedding requests shall be provided to the Township Zoning Officer annually.

(d) **Emergency Override:** The load-shedding and curtailment requirements established above may be waived during a declared state or federal emergency if the facility is providing critical services (e.g., emergency communications, disaster response coordination) as certified by the Pennsylvania Emergency Management Agency.

(20) **RIGHT OF ENTRY AND INSPECTION**

(a) **Right of Entry.** The Township Zoning Officer, Fire Marshal, or an appointed third-party engineer shall have the right to request to enter the Premises during reasonable hours to conduct Noise/vibration testing or safety inspections. The Township shall provide 24-hour notice of such inspections when practicable.

(b) **Emergency and Complaint-Based Inspection.** Immediate inspection without notice may occur only where the Township determines that an Imminent Threat to public health or safety exists, or to investigate a verified, active complaint regarding Noise or vibration exceeding the performance standards of this Article.

(c) **Enforcement and Opportunity to Cure.**

[i] **Notice of Violation:** Except in emergencies involving an Imminent Threat to Life or safety, the Township shall provide written notice of any violation and a reasonable opportunity to cure, which shall not exceed 15 days for Noise/vibration violations and 48 hours for environmental or safety hazards.

[ii] **Cease and Desist:** If a violation is not remediated within the cure period, or if the Operator refuses entry for a mandated inspection, the Zoning Officer is authorized to issue a Cease-and-Desist order.

[iii] **Suspension of Operations:** Any order to cease operations shall be limited to the specific noncompliant equipment or subsystem, unless the violation is facility- wide or represents an unmitigated threat to the community.

(21) **ADMINISTRATIVE ESCROW AND CONSULTANT FEES.**

(a) **Administrative Escrow Account:** The Applicant for a Data Center Conditional Use shall, at the time of application, establish an Administrative Escrow Account with the Township.

[i] **Purpose:** This account shall be used to reimburse the Township for all reasonable expenses incurred for the services of professional consultants-including but not limited to acoustical engineers, hydrogeologists, fire protection engineers, historic preservationists, and legal counsel-to review the application, fact-check studies, and testify at public hearings.

[ii] **Initial Deposit:** The Applicant shall provide an initial Administrative Escrow deposit in an amount of ten percent of the fair market property purchase price for a Data Center with peak demand under 5MW, and an amount of twenty percent of the fair market property purchase price for a Data Center with peak demand of 5MW or greater. This deposit is intended to ensure that taxpayers do not bear the Township's professional review costs. If the complexity of the Environmental and Community Impact Analysis (ECEIA) results in the escrow balance falling below 25% of the initial deposit, the Applicant shall replenish the account to its original balance within 15 days of notice.

[iii] **Automatic Stay:** If the escrow balance falls below 25% of the initial deposit, all reviews and hearings shall be stayed until the Applicant replenishes the account to its original balance.

(b) **Post-Occupancy Compliance Escrow:** Upon issuance of a Certificate of Occupancy, the Administrative Escrow shall be transitioned into a Long-Term Monitoring Escrow. This account shall be maintained at a minimum balance of $100,000 for the life of the facility, representing a reasonable estimate of ongoing compliance costs for:

[i] Annual noise and vibration audits.

[ii] Independent proof of water consumption and discharge reports.

[iii] Annual Fire Marshal safety inspections.

(22) **VIOLATIONS AND PENALTIES.**

(a) **Continuous Violations.** Each day that a violation continues shall constitute a separate offense. For technical performance standards (Noise/water), each distinct 24-hour period of non-compliance shall be documented as a separate violation to the maximum extent permitted by the Pennsylvania Municipalities Planning Code.

(b) **Fine Schedule.** In accordance with Section 617.2 of the Pennsylvania Municipalities Planning Code (MPC), the following penalties shall apply:

[i] Civil Penalties: Any person or entity found to have violated the provisions of this Article shall be liable for a civil penalty not to exceed $500 per violation.

(c) **Reimbursement of Enforcement Costs.** The Owner/Operator shall be liable for all costs incurred by the Township in documenting violations, including fees for third-party acoustical engineers, hydrogeologists, or other professional consultants, expert witness fees (hydrogeological), and reasonable attorney fees and court costs as permitted by Section 617.2 of the MPC.

(d) **Suspension of Conditional Use.** The Board, following a public hearing, may revoke or suspend the Conditional Use approval for any facility that demonstrates a pattern of "Habitual Non-Compliance," defined as three or more adjudicated violations within any 24 months.

(e) **Tiered Mitigation and Curtailment Protocols.** Upon the logging of an equipment-driven exceedance, the facility Operator shall immediately initiate the following mandatory mitigation sequences:

[i] **Tier 1: Immediate Load Reduction.** Within two (2) hours of the initial logging interval indicating an exceedance, the Operator shall implement automated or manual computing load shedding and cooling re-routing sufficient to bring the property line and vertical elevation thermal profiles back into full compliance.

[ii] **Tier 2: Automatic Facility Curtailment.** If full compliance is not achieved and verified by the independent monitoring architecture within four (4) consecutive hours of the initial exceedance, the facility shall automatically curtail overall power consumption and data processing operations by a minimum of fifty percent (50%), or to a lower operational threshold designated by the Township Engineer, until the faulty equipment is isolated or repaired.

[iii] **Tier 3: Cessation of Non-Compliant Systems.** If the facility remains non-compliant after twenty-four (24) consecutive hours from the initial logged exceedance, the Operator shall completely cease operations of all data halls, power distribution units, and cooling loops associated with the non-compliant footprint. Operations shall not resume until the independent engineering firm certifies in writing that

all necessary physical repairs have been executed, calibrated, and successfully tested under maximum simulated load conditions.

(23) **WAIVER/EXEMPTION.**
Any Applicant seeking a waiver, relief, or exemption from any aspect or requirement of this Ordinance may request it from the Township Supervisors, provided that the request is included in the original Application for a Permit or in a timely amendment to that Application submitted to the Township. Such relief may be temporary or permanent, partial or complete, at the discretion of the Township Supervisors. However, the burden of proving the need for the relief or exemption request rests solely with the Applicant, to the satisfaction of the Supervisors. The Applicant shall pay all costs incurred by the Township in considering the request for relief. No such waiver, relief, or exemption shall be approved unless the Applicant demonstrates that, if granted, it will have no significant adverse effect on health, safety, welfare, preservation of historical values, natural, scenic, or historical values, electricity usage or delivery rates, or public or private water supplies of the Township, its residents and property owners, electrical, and other service providers.

SECTION 6. Section 450-1812.A.(1)(b), titled "Design Standards" shall be amended to add a new subparagraph [24] as follows:

[24] Data Center and Data Center Campus. Applicant shall provide a parking study, prepared by an independent professional traffic engineering firm and approved by the Township Traffic Engineer, to determine the required number of parking spaces.

SECTION 7. SEVERABILITY. It is the express intention of the Board of Supervisors that the provisions of this Article be severable. If any section, subsection, sentence, clause, phrase, or specific performance metric (including, but not limited to, decibel limits, Setback distances, or fee amounts) is, for any reason, held unconstitutional, illegal, or invalid by a court of competent jurisdiction, that decision shall not affect or impair the validity of any remaining provisions of this Article. In addition, the standards herein are adopted pursuant to the Township's police powers under the Pennsylvania Municipalities Planning Code. If any fee, escrow requirement, or mitigation amount is held excessive or not roughly proportional to documented impacts, the reviewing court is encouraged to reduce the requirement to a permissible level rather than invalidate it entirely.

(a) **Savings Clause.** The amendment of the East Marlborough Township Zoning Code by this Article shall not affect any act done, any right accrued, any duty imposed, any penalty incurred, or any legal proceeding commenced or pending under the Zoning Code before the effective date of this amendment.

(b) **Presumption of Validity.** In the event of a "Substantive Validity Challenge" filed pursuant to the Pennsylvania Municipalities Planning Code (MPC), the burden of

proof shall remain upon the challenger to demonstrate that the specific performance standards herein are not rationally related to the protection of the public health, safety, and welfare of the residents of East Marlborough Township.

(c) **Police Powers Reserved.** Nothing in this Article shall be construed to be preempted by, or in conflict with, state or federal law where this Article imposes requirements that are more protective of public health, safety, or welfare and are within the Township's police powers under the Pennsylvania Municipalities Planning Code.

SECTION 8. REPEALER. All Ordinances, or parts of Ordinances, that conflict with any provision of this Ordinance are hereby repealed insofar as they affect this Ordinance.

SECTION 9. GENERAL CODE – CODIFICATION. General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of the East Marlborough Township Ordinances and/or codification, and to bring the Ordinance into conformity with the East Marlborough Township Code structure and organization.

SECTION 10. EFFECTIVE DATE. This Ordinance shall be effective immediately as provided by law.

ENACTED AND ORDAINED this _____ day of _____, 2026.

Attest:

_____
Neil G. Lovekin, Secretary / Manager

BOARD OF SUPERVISORS

_____
Ellen L. Sosangelis, Chair

_____
Jake C. Elks, Vice-Chair

_____
James M. Chance, Member

_____
Steven W. Peuquet, Member

_____
Chris Manning, Member

21ST CENTURY media | MediaNews Group

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION

390 Eagleview Boulevard Exton, PA 19341

EAST MARLBOROUGH TOWNSHIP
721 UNIONVILLE RD
KENNETT SQUARE, PA 19348

STATE OF PENNSYLVANIA,

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

Legal

Published in the following edition(s):
Daily Local News Classified: 29 Sep 2026, 6 Oct 2026

Principal Clerk, Daily Local News Classified

*Sworn to the subscribed before me this **6 Oct 2026.***

Notary Public, State of Pennsylvania
Acting in County of Montgomery

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Advertiser Name / ID: EAST MARLBOROUGH TOWNSHIP / 334637 - **Ad ID:** 149090-530551 - **PO:** - **Affidavit ID:** 58893

21ST CENTURY media

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390 Eagleview Boulevard Exton, PA 19341

NOTICE IS HEREBY GIVEN that the Board of Supervisors of East Marlborough Township will hold a public hearing on Wednesday, October 14, 2026, at 7 p.m., prevailing time, at the East Marlborough Township Building, 721 Unionville Road, Kennett Square, PA 19348, to consider, and potentially act on, an Ordinance titled: AN ORDINANCE OF THE TOWNSHIP OF EAST MARLBOROUGH, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EAST MARLBOROUGH TOWNSHIP ZONING ORDINANCE OF 2019, AS AMENDED JUNE 2022, CHAPTER 450 ZONING, SECTION 450-202 TITLED "DEFINITIONS OF TERMS" TO ADD DEFINITIONS FOR DATA CENTER, DATA CENTER ACCESSORY USE, DATA CENTER CAMPUS, PRINCIPAL FAÇADE, PRINCIPAL BUILDING FAÇADE AND SENSITIVE RECEPTOR; SECTION 450-1001 TITLED "LIMITED INDUSTRIAL (LI) DISTRICT" TO AMEND THE PURPOSE STATEMENT FOR THE INDUSTRIAL DISTRICT; SECTION 450-1002.B. TO ADD A SUBPARAGRAPH (16) TO ALLOW DATA CENTER AND DATA CENTER CAMPUS BY CONDITIONAL USE IN THE LIMITED INDUSTRIAL (LI) DISTRICT; SECTION 450-1004, TITLED "AREA AND BULK REGULATIONS", SHALL BE RETITLED "AREA AND BULK REGULATIONS: GENERAL, ALL USES EXCEPT DATA CENTER AND DATA CENTER CAMPUS"; ADD A NEW SECTION 450-1003.J., TITLED "STANDARDS FOR DATA CENTER AND DATA CENTER CAMPUS"; AND SECTION 450-1812.A.(1)(b) TO ADD A NEW SUBPARAGRAPH [24] REGULATING PARKING REQUIREMENTS FOR A DATA CENTER AND DATA CENTER CAMPUS. Section 1 amends Section 450-202 to add corresponding definitions. Section 2 amends Section 450-1001, titled "Limited Industrial District (LI)" to amend the purpose statement for the industrial District. Section 3 amends Section 450-1002.B to add a new subparagraph (16) to allow Data Center and Data Center Campus by conditional use in the Limited Industrial District. Section 4 retitles Section 450-1004 as "Area and Bulk Regulations: General, All Uses Except Data Center and Data Center Campus". Section 5 creates a new Section 450-1003.J, titled "Standards for Data Centers and Data Center Campus" providing criteria and standards for Data Centers and Data Center Campuses within the Industrial District. Section 6 amends Section 450-1812.A(2) to include parking requirements for Data Center and Data Center Campus. Section 7 provides for severability. Section 8 repeals all conflicting Ordinances or parts of Ordinances. Section 9 authorizes General Codes to make necessary non-substantive changes. Section 10 provides for an effective date. Complete copies of the proposed Ordinance may be examined and copies obtained (for the cost of reproducing same) at the East Marlborough Township Building during regular business hours. In addition, attested copies of the Ordinance is on file at the Daily Local News, 390 Eagleview Boulevard, Exton, PA 19341, and the Chester County Law Library, 201 W. Market Street, Suite 2400, West Chester, PA 19380, where the same can be examined without charge. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service, or other accommodation to observe or participate in the proceedings, s/he should contact the Township at (610) 444-0725 to discuss how those needs may be accommodated.

Unruh, Turner, Burke & Frees
Township Solicitor
DLN 9/29, 10/6: 1a

Advertiser Name / ID: EAST MARLBOROUGH TOWNSHIP / 334637 - **Ad ID:** 149090-530551 - **PO:** - **Affidavit ID:** 58893

UNRUH TURNER BURKE & FREES
ATTORNEYS AT LAW

RYAN M. JENNINGS
rjennings@utbf.com

September 24, 2026

***Via* E-mail: lawlibrary@chesco.org**

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

Re: Proposed Ordinance Amendment - East Marlborough Township
Ch. 450 – Zoning (Data Center)

Dear Sir/Madam:

Enclosed for filing in the Chester County Law Library is a true and correct copy of the above-captioned proposed Ordinance amendment which must be filed with your offices and be made available for public inspection prior to its adoption by the East Marlborough Township Board of Supervisors on Wednesday, October 14, 2026.

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

Very truly yours,

Ryan M. Jennings

RMJ/akf
Enclosure

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

I, Ryan M. Jennings, Esquire, hereby certify that the attached document is a copy of the full text of the proposed Ordinance which amends Chapter 450 of the East Marlborough Township Code, titled "Zoning" (re Data Centers).

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

Date: September 24, 2026 By: _____

Ryan M. Jennings, Esquire
Solicitor, East Marlborough Township

UNRUH TURNER BURKE & FREES
ATTORNEYS AT LAW

RYAN M. JENNINGS
rjennings@utbf.com

September 24, 2026

***Via* E-Mail: legals@dailylocal.com**

Daily Local News
390 Eagleview Blvd.
Exton, PA 19341

Re: Proposed Ordinance Amendment - East Marlborough Township
Ch. 450 – Zoning (Data Center)

Dear Sir/Madam:

Enclosed for filing with the *Daily Local News*, but not for publication, is a true and correct copy of the above-captioned Ordinance amendment which must be filed with your offices and be made available for public inspection prior to its adoption by the East Marlborough Township Board of Supervisors on Wednesday, October 14, 2026.

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

Very truly yours,

Ryan M. Jennings

RMJ/akf
Enclosure – NOT FOR PUBLICATION

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

I, Ryan M. Jennings, Esquire, hereby certify that the attached document is a copy of the full text of the proposed Ordinance which amends Chapter 450 of the East Marlborough Township Code, titled "Zoning" (re Data Centers).

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

Date: September 24, 2026 By: _____

Ryan M. Jennings, Esquire
Solicitor, East Marlborough Township

CHESTER COUNTY Planning COMMISSION

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 18, 2026

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

Re: Zoning Ordinance Amendment - Data Centers
East Marlborough Township – ZA-08-26-19077

Dear Mr. Lovekin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 24, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. East Marlborough Township proposes the following amendments to its Zoning Ordinance:

   A. Add definitions for the following terms to Section 450-202: Data Center; Data Center Accessory Use; Data Center Campus; Principal Building; Principal Façade; and Sensitive Receptor.
   B. Amend the Purpose and Specific Intent statements of the Township's LI Limited Industrial district set forth in Section 450-1001.
   C. Add "Data Center and Data Center Campus subject to the provisions of Section 450-1003.J" to the list of uses permitted by conditional use in the LI Limited Industrial District (proposed Section 450-1002.B(16)).
   D. Change the introductory language of Section 450-1004, the area and bulk regulations of the LI Limited Industrial District, to state the following: "Area and Bulk Regulations: General, All Uses Except Data Center and Data Center Campus."
   E. Add Section 450-1003.J, Data Centers and Data Center Campuses. The following subsections are provided: Area and Bulk Regulations; Minimum Lot Area; Minimum Setbacks; Maximum Height; Screening of Mechanical Equipment; Buffering, Landscaping, and Main Entrance Features; Building Design Requirements; Energy Usage; Power Generation Facilities; Noise and Vibration; Water; Wastewater Disposal; Alternative Independent Water and Energy Systems; Environmental and Community Impact; Emergency Management; Construction Plans; Electronic Waste; Decommissioning; Grid Reliability and Residential Priority; Right of Entry and Inspection; Administrative Escrow and Consultant Fees; Violations and Penalties; and Waiver/Exemption.

LANDSCAPES:

2. The Township's LI Limited Industrial zoning district is generally located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed zoning amendment is consistent with the objectives of the **Suburban Center Landscape**. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

3. Data centers have become a necessary component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Thus, it is appropriate that the Township consider the development of ordinance language that can mitigate the potential adverse consequence of such matters, and we agree that data centers should be regulated by conditional use. The conditional use process allows the Township Board of Supervisors to impose reasonable conditions on proposed Data Centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)). We suggest that, as appropriate, the additional information suggested below be requested of the applicant as part of the conditional use process.

4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: https://www.chescoplanning.org/UandI/DataCenters/. This Guide, which provides information about data center's land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We acknowledge, and endorse, that the draft Ordinance addresses many of the issues (e.g. an emergency response plan, and decommissioning standards), that the model ordinance suggests. We offer the following comments to assist the Township in its development of the proposed ordinance language.

5. Section 450-1003.J(2) indicates that the minimum lot area for a lot with a data center building footprint of 100,000 square feet or less is five acres; and the minimum lot area for a lot with a data center building footprint greater than 100,000 square feet is ten (10) acres. Additionally, Section 450-1003.J.(3) indicates that data centers and data center accessory uses shall be set back a minimum of 500 feet from a lot developed with a sensitive receptor and from a public street, along with a minimum setback of 250 feet from all other property lines. The Township should verify that these qualifying conditions can potentially be met by a parcel(s) located within the LI Limited Industrial district.

6. Section 450-1003.J.(3) indicates that data centers and data center accessory uses shall be set back a minimum of 500 feet from a lot developed with a sensitive receptor and from a public street, along with a minimum setback of 250 feet from all other property lines. Since data centers will typically have a security gatehouse, it would be reasonable to allow a gatehouse to be situated closer than the setback requirements provided in this section.

7. While the proposed building design requirements in Section 450-1003.J.(7), along with the screening requirements provided in the ordinance, appear to be appropriate, we suggest that the applicant be required to provide conceptual renderings of the data center from significant vantage points along roadways, and from residential areas. This information can help identify where additional landscaping and screening would be appropriate.

8. Section 450-1003.J(9) indicates that any energy generation system designed or used to supply power directly to a data center during normal operations shall not be considered part of the data center use but shall be subject to existing municipal or utility regulations. The Township should ensure that it has zoning regulations in place for power generation systems.

9. The Noise and Vibration requirements in Section 450-1003.J(10) are very thorough, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.

10. Section 450-1003.J(11)(f) requires data centers to be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. The Township should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss any compounds, corrosion inhibitors, biocides, dissolved solids, and trace metals that may be released from cooling water and any necessary remediation. These issues are discussed in more detail in the following two paragraphs.

    Because closed-loop water-based cooling systems rely on water to carry away heat energy from the processers, a heat exchanger may be necessary to cool the water so it can be recirculated to cool the processors again. The heat removed by the exchangers is typically vented to the atmosphere through cooling towers that extend beyond a roof structure (although sometimes the heat could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out white water vapor can appear above the cooling stack. Municipalities and applicants should be aware that this vapor is not necessarily a pollutant but is mostly water, and that this is also a public perception issue. Additionally, although some closed-loop cooling systems recycle 100 percent of the water, some additional water may be needed periodically. The applicant should provide information regarding this additional water usage if applicable.

    Some water-cooling systems could contain additives to reduce corrosion and improve efficiency, and some of those additives may escape with the water vapor. As part of the conditional use requirements, the Township should ask the applicant to describe what may be released from the cooling stacks and determine whether remediation may be necessary and whether Federal EPA or PA DEP regulations would apply.

11. For clarity purposes, we suggest that the references to water quality provided in Section 450-1003.J(11) be revised to specifically identify volume, temperature, and pollutants as water quality issues.

12. The required "analysis of wastewater disposal needs" provided in Section 450-1003.J(12)(b) refers to a data center's "HVAC system", which may not capture its equipment cooling system. This should be clarified by the Township. The required analysis should also capture the contents of the wastewater effluent, as it could include chemical additives and other emerging contaminants, depending on the type of cooling system used. There should also be a statement describing how any chemicals will be removed from the wastewater supply before being returned to the land or water body where the treated water is discharged.

13. While the proposed decommissioning standards in Section 450-1003.J.(18) appear to be appropriate, we suggest that the Township include a provision, as set forth on page 24 of the Data Center Ordinance Guide (Item #3, Decommissioning Ordinance Language), that an extension of one year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. ***Landscapes3*** supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

14. If on-site energy storage systems are to be permitted, the Township may want to be aware of the special circumstances that may relate to on-site battery storage. Batteries can contain several toxic or heavy metals, and their release resulting from a fire or other accident should be controlled. Other municipalities have considered the following language regarding on-site battery storage:

> "The data center shall incorporate an engineered collection and containment system designed to prevent the release of contaminated fire-fighting water and other hazardous substances to groundwater, surface waters, wetlands, stormwater management facilities, sanitary sewer systems, or adjacent properties during fire suppression activities or other emergency events. The collection and containment system shall utilize impermeable collection and containment measures and shall be designed by a professional engineer licensed in the Commonwealth of Pennsylvania to capture, isolate, and retain contaminated fire-fighting water and associated hazardous materials until they can be properly characterized, removed, and disposed of in accordance with all applicable federal, state, and local laws and regulations.
>
> The applicant shall demonstrate, through engineering calculations and supporting documentation, that the collection and containment system has sufficient capacity to accommodate the maximum anticipated volume of contaminated fire-fighting water generated by the proposed fire protection system and emergency response strategy. The Emergency Response Plan shall include procedures for the isolation, containment, monitoring, testing, removal, transportation, and lawful disposal of contaminated fire-fighting water and other hazardous materials generated during an emergency event, including identification of the parties responsible for implementing these measures."

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

Return to Agenda

East Marlborough Township

721 Unionville Road
Kennett Square, PA 19348
Phone: (610) 444-0725

Issue Date: 6/23/2021

COMMERCIAL BUILDING PERMIT

Status: New
Permit #: 21-154C
Linked Permits #'s:

Property Information

Property Location: 5 CEMETERY LA **Tax ID:** 61-2N-19 **Suite:**
Residential Subdivision: **Block:** **Lot:**

Property Owner: MOOBERRY D DOUGLAS
PO BOX 461
UNIONVILLE PA, 19375

Contractor Information: KINLOCH WOODWORKING
1721 W DOE RUN RD
UNIONVILLE, PA 19375

Contractor's tax and insurance information are on file with East Marlborough Township.

Description:
RENOVATION/ALTERATION OF MOOBERRY CAFE

Costs

Item	Total Cost
State Fee	$4.50
MINIMUM COMMERCIAL BUILDING PERMIT FEE	$450.00
ELECTRICAL PERMIT	$250.00
Total:	**$704.50**

Required Inspections

Accessibility, Final Electric, Final for building, Final for certificate of Occupancy, Final Plumbing, Framing, Rough Electric, Rough Plumbing

See attached list of inspections. For inspections, call:

- ☐ Charlie Shock (610) 220-9294
- ☐ Scott Moran (610) 637-1003
- ☑ Harry Williams (856) 689-1263 BUILDING
- ☑ United Inspection Agency (215) 542-9977 ELECTRIC

x Charles Shock PA UCC #00918
Building Code Official

6/23/2021
Date

Run On: 6/23/2021 5:28:20 PM

TOWNSHIP COPY

RECVD
6/17/2021

EAST MARLBOROUGH TOWNSHIP

NON-RESIDENTIAL ZONING PERMIT

Name of Property Owner Douglas and Patricia Meabery

Address of Property Owner 615 Harveys Bridge Rd, Coatesville, PA

Location for which permit is requested 516 Cemetery LN UNIONVILLE, PA

Phone 484 883 8216 Tax Parcel Number 61-02N-0019

E-mail of Owner kinlocht1@mac.com

Zoning District – Circle One

Mixed Use
(Commercial – Village)
Commercial – Highway
Educational, Scientific, Institutional
Limited Industrial

Circle One: New Construction (Renovation/Alteration) Accessory

Briefly describe the nature of the modification you propose and attach a sketch plan showing plot, building footprint of existing and proposed buildings, and any changes in impervious cover.

Interior refinishing + odelition of sinks

NO INCREASE

Permit Approved C. Shock ZO Date June 22, 2021

Permit Number 21-154 Fee -0-

For Building Permit, call Charlie Shock: 610-220-9294

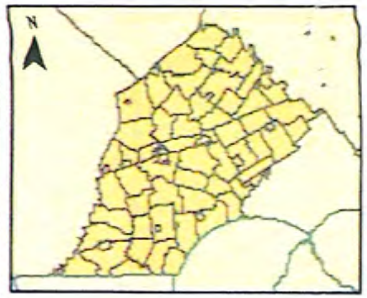
TOWNSHIP COPY

Map



COUNTY OF CHEST[illegible]

PENNSYLVANI[illegible]



Find UPI Information

PARID: 6102N00190000
UPI: 61-2N-19
Owner1: MOOBERRY D DOUGLAS &
Owner2: PATRICIA P
Mail Address 1: PO BOX 461
Mail Address 2: UNIONVILLE PA
Mail Address 3:
ZIP Code: 19375
Deed Book: 4851
Deed Page: 270
Deed Recorded Date: 11/14/2000
Legal Desc 1: NS RT 82
Legal Desc 2: LOT & DWG
Acres: 0.62
LUC: C-70
Lot Assessment: $ 45,710
Property Assessment: $ 54,450
Total Assessment: $ 100,160
Assessment Date: 12/18/2020
Property Address: 3 CEMETERY LA
Municipality: EAST MARLBOROUGH
School District: Unionville-Chadds Ford

Map Created:
Wednesday, June 23, 2021

County of Chester

Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

RCVD - 6/16/2021

PERMIT # 21-184

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

NO. _____ STREET _____

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION OF BUILDING

AT (LOCATION) 5-6 (NO.) Cemetery Lane (STREET) UNIONVILLE PA 19357 ZONING DISTRICT VC

BETWEEN W DOE RUN RD (CROSS STREET) _____ AND CEMETERY LANE (CROSS STREET)

SUBDIVISION Col-2N-19 LOT 6 BLOCK ___ LOT SIZE

II. TYPE AND COST OF BUILDING – *All applicants complete Parts A – D*

A. TYPE OF IMPROVEMENT

1 [ ] New building
2 [ ] Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
3 [✓] Alteration (See 2 above)
4 [ ] Repair, replacement
5 [ ] Wrecking (If multifamily residential, enter number of units in building in Part D, 13)
6 [ ] Moving (relocation)
7 [ ] Foundation only

B. OWNERSHIP

8 [✓] Private (individual, corporation, nonprofit institution, etc.)
9 [ ] Public (Federal, State, or local government)

D. PROPOSED USE – *For "Wrecking" most recent use*

Residential
12 [ ] One family
13 [ ] Two or more family – Enter number of units → _____
14 [ ] Transient hotel, motel, or dormitory – Enter number of units → _____
15 [ ] Garage
16 [ ] Carport
17 [ ] Other – Specify _____

Nonresidential
18 [ ] Amusement, recreational
19 [ ] Church, other religious
20 [ ] Industrial
21 [ ] Parking garage
22 [ ] Service station, repair garage
23 [ ] Hospital, institutional
24 [ ] Office, bank, professional
25 [ ] Public utility
26 [ ] School, library, other educational
27 [ ] Stores, mercantile
28 [ ] Tanks, towers
29 [✓] Other – Specify CAFE

C. COST

(Omit cents)

10. Cost of improvement ..... $ 6000
To be installed but not included in the above cost
a. Electrical 1000
b. Plumbing 1000
c. Heating, air conditioning .....
d. Other (elevator, etc.) .....
11. TOTAL COST OF IMPROVEMENT $ 8000.-

Nonresidential – Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

CAFE (BUSINESS)

III. SELECTED CHARACTERISTICS OF BUILDING – *For new buildings and additions, complete Parts E – L; for wrecking, complete only Part J, for all others skip to IV.*

E. PRINCIPAL TYPE OF FRAME

30 [✓] Masonry (wall bearing)
31 [ ] Wood frame
32 [ ] Structural steel
33 [ ] Reinforced concrete
34 [ ] Other – Specify

F. PRINCIPAL TYPE OF HEATING FUEL

35 [ ] Gas
36 [ ] Oil
37 [ ] Electricity
38 [ ] Coal
39 [ ] Other – Specify

G. TYPE OF SEWAGE DISPOSAL

40 [✓] Public or private company
41 [ ] Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

42 [ ] Public or private company
43 [✓] Private (well, cistern)

I. TYPE OF MECHANICAL

Will there be central air conditioning?
44 [ ] Yes 45 [X] No

Will there be an elevator?
46 [ ] Yes 47 [X] No

J. DIMENSIONS

48. Number of stories ..... 2+ATTIC, BSE
49. Total square feet of floor area, all floors, based on exterior dimensions 3,240
50. Total land area, sq. ft. .....

K. NUMBER OF OFF-STREET PARKING SPACES

51. Enclosed .....
52. Outdoors 27

L. RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms .....
54. Number of bathrooms { Full ..... Partial .....

IV. IDENTIFICATION – *To be completed by all applicants*

	Name	Mailing address – *Number, street, city, and State*	ZIP code	Tel. No
1. Owner or Lessee	Douglas Mooberry Patricia Mooberry	P.O. Box 461 Unionville, PA 19375		484 459 9245
2. Contractor	KNOCH WOODWORKING	1721 W DOE RUN RD UNIONVILLE PA	Builder's License No. 19375	610 347-2070 610-692-9113
3. Architect or Engineer	RICHARD BUCHANAN ARCHER & BUCHANAN ARCHITECTURE	125 W. MINER ST. WEST CHESTER, PA 19382		

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant	Address	Application date

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD – *For office use*

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		$			6-23-4		
PLUMBING		$					
MECHANICAL		$					
ELECTRICAL		$					
OTHER		$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER					OTHER				

VII. VALIDATION

Building Permit number

Building Permit issued

Building Permit Fee $

Certificate of Occupancy $

Drain Tile $

Plan Review Fee $

FOR DEPARTMENT USE ONLY

Use Group

Fire Grading

Live Loading

Occupancy Load

Approved by:

TITLE

PROPERTY OWNER'S CERTIFICATION AND INDEMNITY

Re: Douglas and Patricia Meoberny
Name

615 Harvey's Bridge Rd Coatesville, PA
Address

61-02N-0019
Tax Parcel #

I/we the undersigned property owner(s), to whom a building permit has been issued by the East Marlborough Township for the construction of a building/accessory on the above captioned property, hereby verify that the building/accessory will be constructed pursuant to the said building permit. At the time an application for certificate of occupancy is being made, this certification confirms the building/accessory has been constructed strictly in accordance with the Pennsylvania Uniform Construction Code and its Amendments.

The undersigned further agree(s) to indemnify East Marlborough Township and Township officials and employees and save them harmless against any claim for any personal injury, property damage, or any other claim whatsoever which may at any time be brought against them in which it is alleged that the said building was not constructed in accordance with the said code, and/or that representatives or officials of East Marlborough Township negligently or improperly failed, in inspecting the said building, to observe, uncover or find any defective conditions, including but not limited to noncompliance with the said code: This indemnity includes reimbursement of attorney's fees and court costs.

The undersigned understand(s) that the statements herein are made subject to the penalties of 18 PA C.S.A. Section 4904 relating to unsworn falsification to authorities.

6/6/21
Date

Douglas Meoberny
Property Owner

Douglas Meoberny
Contractor

Workers' Compensation Insurance Coverage Information
(Addendum to building permit application)

A. The Applicant is:

Name of Applicant KINLOCH WOODWORKING

Address 1721 W DOE RUN Rd UNIONVILLE PA

A contractor within the meaning of the Pennsylvania Workers' Compensation Law

☒ Yes ☐ No

If the answer is "yes", complete Section B & C below as appropriate

B. Insurance Information

Federal or State Employer Indentification No. 232214257

Applicant is a qualified self-insurer for workers' compensation

☐ *Certificate attached*

Name of Workers' Compensation Insurer The Hartford

Workers' Compensation Insurance Policy No. 39 WEC AS2204

☐ *Certificate attached*

Policy Expiration Date 11/6/21

Applicant must supply East Marlborough Township with a Workers' Compensation Certificate, which includes the effective date of the coverage and the signature of the insurer. This certificate shall be kept on file with the building permit.

I verify that my responses to these questions are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Douglas Mowery

Signature of Applicant

C. Exemption

Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provision of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

☐ Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township.

☐ Religious exemption under the Workers' Compensation Law.

Subscribed and sworn to before me this

_____ day of _____ 20__

(Signature of Notary)

I verify that my responses to these questions are true and correct to the best of my knowledge, inormation and belieff. I understand that false statements are subject to the penalties of 18 Pa C.S.A., Section 4904 relating to unsworn falsification to authorities.

Signature of Applicant
TO BE SIGNED IN PRESENCE OF NOTARY

Return to Agenda

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 Art of Illumination Pyrotechnics, LLC Lawrence T Glowacki Jr. Owner/Operator

Address 15 Chancery Road
Langhorne, PA 19047

Telephone: (Daytime) (267) 767-7820 **Fax:**

Property Owner (if different from Applicant/Sponsor) Michael Bucklin, President - Landhope Investors, LP

Group for which the Activity is planned: Depippo Wedding

Property Location where event will be held: 115 E. Street Road Kennett Square, PA 19348

Date of Event: October 17, 2026 **Time of Event:** 9:00 PM

Provisions for Trash Collection and Disposal: Art of Illumination responsible for firework debris clean up only

Provisions for Parking Vehicles including handicapped parking: N/A

Number of vehicles expected: N/A

Provisions for Traffic Control and Direction: N/A

Provisions for Emergency Vehicles: N/A

Provisions for Medical Services: N/A

Provisions for adequate restroom facilities (including handicapped facilities) N/A

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. N/A

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: **Date:** 09/30/2026

Approved: **Date:**

Art of Illumination Pyrotechnics, LLC
15 Chancery Road • Langhorne, PA 19047
(267) 767-7820 • artofillluminationpyro@gmail.com

PROPERTY OWNER / VENUE AUTHORIZATION

Authorization for Professional Fireworks Display

PROPERTY / VENUE INFORMATION

Property / Venue Name:	Willowdale
Property Address:	115 E. Street Rd, Kennett Square, PA 193
Property Owner / Legal Entity:	Michael Bucklin / Landhope Investers, LP
Owner / Authorized Representative:	Michael Bucklin President/Owner
Phone:	(207) 460-8783 Email: mbucklin@landhope.com

EVENT INFORMATION

Client / Organization:	John Depippo
Event Name / Description:	Depippo Wedding
Display Date:	10/17/2026 Rain Date:
Approx. Display Time:	9:00 PM Duration: 10 Minutes

AUTHORIZATION

I/We, the undersigned property owner or duly authorized representative, certify that I/we have authority to grant permission for Art of Illumination Pyrotechnics, LLC (the “Contractor”) to enter and use the above-described property for the purpose of preparing, conducting, dismantling, and removing a professional fireworks display for the event identified above.

This authorization includes permission for the Contractor and its personnel, vehicles, and equipment to enter and exit the property; establish and use the designated firing area and required safety/fallout areas; perform setup and dismantling; conduct the fireworks display; and perform fireworks-related cleanup.

The property owner/venue acknowledges that the Contractor will determine the final firing location and required safety areas based upon site conditions, applicable regulations, permit requirements, and safety considerations. The property owner/venue agrees to cooperate with the Contractor's safety requirements and to keep spectators, guests, employees, vendors, vehicles, and unauthorized persons outside all restricted areas established by the Contractor.

PROPERTY OWNER / VENUE ACKNOWLEDGMENTS

■ I confirm that I have authority to grant the permissions stated in this form.

■ I authorize Contractor personnel, vehicles, and equipment to access the property for setup, display operations, cleanup, and removal.

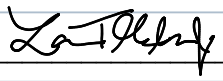
■ I understand that the Contractor may establish or modify firing, setup, safety, and fallout areas as necessary for safety and regulatory compliance.

■ I agree to assist in maintaining required restricted areas and preventing unauthorized persons from entering them.

■ I understand that this authorization is an attachment to and part of the Fireworks Display Services Agreement when applicable.

SIGNATURE & CERTIFICATION

PROPERTY OWNER / AUTHORIZED REPRESENTATIVE	ART OF ILLUMINATION PYROTECHNICS, LLC

Signature: 	Signature: 
Printed Name: Michael C Bucklin	Printed Name: Lawrence T Glowacki, Jr
Title / Authority: Owner	Representative Title: Owner
Date: 10/01/2026	Date: 09/26/2026

Important: This form authorizes property access and the fireworks display. It does not replace any permit, license, insurance requirement, governmental approval, or other authorization required by law.

Fireworks Displays or Exhibitions

Certificate of Registration

Be it known that: **Art of Illumination Pyrotechnics, LLC**
15 Chancery Road
Langhorne, PA 19047
President: Lawrence Glowacki, Jr.

is registered with the Office of Attorney General, Commonwealth of Pennsylvania, to perform, provide or supervise fireworks displays for profit within this Commonwealth.

This Certificate is evidence of registration with the Office of Attorney General only. The competence, financial fitness and compliance with local requirements by the above individual or entity are not herein certified.

Kristen E. Heine

Kirsten E. Heine
Executive Deputy Attorney General
Criminal Law Division

April 22, 2026
Date

Registration Expires: April 22, 2027

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/29/2026

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 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
Hull & Company Inc
8000 E Maplewood Ave
Suite 350
Greenwood Village CO 80111

CONTACT NAME: Kevin Bull
PHONE (A/C, No, Ext): 4176822998 **FAX (A/C, No):**
E-MAIL ADDRESS: kevin@bullinsuranceagency.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : SCOTTSDALE INS CO	41297
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Art of Illumination Pyrotechnics, LLC
15 Chancery Rd
Langhorne PA 19047

COVERAGES **CERTIFICATE NUMBER:** 1506363968 **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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY**			CPS8526063	10/17/2026	10/17/2027	EACH OCCURRENCE	$ 1,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[X] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS [ ] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] **UMBRELLA LIAB** [ ] OCCUR						EACH OCCURRENCE	$
	[ ] **EXCESS LIAB** [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Regarding the General Liability coverage, Waiver of Subrogation applies to the entities listed below per attached form CG 24 53 when required by written agreement.
Regarding the General Liability coverage, Primary and Non-Contributory coverage applies to the entities listed below per attached form CG 20 01 when required by written agreement.
Regarding the General Liability coverage, Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

CERTIFICATE HOLDER

East Marlborough Township
721 Unionville Road
Kennett Square PA 19348
USA

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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The ACORD name and logo are registered marks of ACORD



Certificate of Completion

This is to certify that

Lawrence T. Glowacki Jr.

Has successfully completed

PGI's Display Fireworks Operator Certification Course

held on March 30th, 2024.

at Whitenight's Fireworks LLC, Danville, PA.

Dean Putt

PA Pyro Artists Certified Instructor

Brian Whitenight

Owner Whitenight's Fireworks LLC

© 2022 Great Papers!

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Explosives License/Permit
(18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To: ATF - Chief, FELC
244 Needy Road
Martinsburg, WV 25405-9431

License/Permit Number: **8-PA-017-54-6M-03309**

Chief, Federal Explosives Licensing Center (FELC)
Mama Howard

Expiration Date: **December 1, 2026**

Name
GLOWACKI, LAWRENCE T. JR

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
15 CHANCERY ROAD
LANGHORNE, PA 19047-

Type of License or Permit
54-USER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Licensee/Permittee Responsible Person Signature — Position/Title: OPERATOR

Printed Name: Lawrence T. Glowacki Jr — Date: 9/20/26

Mailing Address (Changes? Notify the FELC of any changes.)

GLOWACKI, LAWRENCE T. JR
15 CHANCERY ROAD
LANGHORNE, PA 19047-

Previous Edition is Obsolete GLOWACKI, LAWRENCE T. JR;15 CHANCERY ROAD;19047;8-PA-017-54-6M-03309;December 1, 2026;54-USER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part I
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address *(27 CFR 555.54(a)(1))*. Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession *(27 CFR 555.59)*. (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **GLOWACKI, LAWRENCE T. JR**

Business Name:

License/Permit Number: **8-PA-017-54-6M-03309**

License/Permit Type: **54-USER OF EXPLOSIVES**

Expiration: **December 1, 2026**

Please Note: Not Valid for the Sale or Other Disposition of Explosives.

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center (FELC)
www.atf.gov

Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405
telephone: (877)283-3352 fax: (304)616-4401

11/03/2023

NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: GLOWACKI, LAWRENCE T. JR

NOTICE DATE: 11/03/2023

Federal Explosives license/permit no.: 8-PA-017-54-6M-03309
Expiration Date: **December 1, 2026**
Explosives License/Permit Type: 54-USER OF EXPLOSIVES

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

1. **WARNING. Only those individuals listed below as RESPONSIBLE PERSONS and EMPLOYEE POSSESSORS with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.**
2. **"DENIED" STATUS. If an employee possessor has a background clearance status of "DENIED", you MUST take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you MUST remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).**
3. **CHANGE IN RESPONSIBLE PERSONS. You MUST report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons MUST include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are NOT required, however they will be required upon renewal of the license or permit.**
4. **CHANGE OF EMPLOYEES. You MUST report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for EACH employee.**

Premises Address: 15 CHANCERY ROAD
LANGHORNE, PA 19047

Mailing Address:
GLOWACKI, LAWRENCE T. JR
15 CHANCERY ROAD
LANGHORNE, PA 19047

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and MUST be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a SUMMARY of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying ALL individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 1
Number of EMPLOYEE POSSESSOR(S): 0

LAST NAME, First Name, Middle Name	Clearance Status
RESPONSIBLE PERSONS:	1
0001 GLOWACKI, LAWRENCE THOMAS JR	Cleared
EMPLOYEE POSSESSORS:	0

continued

LAST NAME, First Name, Middle Name	Clearance Status

8-PA-017-54-6M-03309 determine Exp. December 1, 2026 GLOWACKI, LAWRENCE T. JR. OF 15 CHANCERY ROAD, LANGHORNE, PA 19047

Art of Illumination Pyrotechnics, LLC

15 Chancery Road, Langhorne, PA 19047

Larry Glowacki (267) 767-7820

ArtofIllluminationPyro@gmail.com

EQUIPMENT

Cobra Electronic Firing System:

(1) 18R2 - Wireless Remote

(18) 18M - Modules

(11) 18S - Mini Series Slats

MORTAR RACKS

RACK QTY	SHELL SIZE	MORTARS PER RACK
15	2.5"	10
1	2.5"	30
49	3"	10
1	3"	30
20	4"	8
14	5"	6
4	6"	4

MORTAR RACK CONSTRUCTION DETAILS

- All racks and mortars are built or manufactured to NFPA 1123 standards.
- Mortar racks are constructed of wood. Sides and bottoms are constructed using the minimum nominal wood thickness of 2". Front and back of racks are constructed of 1" X 4" wood. All racks are held together using wood glue, wood screws, and staples.
- All mortars are constructed of fiberglass or HDPE pipe and are spaced apart using 3/4" wood spacers.
- All racks will be secured/anchored for stability by either being fastened together with wood and/or using rebar driven into the ground.

GAS MINES

QTY.	CAPACITY	DIAMETER	HEIGHT
2	2.5 Gallons	6"	2'-0"

GAS MINE CONSTRUCTION DETAILS

- Gas mines are constructed of 6" diameter SCH. 40 steel pipe.
- Pipe is welded to a steel plate with the minimum thickness of 0.25"
- Steel plate has a minimum length and width of 12"x 12".
- Gas mines will be staked down using steel rebar and/or steel rebar for stability.
- Gas mines once filled with flammable liquid will be capped with aluminum foil to ensure no premature ignition before or during show.


CORRA Firing Systems
18M
18R2


4"
4"
3"
3"


ART OF ILLUMINATION
5"


COBRA 18S Mini Series

Art of Illumination Pyrotechnics, LLC

Willowdale Depippo Wedding, October 17, 2026 Firework Display

Pyro Schedule

Cakes

Qty.	Description
(15)	1.4G Pro Line & 1.3G Mixed effects, colors and durations

Slices

Qty.	Description
(12)	1.4G Pro Line, Mixed effects and colors

Single Shot Mines/Comets

Qty.	Description
(30)	1.4G Pro Line & 1.3G Mixed effects and colors

Shells

Qty.	Size	Description
(50)	1.75"	1.4G Pro Line, Mixed effects and colors
(104)	2.5"	Mixed effects and colors
(300)	3"	Mixed effects and colors
(72)	4"	Mixed effects and colors
(41)	5"	Mixed effects and colors
(12)	6"	Mixed effects and colors

NOTE: Shell manufacturers: Wizard, Raccoon, Lidu, Gaundu, Flower King

Gas Mines

Qty.	Description
(2)	2.5 Gallon - Gas

Art of Illumination Pyrotechnics, LLC

Willowdale Depippo Wedding October 17, 2026 Firework Display

Pyrotechnics Crew Safety Plan

- *Absolutely no smoking or open flames within 100 feet of shoot site(s).*
- *No alcoholic beverages or drugs permitted at any time.*
- *Proper clothing must be worn during time of live shoot, long pants, long sleeve shirt, closed toe shoes.*
- *Hard hats, safety glasses, and hearing protection must be worn during time of live shoot.*
- *During live shoot, all pyro crew members must be at least 25 feet from racks being fired.*
- *After display is complete, crew must wait at least 30 minutes before post display area inspections can begin.*
- *Lead operator MUST clear all mortars/racks before any dismantling of mortars/racks can begin.*
- *If a dud, misfire, or live shell is found during inspection, crew must stop immediately and wait an additional 45 minutes before inspection of racks and shoot site(s) may proceed.*
- *Never look into a mortar before or after display. Use inspection mirror to inspect mortar.*
- *Always be aware of your surroundings and where your fellow crew members are.*

Art of Illumination Pyrotechnics, LLC
15 Chancery Road • Langhorne, PA 19047
(267) 767-7820 • artofilluminationpyro@gmail.com

SITE-SPECIFIC FIREWORKS DISPLAY SAFETY PLAN

Prepared for the specific property, display site, and event identified below

1. EVENT & SITE IDENTIFICATION

Client / Organization:	John Depippo		
Venue / Property:	Willowdale		
Property Address:	115 E. Street Road, Kennett Square, PA 19348		
Event Name:	Depippo Wedding		
Display Date:	October 17, 2026	Rain Date:	No rain date
Display Time / Duration:	9:00 PM / 10 Minutes		
Site Inspection Date:	September 20, 2026	Plan Revision:	N/A
Lead Display Supervisor:	Lawrence T. Glowacki, Jr.		

2. SITE-SPECIFIC HAZARDS & CONTROLS

Firing Area:	East Field
Required Safety / Separation Area:	Minimum 420 feet
Fallout Area:	South of shoot site
Spectator Area:	Venue driveway / parking area
Crew / Equipment Access Route:	Private driveway northwest of venue building
Emergency Vehicle Access:	Unionville Road or Street Road entrances
Nearest Suitable Water Source:	Near silo
Fire Extinguishers / Fire Protection:	(2) Water Extinguishers, (2) ABC Extinguishers, Fire Retardant Blankets and Tarps
Overhead Wires / Structures:	N/A
Underground Utilities / Other Hazards:	N/A

3. ACCESS, EXCLUSION & CROWD CONTROL

- Only authorized personnel may enter the firing area, equipment area, and restricted safety zones.
- Venue/Client personnel are responsible for assisting with spectator, guest, vendor, and vehicle control as required by the Contractor.
- Emergency access routes shall remain clear throughout setup, display operations, and cleanup.
- Any material change to the site, crowd arrangement, structures, vehicles, or access routes shall be reported to the Contractor before display operations continue.

4. WEATHER, FIRE & ENVIRONMENTAL CONDITIONS

- The Contractor will monitor conditions relevant to safe display operations, including wind, lightning, precipitation, drought/fire restrictions, and other site conditions.
- The Contractor has final authority to delay, modify, suspend, or cancel the display when conditions are not safe or do not comply with applicable requirements.
- Required fire-prevention measures and equipment shall be in place before firing operations begin.

• If local authorities, permit conditions, or site-specific restrictions impose additional requirements, those requirements shall control.

5. EMERGENCY PROCEDURES & CONTACTS

911 / Emergency Services:	911
Local Fire Department:	PO-MAR-LIN Station 36 36 Firehouse Drive, Unionville, PA 19375
Police / Security:	Kennett Square Police Dept. 600 S. Broad St., Kennett Square, PA 19348
Venue Emergency Contact:	Michael Bucklin (207) 460-8783
Contractor Emergency Contact:	Lawrence T. Glowacki, Jr. (267) 767-7820
Nearest Hospital / Medical Facility:	Christiana Care Hospital, West Grove 1015 W. Baltimore Pike, West Grove, PA 19390

6. MISFIRE / UNEXPLODED FIREWORKS PROCEDURE

IMPORTANT — DO NOT TOUCH OR MOVE A SUSPECTED LIVE FIREWORK.

• If a live shell, misfire, dud, unexploded fireworks device, or suspected live pyrotechnic item is discovered, all persons shall stay away and keep others away from the area.

• The Client/Venue shall immediately contact Art of Illumination Pyrotechnics, LLC and provide the exact location.

• The Contractor will provide instructions and, when appropriate and reasonably possible, return to assess and properly handle the item in accordance with applicable requirements and professional procedures.

• If there is an immediate danger or the Contractor cannot be reached promptly, contact 911 and/or the appropriate emergency authority and follow emergency personnel instructions.

• No Client, Venue employee, guest, vendor, or other unauthorized person may pick up, move, dismantle, transport, or dispose of a suspected live or unexploded fireworks device.

7. FIREWORKS OPERATIONS — SITE CONTROL CHECKLIST

☐	Firing area inspected and approved by Contractor
☐	Required safety/separation areas established and clear
☐	Fallout area inspected and acceptable
☐	Spectator area established outside restricted areas
☐	Access/egress routes clear
☐	Emergency vehicle access maintained
☐	Grass/vegetation in required setup area properly prepared
☐	Combustible materials and unnecessary equipment removed from restricted areas
☐	Overhead/underground hazards identified and addressed
☐	Fire protection equipment available and positioned as required
☐	Venue personnel briefed on restricted areas and emergency procedures
☐	Weather/site conditions checked before firing
☐	Required permits/approvals available and conditions satisfied

8. SITE MAP / DRAWING

Attach an aerial image or site plan showing, at minimum: firing area, required safety/separation area, fallout area, spectator area, buildings/structures, roads, emergency access, fire-protection equipment, and any identified hazards. The attached site map is incorporated into this Site-Specific Safety Plan.

ATTACH SITE MAP / AERIAL IMAGE HERE

9. SITE-SPECIFIC NOTES / SPECIAL CONDITIONS

Firing area: East Field; minimum 420-foot safety/separation area.
Fallout area: south of shoot site; spectators remain in venue driveway/parking area.
Crew access: private driveway northwest of venue building; emergency access via Unionville Road or Street Road entrances.
Fire protection: (2) water extinguishers, (2) ABC extinguishers, fire-retardant blankets and tarps; water source near silo.
No open flames, sparks, or smoking within 100 feet of shoot site. Maximum wind 15 mph; weather may require an earlier/later show time or cancellation.

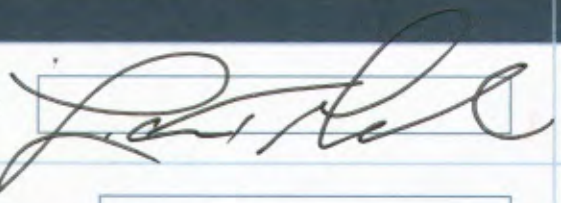
10. APPROVAL / ACKNOWLEDGMENT

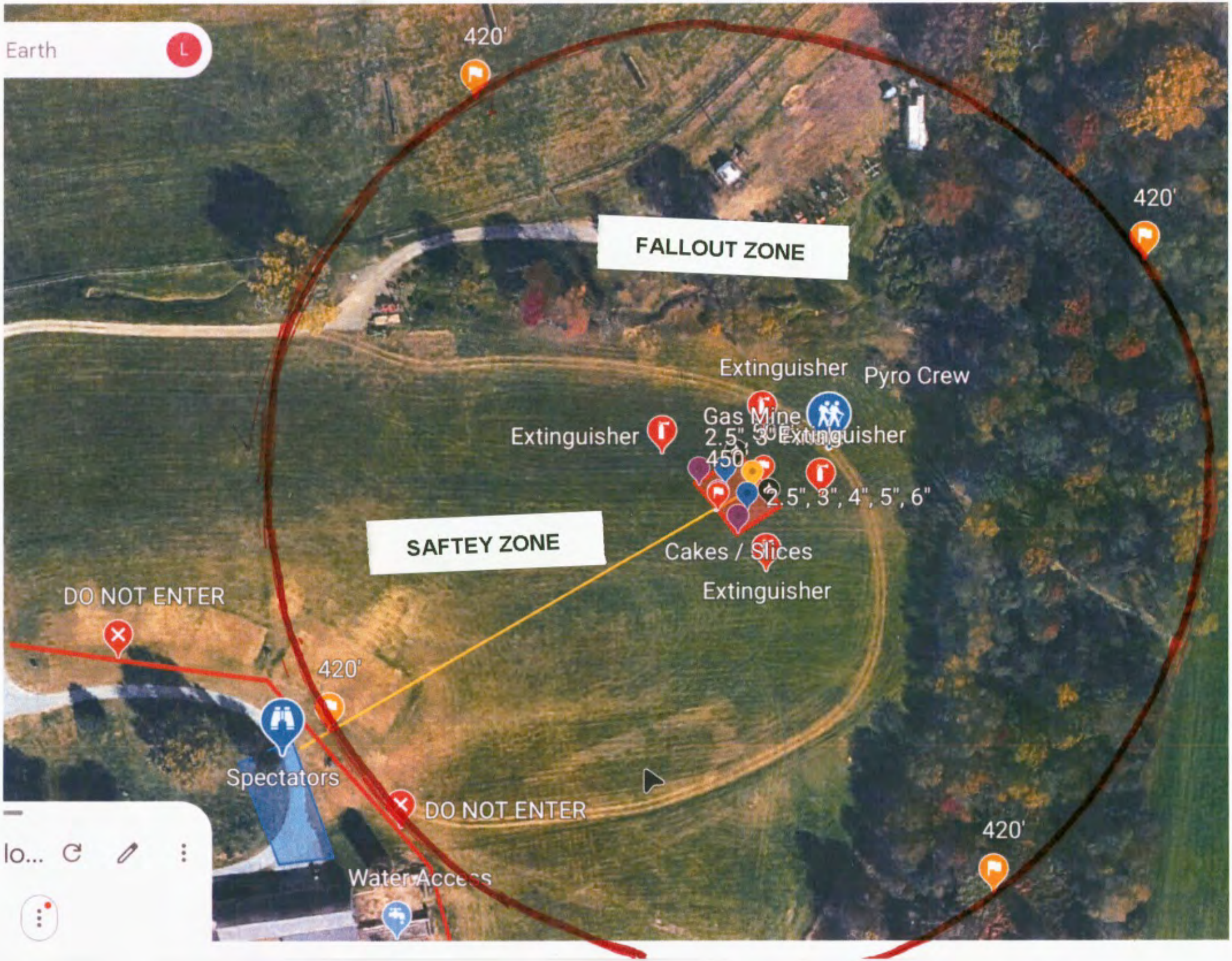
This Site-Specific Safety Plan is intended to document the planned safety controls and site conditions for the identified fireworks display. It shall be used together with the Fireworks Display Services Agreement, applicable permits, and any required governmental or venue requirements. Actual conditions at the site may require changes to the plan. The Contractor retains authority to modify operations when necessary for safety or compliance.

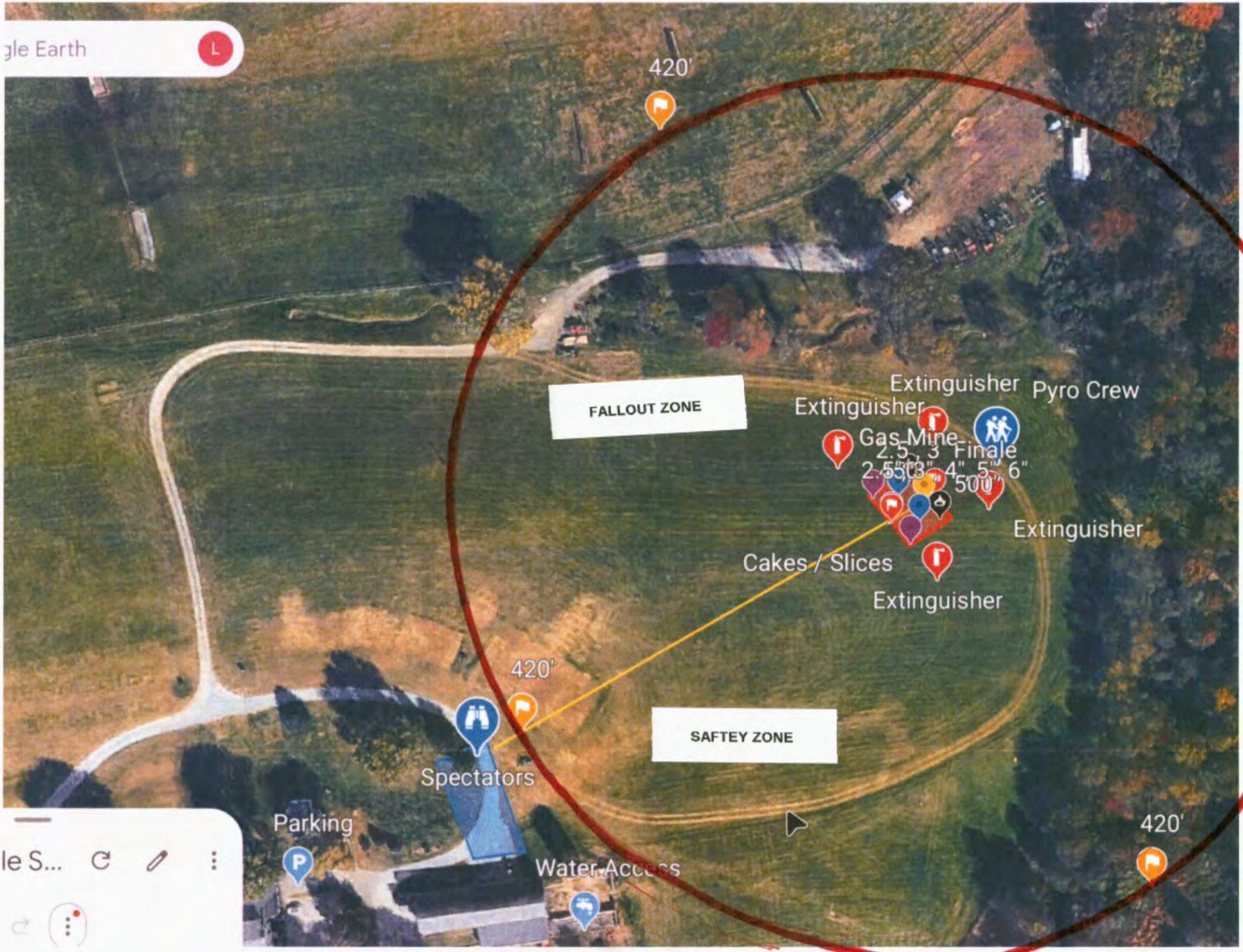
SECTION 10 — APPROVAL / ACKNOWLEDGMENT

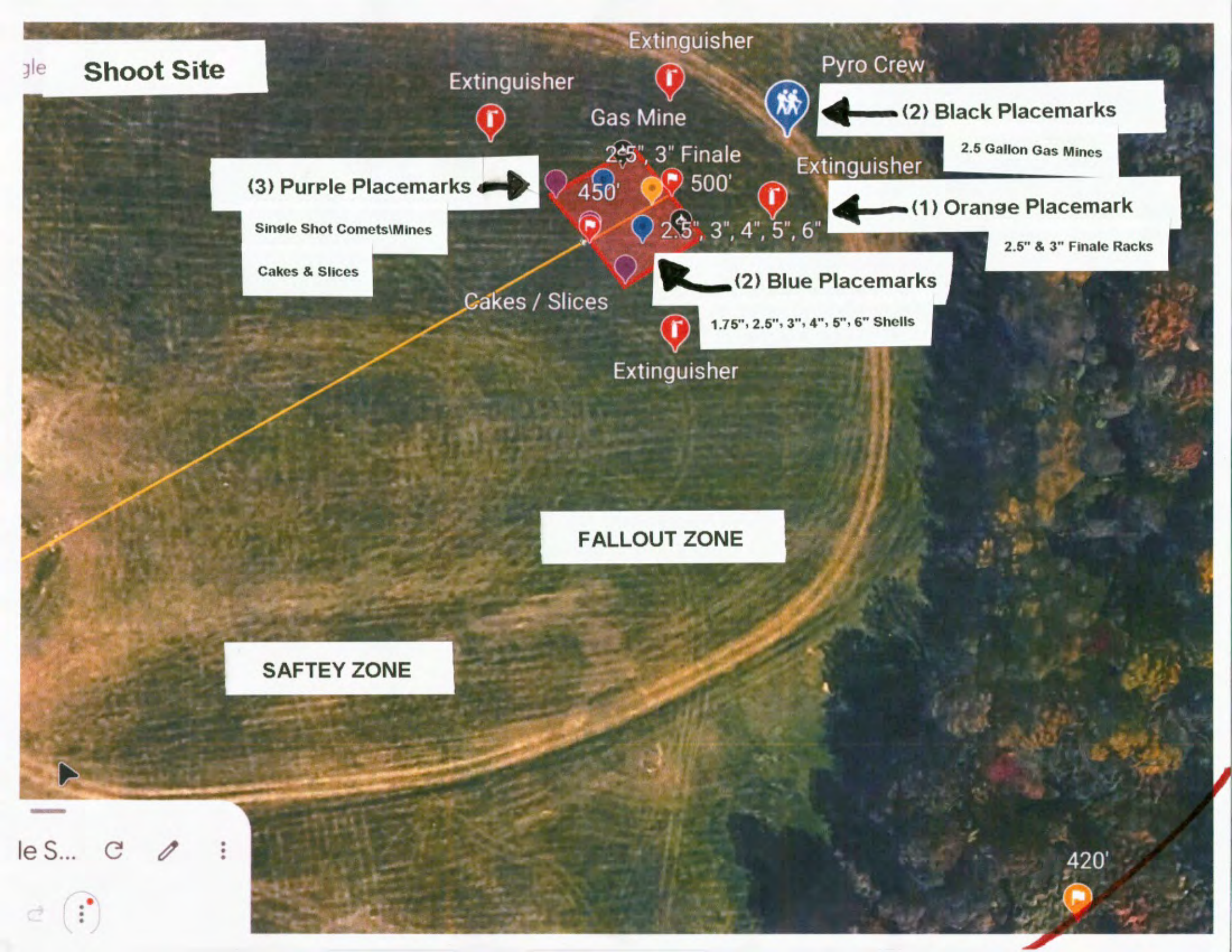
Acknowledgment

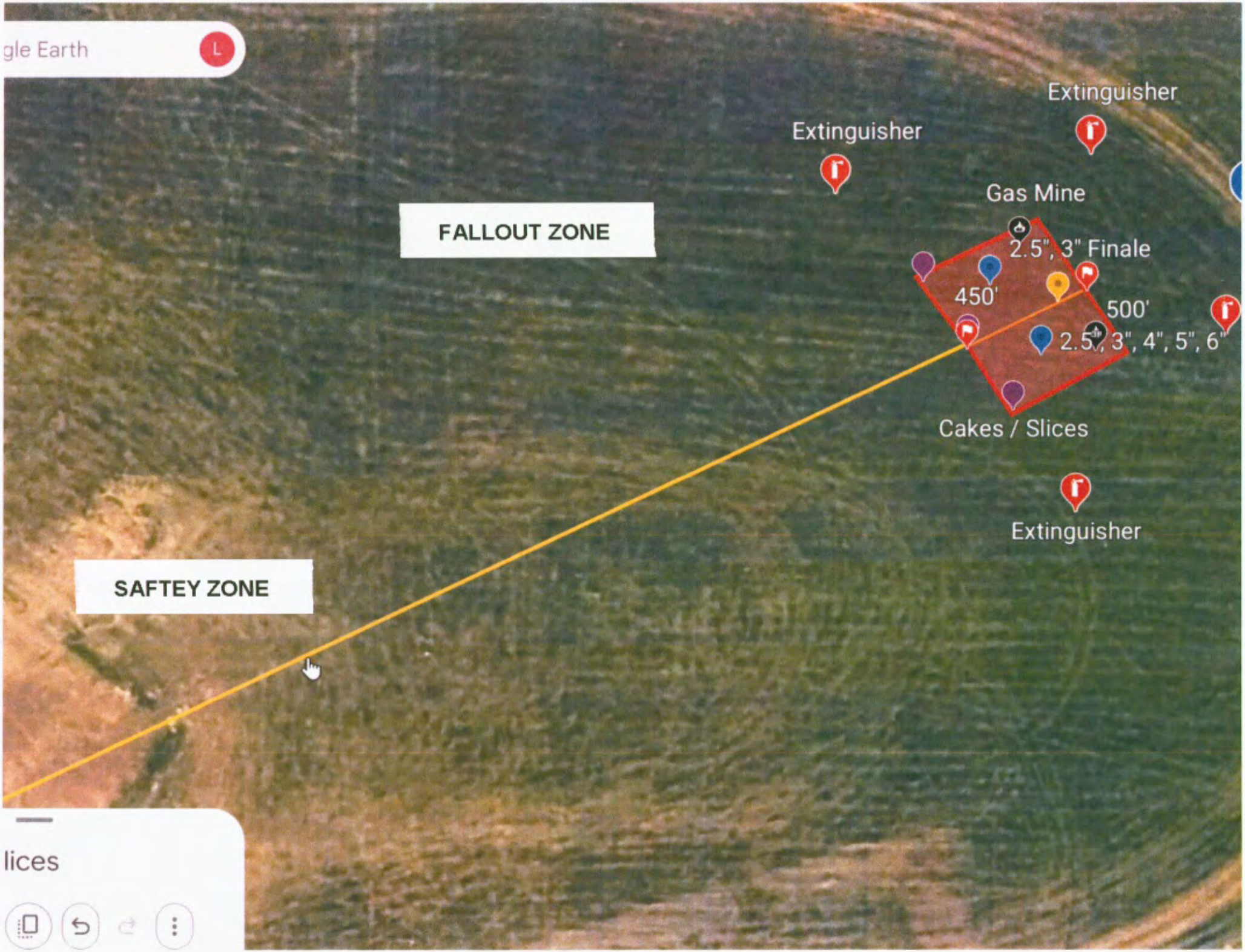
By signing below, the Contractor and Client / Venue Representative acknowledge that they have reviewed this Site-Specific Safety Plan and understand the site controls, safety requirements, emergency procedures, and responsibilities described in this plan.

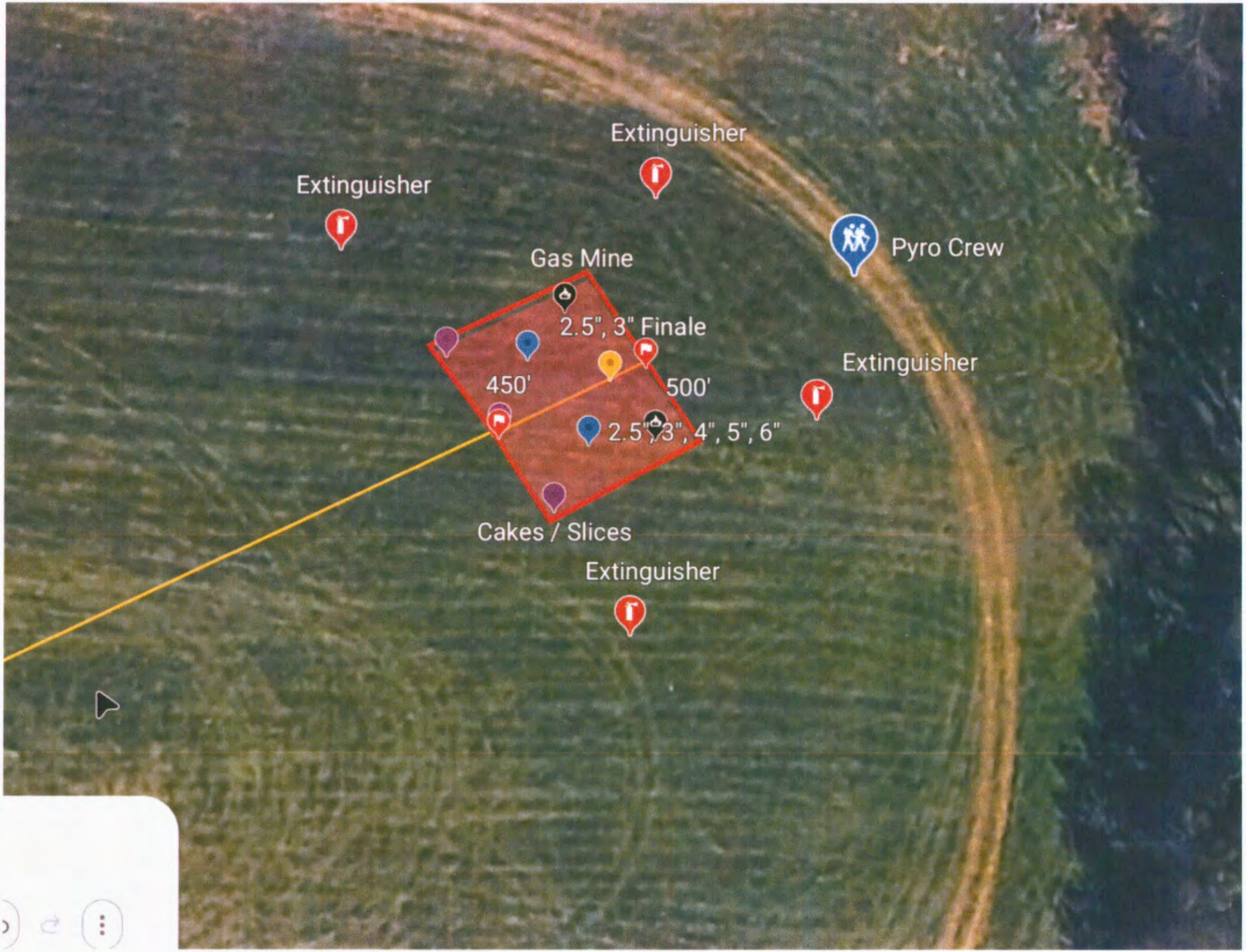
Contractor / Lead Supervisor		Client / Venue Representative	
Signature:		Signature:	
Printed Name:	Lawrence T. Glowacki, Jr.	Printed Name:	John Depippo
Date / Time:	9/30/26	Date / Time:	


Earth
420'
FALLOUT ZONE
420'
Extinguisher
Pyro Crew
Gas Mine
2.5", 3"
Extinguisher
Extinguisher
450'
2.5", 3", 4", 5", 6"
SAFTEY ZONE
Cakes / Slices
Extinguisher
DO NOT ENTER
420'
Spectators
DO NOT ENTER
420'
Water Access

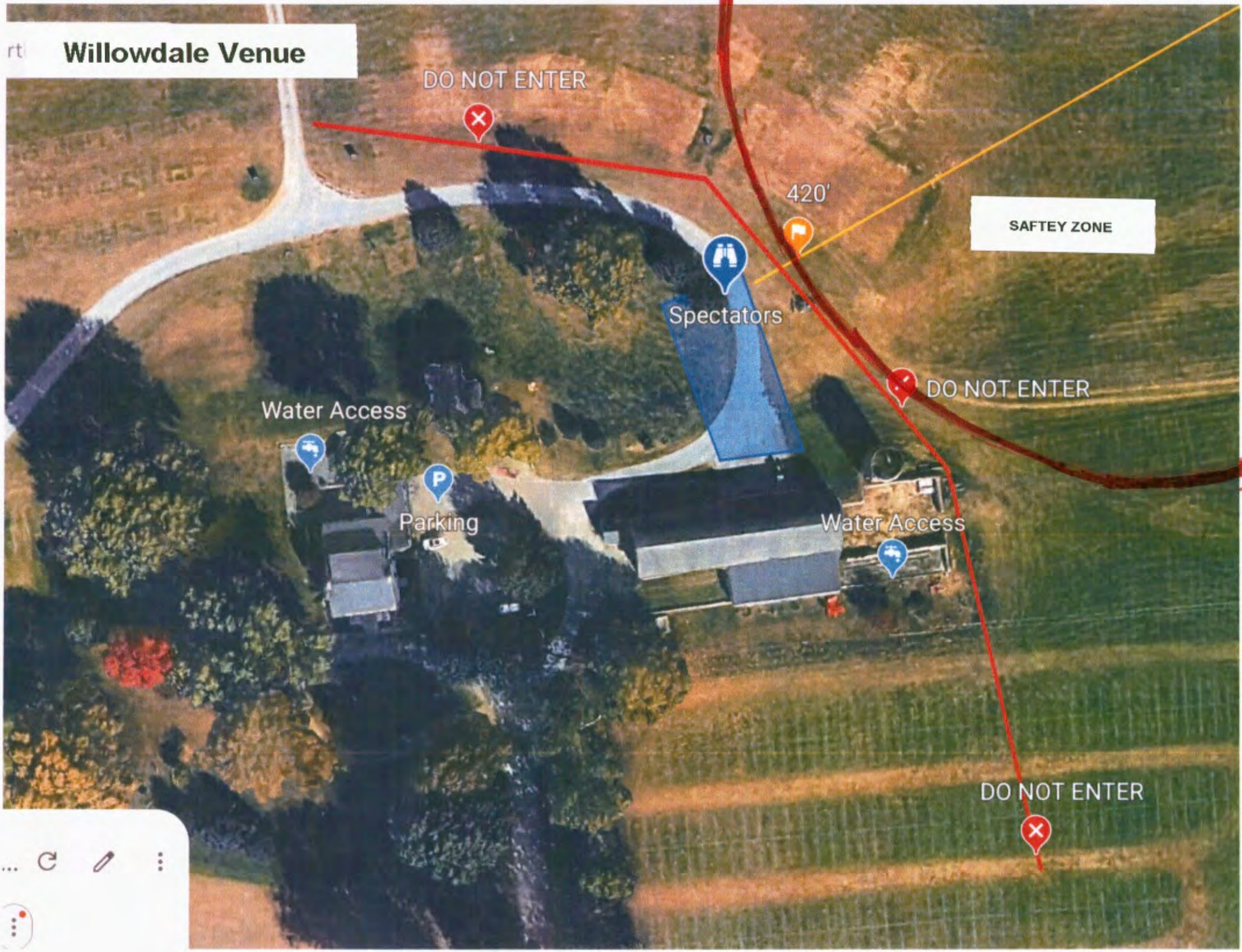

420'
FALLOUT ZONE
Extinguisher
Pyro Crew
Extinguisher
Gas Mine
2.5", 3"
Finale
2.5", 3", 4", 5", 6"
500"
Extinguisher
Cakes / Slices
Extinguisher
420'
SAFTEY ZONE
Spectators
Parking
Water Access
420'

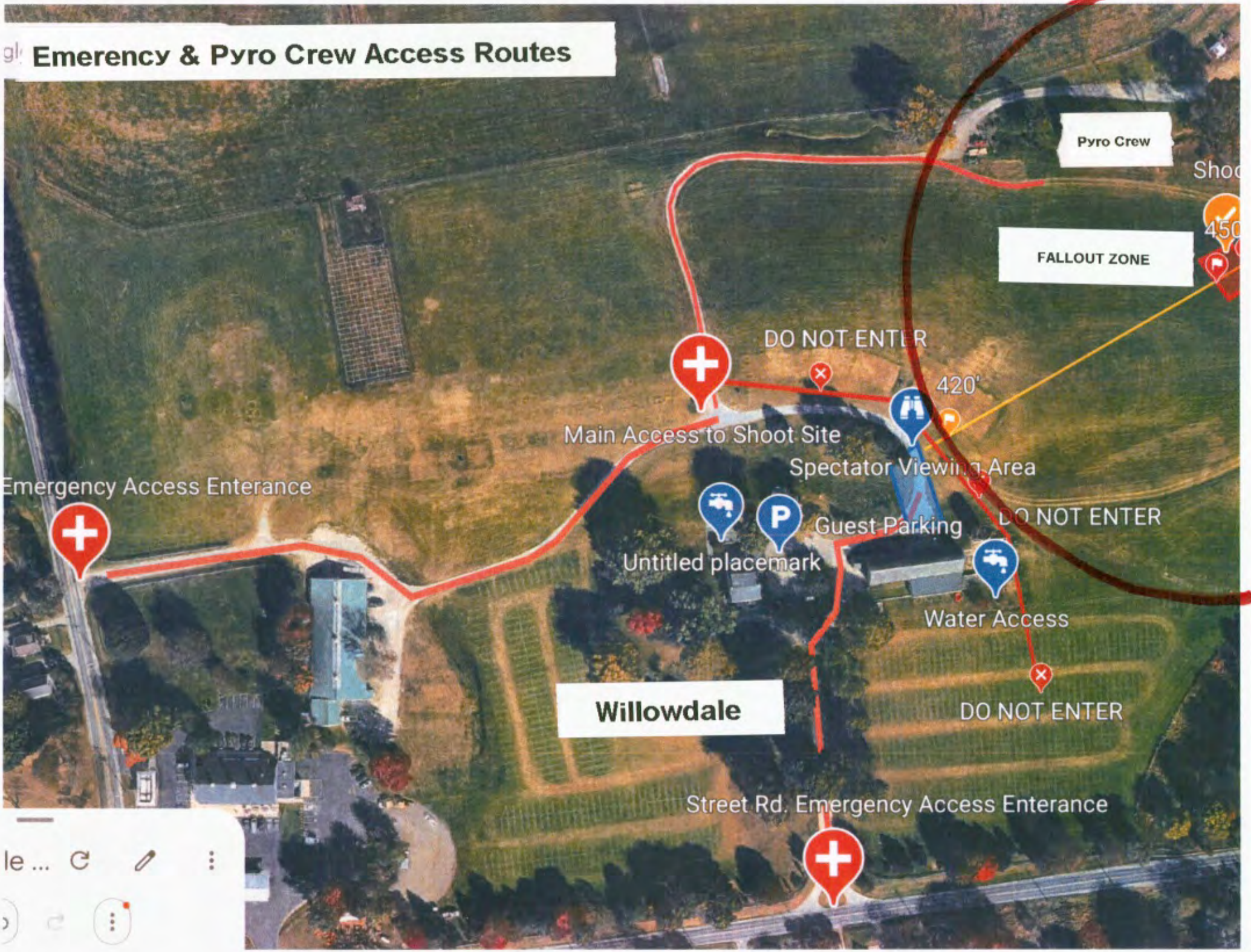

Shoot Site
Extinguisher
Extinguisher
Pyro Crew
(2) Black Placemarks
2.5 Gallon Gas Mines
Gas Mine
2.5", 3" Finale
(3) Purple Placemarks
Single Shot Comets\Mines
Cakes & Slices
450'
500'
Extinguisher
(1) Orange Placemark
2.5" & 3" Finale Racks
2.5", 3", 4", 5", 6"
(2) Blue Placemarks
1.75", 2.5", 3", 4", 5", 6" Shells
Cakes / Slices
Extinguisher
FALLOUT ZONE
SAFTEY ZONE
420'

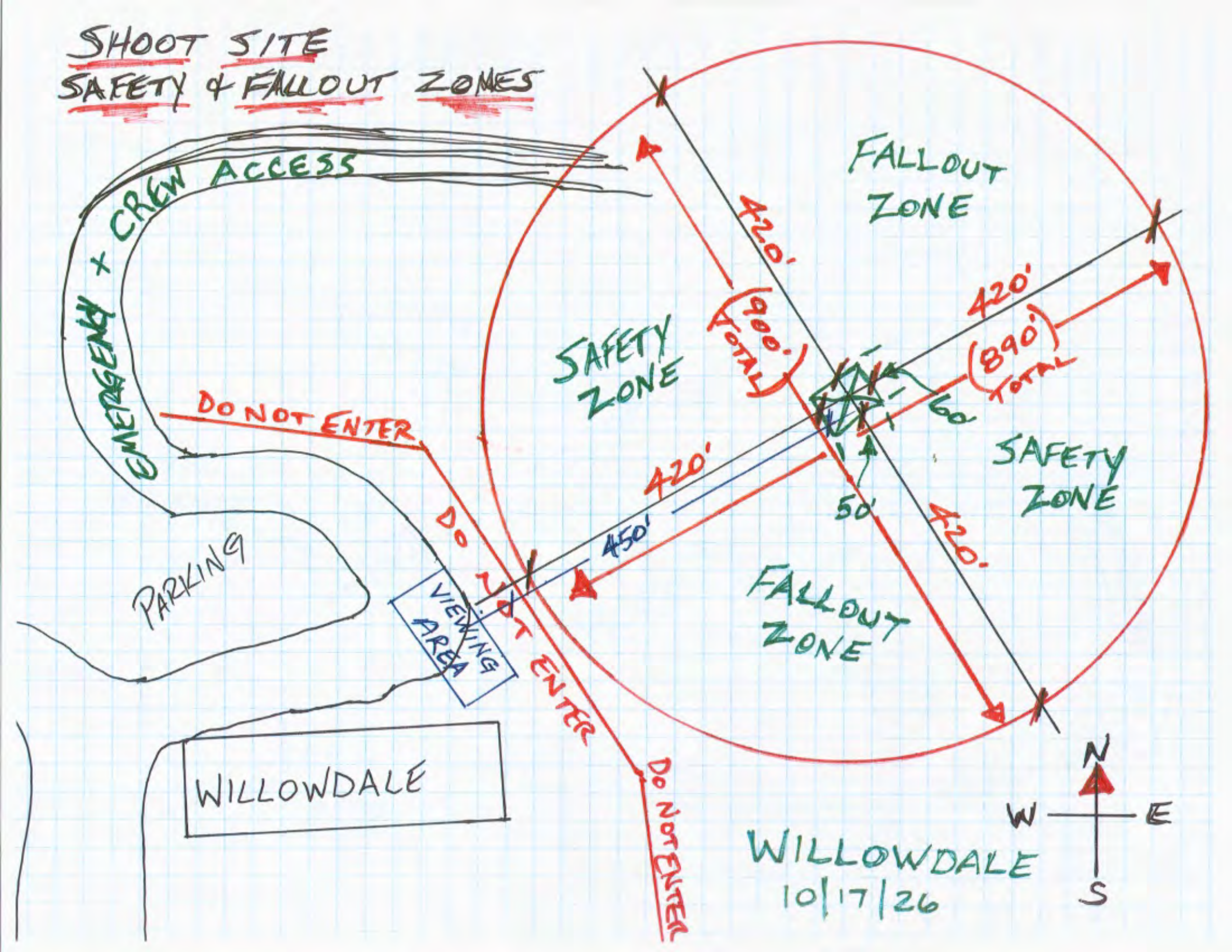

gle Earth
Extinguisher
Extinguisher
FALLOUT ZONE
Gas Mine
2.5", 3" Finale
450'
500'
2.5", 3", 4", 5", 6"
Cakes / Slices
Extinguisher
SAFTEY ZONE
lices


Extinguisher
Extinguisher
Pyro Crew
Gas Mine
2.5", 3" Finale
Extinguisher
450'
500'
2.5", 3", 4", 5", 6"
Cakes / Slices
Extinguisher


420'
FALLOUT ZONE
Extinguisher
Extinguisher
Pyro Crew
Gas Mine
2.5", 3" Finale
500'
450'
Extinguisher
2.5", 3", 4", 5", 6"


Willowdale Venue
DO NOT ENTER
420'
SAFTEY ZONE
Spectators
DO NOT ENTER
Water Access
Parking
Water Access
DO NOT ENTER


Emerency & Pyro Crew Access Routes
Pyro Crew
FALLOUT ZONE
DO NOT ENTER
420'
Main Access to Shoot Site
Spectator Viewing Area
Emergency Access Enterance
Guest Parking
DO NOT ENTER
Untitled placemark
Water Access
Willowdale
DO NOT ENTER
Street Rd. Emergency Access Enterance


SHOOT SITE
SAFETY & FALLOUT ZONES
EMERGENCY + CREW ACCESS
DO NOT ENTER
DO NOT ENTER
DO NOT ENTER
PARKING
VIEWING AREA
WILLOWDALE
FALLOUT ZONE
SAFETY ZONE
420'
(900' TOTAL)
420'
(890' TOTAL)
60'
50'
420'
450'
420'
SAFETY ZONE
FALLOUT ZONE
N
W
E
S
WILLOWDALE
10/17/26

SHOOT SITE

STREET RD ↑ 675' ↑

Return to Agenda

From: john28@gavinatorsigns.com
To: Neil Lovekin
Subject: Planning Board
Date: Monday, October 5, 2026 8:13:28 PM

Hi Neal,
Hope you and your family are doing well.
It is my understanding that there is a vacancy on the Planning Board?
At this time I would like to apply for the position.
As a long time resident and 12 year former
Supervisor, I think my experience would be helpful on the Planning Board.
I served as BOS Chair, Vice Chair and member. With my long time institutional knowledge and understanding of our zonning ordinances and attendance of many conditional use hearings I feel that my qualifications could be helpfull for our Township.
Thank you for you and the boards consideration.
Please let me know if there is any additional information you may require.

John Sarro
484-880-0153

Return to Agenda

Kevin B. Thompson
930 Unionville Wawaset Road
Kennett Square, PA 19348
484-880-3208 | kevin@thegreenvalleygroup.com

October 7, 2026

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

Re: Letter of Interest, Zoning Hearing Board Alternate Vacancy

Dear Mr. Lovekin:

I am writing to express my interest in serving as an alternate on the East Marlborough Township Zoning Hearing Board. I am a fifth-generation member of the Unionville community, and my wife and I live on our farm in East Marlborough Township, where we are raising our children. I would welcome the opportunity to contribute to the Township in this role.

Since 2007 I have owned and operated The Green Valley Group, a property inspection and building envelope consulting firm. Over the course of my career I have performed or overseen more than 10,000 inspections, including home inspections, pre-drywall inspections of new construction, and exterior cladding and forensic investigations of residential, multi-family, and commercial buildings. I also serve as an expert witness for both homeowners and contractors in construction matters throughout Chester County and the surrounding counties.

My work regularly puts me in the middle of difficult conversations. On a daily basis I explain findings to homebuyers, homeowners, builders, contractors, and real estate professionals, and those findings are often not what they were hoping to hear. Doing that well requires listening carefully to each person's concerns, sticking to what the evidence actually shows, and communicating clearly and respectfully, even when the people involved see the situation differently. Because I work with homeowners in some matters and contractors in others, I am used to approaching each situation on its own facts rather than from one side. I believe those same skills would serve me well in weighing testimony and evidence on applications for variances and special exceptions and on appeals from the Zoning Officer's decisions.

I would approach the role with respect for the Township's Zoning Ordinance and the Municipalities Planning Code, a commitment to giving every applicant and every neighbor a fair hearing, and decisions based on the record before the Board.

I am available to attend hearings as needed and would be glad to serve the term ending January 1, 2028.

My resume is enclosed. Thank you for your consideration, and please feel free to contact me if any additional information would be helpful.

Sincerely,

Kevin B. Thompson

Kevin B. Thompson

930 Unionville Wawaset Road, Kennett Square, PA 19348
484-880-3208 | kevin@thegreenvalleygroup.com

Profile

Kevin Thompson is a resident of East Marlborough Township and a fifth-generation member of the Unionville community. He is the owner of The Green Valley Group, a property inspection and building envelope consulting firm established in 2007. As a home inspector and building envelope forensic consultant, he conducts field investigations and condition assessments and produces technical reports for residential, multi-family, and commercial buildings. Over the course of his career he has performed or overseen more than 10,000 building and stucco/moisture intrusion inspections. He serves as an expert witness for both homeowners and contractors in construction and building envelope matters throughout Chester County and the surrounding counties, with experience presenting findings and testimony in a formal, evidence-based setting.

Expert Witness and Consulting Experience

- Serves as an expert witness for homeowners, homeowner associations, and contractors in construction defect and building envelope matters in Chester, Delaware, Montgomery, Berks, and Lancaster Counties
- Has served as expert and inspector for townhome and condominium communities ranging from 12 to more than 200 units across southeastern Pennsylvania
- Experience includes deposition and trial testimony, expert report preparation, destructive testing, and third-party oversight of remediation
- Consultant on water infiltration and stucco issues to the Pennsylvania Office of Attorney General
- Consultant on stucco and water infiltration issues to the Pennsylvania Builders Association

Education and Professional Qualifications

- Pennsylvania State University, Associate Degree, Mechanical Engineering Technology, 2000
- Exterior Design Institute Level II Moisture Analyst and Quality Control Building Envelope Inspector (#PA101)
- American Society of Home Inspectors Certified Inspector (#251660)
- Infraspection Institute Level II Certified Infrared Thermographer (#8211)
- American Home Inspection Training Institute (AHIT) Top of Class Graduate
- State of Delaware Home Inspector Professional License (#H4-0000009)
- MoistureFindIR Certified Technician
- DEP Certified Radon Measurement Provider (#2736)
- Prism Labs IAQ Volatile Organic Compound (VOC) Certified Sampling Technician
- PA Licensed Wood Destroying Insect Inspector (#714164)
- DE Licensed Wood Destroying Insect Inspector (#22-40)
- Benjamin Obdyke Preferred Inspector
- Over 25 years of experience in the trades and mechanical problem-solving industry

Professional Memberships and Industry Contributions

- American Society of Home Inspectors (ASHI #251660)
- Exterior Design Institute
- Infraspection Institute
- United Infrared / MoistureFindIR Certified Technician
- American Society for Testing and Materials (ASTM)
- International Code Council (ICC)
- Member of Suburban West REALTORS Association (#56141/#1001229)

- Contributor to *The Construction Specifier* ("Screen Your Stucco: The Importance of Effective Weather Resistive Barriers," May 2015)
- On-air and online contributor to NBC Action News Troubleshooters series on stucco issues within the Tri-State area
- Reports and documentation utilized by CBS On Your Side for stucco issues in Pennsylvania
- Education provider for real estate professionals on stucco and stone veneer issues
- Content expert and presenter on thermal imaging and home inspection topics for Tri-State ASHI

Work History

Owner and Senior Inspector, The Green Valley Group, 2007 to Present

Owner and operator providing home inspections, stucco inspections, building envelope forensics, moisture penetration investigations, thermal imaging of electrical, mechanical, block wall, and roof systems, and radon and water testing. Specializes in stucco and moisture intrusion analysis and consulting, using advanced technology to determine damage, cause, and corrective action. Conducts field observations of building envelope components including roofing, masonry and flashings, EIFS, waterproofing, and window assemblies, and documents observations in technical field reports for use in real estate transactions and remediation planning. Provides general building envelope consulting, third-party inspection of remediation projects and new construction, and expert witness consulting and testimony.

Managing Partner, New Heritage Properties LLC, 2007 to 2014

Managing partner of a real estate investment company that owned and managed a large portfolio of properties. Significant experience with distressed properties, flips, and rehab planning and execution. Oversaw a crew of skilled workers and the day-to-day management of existing properties and rehabilitation projects, including routine maintenance and repairs, property improvements, and full renovations from roof to foundation.

Management, Unlimited Lock Inc., 2000 to 2007

Managed a full-service locksmith and access control department. Set up and serviced large-scale master key systems, conducted security walkthroughs, prepared bids and proposals, installed new doors and related hardware, and served as a lockout and safe drilling and entry technician.

General Contracting and Heavy Equipment Operator, 1989 to 2000

Family Farm, Marlboro Mushrooms, Thompson's Butcher Shop, Deere Creek Equipment

Grew up on a farm and in the trades under a father who was formally trained and worked as a finish carpenter for over 40 years. Assisted with new roof installations, additions, window and door installations, general carpentry, and heavy equipment operation, and mowed and baled hay for use within the mushroom industry. Served as a service administrator and technical problem solver for a local John Deere dealership.

Return to Agenda

To: Board of Supervisors

From: Jeffrey D. Simpson

Date: October 14, 2026

Subject: Bid Awards

The Municipal Cooperative of Southern Chester County is recommending the following bid results from October 6,2026, be awarded to the following vendor:

ROCK SALT: Morton Salt, Inc.
1 N Franklin ST, Suite 450
Chicago, IL 60606

QUANTITY BID: 500 Tons

DELIVERED PRICE: **$99.82 / TON**

CONTRACT AMOUNT: $49,910.00

2025 price was $82.50 / ton. 17% increase

2026 Co-Stars price is $80.00 / ton.

MS-963 (11-08)

pennsylvania
DEPARTMENT OF TRANSPORTATION

PROPOSAL AND CONTRACT FOR EQUIPMENT AND/OR MATERIALS ONLY *

INSTRUCTIONS ON PAGE 3

(THIS PROPOSAL INCLUDES INSTRUCTIONS TO BIDDERS)

A. DEPOSIT OF PROPOSALS.

1. All envelopes containing Bid proposals shall be clearly marked "Bid Proposal for letting of 10/6/2026 ." (DATE)

   Sealed Proposals will be received on or before 11:00 AM , on the above Letting Date. (TIME)

   Bids will be opened and read at approximately 11:00 , on the above Letting Date. (TIME)

Municipal Cooperative Southern Chester
MUNICIPALITY (NAME & TYPE)

Shane P. Kinsey
SECRETARY

372 Rose Hill Rd
West Grove, Pa 19390
ADDRESS

610-345-0100
MUNICIPAL CONTACT PHONE NUMBER

PROPOSALS MUST BE MAILED OR OTHERWISE DELIVERED TO THE ABOVE ADDRESS.

2. Supplier agrees to furnish and deliver those items for which prices have been indicated on the Schedule of Prices (Attachment 1) in accordance with the current PennDOT Specifications (Pub. 408), except bidders need not be prequalified by PennDOT (Sec. 102.01). It is understood that: (1) Bituminous materials will be purchased weight or converted gallons at 60°F. (2) Supplier must furnish Form CS-4171, CERTIFICATE OF COMPLIANCE and/ or TR-465 DAILY BITUMINOUS MIX CERTIFICATION. (3) The Municipality reserves the right to make an award on the basis of quotations received for any item or on the basis of the aggregate total for all like items on which quotations are received.

3. Contract shall expire in one year from Date of Award or August 31, 2027 (DATE)

B. CONTRACTOR'S CERTIFICATION

Proposal of Morton Salt, Inc. (NAME OF CONTRACTOR)

1 North Franklin Street, Suite 450, Chicago, IL 60606 (ADDRESS)

1. **It is hereby certified as follows:**
   a. The only person (s) having an interest in this proposal is (are) [include owners of leased equipment]:
   Morton Salt, Inc.

   b. None of the above persons are employees of the municipality.

   c. This proposal is made without collusion with any other person, firm or corporation.

   d. All specifications referred to above have been examined by the suppliers. The supplier understands that the quantities indicated herein are approximate and are subject to change as may be required; and that all work is payable on the basis of the unit prices listed on the Schedule of Prices (Attachment 1).

2. Accompanying this proposal is a certified check or bid bond in the amount of $ 10% of total bid amount made payable to the municipality, as a proposal guarantee which, it is understood, will be forfeited in case the supplier fails to comply with the requirements of the proposal.

3. Name(s) of source(s) of supply of bituminous materials.
   N/A

* For Contract Projects, use MS-944.

4. The supplier will comply with all requirements of the laws and implementing regulations of the Commonwealth of Pennsylvania and of the United States relating to human relations, equal opportunity and non-discrimination in employment, and will pay to workmen employed in the performance of the contract the wages to which they may be entitled and, when required by law, not less than the applicable prevailing wage.

5. The supplier will provide the municipality with a performance bond in the amount of 50% of the contract, conditioned upon the faithful performance of the contract.

WITNESS OR ATTESTED BY:

TITLE: Leanne Miller, Manager US Communities Bidding and Reporting

PLACE SEAL HERE

Morton Salt, Inc.
SUPPLIER

BY:

TITLE: Anthony T. Patton, Senior Director of Government Sales

PLACE SEAL HERE

TO BE EXECUTED ONLY IN THE EVENT THE ABOVE PROPOSAL IS ACCEPTED

ACCEPTED ON:

ATTESTED BY:

OCTOBER 14, 2026
DATE

EAST MARLBOROUGH TOWNSHIP
Municipal Cooperative Southern Chester
MUNICIPALITY

TITLE:

BY:
TITLE:

(SEAL)

TITLE:

TITLE:

TOTAL AMOUNT OF CONTRACT:

$ 49,910.00

ITEMS INCLUDED IN CONTRACT:

500 TONS OF ROCK SALT DELIVERED

SCHEDULE OF PRICES - MATERIALS

BIDDER NAME: Morton Salt, Inc.

1	2	3*	4**	5	6	A	7	B	8***	C
ITEM NO.	APPROX. QUANTITY	UNIT	DESCRIPTION	REMARKS AND / OR DELIVERY DATES	UNIT PRICE FOB PLANT	TOTAL (2 x 6)	UNIT PRICE DELIVERED AT JOB SITE	TOTAL (2 x 7)	UNIT PRICE DELIVERED AS DIRECTED	TOTAL (2 x 8)
1	3,600	ton	Rock Salt		$99.00	$356,400.00	$99.82	$359,352.00		
2	200	ton	Solar Salt		No Bid	No Bid	No Bid	No Bid		

* Gallons - Tons - Feet - etc.

** Includes Class - Size - Diameter

***For Bituminous or other Pavements in Place, Use Form 944

ALL COLUMNS MUST BE COMPLETED UNLESS OTHERWISE INDICATED.

USE OF CUTBACK ASPHALT IS PROHIBITED BETWEEN MAY 1 st AND OCTOBER 31 st EXCEPT AS NOTED IN BULLETIN NO. 25.

ROCK SALT	East Marlborough Township	Avondale Borough	Kennett Borough	London Grove Township	New Garden Township	Pennsbury Township	Pocopson Township	West Grove Borough	West Marlborough Township	Kennett Township
Tons	500	0	150	500	500	100	300	150	200	1200
TOTAL	3,600									

SOLAR SALT	London Grove Township	Avondale Borough
Tons	100	100
TOTAL	**200**	

2026/2027

Municipal Cooperative of Southern Chester County
Results of Bid Opening October 6, 2026
3,600 Ton Road Salt for 2026 / 2027
200 Ton Solar Salt for 2026 / 2027

		Price per ton Delivered	Total Bid
Morton Salt Inc.	Rock Salt	$99.82	$369,352.00
	Solar Salt	No Bid	No Bid

***Low & Only Bid**



Return to Agenda

Unionville Village Master Plan

East Marlborough Township, Chester County

Acknowledgments

East Marlborough Township Board of Supervisors extends its sincere appreciation to the individuals and organizations who contributed their time, expertise, and local knowledge to the development of this study. Their participation and thoughtful input were essential to shaping a document that reflects community priorities and supports the village's long-term safety, mobility, and quality-of-life goals.

Project Steering Committee

The following individuals served on the Steering Committee and provided guidance throughout the planning process:

Chris Manning, *Township Supervisor*

John Cox, *HARB/Friends of Unionville Village*

Robert Daniels, *EAC/Friends of Unionville Village*

Josh Cauffman, *Planning Commission/Landscape Business*

Larry Hood, *Village Business Owner*

Eric Meehan, *Unionville Recreation Association*

Cuyler Walker, *Planning Commission/EAC*

Jessie Mooberry, *Village Business Owner/Friends of Unionville Village*

James Whitesel, *UCFSD Director of Facilities*

Jeff Simpson, *Public Works Director*

Robert Clarke, *Chief of Police*

Neil Lovekin, *Township Manager*

Board of Supervisors

Ellen. L. Sosangelis

Jake C. Elks IV

James M. Chance

Steven Peuquet

Chris Manning

Consultant Team

Bowman Consulting

Gateway Forward Planning & Consulting

Table of Contents

PLAN OVERVIEW 4

A Blueprint for Unionville Village 5

Supportive Plans 7

UNIONVILLE VILLAGE TODAY 14

Existing Conditions 15

Speed and Traffic 19

THE PUBLIC PULSE 20

Steering Committee 21

Pedestrian Safety Audit 22

Public Feedback Map 25

Community Design Charrette 26

Concept Plan Prioritization Results 28

IMPROVEMENT PLAN 30

Near-Term Actions 40

Medium & Long-Term Actions 42

Action Plan 44

Village-Wide and Programmatic Recommendations 47

Strategic Funding & Partnership Development 52

Funding Opportunities 54

APPENDICES 58



Plan Overview

A Blueprint for Unionville Village

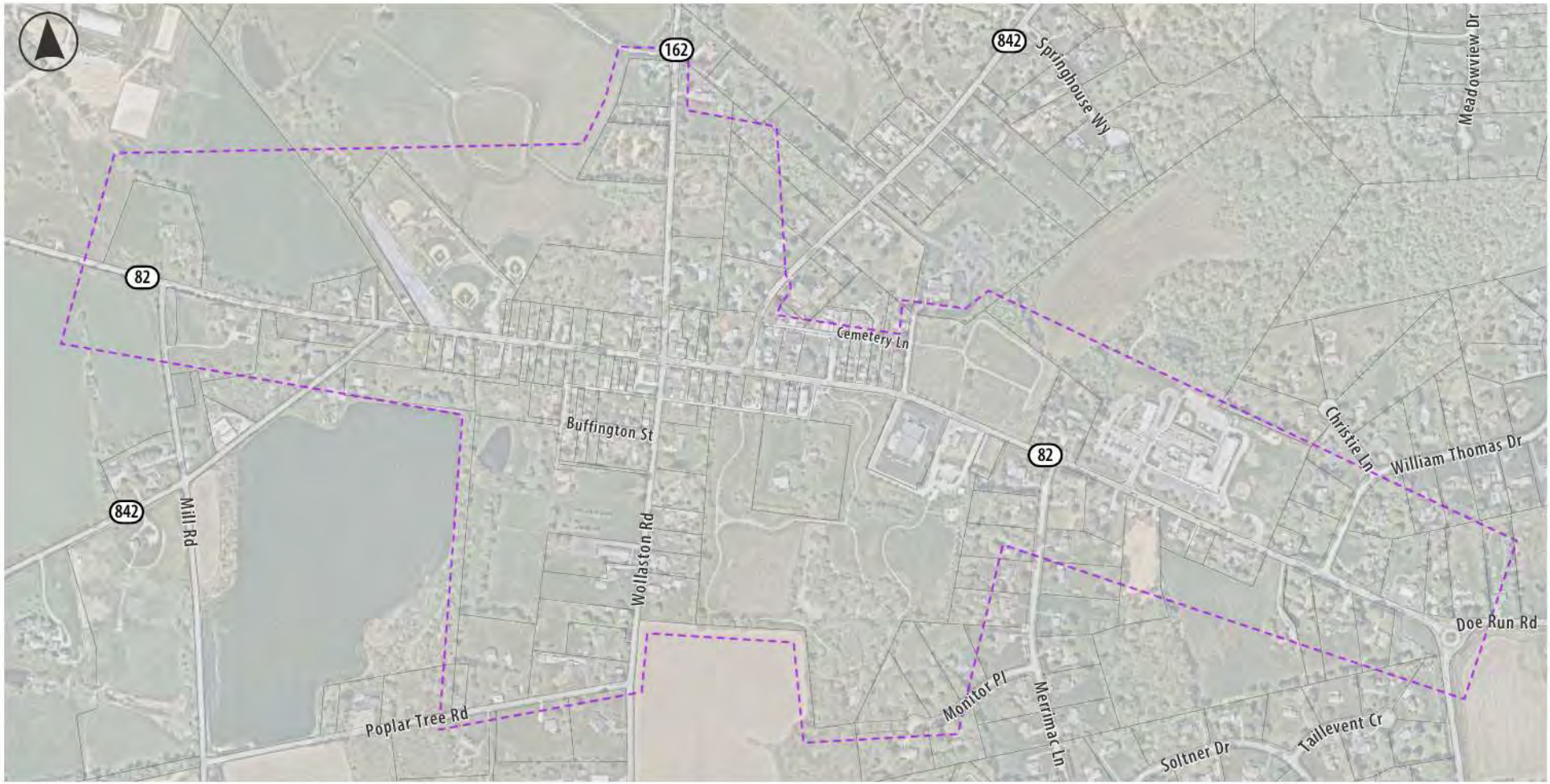
Unionville is a small village within East Marlborough Township, Chester County, that functions as a community focal point for nearby residents, schools, recreational facilities, and local institutions. Anchored by Unionville Elementary School, the Unionville Recreation Association ballfields, residential and a modest collection of long-standing local businesses and civic uses, the village plays an important role in daily community life despite its compact size. Prior planning efforts at the township, county, and regional levels have consistently identified Unionville as a priority area for improved pedestrian safety, connectivity, and village-scale enhancements, while preserving the rural character and sense of place valued by residents. Prior planning recommendations, along with local interest in maintaining Unionville as a walkable, cohesive village, laid the groundwork for the development of a dedicated village master plan.

The Unionville Village Master Plan is a community-driven planning effort initiated by East Marlborough Township and supported through the Chester County Vision Partnership Program (VPP) and Friends of Unionville. The project follows a phased process that combines technical analysis with robust public engagement, beginning in early 2026 and continuing through plan adoption later in the year. Key elements of the effort included baseline analysis, an interactive community survey, and a multi-day, in-person design charrette held in May 2026, where residents and stakeholders worked directly with the planning team to identify challenges, explore concepts, and establish priorities. The result of these efforts is a clear, actionable master plan that outlines coordinated transportation, safety, parking, placekeeping, and placemaking strategies, supported by implementation tools such as phasing, cost considerations, and defined responsibilities to guide future decision-making within the village.



Study Area

The plan's study area centers on Unionville Village as a distinct community place rather than the township as a whole. Although the initial boundaries were informed by the Unionville Village Historic District, the Steering Committee refined the study area to ensure that it captured key sidewalk gaps and important recreation areas, including the Unionville Recreation Association (URA) Ball Fields, which are located on East Marlborough Township Property. The final study area encompasses several significant locations within and adjacent to the village core, such as the Route 82 corridor, the intersection of Route 82 and Route 162, the eastern roundabout, and Unionville Elementary School. Together, these locations represent areas of concentrated activity and known safety concerns and are central to understanding how people move through and experience the village.



Supportive Plans

There are multiple county and regional planning efforts with relevance to the village of Unionville, including Landscapes3, Unionville Area Regional Comprehensive Plan, and Kennett Connects, as well as existing regulations and prior traffic calming guidance specific to East Marlborough Township that is of relevance.



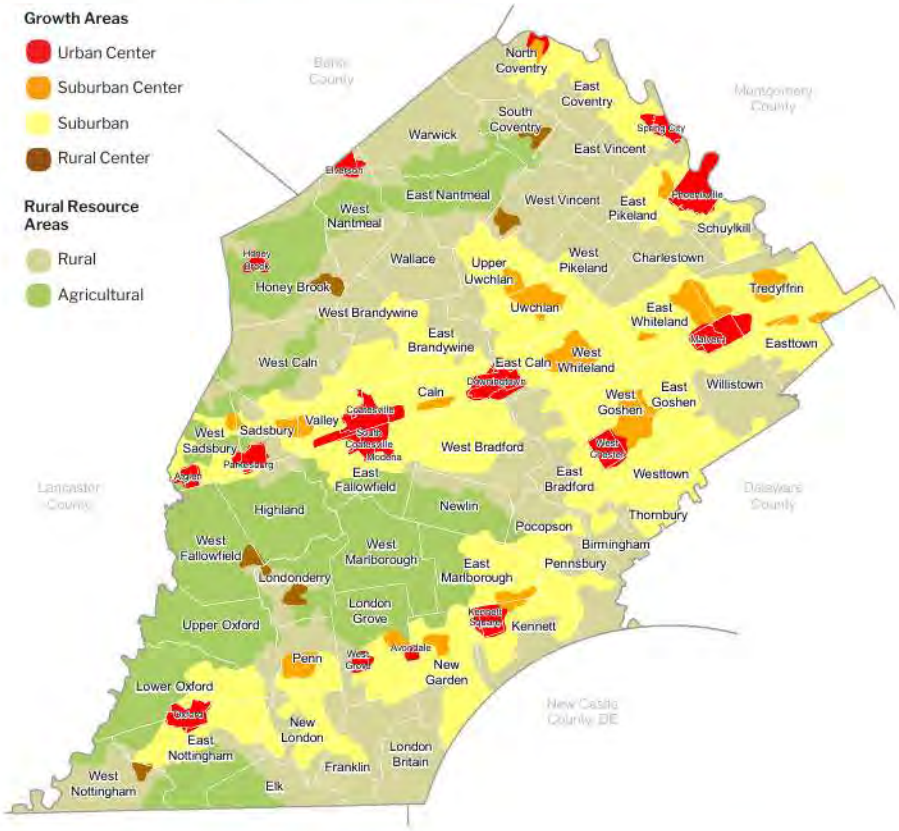
Landscapes3

Chester County Planning Commission, 2018

Within Landscapes3, Chester County's comprehensive plan, the location of the village of Unionville places it at the boundary of the Suburban and Agricultural landscapes. These designations reflect the existing development in the village and to the east and south, and the existing agricultural uses that are predominant to the west, as well as the future land uses in these areas. Landscapes3 also recognizes significant natural and historic resources in the county, and the Unionville Village National Register Historic District and unnamed tributaries to the West Branch Red Clay Creek are features of Unionville that are identified.



Landscapes Map



Unionville Area Regional Comprehensive Plan (2024)

East Marlborough, West Marlborough, and Newlin townships

Local municipality planning was undertaken with the Unionville Area Regional Comprehensive Plan, which includes East Marlborough, West Marlborough, and Newlin townships. The three townships first adopted a regional comprehensive plan in 2011.

In the 2024 regional plan, the Future Land Use Plan designates Unionville as Village Mixed-Use, with the following description: "*... characterized by small-scale, family-run commercial enterprises and a variety of appropriately scaled housing that can all be accessed through an interconnected trail and sidewalk network. Adaptive reuse and preservation of historic structures is encouraged. Public spaces (village common, public parks, pocket parks, etc.) provide a sense of community and as gathering spaces for small-scale, place-based events.*"

Within the future land use plan, the area to the east of Unionville village is designated as Site-Sensitive Suburban, while areas to the north, west, and south are designated as Rural Resource Preservation. These designations reflect a desire to continue existing land uses.

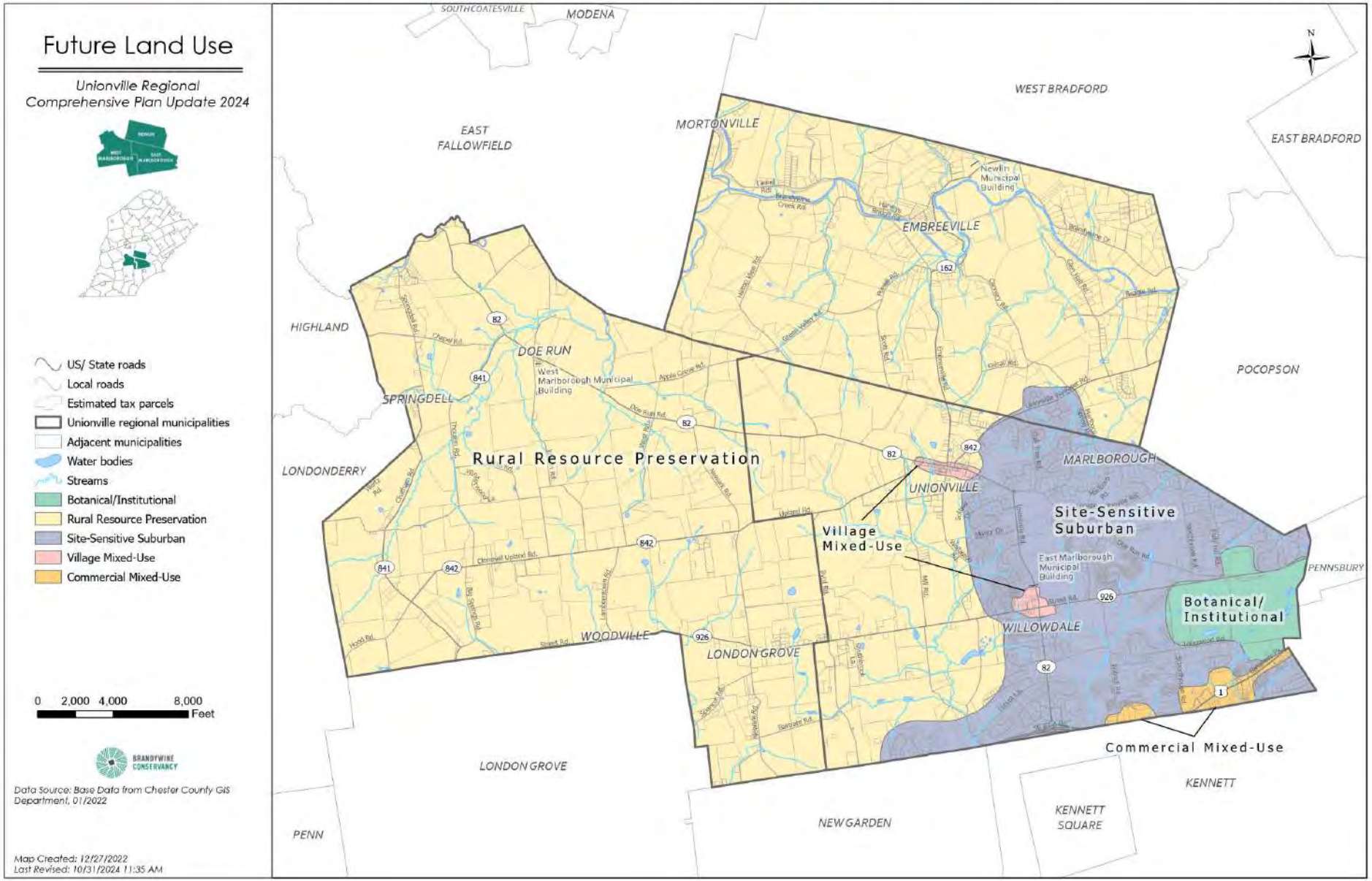
Given the multi-municipal scale of the Unionville Area Regional Comprehensive Plan, the village of Unionville was not addressed in significant detail. Recognizing the unique features, challenges, and opportunities of the village, and in response to public input during the planning process, the regional plan includes a specific strategy for the village:

Strategy 2-1: Undertake 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.

Strategy 2-1 was a primary initiator for this Unionville Village Master Plan, and the Unionville Area Regional Comprehensive Plan and its process provided foundational input and data regarding opportunities and challenges in the village that shaped this effort.



Future Land Use Map: Unionville Area Regional Comprehensive Plan



Planning Kennett Connections (2023)

McMahon/Bowman Consulting

Portions of East Marlborough Township, including Unionville, were addressed within Planning Kennett Connections (2023), which identified potential walking and biking improvements between the Township, Kennett Square Borough, and Kennett Township. Identified improvements related to the village of Unionville included:

- Key Crossing Improvements at Rt 82 Roundabout, Rt 82/Rt 842 East, Rt 82/Rt 162/Wollaston Rd, and URA Ball Fields
- URA Ball Fields Pedestrian Connections (C-1)
- Potential Sidewalk from the Rt 82 Roundabout to Unionville Elementary (C-2, existing connecting existing sidewalks)

Projects C-1 and C-2 were identified as catalyst projects, with additional detail provided to guide next steps. Next steps and potential improvements for the URA Ball Fields Pedestrian Connections (C-1) included development of a park master plan, coordination with PennDOT regarding the Rt 82 bridge, new sidewalk along Route 82, upgraded internal paths in the park, and an enhanced mid-block crossing of Rt 82 to Hood's BBQ (upgraded signage, pavement markings, and/or a flashing warning device). Next steps and potential improvements for the Rt 82 Sidewalk/Roundabout to Unionville Elementary (C-2) included sidewalk to connect around the roundabout and to the elementary school, coordination with property owners, survey and right-of-way research, design, and identification of funding (2023 estimates noted $150,000 - $250,000 for design and $800,000 - $950,000 for construction).





Pedestrian Connections: URA Ballfields

C-1



Potential Connections
- Sidewalk
- Pedestrian Path
- Shared Use Path
- Shared Roadway
- Sharrows
- Foot Path

Sidewalks
- Existing
- Design/Construction

Shared Use/Pedestrian Paths

Planning Kennett Connections

Route 82 Sidewalk: Roundabout to Unionville Elementary School

PRIORITY PROJECT

C-2



Potential Connections
- Sidewalk
- Pedestrian Path
- Shared Use Path
- Shared Roadway
- Sharrows
- Foot Path

Sidewalks
- Existing
- Design/Construction

Shared Use/Pedestrian Paths
- Existing
- Design/Construction

Bikeways
- Bike Lane - Existing
- Sharrow - Design/Construction

Kennett Greenway

Destinations

KEY MAP



55

East Marlborough Township Ordinances

East Marlborough Township regulations that influence the village include Parks and Recreation Areas (Chapter 307, addressing Unionville Park regulations), Stormwater Management (Chapter 381), Subdivision and Land Development (Chapter 400), and Zoning (Chapter 450). With limited undeveloped areas in the village, the East Marlborough Zoning Ordinance is of greatest relevance, particularly the underlying zoning districts and associated regulations concerning use, area and bulk, design, and natural and historic resources.

Underlying zoning districts include Village Commercial (C-1), Residential (R-B), Agricultural Preservation (AP), and Educational, Scientific, and Institutional (ESI). The Village Commercial District includes multiple parcels with frontage along Route 82/West Doe Run Road, while the Residential District includes the residential parcels beyond those in the Village Commercial District. To the south and west of the village, lower density parcels are in the Agricultural Preservation District.

A limited number of properties (Unionville Elementary School, Unionville Cemetery, and Grace Fellowship Church) are in the Educational, Scientific, and Institutional District. Permitted uses and design standards in each district largely reflect existing conditions, with a notable exception in the Residential District, where smaller lot sizes typical of the village are addressed through non-conforming use regulations (Article XIX). Overall, zoning has not been identified as a significant issue to date and largely functions as intended for the village.

Route 82/West Doe Run Road Traffic Calming Memo (2013)

Traffic Planning and Design, Inc.

In 2013, Traffic Planning and Design, Inc. prepared a detailed memo on potential traffic calming for Route 82/West Doe Run Road. Limited data (speed and volume counts) were provided along with a "toolbox" of potential improvements for Township consideration. Since 2013 the Township has advanced multiple, but not all improvements identified in the memo. Past decisions to implement—or to forego implementation—should be considered in light of current conditions and best practices.

Traffic calming improvements implemented include:

- Painted crosswalk between the URA Ball Fields and Hoods BBQ.
- Signage for pedestrian crossings throughout the corridor.
- Painted crosswalks at multiple intersections (Rt 82 and Rt 162, Rt 842 East, and Cemetery Lane).
- Sidewalk along Unionville Park's frontage on Rt 82.

Improvements NOT implemented include:

- Curbing at the Rt 82/Rt 162 intersection and the Rt 82/Rt 842 East intersection
- Painted pedestrian crosswalk across Rt 82 near Rt 842 East.
- Flashing signage for pedestrian crossings
- Sidewalk, curbing, and access management on the west/south side of Rt 82 between Rt 842 East and Jackson Street.
- Sidewalk along the Po-Mar-Lin frontage on Rt 82

See Appendix C for full memo and concept plans.

Existing Conditions

Demographics

Based on ACS 2020–2024 5-year estimates, Unionville has a population of approximately 652 residents across 294 households, with a median household income of $132,313. The median age of residents is 60.7. The demographic profile reflects a highly educated population, with approximately 50.5 percent of residents age 25 and older holding a bachelor's degree or higher. These characteristics provide important context for understanding travel patterns, community priorities, and the scale of improvements appropriate for the village.

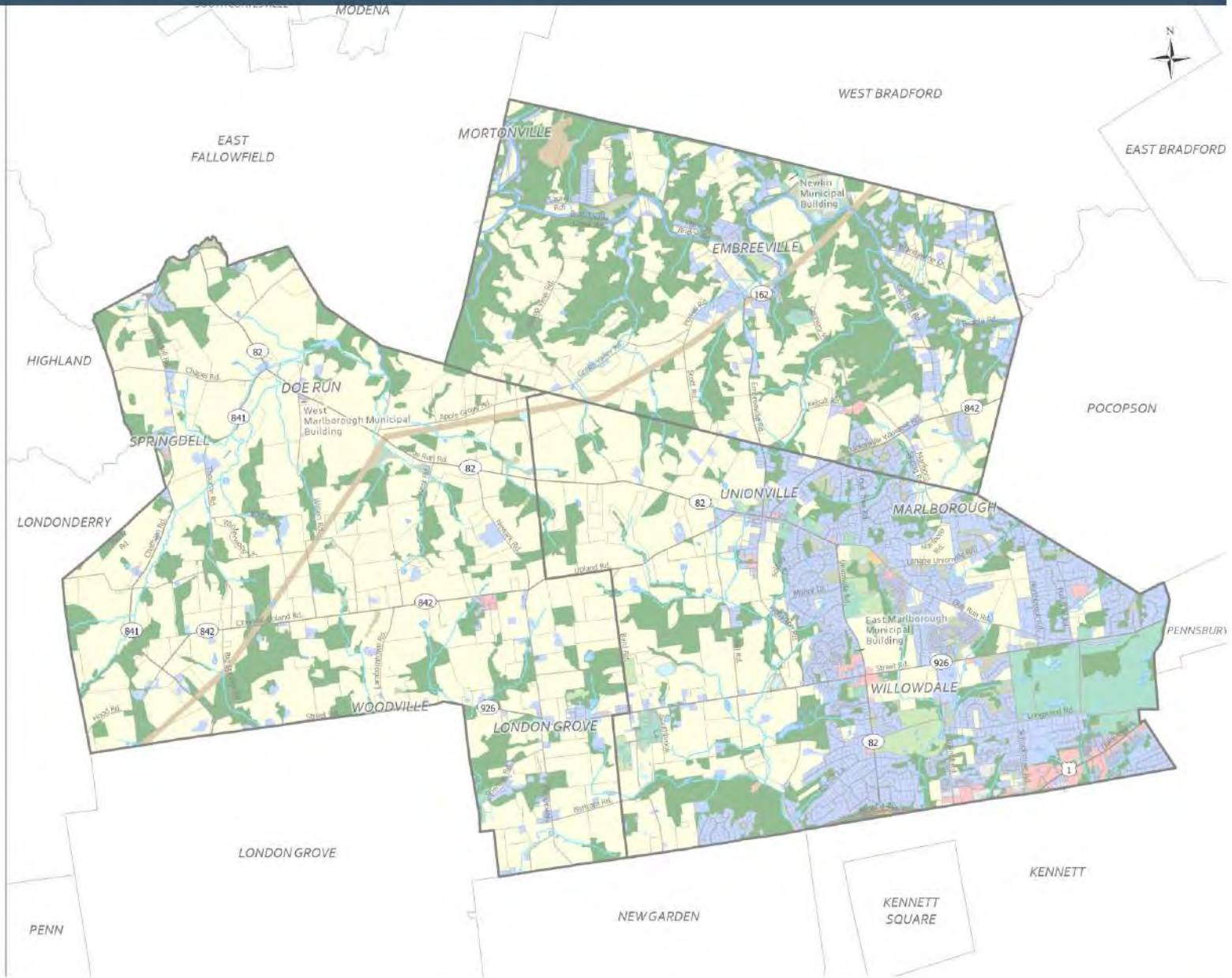
Land Use

Land use data (see map on following page) from the 2024 Regional Comprehensive Plan was mapped to better illustrate existing development patterns and land use conditions within the study area. The village is primarily residential but features a mix of land uses including multiple "Institutional" parcels that could present opportunities for community focused improvements.





Existing Conditions - Land Use



Existing Land Use

Unionville Regional Comprehensive Plan Update 2024

US/ State roads
Local roads
Estimated tax parcels
Unionville regional municipalities
Adjacent municipalities
Water bodies
Streams

Land Use

- Agriculture (15,569 ac., 54% of region)
- Commercial (217 ac., 1% of region)
- Industrial (32 ac., 0.1% of region)
- Institutional (670 ac., 2% of region)
- Recreation (267 ac., 1% of region)
- Residential (3,896 ac., 14% of region)
- Transportation (41 ac., 0.1% of region)
- Undeveloped (515 ac., 2% of region)
- Utility (373 ac., 1% of region)
- Water (245 ac., 1% of region)
- Wooded (6,811 ac., 24% of region)

0 2,000 4,000 8,000 Feet

BRANDYWINE CONSERVANCY

Data Source: Base Data from Chester County GIS Department, 01/2022

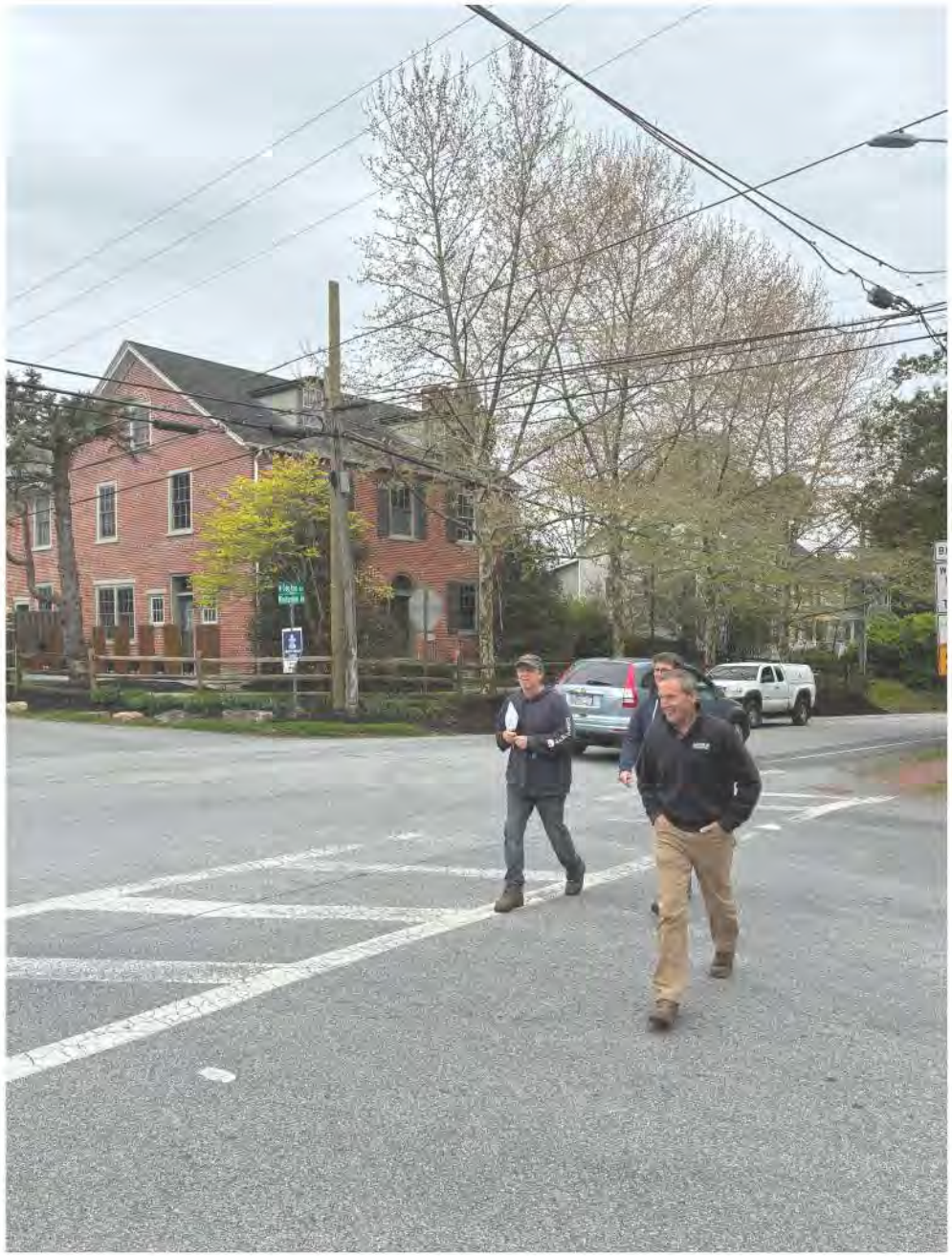
Map Created: 12/20/2022
Last Revised: 10/29/2024

Crash data

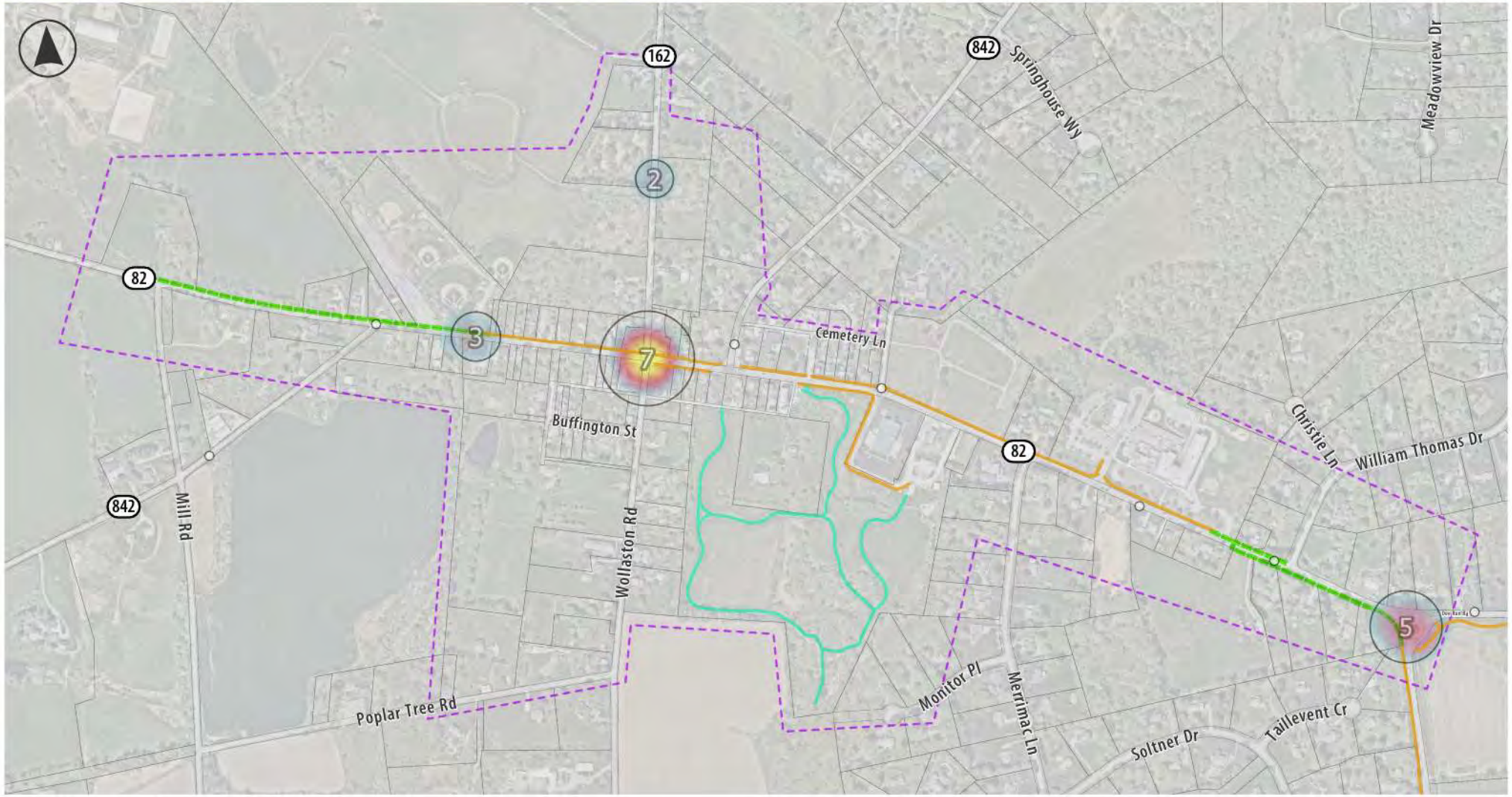
Using crash data from PennDOT's Pennsylvania Crash Information Tool (PCIT) database covering the period from January 2021 through December 2025, along with trail and pedestrian network data from the Chester County Planning Commission, an Existing Conditions Map was developed to better understand safety patterns and connectivity within Unionville village. This mapping effort highlights several notable trends, including a concentration of reported crashes at key locations such as the intersection of Route 82 and Route 162, the eastern roundabout, and the area surrounding the URA Ball Fields. These locations correspond with areas of higher traffic volumes, complex intersections, and increased pedestrian activity related to schools, recreation, and community destinations. When viewed collectively, the crash and trail data help illustrate how transportation safety concerns overlap with gaps and discontinuities in the existing walking and biking network within and around the village.

Pedestrian Facilities

The Existing Conditions Map also incorporates relevant pedestrian and bicycle facilities, proposed connections, and priority projects identified in Planning Kennett Connections, a county-supported active transportation planning effort focused on improving non-motorized connectivity between East Marlborough Township, Kennett Township, and Kennett Square Borough. Within Unionville, the Planning Kennett Connections plan identifies the village as a key focus area and includes several proposed projects intended to improve pedestrian safety and close critical sidewalk and trail gaps, particularly along Route 82 and near school and recreation facilities.



Existing Conditions Map



Legend

- Existing Sidewalks
- Existing Trails
- Proposed Projects (Kennett Connections)
- Study Area

Crash Density

- Less Crashes
- More Crashes

Crash Clusters

- Single Crash
- Few
- Many

Speed and Traffic

A recent speed study conducted by the East Marlborough Township Police Department at W. Doe Run Road and Cemetery Lane (April 23–29, 2026) provides additional insight into travel behavior within the village. The posted speed limit is 30 mph, with an observed average speed of 33 mph and an 85th percentile speed of 38 mph. A total of 1,329 enforceable violations (3% of vehicles) were recorded during the study period out of 39,502 vehicles, with the highest number of violations occurring during the evening hours. Overall, the enforcement rating for the location was categorized as low.

Traffic observations indicate notable congestion and queuing within the village, particularly at the PA 162 and PA 82 all-way stop. Parking limitations are also evident, especially along PA 82, where available space is constrained during peak activity periods. These conditions are documented in the accompanying photographs.

Speed Limit



30

Total Enforceable Violations



1,329

Average Speed



33

Enforcement Rating

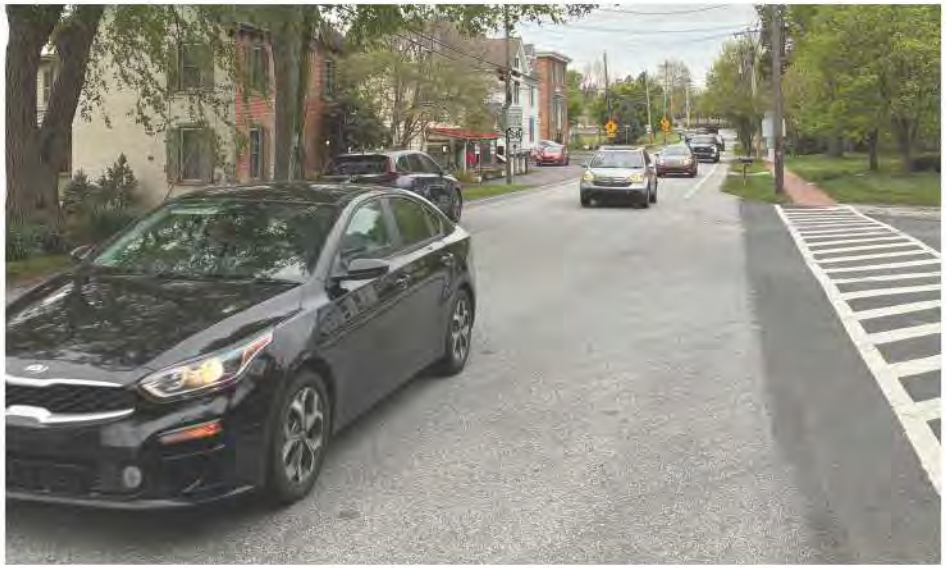
LOW

Vehicles Analyzed



39,502





Steering Committee

The project began by bringing together key stakeholders to serve as the Steering Committee for the project. This included local residents, representatives from the East Marlborough Township, local organizations, area business owners, and other community partners.

The initial Steering Committee meeting served as an overview of the project and how it fits in with past planning efforts within the village and region. It also set forth the expectations for committee's role throughout the project and provided an opportunity for the group to develop the plan's vision and goals. This meeting set the foundation for the work ahead and ensured that all voices were heard from the very beginning. The Steering Committee continued to meet regularly throughout the planning process to review materials, offer insights and recommendations, and help guide the development of the final plan.

Defining Project Success:

Committee members were asked to identify outcomes of the plan that they felt would make it a success or failure. These were then used to develop an overall Vision Statement for the plan supported by a set of implementable goals that can be tracked over time to gauge the success of the plan.



Successes:

- Residents feel heard and support the outcome
- Recommendations improve safety and connectivity
- Implementation strategies are coordinated, phased, and fundable
- The plan reflects Unionville's character

Failures / Risks:

- Recommendations are fragmented or unfundable
- Public input is insufficient
- Implementation responsibilities are overlooked
- Recommendations lack broad community support

Pedestrian Safety Audit

On April 28, 2026 the project team conducted a pedestrian safety audit with the Steering Committee as a way to observe the existing issues and potential opportunities to improve safety, access, and connectivity within the village. The group focused primarily on the PA 82 (Doe Run Road) corridor beginning at the URA Ballfields and continuing east past Unionville Elementary School to the roundabout.

The following section provides an overview of the pedestrian safety audit including a set of existing challenges and opportunities from participants. These findings helped highlight the existing conditions within the village and served as the foundation for the recommendations for improvements later in this report.

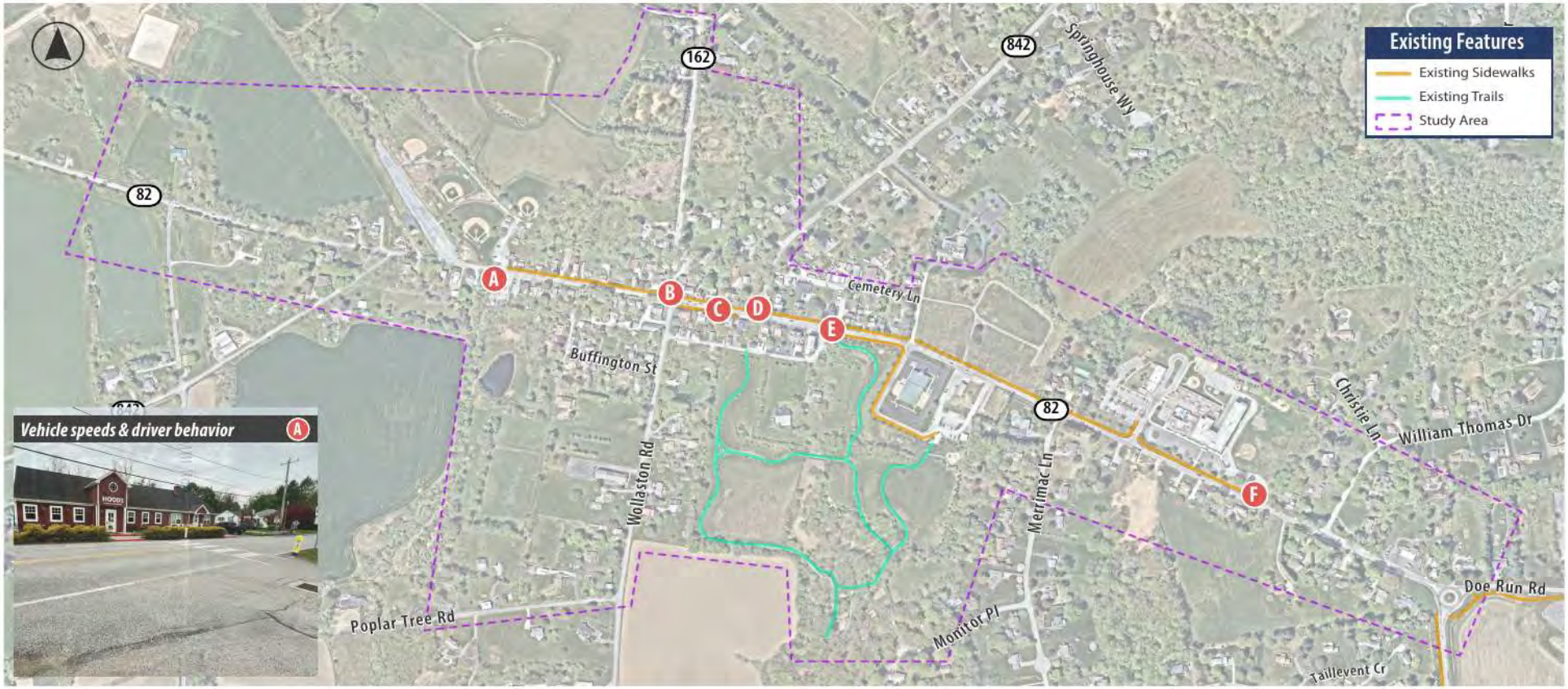


Participants observing historic character of village



Audit group accessing crosswalk along their walking route

Existing Challenges





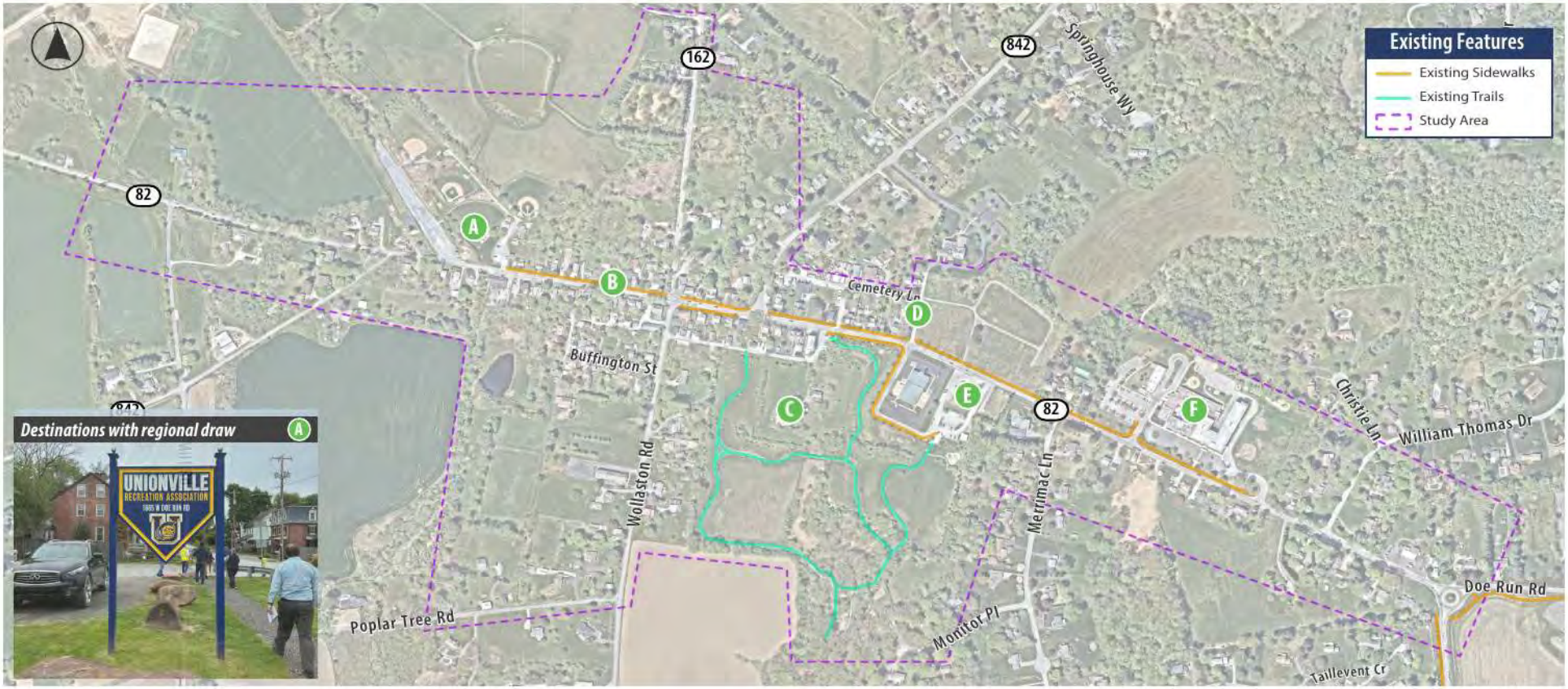








Existing Assets & Opportunities



Destinations with regional draw (A)

Historic character & charm (B)



Parks & open space resources (C)



Local businesses & gathering spaces (D)



Underutilized public spaces (E)



Connections to local schools (F)



Public Feedback Map

As part of the multifaceted public outreach approach, the Township hosted an online, interactive feedback map to gather input from residents regarding existing safety concerns, improvement ideas, and key destinations/routes where they would like to travel. This map provided an important way for people who might not be able to attend in-person events to contribute to the plan.

Public Feedback Map Results

72 *Improvement Ideas*

44 *Safety Concerns*

138 Total Features
229 "Liked" Features

14 *Preferred Routes*

8 *Key Destinations*

Key Takeaways

1. Walkability = #1 priority
- People want safe, convenient, and comfortable connections throughout the village

2. Addressing traffic speed
- Highlighted the top safety concern and improvement idea

3. Connectivity over expansion
- Linked sidewalks, trail networks, safer crossings as a interconnected effort not isolated improvements

4. Activate park as the community core
- Opportunity for events, trails, gathering spaces

Improvement Ideas

Sidewalk expansion & connectivity
- Fill existing gaps and explore new connections
- Focus along Route 82 to connect elementary school, middle school, high school to village

Community programming & placemaking
- Desire for activation, not just infrastructure
- Community park as potential hub for family friendly events and programming.

Traffic calming & pedestrian safety
- Speed bumps or other traffic calming measures
- Enhanced safety at crossings (updated crosswalks, pedestrian signals, flashing lights, etc.)

Safety Concerns

Speeding + driver behavior = need for traffic calming
- Biggest safety concerns highlights need for traffic calming along Route 82

People feel unsafe at existing crossings
- Issues with visibility, awareness, and driver behavior
- Combined with existing speeding issues and intersection design issues (blind corners, poor sight distances, etc.)

Sidewalk gaps = safety risk not just inconvenience
- Gaps lead to risky, unsafe walking conditions, especially for school children

Particular focus on safety around elementary school
- Sidewalks, turning lanes, crossings.

Preferred Routes

Trail creation & expansion
- Explore ways to connection neighborhoods to parks
- Formalize "informal" paths (need for easements/ landowner coordination)

Need to address existing sidewalk network gaps to connect key destinations within village.

Key Destinations

Existing anchors matter
- Farmer & Co highlighted as major draw
- Community Park viewed as natural focal point

Desire for new community gathering spaces
- Social/food destinations (e.g. ice cream)
- Multi-use Family-oriented options

Most "Liked" Features



(17) Add a Crosswalk on 82 to Merrimac Ln, this is a frequent crossing point into that neighborhood, and there's no pedestrian protection.

(8) We are East Marlborough residents and stop by Farmer & Co. almost every weekend. It is a wonderful place.

(12) Consider methods to improve crosswalk safety at Farmer and Co, at the intersection of 82/ Wollason, and near the fire company. This should include methods to slow traffic as well.

(18) How about adding some sidewalks along Wollaston Rd extending out from the village?

(12) Trail connection from Monitor Pl to park trails.

(12) Traffic does not stop for crosswalk. Speed bump needed.

(30) Continuing the sidewalk. It abruptly ends at the elementary school. It would be nice if it joined with the sidewalks connecting to the middle school

(23) Schedule some fun family friendly events at the park. Maybe a summer series of music/concerts.

Community Design Charrette



Overview

The Unionville Village Master Plan incorporated a community design charrette as an alternative to a traditional public meeting to foster more meaningful and inclusive engagement. The two-night workshop brought residents, stakeholders, and planners together to collaboratively shape ideas and solutions in real time.

Night #1 featured a hands-on workshop where participants reviewed maps, developed a set of project goals, and brainstormed with the project team to come up with potential improvements. After the event, the project team developed a set of concepts to illustrate the ideas in a real word context. For the second night, the group reconvened to review the concepts and score them based on how well they met the project goals as well as indicate which projects should be prioritized.

By emphasizing dialogue and co-creation, the charrette helped strengthened community buy-in and resulted in more refined and locally informed project ideas. Ultimately, this approach enhanced both the quality of the master plan and the level of public support, ensuring that the vision for Unionville Village more accurately reflected the community's needs, values, and aspirations.

The graphic to the right provides an overview of the charrette process and the map spread on the following pages highlights the results of the concept prioritization exercise with the project ideas that people were most excited about making a reality. A more detailed overview of the full charrette process can be found in Appendix B.

Night#1 Participant Feedback & Ideas

Feedback and ideas from the community were used to develop a set of six project goals to guide the project.

Project Goals

- Enhance Traffic Calming
- Improve Walkability & Connectivity
- Address Parking Needs Strategically
- Foster Placemaking & Community Activation
- Preserve Village Character & Historic Feel
- Integrate Green Stormwater Management

The goals helped the project team develop specific concepts that were highlighted during Night #2.

During Night #2, concepts were scored based on how well they accomplished each goal.

Night #2 Concepts









Concept Plan Prioritization Results

Concepts with Highest Number of Votes


Post Office: Parking Lot
13
Cemetery Ln
Doe Run Rd
Unionville Elementary School
Eastern End of Village: Doe Run Road Sidewalk (South)
14
William Thomas Dr
Unionville Community Park
Merrimac Ln

Implementation Plan

The following chapter helps illustrate where and how potential improvements can be implemented throughout the village. Improvements are grouped by themes that were identified as priority goals during the charrette process. Each page presents a village-wide map with visual icons and descriptions to illustrate how the potential improvements could be realized.

The project team recognizes that in reality there will be overlap among themes and improvements that will need to be considered. This is particularly the case for the goals of Preserving Community Character/Historic Feel and Integrating Green Stormwater Management. In these cases each was viewed as an overarching goal to be considered and incorporated into each improvement project.

Some improvements will take more time and effort and focus on larger, long-term goals. Others are smaller in scale that can be completed sooner to help build excitement and maintain momentum. The final section of the chapter uses this distinction to put forth two sets of improvements: Near-Term Actions, and Medium & Long-Term Actions. The actions are presented spatially on a village-wide map as well as in an implementation matrix that can help the township and its partners strategically prioritize the next steps to move from planning to implementation.

Priority Goals



Enhance Traffic Calming



Improve Walkability & Connectivity



Address Parking Needs Strategically



Foster Placemaking & Community Activation



Preserve Community Character/ Historic Feel



Integrate Green Stormwater Management

Improve Walkability & Connectivity

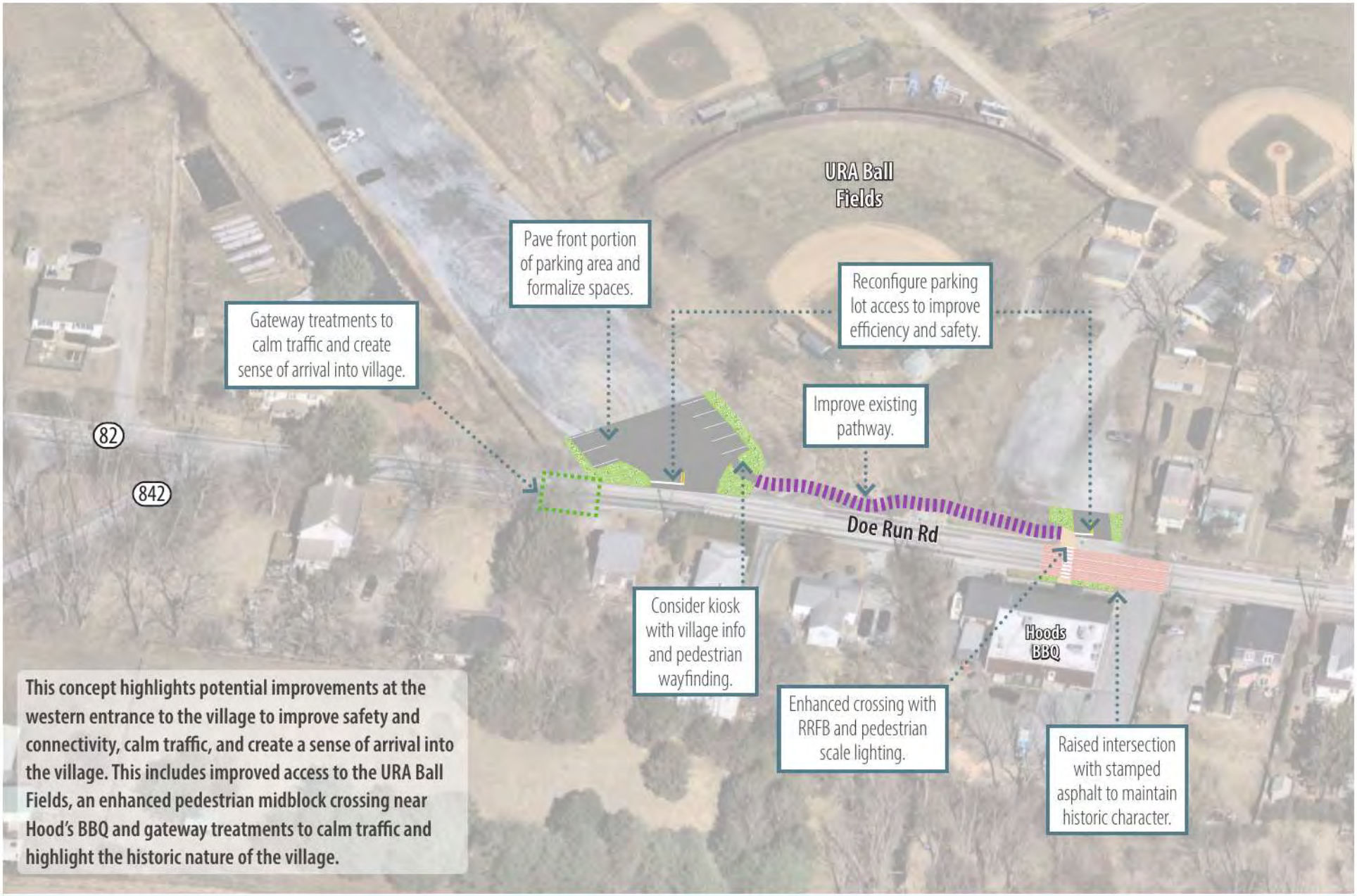


Comprehensive safety improvements including improved access management to parking areas, walking paths, crossing enhancements, pedestrian scale lighting, and gateway treatment to create a sense of arrival to the village. *See conceptual plan on following page.*



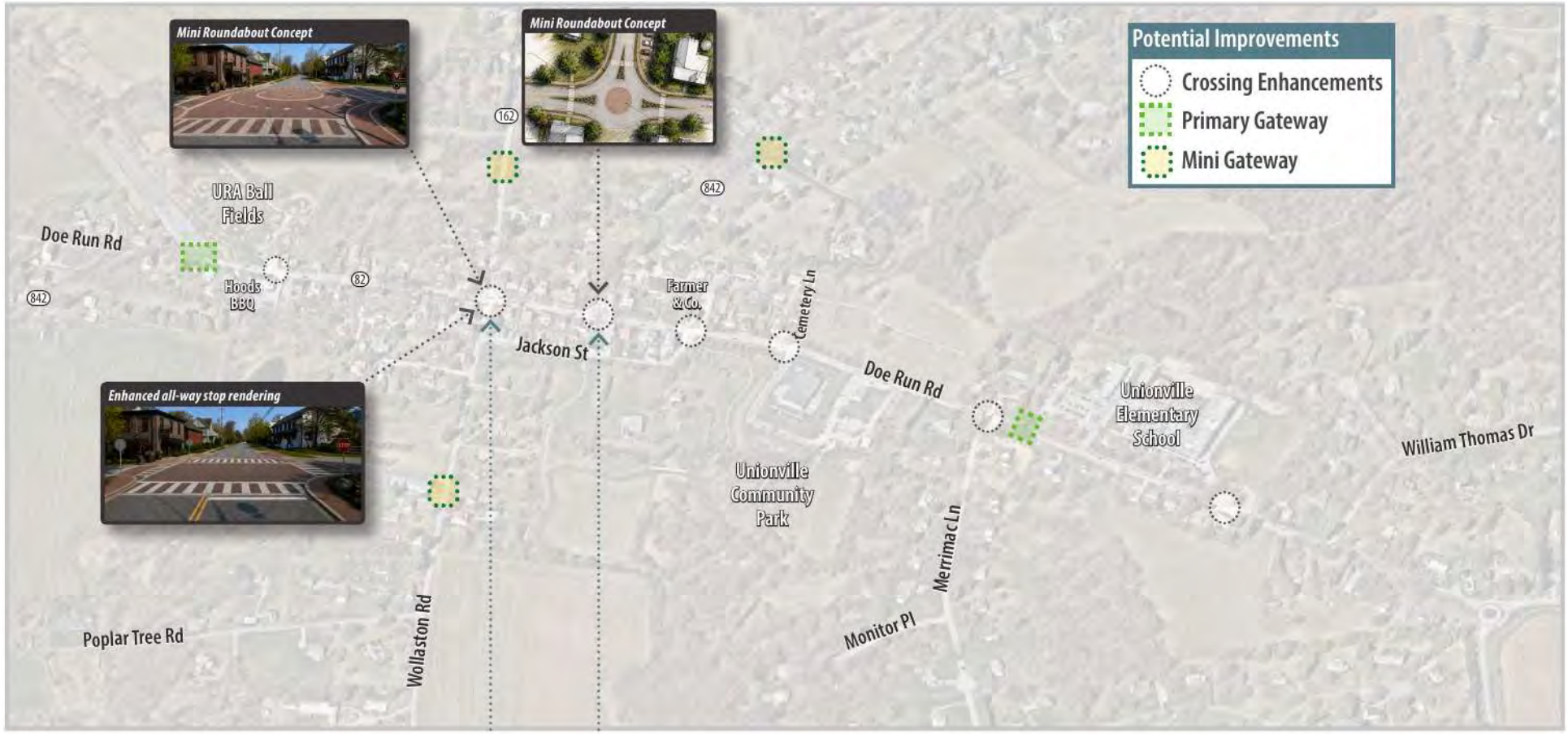
Raised crosswalks are ramped speed tables that span the entire length of the roadway and help calm traffic with 1-2" of vertical deflection. Crossings can also be placed at important midblock locations and stamped asphalt, pavers, or other textured materials can be utilized to maintain consistency with village character. Strategically spacing crossings along the corridor (roughly every 500-600 ft) helps create a consistent treatment that reminds drivers of the village context to be aware of pedestrians.

Walkability & Connectivity - Concept Plan



This concept highlights potential improvements at the western entrance to the village to improve safety and connectivity, calm traffic, and create a sense of arrival into the village. This includes improved access to the URA Ball Fields, an enhanced pedestrian midblock crossing near Hood's BBQ and gateway treatments to calm traffic and highlight the historic nature of the village.

Enhance Traffic Calming & Road Safety



The PA 82 / PA 162 and PA 82 / PA 842 Intersections represent the two most challenging locations in the village in terms of congestion and traffic safety for all users. Safety enhancements at both locations could help calm traffic speeds, reduce congestion, and limit confusion not only at the intersection but for the corridor as a whole.

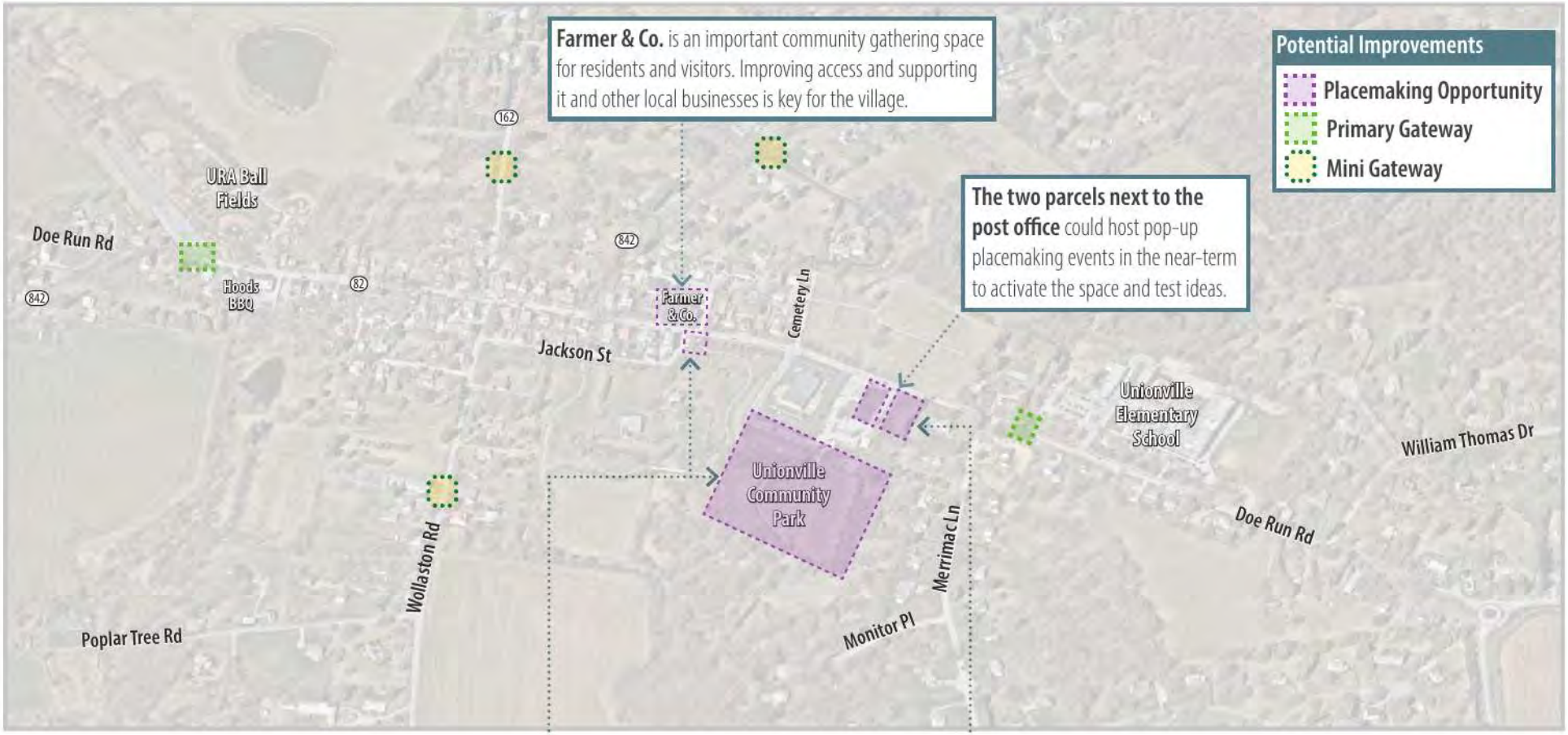


Gateway Treatments use a combination of special treatments at the entrance to the village to alert drivers to slow down due to a change in environment and creates a sense of arrival into the village. Treatments can include signage and landscaped areas on the roadside that create a cohesive look and feel that is consistent with the historic nature of the village. Where space is available, gateways can include landscaped medians or be integrated with pedestrian crossings to further enhance traffic calming.

Address Parking Needs Strategically



Foster Placemaking & Community Activation





Unionville Community Park is a vital resource for both recreation and as a community gathering place within the village. There are opportunities to enhance access, activate spaces, and expand community focused programming.



The parcel at 1756 W Doe RunRoad and property next to Post Office are currently underutilized and represent an opportunity to develop the area into a flexible, community-minded gathering space that also increases the village parking supply.

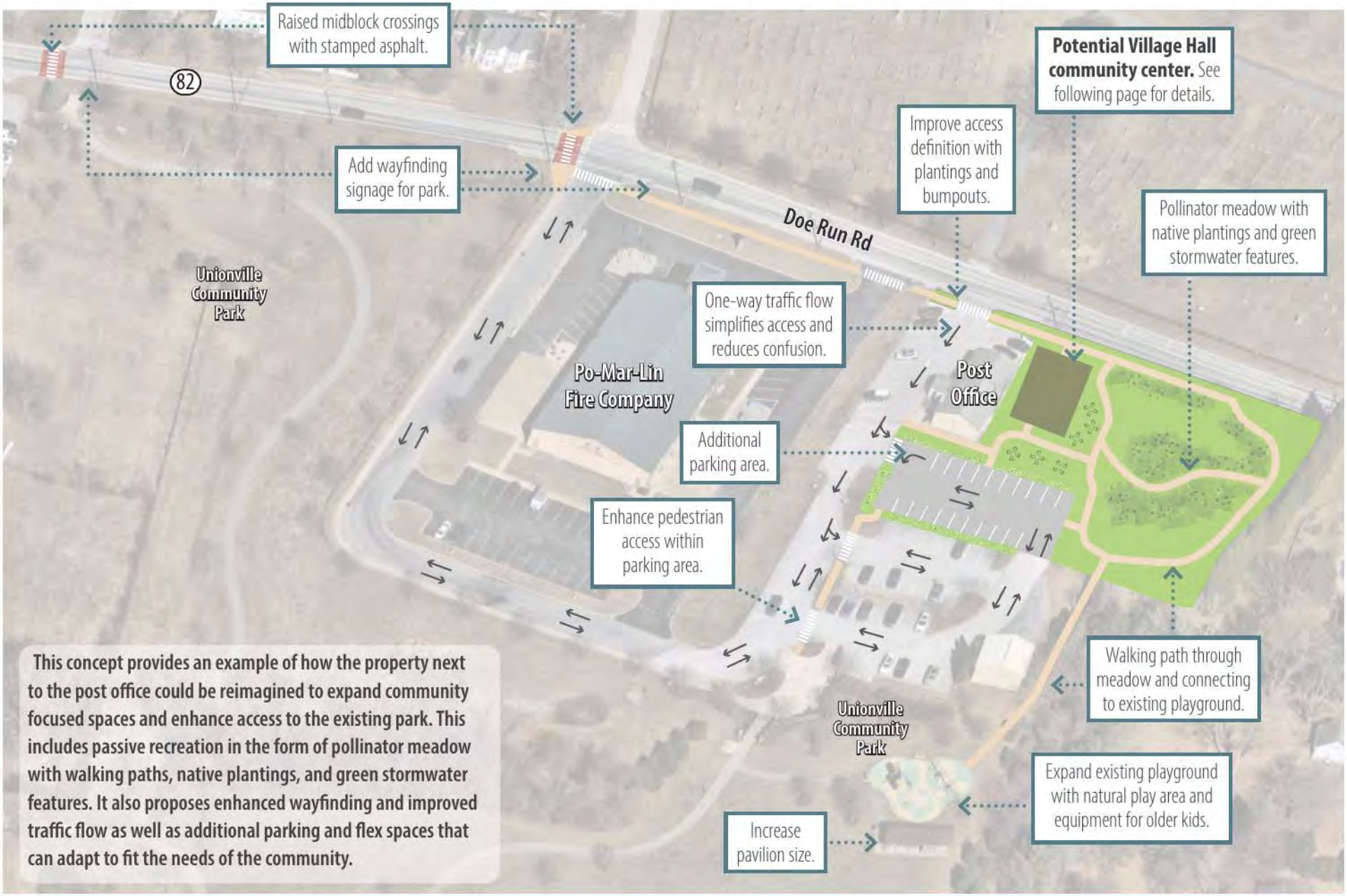
Near-term improvements:

- Eliminate secondary driveway to minimize confusion.
- Add wayfinding signage for park and parking areas.
- Develop interpretative signage explaining Unionville's history and resources
- Add benches and gathering space, visible from PA 82.

Medium & Long-term improvements:

- Consolidate access points and reconfigure traffic flow.
- Develop area as a flexible space that increases parking supply and community gathering spaces including a Village Hall community center.

Placemaking & Community Activation - Concept Plan



This concept provides an example of how the property next to the post office could be reimagined to expand community focused spaces and enhance access to the existing park. This includes passive recreation in the form of pollinator meadow with walking paths, native plantings, and green stormwater features. It also proposes enhanced wayfinding and improved traffic flow as well as additional parking and flex spaces that can adapt to fit the needs of the community.

Village Hall Community Center

The idea of a centrally located Village Hall Community Center was a recurring theme throughout the various community engagement events. This was also highlighted as priority by project steering committee, particularly when brainstorming potential uses for the vacant, township owned properties next to the Post Office. Both groups pointed to the current lack of a dedicated community center as a major need within the village.

The Village Hall idea was viewed as an opportunity to provide a much needed community gathering place in the heart of the village. This muti-purpose facility would feature flexible space that could be adapted to the needs of the community. Some initial ideas for what this space could provide include:

- **Gallery space featuring local artists**
- **Museum showcasing village history**
- **Flexible co-working spaces**
- **Large meeting rooms**
- **Classroom space for community programs**
- **Outdoor gardens and trail access**
- **Commercial kitchen space**

Regional Examples







Ruston Conservation Center in Willistown Township provides flexible space for community gatherings, trails and outdoor resources, as well as rotating nature-based interactive educational exhibits.







The Gathering Place in Clarks Summit Borough features a community cafe, flexible work spaces, interactive art programs, neighborhood food pantry, and rotating gallery exhibits featuring local artists .

Project Phasing

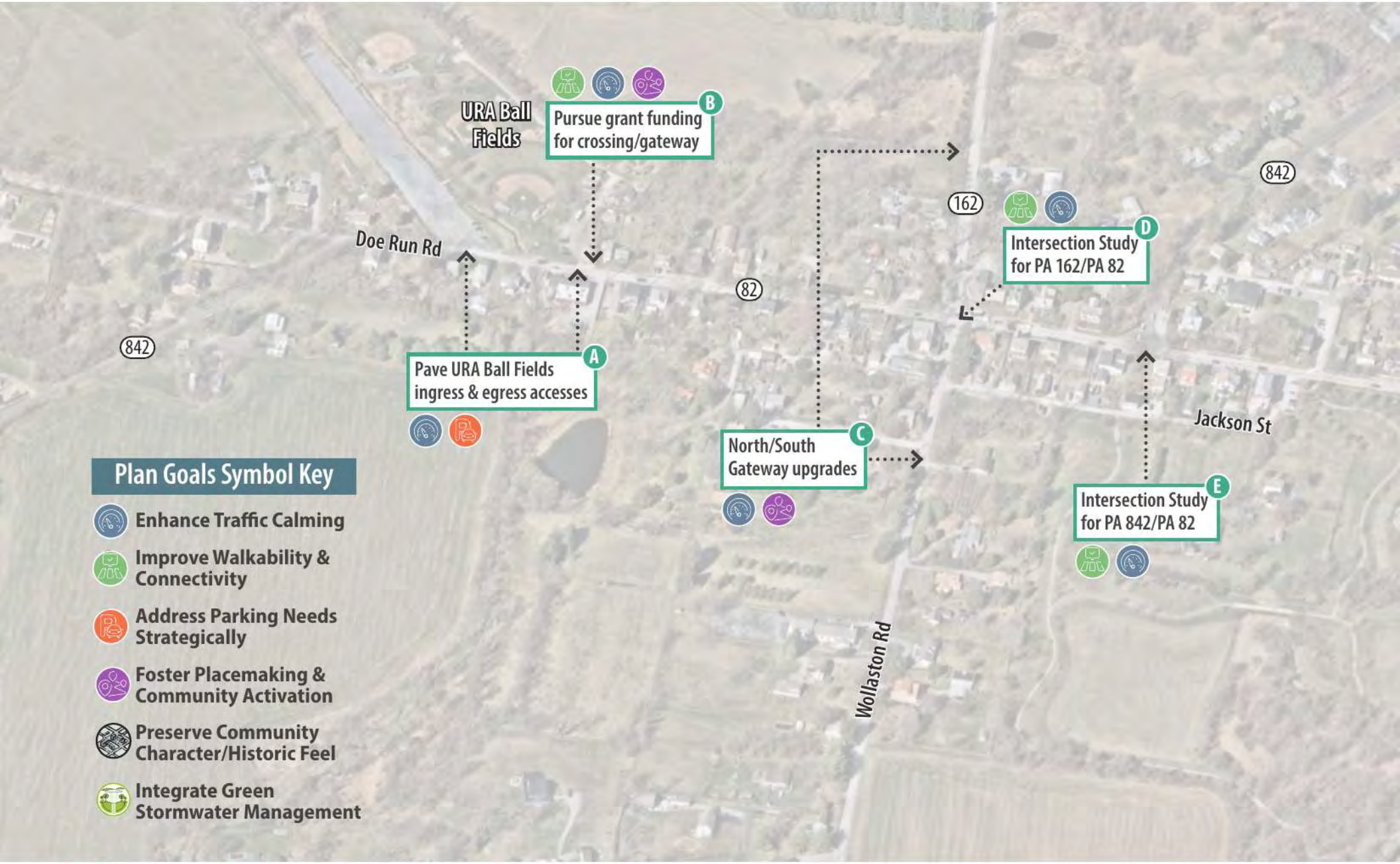
Some improvements will take more time and effort and focus on larger, long-term goals. Others are smaller projects that can be completed sooner and help build excitement and progress. Both types of improvements are important and creating a clear roadmap for how to move these projects forward is a key part of this plan.

The following section provides two sets of improvements based on project phasing and implementation to help the Township move from vision to reality.

- **Near-Term Actions:** improvements with shorter timelines and lower costs that can be community driven and help build momentum for the plan.
- **Medium & Long-Term Actions:** improvements that are more involved and may require additional studies, funding, and coordination to implement.

For each category there is an overview map that highlights the improvements as well as the **priority goals** they help accomplish. Following the maps is an action plan that provides additional information for each improvement including potential partners, the priority goals it meets, planning level cost estimates, and current status to track progress over time.





Near-Term Actions


F
Improve park signage & wayfinding
Cemetery Ln
Doe Run Rd
I
Install Village Gateway Signage
Unionville Elementary School
William Thomas Dr
G
Add sidewalk connection
Unionville Community Park
H
Activate space via community events
Merrimac Ln
J
Secure grant funding for sidewalk connection



Medium & Long-Term Actions


Trail connection
F
Cemetery Ln
Village Hall
Community Center
H
Doe Run Rd
Unionville
Elementary
School
William Thomas Dr
Unionville
Community
Park
Park enhancements
with parking expansion
E
Merrimac Ln
Install sidewalk
connection
G



Action Plan

The following matrices can serve as a tool to identify improvements and track progress over time. Improvements are categorized into "Near-Term" (two years or less) that can be accomplished relatively quickly and help maintain positive momentum for the plan and "Medium & Long-term" (over three years) that may take more time, effort, and coordination to accomplish. Each improvement includes potential partners, the priority goals it meets, and planning level cost estimates to help future planning and prioritization efforts.

Plan Goals Symbol Key

- **Enhance Traffic Calming**
- **Improve Walkability & Connectivity**
- **Address Parking Needs Strategically**
- **Foster Placemaking & Community Activation**
- **Preserve Community Character/Historic Feel**
- **Integrate Green Stormwater Management**

Cost Range

$	$0 - $100,000
$$	$100,000 - $250,000
$$$	$250,000 - $1,000,000
$$$$	$1,000,000 +

Time Frame

Near-Term	*2 years or less*
Medium & Long-Term	*Over 3 years*

Near-Term Improvements

ID	Description	Location	Partners	Goals	Cost
A	Pave URA Ball Fields ingress & egress to improve access and reduce confusion and potential conflicts.	PA 82 near URA Ball Fields	East Marlborough Township; URA		$$
B	Pursue grant funding for crossing/gateway to enhance pedestrian access, calm traffic, and create sense of arrival to village	PA 82 near URA Ball Fields and Hoods BBQ	East Marlborough Township; Friends of Unionville		$*
C	North/South Gateway upgrades to calm traffic and signal entrance to the village.	PA162 northbound and southbound to village	East Marlborough Township; Friends of Unionville		$
D	Intersection Study for PA 162/PA 82 to explore options to improve operations and enhance safety.	PA 162 & PA 82	East Marlborough Township; Friends of Unionville		$*
E	Intersection Study for PA 842/PA 82. to explore options to improve operations and enhance safety.	PA 842 & PA 82	East Marlborough Township; Friends of Unionville		$*
F	Improve park signage & wayfinding to increase awareness of park and improve access.	Cemetery Lane & PA 82	Friends of Unionville		$
G	Add sidewalk connection to enhance safety and connectivity.	PA 82 in front of Fire Department & Post Office	East Marlborough Township		$$
H	Activate underutilized space through community events and placemaking.	East Marlborough Land Trust (1756 W Doe Run Rd)	Friends of Unionville		$
I	Install Village Gateway Signage to calm traffic and signal entrance to the village.	PA 82 near Unionvile Elementary School	East Marlborough Township; Friends of Unionville; UCFSD		$
J	Secure grant funding for sidewalk connection to fill existing gap in the pedestrian network.	PA 82 from roundabout to Unionville Elementary School	East Marlborough Township; Friends of Unionville		$*

Plan Goals Symbol Key

- **Enhance Traffic Calming**
- **Foster Placemaking & Community Activation**
- **Improve Walkability & Connectivity**
- **Preserve Community Character/Historic Feel**
- **Address Parking Needs Strategically**
- **Integrate Green Stormwater Management**

Cost Range

$	$0 - $100,000
$$	$100,000 - $250,000
$$$	$250,000 - $1,000,000
$$$$	$1,000,000 +

*Cost for feasibility study only

Medium & Long-Term Improvements

ID	Description	Location	Partners	Goals	Cost
A	Engineering & Construction of crossing/gateway to enhance pedestrian access, calm traffic, and create sense of arrival to village	PA 82 near URA Baseball Fields	East Marlborough Township; Friends of Unionville		$$$$
B	Complete intersection improvements for PA 162/PA 82 to improve operations and enhance safety.	PA 162 & PA 82	East Marlborough Township		TBD
C	Complete intersection improvements for PA 842/PA 82 to improve operations and enhance safety.	PA 842 & PA 82	East Marlborough Township		TBD
D	Enhance pedestrian crossing to improve connection to park and local businesses and help calm traffic along PA 82.	Farmer & Co. and Unionville Community Park Entrance	East Marlborough Township; Friends of Unionville		$$$
E	Park enhancements with parking expansion to reimagine currently underutilized space in a way that it flexible and meets the needs of the community.	Parcel next to Post Office	East Marlborough Township; Friends of Unionville		$$$
F	Trail connection utilizing the cemetery, school property, and HOA land to connect to Cheslin Preserve.	Cemetery property, Unionville Elementary School and HOA property	East Marlborough Township; Friends of Unionville		TBD
G	Install sidewalk connection to fill existing gap in pedestrian network	PA 82 from roundabout to Unionville Elementary School	East Marlborough Township		$$$
H	Village Hall Community Center	Parcel next to Post Office	East Marlborough Township; Friends of Unionville		$*

Plan Goals Symbol Key

- **Enhance Traffic Calming**
- **Foster Placemaking & Community Activation**
- **Improve Walkability & Connectivity**
- **Preserve Community Character/Historic Feel**
- **Address Parking Needs Strategically**
- **Integrate Green Stormwater Management**

Cost Range

$	$0 - $100,000
$$	$100,000 - $250,000
$$$	$250,000 - $1,000,000
$$$$	$1,000,000 +

*Cost for feasibility study only

Village-Wide and Programmatic Recommendations

In addition to location-specific improvements, several key recommendations apply broadly across Unionville Village, A national Register Historic District, and are not confined to a single site. These recommendations are intended to support implementation, strengthen the village identity, improve day-to-day function, and position the Township and community partners to pursue funding more effectively. Together, these actions complement the mapped capital projects by addressing operations, branding, maintenance, coordination, and long-range planning.

These recommendations should be considered ongoing or phased implementation tools rather than one-time projects. Some may be pursued immediately at relatively low cost, while others may require additional planning, inter-agency coordination, or outside funding. Similar to improvements, each programmatic recommendation is categorized as either Ongoing, Near-Term or Medium-Term, or Long-Term and includes a high level cost range to help the township plan for future implementation/phasing.

Time Frame		
■	Ongoing	*Ongoing*
●	Near-Term	*2 years or less*
▲	Medium-Term	*3 - 5 years*
⬢	Long-Term	*Over 5 years*

Cost Range	
$	$0 - $100,000
$$	$100,000 - $250,000
$$$	$250,000 - $1,000,000
$$$$	$1,000,000 +

Wayfinding, Branding, & Sign Design

Unionville Village should establish a consistent visual identity for future wayfinding, gateway, and visitor-oriented signage that is in keeping with the historic nature of the village. A coordinated system of sign designs, colors, fonts, materials, and information hierarchy will help future improvements appear intentional, recognizable, and cohesive



Example of historic wayfinding signage

This effort should include preparation of a Wayfinding and Sign Design Style Guide to inform all future signage investments. The guide should address vehicular gateway signs, pedestrian-oriented welcome signs, park and parking wayfinding, interpretive signage, kiosks, and other public information features. The purpose of this guidance is to create a cohesive village brand and avoid piecemeal signage that varies in style, legibility, or materials.

Visitor-oriented information features, such as kiosks, welcome signs, and pedestrian-scale maps, should be installed in key locations to help residents and visitors understand village destinations and travel routes. Signage should distinguish between motorist-oriented guidance and pedestrian-focused information, with pedestrian elements emphasizing village orientation, walking routes, public spaces, and community resources.

Implementation Considerations

$$

- Prepare a village-wide wayfinding and branding style guide.
- Use consistent fonts, colors, sign forms, and materials across all public signs.
- Coordinate gateway, park, parking, and wayfinding under one visual identity.
- Consider kiosks or similar features in key gathering areas to support orientation and community identity.

Village Information, Orientation, and Visitor Resources

Unionville Village should develop a clear, adaptable system for communicating village information to residents and visitors, including information on the history of the village. This system should support orientation for people arriving in the village, particularly pedestrians and visitors unfamiliar with local destinations, trails, parking areas, and public spaces.



Example of informational kiosk with wayfinding

Village information may be provided through a kiosk, printed orientation materials, a publicly maintained village map, or a combination of formats. Because community information and destinations can change over time, mapping and informational resources should be designed for periodic updates.

This recommendation aligns with the broader branding and wayfinding effort and should be treated as part of a cohesive public communication strategy for the village.

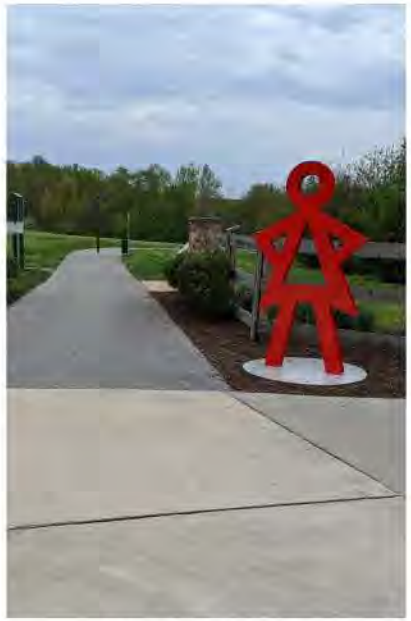
Implementation Considerations

$

- Develop a village orientation resource for residents and visitors.
- Include walking routes, public destinations, and community assets as appropriate.
- Coordinate informational materials with the broader wayfinding and branding system.

Arts, Artisans, and Cultural Identity

Unionville Village should recognize and celebrate its tradition of artists and artisans as part of its broader placemaking strategy. Future public spaces, events, and interpretive features should create opportunities to highlight local creativity and reinforce this aspect of village character.


Art in the Park Installation

This recommendation should support public art, temporary installations, artisan-focused events, interpretive features, and other low- or moderate-cost placemaking strategies that reinforce the village's cultural identity. The intent is not to lock the village into a single program type, but rather to create a framework for celebrating local creativity as part of the public realm.

Implementation Considerations

$$

- Incorporate arts and artisan identity into placemaking and community programming.
- Consider public art, temporary exhibits, and interpretive elements in public spaces.
- Use community events and gathering spaces to celebrate local cultural traditions.

Maintenance and Vegetation Management

Unionville Village should implement ongoing maintenance practices that preserve sidewalk function, pedestrian routes, visibility, and roadside vegetation. Regular attention to vegetation encroachment, sight distance, and crossing conditions will help sustain safe and comfortable pedestrian access throughout the village.



Overgrown vegetation along PA 82

This recommendation should call for a proactive village maintenance approach that preserves clear pedestrian passage, protects visibility for motorists and walkers, and maintains the intended function of sidewalks, paths, and crossings. Maintenance should be coordinated in a way that respects village character while still addressing safety concerns.

Informal or semi-formal pedestrian routes that serve practical community connections should be preserved and improved where appropriate. These routes may benefit from stabilization, clearer definition, drainage improvements, or surface upgrades without necessarily requiring full reconstruction.

Implementation Considerations



- Maintain clear sight distance at intersections, crossings, and driveway connections.
- Manage vegetation encroachment along sidewalks, paths, and roadside edges.
- Preserve pedestrian access along established village routes.
- Improve and stabilize informal walking paths where they serve a useful access function.

Utility Infrastructure and Undergrounding

Unionville Village should explore opportunities to reduce the visual and operational impacts of overhead utility lines. Where feasible, utility undergrounding should be considered as a long-term strategy to support village character, improve streetscape quality, and strengthen infrastructure reliability during severe weather events.



Existing overhead utility lines along PA 82

A utility undergrounding recommendation would not commit the Township to immediate construction, but it would formally establish the issue as part of the village improvement agenda. This would help support future funding discussions, infrastructure coordination, and incremental implementation if opportunities arise through roadwork, redevelopment, or utility system upgrades.

Because utility undergrounding is expensive and technically complex, the recommendation should be framed as a long-term initiative requiring feasibility review, coordination with utility providers, and prioritization of the most sensitive or visible areas first.

Implementation Considerations



- Evaluate the feasibility of burying overhead utilities in priority village segments.
- Coordinate utility planning with future roadway, streetscape, and placemaking projects.
- Consider utility burial as both a character-preservation and resilience strategy.

Stormwater and Resiliency Preparedness



Green stormwater management example

Unionville Village should strengthen its long-term preparedness for stormwater, severe weather, and infrastructure disruptions by incorporating resilience considerations into future public improvements.

Future village projects should integrate stormwater management, green infrastructure, and resilient design practices wherever feasible. Potential strategies include rain gardens, landscape-based stormwater treatment, improved drainage design, and coordinated improvements that reduce localized flooding, protect public infrastructure, and support more reliable access during and after major storm events.

Roadway, utility, parking, streetscape, and pedestrian projects should be evaluated for opportunities to improve drainage performance and weather resilience. Addressing these needs early in project development can reduce long-term maintenance demands, improve community preparedness, and strengthen the competitiveness of future grant applications.

Implementation Considerations



- Integrate stormwater and resilience considerations into all future capital projects.
- Evaluate green infrastructure opportunities as part of parking, streetscape, and public space improvements.
- Coordinate village improvements with broader planning for larger storm events and infrastructure reliability.

Park Planning and Future Master Planning



Unionville Village should prepare a broader planning framework for the Unionville Community Park area beyond the site-specific improvements shown on the plan maps. A future park master plan should guide long-term decisions about circulation, gathering spaces, age-appropriate recreation, new facilities, and connections between the frontage area and the remainder of the park.

The park master plan should test improvement concepts, establish priorities, define feasible project phases, and clarify how future investments fit together. Planning should consider expanded community gathering facilities, improved play opportunities for older children and teenagers, trail and natural play elements, and stronger integration between the frontage parcel and the existing park.

Before advancing major new facilities, the Township should complete due diligence on parcel conditions, prior grant obligations, and permitted uses within the park area. This review should inform the scope, phasing, and feasibility of future park improvements.

Implementation Considerations



- Prepare a master plan for the Unionville Community Park area to guide phased improvements.
- Evaluate facility needs, circulation, gathering space, trails, and recreation for a wider range of age groups.
- Confirm parcel limitations, prior grant restrictions, and permitted uses before advancing major capital improvements.

Investment in Open/ Green Space



Preserving open/green space within the village remains critical to maintaining the rural character, scenic views, and historic setting that define the community. Although parcels that could be further developed are limited in number, the impact of development could be significant. The Village should continue to evaluate opportunities for open/green space preservation through conservation easements or fee-simple acquisition..

Investment in open/green space also provides important environmental benefits. Conserved lands help protect natural resources, support wildlife habitat, preserve agricultural landscapes, and maintain natural drainage patterns. Protecting key parcels can help reduce the impacts of future development and conserve the environmental features that contribute to the village's character.

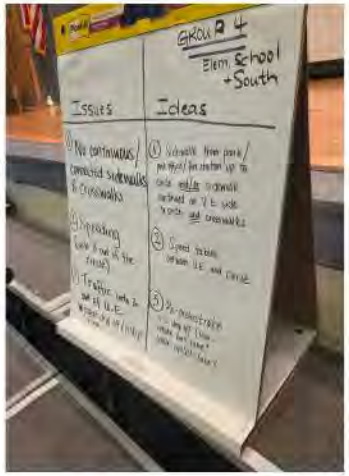
Open space preservation also enhances quality of life by protecting viewsheds and reinforcing Unionville's historic atmosphere. Proactively identifying and preserving priority properties can help ensure that future growth respects community character while safeguarding valuable open lands for future generations.

Implementation Considerations



- Identify and prioritize open space parcels that contribute to village character, scenic views, and environmental resources
- Pursue partnerships and funding opportunities to support long-term open space preservation efforts.
- Prioritize easements over fee-simple acquisition where possible for undeveloped parcels.

Regional Planning Efforts



Continued engagement in regional initiatives is important to ensuring that the Village of Unionville benefits from investments, planning efforts, and partnerships occurring throughout the surrounding area. Participation in these efforts helps ensure that local priorities are represented and that the village benefits from regional investments and partnerships.

Continued support for implementation of the Unionville Regional Comprehensive Plan and Kennett Connects Plan and participation in the Regional Trails Commission can enhance connectivity, expand recreation opportunities, and strengthen links between Unionville and surrounding communities. These initiatives can also help position the village for future funding opportunities.

Ongoing coordination with the Unionville-Chadds Ford School District (UCFSD) is equally important to address shared transportation, safety, and community planning needs. Maintaining strong regional partnerships will help the village leverage resources, address common challenges, and pursue projects that benefit residents and businesses.

Implementation Considerations



- Participate in regional planning initiatives that support community goals and connectivity.
- Support implementation of the Kennett Connects Plan and regional trail projects.
- Maintain regular coordination with the UCFSD on transportation, safety, and community planning efforts.

Strategic Funding & Partnership Development



Seeking funding and implementation resources - organizational partners, funding programs, or technical assistance - should be a strategic consideration on a routine basis. Appropriately connecting proposed actions and projects with sources of funding and capacity (such as technical assistance or staff/volunteer time) is a critical part of implementation. Routine coordination should take place between the community and potential funding organizations that share overlapping interests (such as recreation, physical and mental wellbeing, or economic development), with discussion focusing on how resources could be matched to proposed actions and projects. Within the community, there should be a clear priority and lead entity that approaches a potential funding partner.

For existing programs with periodic application cycles, being mindful of timing for applications is essential, as is contacting the administrator of the programs to talk through what project or action best carries forward the intentions of the community and the funding program. At times a specific project or local implementing organization may not be ready to seek funding, but building relationships over time is an important part of consistently matching resources to needs. Other organizations and resource opportunities may be less consistently a fit but can play a vital role in closing funding gaps to bring a project across the finish line.

Resourcing projects requires consistently talking with partners, seeking new partners, being open to collaboration, and responding to the focus of the community and partners. The information that follows provides information on organizations and individual programs that are applicable to advancing the vision, goals, and actions of this plan.

National Programs

AARP is increasingly involved in community livability, offering guides and small grant programs on livability for all ages (housing, recreation, public spaces, accessibility, etc.), including the annual Community Challenge grant for quick-action projects

Main Street America leads a movement committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts. They offer various programs and training events, and share information on various grant programs (their own, and others such as AARP and Project for Public Spaces).

Statewide

PA Downtown Center (the Main Street America affiliate) and PA Department of Community and Economic Development both offer technical resources and funding for community development projects (including the new Main Street Matters program), while the PA Department of Conservation and Natural Resources support is more specific to recreation (including the longstanding Community Conservation Partnerships Program-C2P2-program).

PA Historical and Museum Commission offers grant funding for construction projects and protection of historic resources. PA Humanities, an independent nonprofit, helps more Pennsylvanians experience the humanities and put them in action through civic engagement, education, and building community.

Local

Longwood Foundation welcomes grant applications from organizations seeking to improve the quality of life and future in Delaware or the Kennett Square area (specifically within a four-mile radius of Longwood Gardens; Unionville is within this radius). The deadlines for Spring and Fall grant cycles are March 1 and September 1.

Square Roots Collective is a social impact venture igniting systemic change in Southern Chester County, building local initiatives focused on catalyzing collaboration, opportunity, and transformation in our communities. Their Square Roots Community Initiative is focused on providing grants to non-profits and other community partners to ignite systemic change.

The E. Kneale Dockstader Foundation supports educational, charitable, and scientific activities that enhance and optimize the natural environment in southern Chester County (their service area includes East Marlborough Township). Proposals are accepted from February 1 – April 1 each year. The Dockstader Foundation nurtures programs that make connections with, and builds understanding of our environment in this region.

Chester County government, through both the Planning Commission and Parks + Preservation, may offer grants for planning purposes and enhancing access and use of public recreation areas.





Funding Opportunities

Leveraging diverse funding sources is a cornerstone of implementation. Federal, state, regional, county, and private funding programs each play a role in advancing pedestrian and bicycle investments. An implementable action plan positions the village to be competitive for grants, to coordinate improvements alongside roadway, utility, or redevelopment projects, and to maximize the impact of limited local resources.

Identifying funding is a critical next step to advance design or construction for any capital improvement. Some projects may be relatively low cost, implementable by staff or volunteers, or tied to another project. Others may require phasing and funding from multiple sources.

Information about potential funding options and opportunities is available as part of the PennDOT Connects initiative. There are a number of competitive grant funding programs that could be pursued, specifically for safety as well as bicycle and pedestrian improvements.

A summary of the current competitive grant programs is provided on the following pages. Each grant program has different eligibility for the type of project, use of funds, matching requirements, and timelines for implementation. Grant programs typically require the project sponsor to provide matching funds.

Summary of Current Competitive Grant Programs

Please refer to specific funding program for most recent guidance or eligibility criteria

	Program *Administering Agency*	Details	Eligible Project Phases				Anticipated Application Period
			Planning	*Design*	*ROW*	*Construction*	
1	**Safe Streets and Roads For All** • U.S. Department of Transportation	• Federal transportation funds • 20% match requirement • Planning and Demonstration Grants: $100,000 - $10 million • Implementation Grants: $2.5 - $25 million; Projects must be identified in an Action Plan	●	●	●	●	Annual
2	**Green Light – GO** • Pennsylvania Department of Transportation (PennDOT)	• State funds (Act 101) • Grant funds improvements to existing traffic signals • 20% match	●	●	●	●	Annual: November – February
3	**Automated Red Light Enforcement (ARLE)** • Pennsylvania Department of Transportation (PennDOT)	• Traffic signal upgrades and safety improvements • Funded by revenue from automated red light enforcement • No match required, no minimum or maximum request amounts	●	●	●	●	Annual: April – June
4	**CFA/DCED – Multimodal Transportation Fund (MTF)** • Commonwealth Financing Authority (CFA) with Department of Community and Economic Development (DCED)	• Annual competitive grant program for state funds (Act 89) • 30% match (recently waived for municipalities); $100,000 minimum, $3 million maximum • 2 – 3 year timeframe to complete the grant funded activities • Design and engineering cannot exceed 10% of the grant award		●	●	●	Annual: March – July

	Program *Administering Agency*	Details	Eligible Project Phases				Anticipated Application Period
			Planning	*Design*	*ROW*	*Construction*	
5	**PennDOT – Multimodal Transportation Fund (MTF)** • Pennsylvania Department of Transportation (PennDOT)	• Annual competitive grant program for state funds (Act 89) • 30% match (based on grant award); $100,000 min; $3 million max • 3 year timeframe to complete the grant funded activities • Design and engineering cannot exceed 10% of the grant award		●		●	Annual: September – November
6	**Transportation Alternatives Set Aside (TASA)** • Pennsylvania Department of Transportation (PennDOT)	• Federal transportation funds • Match requires funding all pre-construction activities • $50,000 minimum and $1 – $1.5 million maximum • 2 year timeframe to complete design, right-of-way, and utility clearance				●	Biennial (Typical)
7	**Local Share Account (LSA) – Statewide** • Commonwealth Financing Authority (CFA) with Department of Community and Economic Development (DCED)	• Competitive grant program for distribution of gaming revenues through the state • No match required; $25,000 minimum; $1 million maximum	●	●	●	●	Undefined
8	**Greenways, Trails, and Recreation Program (GTRP)** • Commonwealth Financing Authority (CFA) with Department of Community and Economic Development (DCED) & Department of Conservation of Natural Resources (DCNR)	• Annual competitive grant program for state funds (Act 13) • 15% match; $250,000 maximum • 2-3 year timeframe to complete the grant-funded activities • Design and engineering cannot exceed 10% of the grant award		●		●	Annual: February – May



Table of Contents

APPENDICES

A. Community Design Charrette Overview 60
B. Active Transportation Toolbox 70
C. W Doe Run Road (Route 82) Traffic Calming Review 88

Community Design Charrette



Overview

The Unionville Village Master Plan incorporated a community design charrette as an alternative to a traditional public meeting to foster more meaningful and inclusive engagement. The two-night workshop brought residents, stakeholders, and planners together to collaboratively shape ideas and solutions in real time.

Night #1 featured a hands-on workshop where participants reviewed maps, developed a set of project goals, and brainstormed with the project team to come up with potential improvements. After the event, the project team developed a set of concepts to illustrate the ideas in a real word context. For the second night, the group reconvened to review the concepts and score them based on how well they met the project goals as well as indicate which projects should be prioritized.

By emphasizing dialogue and co-creation, the charrette helped strengthened community buy-in and resulted in more refined and locally informed project ideas. Ultimately, this approach enhanced both the quality of the master plan and the level of public support, ensuring that the vision for Unionville Village more accurately reflected the community's needs, values, and aspirations.

The graphic to the right provides an overview of the charrette process and the map spread on the following pages highlights the results of the concept prioritization exercise with the project ideas that people were most excited about making a reality.

Charrette Night #1

The charrette took place May 18th-20th and was hosted at Unionville Elementary School . The first night of the Unionville Village Master Plan charrette set the foundation for a collaborative and productive process. Participants began by reviewing existing conditions, including land use, transportation patterns, community assets, and challenges. They also provided input on their current impressions of the village as well as their vision for the future to help define priorities for the plan.

Through facilitated discussions, residents and stakeholders identified key challenges such as traffic circulation, pedestrian safety, and preservation of community character, while also highlighting opportunities for improved connectivity and enhanced public spaces.

Participants then worked in small groups that focused on specific areas of the village to identify issues and prioritize potential opportunities for improvement that reflected community priorities. These priorities guided brainstorming exercises where attendees sketched ideas, mapped potential improvements, and explored alternative concepts for the Village's future. Each group then presented their findings and vision for their focus area to rest of the participants leading to further discussion among the group as a whole.

The interactive and informal format encouraged open dialogue and creativity, allowing participants to refine their thoughts and build on each other's ideas, ultimately generating a diverse set of preliminary ideas to be developed into fleshed out concepts by the project team.







Key Takeaways

The following section highlights key takeaways from the interactive boards, visioning exercises, and community conversations that took place during the first night of the Community Design Charrette.

These insights and feedback helped inform both the overarching goals to guide the project as well as the specific concepts and recommendations that became the focal point of the second night.

Satisfaction/Importance Exercise





Overview

Participants were presented with various topics and asked to indicate how important and how currently satisfied they are with each. Topics that ranked high for importance and satisfaction represent strengths whereas those that were high importance but low satisfaction indicate priority opportunities to focus on improving.

Strengths

- Parks & Open Spaces
- Historic Character

Opportunities for Improvement

- Traffic Calming
- Walkability & Connectivity

Vision for the Village



Overview

Participants were asked about their current perception of the village as well as what they would like it look in the future. The were also asked what they would prioritize to improve the village.

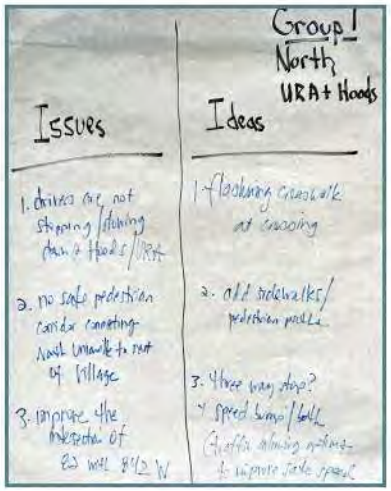
Key Themes

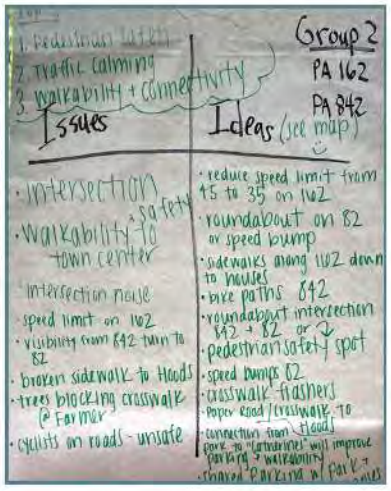
- **Enhance Traffic Calming & Road Safety**
- **Improve Walkability & Connectivity**
- **Address Parking Needs Strategically**
- **Foster Placemaking & Community Activation**
- **Preserve Village Character & Historic Feel**
- **Integrate Green Stormwater Management**

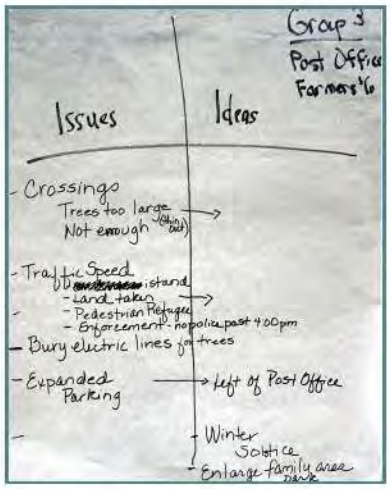
Focus Area Concepts

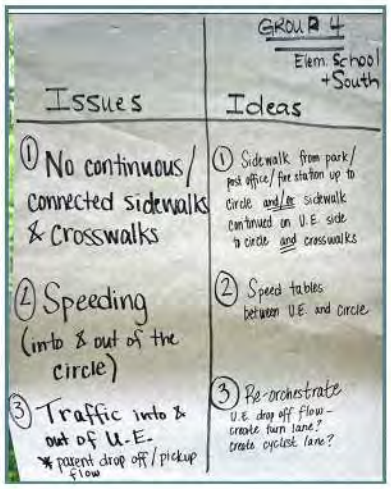
Overview

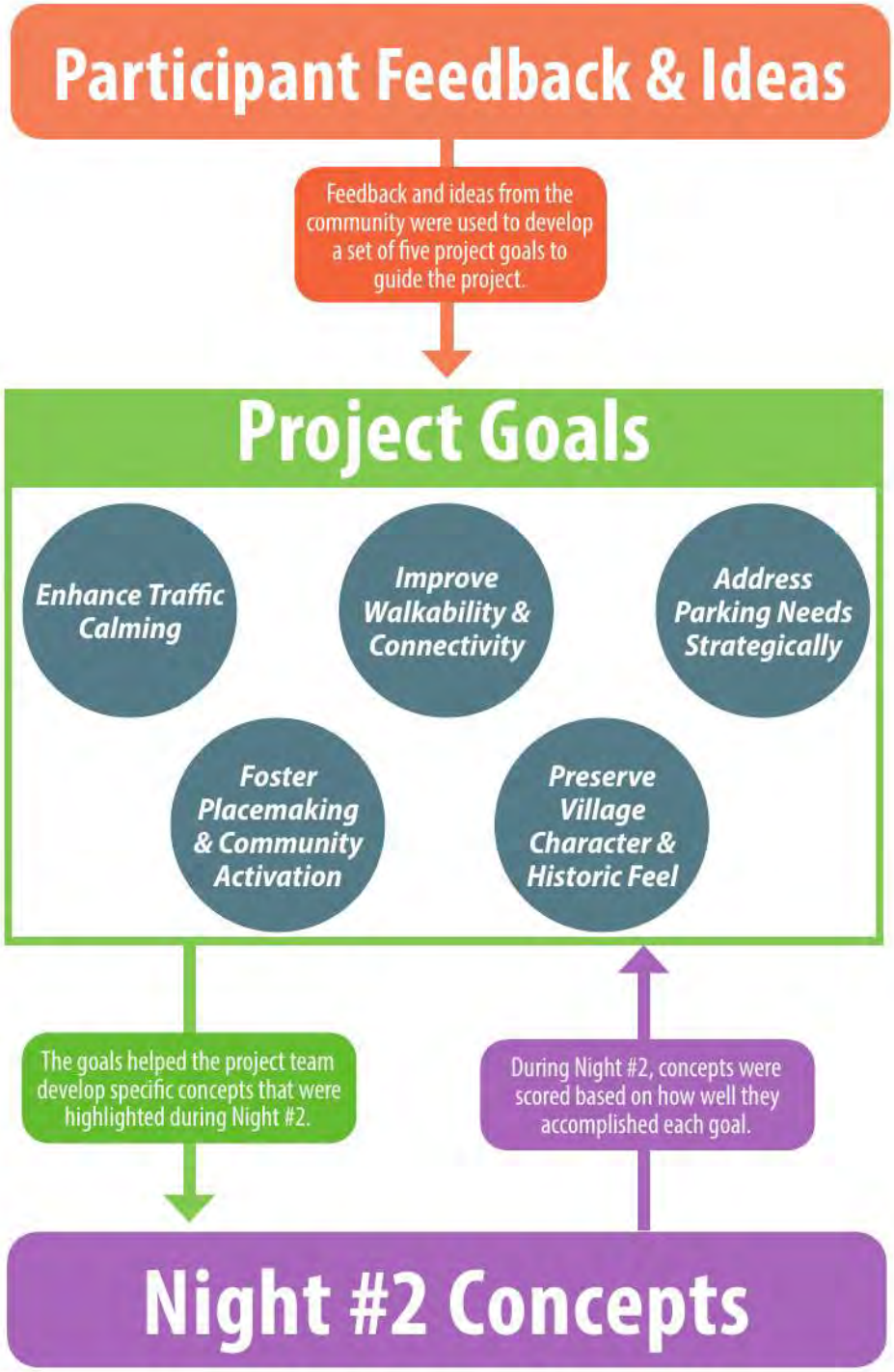
Participants broke into groups to take a closer look at four specific locations throughout the village. This discussion and the resulting ideas formed the basis of the concepts developed for Night #2.











Charrette Night #2

Night #2 of the community design charrette took place on May 20th and served as the culmination of the process. Prior to the meeting, the project team compiled all the input, priorities, and ideas from the first evening's activities and synthesized them into a set of conceptional renderings highlighting potential improvement options throughout the village. The project team also developed a set of five goals that were identified by the group as top priorities for the village during Night #1. The goals are listed below:

1. **Enhance Traffic Calming**
2. **Improve Walkability & Connectivity**
3. **Address Parking Needs Strategically**
4. **Foster Placemaking & Community Activation**
5. **Preserve Village Character**









Concept Gallery

The room was set up in a gallery format showcasing each of the 17 concepts. Each concept had a matrix showing each of the five goals with space for participants to indicate whether they felt the concept "maintains conditions or worsens", "modestly advances or improves", or "significantly advances or improves" each goal.

In addition to the goals exercise, participants were also provided with 10 "priority dots" that they could add to concepts they felt deserved to be prioritized. The exercise was meant to mimic real world priority setting and attendees could choose to spread their dots out over a number of concepts, or focus their attention on 1-2 they were particularity passionate about to increase their influence.





Project Goals & Prioritization

The 17 conceptual renderings were broken down into 10 focus areas throughout the village. The following table shows the distribution of votes for how well each meets the project goals and which should be prioritized. Some focus areas had more than one option, which was important for the prioritization exercise where votes were spread relatively evenly among the options (e.g. 1756 W Doe Run Road).

1. **PA 82 & PA 162 Intersection**
   - Signalized Intersection
   - All-Way Stop
   - Mini Roundabout
2. **Post Office Property**
   - Ice Cream Shop
   - Parking Lot
3. **1756 W Doe Run Road Property**
   - Pollinator Garden
   - Village Green
   - Pavillion & Community Space
   - Community Garden
4. **Farmer & Co. - Rectangular Rapid Flashing Beacon**
5. **Wood's BBQ & URA Ballfields - Raised Crosswalk & RRFB**
6. **PA 82 & PA842 Intersection -**
   - Mini Roundabout
   - Sidewalk & Crossing Enhancements
7. **East End of Village**
   - Doe Run Road Sidewalks (North)
   - Doe Run Road Sidewalks (South)
8. **On Street Parking (Village-Wide)**
9. **Western Gateway**

↓ = *Maintains current condition or worsens*
↑ = *Moderately Advances or improves*
↑↑ = *Significantly advances or improves*

Goals	1. PA 82 & PA 162								
	Signalized Intersection			All-Way Stop			Mini Roundabout		
	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑
Enhance Traffic Calming	6	1	3	6	0	0	5	4	7
Improve Walkability & Connectivity	3	1	2	0	8	1	1	4	5
Address Parking Needs Strategically	0	0	0	1	0	0	1	0	0
Foster Placemaking & Community Activation	2	1	0	2	3	0	1	1	5
Preserve Village Character	7	0	0	4	4	0	0	0	8
This should be prioritized		**0**			**16**			**15**	
Comments	Light pollution and encourages honking (x2)			It is already 4-way stop. Zebra stripes are a good addition			I feel like people will stop I I feel like people will stop less because no stop signs, not safe for pedestrians unless because no stop signs, not safe for pedestrians		
	Horrible idea (x3)			I like the crosswalks but would include a ramping them at crosswalks			Awful idea. Too much traffic, eliminates stop signs, extremely small area for a roundabout. People would blow through the roundabout unless there is a prohibitively high center		
							Love it		

2. Post Office Property						3. 1756 W Doe Run Road Property												4. Farmer & Co.			5. Wood's BBQ & URA Ballfields		
Ice Cream Shop			Parking Lot			Pollinator Garden			Village Green			Pavilion & Community Space			Community Garden			Rectangular Rapid Flashing Beacon			Raised Crosswalk & RRFB		
↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑
3	1	0	0	0	0	2	0	1	5	0	0	2	4	0	5	0	0	1	3	8	0	0	15
0	4	2	1	6	0	2	2	0	1	4	0	1	3	5	1	3	0	0	0	13	0	0	10
7	0	0	0	0	14	1	0	0	5	0	0	4	1	0	3	0	0	1	0	0	0	0	0
0	0	6	3	2	5	2	1	2	0	2	4	0	1	12	1	3	3	1	1	3	0	2	3
3	3	1	2	3	3	1	0	5	1	0	6	1	1	6	2	2	5	8	1	0	0	1	9
4			**15**			**9**			**3**			**7**			**7**			**15**			**25**		
Increases parking difficulties for the park and village. Seasonal business only			Permeable pavers			Doable on this site, passive + calming, does not increase traffic or congestion			Can sidewalk be continuous from here all the way to the existing roundabout?			Will increase traffic congestion. We already have a nice park for this purpose with good access and safe parking. Make improvements to the park instead			Most residences in the village have their own gardens. Not necessary (x2)			Should be raised crosswalk (x2)			Flashing lights would help here		
Too much at this location, leave the business uses to private property			Do people who live here want tons of people here?			This should go in many places in existing par			Can this be combined with more parking?			Would have liked to have seen the Village Green by playground or an expanded play are for older kids. Too close to the road here			I like the idea of creatin an area for community gardens. Also thinking about the large meadow space within the park with connectivity.			Yes! How to make attractive? How to make it a part of historic village feel?			Would be nice to see proposal to improve appearance of parking lots by ballfields		
Love this, a compromise would be to have a spot for rotating food trucks			No more parking, more green, fewer parking spaces (but some:15)			Love!! But we can add more of this in the existing park			Should include sidewalk on south side			Expand these amenities in the existing park (pavilion + older kids play area)			Requires maintenance			Not sold on aesthetics. Something more vintage looking?			All crosswalks should be raised		
Add facilities to existing park			No more parking			Good idea - could be done within space inside park			Required maintenance			Need more parking first						So necessary with all the children in village & crossing customers					
Will bring tons of out of town people to village						Required maintenance			Would be a nice extension to the park			This is too much. People from all over will use the park						Ugly!					
Don't expand park						Should include sidewalk on south side						Put pavilion inside the park not next to the street (x2)											
Community Center instead												A space for a food truck would be nice. Maybe an outdoor stage for live music											

↓ = *Maintains current condition or worsens*
↑ = *Moderately Advances or improves*
↑↑ = *Significantly advances or improves*

Goals	6. PA 82 & PA 842						7. East End of Village						8. On-Street Parking			9. Western Gateway		
	Mini Roundabout			Sidewalk & Crossing Enhancements			Doe Run Rd Sidewalk (North)			Doe Run Rd Sidewalk (South)								
	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑	↓	↑	↑↑
Enhance Traffic Calming	2	1	6	4	5	1	0	0	1	0	0	2	4	2	0	5	0	0
Improve Walkability & Connectivity	0	0	7	0	4	0	0	0	7	0	0	11	1	4	0	7	0	0
Address Parking Needs Strategically	0	0	0	1	2	0	0	0	0	0	0	0	2	2	4	0	0	0
Foster Placemaking & Community Activation	0	2	3	1	1	0	0	0	3	0	0	3	2	0	2	2	0	0
Preserve Village Character	2	2	5	1	3	0	0	2	1	1	1	2	1	2	7	1	3	0
This should be prioritized	**20**			**13**			**8**			**14**			**4**			**7**		

Comments						
	Trucks need to turn	Remove the raised curb or flatten the curb	Sidewalks should be on both sides	Sidewalks on both sides (x2)	Sidewalk parking ruins historic	Lots of walkers/runners go all the way down W Doe run and turn on Upland. No space on side for them
	All features should be flush	Tightens turn = slows speed	Sidewalks in different places from the neighborhoods to main streets	Easier (and better) connection and activating sidewalk on this side of 82 from the middle school and baseball fields. South side could be continuous through entire village	On the one hand I do not wat to encourage the idea of street-parking, but the use of cobbled parking areas would improper the visual character of the village if done in moderation it may help the overall parking share	Consider larger sign/arch. This is a "walking village" but there are still no sidewalks for pedestrians or a bike lane. Stop signs at West Doe Run/Upland (three-way stop)
	Love	Yes walkways, no round about	North side sidewalk requires number crossings of streets	Raised crosswalks around circle (x2)	Integrate green stormwater (GSI)	Need better gateway nearer to URA Ball Fields
			Potential pedestrian vehicle accidents		What other paving for cars? Grass pavers (2x)	
					Accommodate parking with back streets	
					No more street parking	

Concept Prioritization

Based on the priority voting exercise there were seven concepts that received 14 or more prioritization votes (listed below). People also used the comment section to provide additional suggestions and tweaks about how they would refine each concept to best fit local context (see following page).

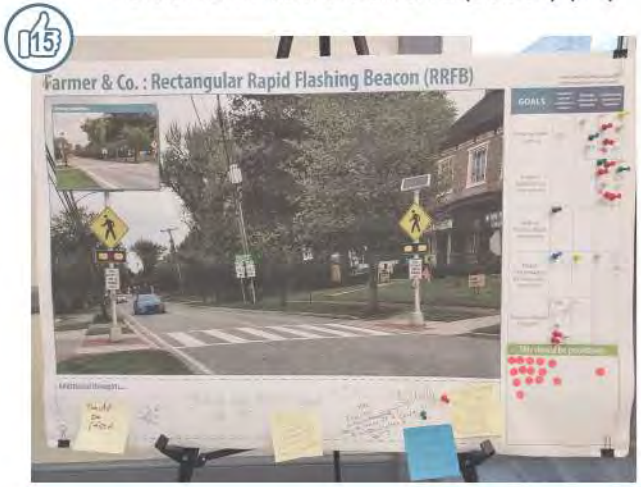
1. **Wood's BBQ & URA Ballfields - Raised Crosswalk & RRFB (25)**
2. **PA 82 & PA 842 Intersection - Mini Roundabout (20)**
3. **PA 82 & PA 162 Intersection**
   - All-Way Stop (16)
   - Mini Roundabout (15)
4. **Farmer & Co. - Rectangular Rapid Flashing Beacon (15)**
5. **Post Office Property**
   - Parking Lot (15)
6. **East End of Village**
   - Doe Run Road Sidewalks (South) (14)



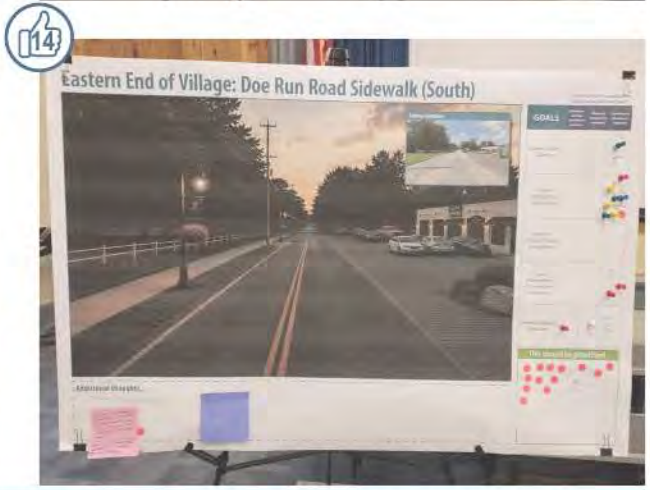












Overview

There are a variety of infrastructure features that form the building blocks for an active transportation network. The Active Transportation Toolbox presents facilities that may be appropriate in Unionville to serve the broad transportation needs of the community. The toolbox also helps to define terminology used in the plan and presents a brief description and illustrative photo for each facility. For some facilities, additional information is provided regarding design guidelines.

The following design guidelines and publications were used as references for development of the toolbox and can be helpful resources for the planning and design of active transportation infrastructure.

A Policy on Geometric Design of Highways and Streets (Green Book), Sixth Edition (2011), American Association of State Highway and Transportation Officials (AASHTO).

Roadside Design Guide, Fourth Edition (2011), American Association of State Highway and Transportation Officials (AASHTO).

Guide for the Development of Bicycle Facilities, Fourth Edition (2012), American Association of State Highway and Transportation Officials (AASHTO).

Guide for the Planning, Design and Operation of Pedestrian Facilities, Second Edition (2021), American Association of State Highway and Transportation Officials (AASHTO).

Manual of Uniform Traffic Control Devices (MUTCD) (2009), Federal Highway Administration (FHWA).

Bikeway Selection Guide (2019), Federal Highway Administration (FHWA).

Small Town and Rural Multimodal Networks (2016), Federal Highway Administration (FHWA).

Urban Bikeway Design (2011), National Association of City Transportation Officials (NACTO).

Design Manual, Part 2 (DM-2): Highway Design, Publication 13M (December 2025, Change 9), PennDOT.

Traffic Engineering Manual, Publication 46 (August 2009, Change 1 - March 2014), PennDOT.

Access Management: Model Ordinances for Pennsylvania Municipalities Handbook, Publication 574 (April 2005, Updated February 2006), PennDOT.

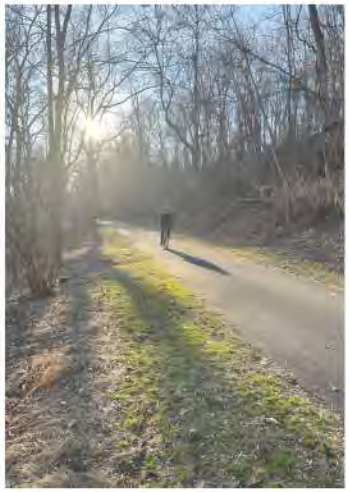
Pennsylvania Trail Design and Development Principles: Guidelines for Sustainable Non-motorized Trails (2013), Pennsylvania Department of Conservation and Natural Resources (DCNR).

Off-Road Pedestrian & Bicycle Facilities

Shared Use Path

Description

A combined bikeway and walkway that is designed for shared use by bicyclists and pedestrians of all abilities, as well as other non-motorized modes of transportation. Shared use paths along or adjacent to a roadway are physically separated from vehicular traffic by a verge, fencing, or other barrier.



Sidewalk

Description

Walkway parallel to the road that is intended for use by pedestrians, often with numerous access points to adjacent land uses. The walkway is typically physically separated from the roadway with a curb and/or verge. The verge may contain grass, vegetation, pavers, and sometimes street trees. Sidewalks are typically concrete, but can be constructed with asphalt, bricks, or pavers.





Pedestrian Path

Description

Walkway for use by pedestrians of all abilities. Walking paths may be adjacent to roadways and serve as an alternative design treatment to sidewalks. Walking paths are also prevalent in parks or within other developed sites to provide pedestrian connections and support active recreation.



Footpath

Description

Walkway for use by pedestrians, typically for recreation purposes. Natural paths are often through or adjacent to undeveloped land. Sometimes foot paths follow the natural landscape or include steep slopes, steps, and stairs that are not fully accessible.

Boardwalk

Description

Elevated walkway that is constructed as a series of low-height bridges through sensitive areas with seasonably variable water depths or low strength soils, such as wetlands. Boardwalks typically include a curb or handrail along at least one, often both, edges.

Target Users

Pedestrians; Bicyclists (optional and dependent upon the design)

Dimensions

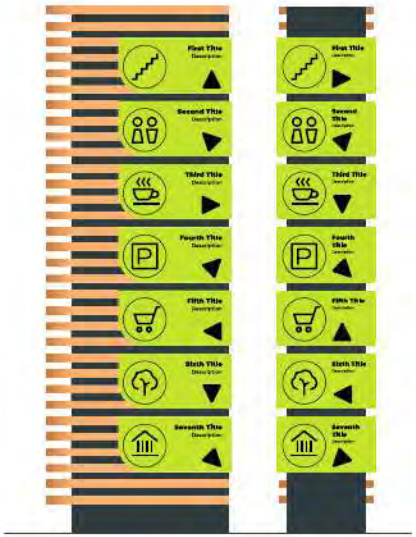
6-10 feet wide (typical)

Surface Materials

Wood; Wood Composite; Plastic Composite; Concrete (for decking)







Wayfinding

Description

A range of signs, pavement markings, kiosks, or interpretative signs that are used to identify a facility and provide basic information, such as directional arrows, mileage, map, or narrative. Signage can be utilized to interpret local cultural, historical, and ecological themes.

Note of Accessibility

Tighter tolerances in place on surface, slopes, and smoothness for ADA. Signage should also consider accessibility of information and physical location.

On-Road Bicycle Facilities & Features

Bike Lane

Description

A portion of the roadway that has been designated by striping, signage, and pavement markings for the preferential or exclusive public use by bicyclists. Bicycle lanes are located directly adjacent to motor vehicle travel lanes and operate in the same direction as motor vehicle traffic.



Benefits

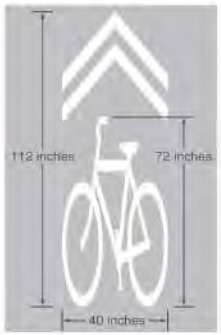
- Provides separate space dedicated for cyclists, which can offer added comfort for less experienced riders
- Allows bicycles to operate on a roadway without impeding motor vehicle traffic
- Encourages predictable positioning by bicyclists at intersections

Shared Roadway/Bicycle Boulevard

Description

A roadway with signage and pavement markings to indicate the use of a travel lane by both bicycles and motor vehicles. Pavement markings may include a "sharrow," which is a bicycle symbol with two chevron arrows denoting the direction of travel.





Benefits

- Alert motorists to the potential presence of bicyclists that may occupy the travel lane
- Recommend proper lateral position for bicyclists by indicating where bicyclist can ride within lane
- Encourage safe passing of bicyclists by motorists
- Reduce the incidence of wrong-way bicycling
- Provide wayfinding

Design Features

- Shared lane pavement marking or "sharrow" placed in accordance with MUTCD, Section 9C.07
- Bicycle May Use Full Lane Sign (R4-11) placed in accordance with MUTCD, Section 9B.06
- Should be limited to roadways with proper speed and traffic volumes (under 25 MPH and 2,500 AADT) to safely accommodate bicyclists



Paved Shoulder

Description

A portion of the roadway adjacent to the travel lane that can be enhanced with signage, striping, or coloring to serve as functional space for bicyclists and pedestrians to travel, particularly when other dedicated facilities are not feasible.

Dimensions

4 feet wide (minimum); provide greater width based on feasibility and traffic.

Pedestrian & Trail Crossings

Marked Crossing

Description

Pavement markings designating a location for pedestrians to cross a road, often connecting sidewalks, paths, o r multi-use trails. Crosswalks must be a minimum of 6 feet wide. High visibility crosswalks, also known as continental design, are most visible to motorists.





Marked Crossing Variation: Mid-Block Crossing

A crosswalk that is not located at an intersection. Additional warning devices are required to increase pedestrian safety compared to typical crosswalks at intersections. A mid-block crosswalk can include advance signage and pavement markings. Other design treatments could include a pedestrian refuge island or raised crosswalk.





Pedestrian Signal

Description

Traffic signal equipment for pedestrians can include pedestrian pushbuttons, accessible pedestrian signals, passive detection for bicyclists or pedestrians, pedestrian signal heads, and pedestrian countdown signal heads. Accessible Pedestrian Signals (APS) communicate information about the WALK and DON'T WALK intervals for pedestrians who are blind or have low vision. Countdown pedestrian signal heads show how much time remains before the traffic signal changes.



Flashing Warning Device

Description

A flashing warning device can be used in combination with pedestrian crossing signs and a marked crosswalk at uncontrolled crossing locations. Signs and flashing warning devices can be side-mounted or overhead. Additionally, flashing warning devices can be user-activated. Rectangular Rapid Flashing Beacons (RRFBs) are one example of a flashing warning device.

Trail Crossing

Description

Trail crossings are locations where a multi-use trail crosses a roadway. Trail crossings may be within the area of an intersection, mid-block, or grade separated. Based on AASHTO guidelines, mid-block trail crossings can be considered a four-leg intersection. Mid-block trail crossings often involve mutual yielding, such that motorists must yield to pedestrians in the crosswalk and bicyclists/pedestrians must stop/yield to motorists if they cannot stop in time. Roadway trail crossings typically include marked crosswalks and ADA curb ramps corresponding to the width of the trail, along with warning signs. Flashing warning devices or signals may be considered for some trail crossings.





Median/Refuge Island

Description

Medians or raised islands between travel lanes can be designed with landscaping, hardscaping, welcome signs, and/or provide a mid-point refuge for pedestrian crossings. Medians help to slow traffic by defining travel lanes, shortening crossing distance and limiting pedestrian exposure to traffic and can be used to reduce conflicts by physically preventing left turns and restricting turning movements to specific locations.

Curb Extension/Bulb-out

Description

Areas of expanded curbing that extend across a parking lane and may narrow a travel lane. Curb extensions create shorter crossing distances for pedestrians and make them more visible to drivers while increasing available space for street furniture and plantings. Curb extensions can also serve as a traffic calming measure.







Pedestrian or Trail Bridge

Description

Bridge specifically for use by pedestrians and bicyclists to cross a stream, water body, steep grade, or other existing feature. The design of the bridge should be based on anticipated users, including maintenance or emergency vehicles. Steel, fiberglass, and wood are materials typically used for pedestrian or trail bridges.

Enhancing Users' Experience

Landscaping and Green Infrastructure

Description

Landscaping and green infrastructure can provide shade for pedestrians, integrated stormwater management, reduce heat island effect, and help to create a sense of place. Trees and vegetation can also have a calming effect on traffic with the increased sense of enclosure. The type and location of landscaping should be chosen based on site conditions.

A diverse native plant palette can be used in the design of the landscape zones, including trees, shrubs, and groundcover where appropriate. A mix of flowering species can offer seasonal appeal while providing habitat for birds and other native wildlife. Landscaping and green infrastructure can be placed between a road edge and sidewalk or path.









Streetscape Amenities

Description

Benches, trash receptacles, and bicycle racks create a more comfortable and convenient environment for walking, biking, and enjoying the street. The design of the streetscape furniture or amenities should be consistent to convey the unique character of the community. Amenities should be placed so they do not obstruct pedestrian walkways, accessible through routes, building entrances, or fire hydrants.

Seating

Description

Seating areas can be provided along sidewalk, paths, or trails in downtown settings, park areas, transit spots, or at scenic vistas. Seating can include benches or seat walls and can incorporate public art or other creative design elements to create a sense of place. Seating can be created with natural materials reflecting the native geology or ecology of the region like boulders and/or logs. Space can also be provided for wheelchairs to stop (outside of minimum ADA walkway widths).









Pedestrian-Scale Lighting

Description

Pedestrian-scale street lights, 10-12 feet in height, help provide security along sidewalks, as well as help to provide aesthetic appeal to the streetscape. Lighting adjacent to natural areas should adhere to dark sky lighting recommendations to avoid impacting native habitat. For health and environmental reasons, consider using dark-sky-friendly designs and moderating intensity.

Bike Rack

Description

A frame that is permanently anchored to the ground and is used to secure bikes when not in use. Bicycle racks should be located in visible areas and near major destinations such as employment centers, business and retail districts, parks, and transit.

Placement

Placement of bicycle racks should be convenient, making riding more appealing. Dimensions when occupied and must maintain clear walkways, particularly when placed along sidewalks. Bicycle racks should be set back 2-3 feet from the curb when installed along a street and can be located under s or building overhangs. Placement and design should allow for use by a variety of bike frame types.





Bike Repair Station

Description

A piece of equipment consisting of a simple bicycle stand and tools necessary to perform minor repairs and adjustments. The tools are typically securely attached to the stand, which can be used to hang the bike and allow the pedals and wheels to spin while making adjustments. Repair stations should be located in visible areas, particularly along bicycle routes or near recreational resources.

Public Art

Description

Public art may be incorporated into streetscapes through elements such as: planters and/or benches embellished by local artists, unique bike racks, or other art installations. Public art helps to provide character to streetscapes and can foster a sense of place and civic pride.





Banners

Description

Banners help to announce and publicize special events, as well as to create an identity and sense of place. Vertical banners may be attached to street light poles or may be freestanding.



Wayfinding and Interpretative Signs

Description

A range of signs, pavement markings, kiosks, or interpretative signs that are used to identify a facility and provide basic information, such as directional arrows, mileage, map, or narrative. Signage can be utilized to interpret local cultural, historical, and ecological themes.





Traffic Calming

Description

Traffic calming measures include physical changes to a roadway to reduce speeds and cut-through traffic. Traffic calming strategies are typically used to increase driver awareness of people walking, biking, and wheeling and reduce high speeds and high energy crashes. Traffic calming measures can be implemented in conjunction with bicycle and pedestrian infrastructure to slow traffic and create a safer and more comfortable environment for walking and biking.

The Active Transportation Toolbox includes several common traffic calming measures. Additionally, *PennDOT's Traffic Calming Handbook* (Publication 383) provides details regarding the appropriate placement and design of traffic calming measures.

Pavement Markings / Reduced Lane Widths

Description

Reducing excessive lane widths can help to slow traffic by providing a defined area for travel. Also, a reduction in lane widths can provide additional space for bicyclists and pedestrians. Lane widths can be defined by edge line striping, curbing, or other physical roadside treatments.



Roundabout

Description

An intersection design treatment that reduces conflict points and slows traffic. Traffic approaching the intersection yields to traffic circulating around the roundabout. Splitter islands at the entries help to slow and direct traffic and serve as pedestrian refuge areas. In some situations, roundabouts can provide increased capacity, reduced cost, and reduced delay when compared with traffic signals.





Roundabout Variation: Mini-Roundabout

A roundabout with a small diameter and traversable central island. Mini-roundabouts offer benefits similar to roundabouts, but with a smaller footprint and less cost. Mini-roundabouts are typically used in urban or small town settings on roadways with low speeds.

On-street Parking

Description

Provision of on-street parking on one or both sides that reduces roadway width. Parked vehicles also provide a buffer between traffic and pedestrians on the sidewalk.





Speed Hump or Speed Table

Description

Raised humps in the roadway, typically 3-4 inches high, intended for low volume and low speed roadways. Speed humps are most effective when placed in a series. Speed humps are the most popular traffic calming measure due to their effectiveness at reducing speeds, ease of implementation, and relatively low cost. Speed tables are speed humps with a longer, flat top that can be easier to construct and generally more acceptable to the traveling public.





Option

Speed humps or tables placed at a crosswalk create raised pedestrian crossings, or continuous sidewalks, which provide better visibility and accessibility for pedestrians.



Gateway Treatments

Description

A combination of special treatments used at the entrance to an area or neighborhood that alerts drivers to slow down due to a change in environment. Gateway treatments can include signage to identify the area or neighborhood. Other potential gateway treatments include landscaped medians or landscaped areas on the roadside.

Access Management

Description

Access management refers to means of controlling the ways that vehicles can access major roadways, using measures such as limiting the number of driveways and intersections with local roads. Properly managed access is vital to the safety and efficiency of a community's roadway network. The Active Transportation Toolbox includes a few common access management measures. In addition, PennDOT's *Access Management: Model Ordinances for Pennsylvania Municipalities Handbook* provides additional resources for access management strategies.



Driveway Spacing

Description

Adequate spacing and aligning of driveways to reduce conflicts points and create a safer environment for walking and biking.

Joint and Cross Access

Description

Providing joint or cross access between adjacent properties allows circulation between the properties and reduces the number of driveways and conflict areas along a roadway. Joint and cross access can be used in combination with shared parking.





W Doe Run Road (Route 82) Traffic Calming Review

Return to Agenda

East Marlborough Township Board of Supervisors
Regular Meeting
October 14, 2026

1. The Treasurer's report and accompanying financial information for the month ending September 30, 2026, is attached:
    a. Cash on hand for the Operating Funds (General, Operating Reserve, and Capital Improvement) total $5,829,938.35 at September 30, 2026, versus $5,703,470.42 at September 1, 2026, reflecting a increase of $126,467.93 for the month.
    b. Cash on hand for the Restricted Funds (Sewer, Fire & Emergency Services, Liquid Fuels, Parks, Open Space, Library, Rebill, Willowdale Chapel Escrow, and Escrow) total $8,108,461.74 at September 30, 2026, versus $8,200,881.99 at September 1, 2026, reflecting a decrease of $92,420.25 for the month.
    c. The Township cash balance for Operating Funds at September 30, 2026, is up $521,827.43 from September 30, 2025 ($5,829,938.35 versus $5,308,110.92 respectively).
    d. The Township cash balance for Restricted Funds at September 30, 2026, is down $97,523.09 from September 30, 2025 ($8,108,461.74 versus $8,205,984.83 respectively).
    e. Details by fund are included within the Treasurer's Report.

2. General Fund Profit & Loss - Budget versus Actual – Months of January through September Actual versus months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net surplus for the nine months was $1,004,192.24 versus a budgeted net surplus of $644,658.550, reflecting a positive budget variance of $359,533.74.
    b. Unadjusted total revenue for the nine months was $3,278,318.44 versus budgeted revenue of $3,066,071.00 reflecting a positive budget variance of $212,247.44.
    c. Unadjusted total expenses for the nine months were $2,274,126.20 versus budgeted expenses of $2,421,412.50, reflecting a positive budget variance of $147,286.30.

3. General Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and/or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. Real Estate Transfer Tax – $83,468.71
        ii. Local Services Tax – $22,271.10
        iii. PennDOT Snow/Ice Removal – $13,523.04
            1. Additional remittance for the 2025/2026 winter season. Budgeted annual funds to be remitted to the Township in November.
        iv. Building Permits – $58,433.46
        v. Transfer from Sewer Fund (Payroll) – $76,644.46
    b. Expenditures
        i. Legal Services – $19,931.44
        ii. Engineering Services – $23,382.25

iii. Police Payroll – Special Detail – $47,078.98
iv. Police Payroll – Officer OT – $10,833.75
v. Outside Code Inspector – $34,002.48
vi. Payroll – Sewer – ($40,987.13)
vii. Traffic Signal Repairs & Maintenance – $12,000.56
viii. Maintenance & Repairs of Roads/Bridges – Road Repair Materials – $20,172.02
ix. Maintenance & Repairs of Roads/Bridges – Storm Damage Repairs – ($11,320.00)
    1. The North Mills Road stream stabilization project accounted for $13,750.00 in this account.
x. Payroll – Parks – $14,095.61
xi. Health Insurance – ($10,527.69)
    1. This variance is attributable to a timing difference resulting from a December 2025 payment being made in January 2026.

4. Operating Reserve Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net surplus for the nine months was $20,271.69 versus a budgeted net surplus of $19,800.00, reflecting a positive budget variance of $471.69.
    b. Unadjusted total revenue for the nine months was $20,271.69 versus a budgeted net surplus of $19,800.00, reflecting a positive budget variance of $471.69.
    c. There were no expenses for the nine months ending September 30, 2026.

5. Operating Reserve Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and/or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. n/a
    b. Expenditures
        i. n/a

6. Capital Improvement Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus Months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net deficit for the nine months was ($532,488.78) versus a budgeted net deficit of ($599,500.00), reflecting a positive budget variance of $67,011.22.
    b. Unadjusted total revenue for the nine months was $48,857.50 versus budgeted revenue of $54,500.00, reflecting a negative budget variance of ($5,642.50).
    c. Unadjusted total expenses for the nine months were $581,346.28 versus budgeted expenses of $654,000.00, reflecting a positive budget variance of $72,653.72.

7. Capital Improvement Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and/or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. n/a
    b. Expenditures
        i. Audio/Video – $18,776.02
            1. This variance is attributable to timing.
        ii. Stormwater Repairs – $17,425.00
        iii. MS4 & TMDL Plan – $14,261.50

8. Sewer Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus Months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net surplus for the nine months was $348,508.51 versus a budgeted net surplus of $523,248.00, reflecting a negative budget variance of ($174,739.49).
    b. Unadjusted total revenue for the nine months was $1,314,247.90 versus budgeted revenue of $1,405,155.00, reflecting a negative budget variance of ($90,907.10).
    c. Unadjusted total expenses for the nine months were $965,739.39 versus budgeted expenses of $881,907.00, reflecting a negative budget variance of ($83,832.39).

9. Sewer Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and/or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. Interest Earnings – ($20,278.00)
        ii. Sewer Tap Fees – ($45,750.00)
        iii. Delinquent Sewer User Fees – ($18,543.00)
    b. Expenditures
        i. Engineering Services – ($15,419.88)
            1. The WQM (Water Quality Management) permit renewal services by HRG Engineering accounted for $16,639.50 in this account.
        ii. Sewer Fee Reimbursement – $10,000.00
        iii. Pump Station Maintenance & Repairs – $12,709.32
        iv. Grinder Pump Maintenance & Repairs – $21,805.09
        v. Property Damage Claims – ($35,316.73)
            1. Settlement agreement as approved by BOS at 5/13/26 BOS meeting.
        vi. Health Insurance – ($21,521.94)
            1. This variance is attributable to a timing difference resulting from the December 2025 and January 2026 reimbursements not made to the General Fund until February 2026.
        vii. Transfer to General Fund (Payroll) – ($76,644.46)

10. Fire/EMS Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus Months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net surplus for the nine months was $837,763.25 versus a budgeted net surplus of $800,474.00, reflecting a positive budget variance of $37,289.25.
    b. Unadjusted total revenue for the nine months was $2,116,760.74 versus budgeted revenue of $2,070,524.00, reflecting a positive budget variance of $46,236.74.
    c. Unadjusted total expenses for the nine months were $1,278,997.49 versus budgeted expenses of $1,270,050.00, reflecting a negative budget variance of ($8,947.49).

11. Fire/EMS Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. Emergency Services Tax – $28,358.47
    b. Expenditures
        i. n/a

12. Liquid Fuels (State) Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus Months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net surplus for the nine months was $12,819.69 versus a budgeted net surplus of $13,160.00, reflecting a positive budget variance of $340.31.
    b. Unadjusted total revenue for the nine months was $342,331.55 versus budgeted revenue of $352,160.00, reflecting a negative budget variance of ($9,828.45).
    c. Unadjusted total expenses for the nine months were $329,511.86 versus budgeted expenses of $339,000.00, reflecting a positive budget variance of $9,488.14.

13. Liquid Fuels (State) Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. n/a
    b. Expenditures
        i. n/a

14. Parks Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus Months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net deficit for the nine months was ($46,892.48) versus a budgeted net deficit of ($78,040.00), reflecting a positive budget variance of $31,147.52.
    b. Unadjusted total revenue for the nine months was $2,374.03 versus budgeted revenue of $3,150.00, reflecting a negative budget variance of ($775.97).
    c. Unadjusted total expenses for the nine months were $49,266.51 versus budgeted expenses of $81,190.00, reflecting a positive budget variance of $31,923.49.

15. Parks Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. n/a
    b. Expenditures
        i. Property Maintenance – $16,643.58

16. Open Space Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus Months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net surplus for the nine months was $189,203.85 versus a budgeted net surplus of $198,960.00, reflecting a negative budget variance of ($9,756.15).
    b. Unadjusted total revenue for the nine months was $189,203.85 versus budgeted revenue of $198,960.00, reflecting a negative budget variance of ($9,756.15).
    c. There were no expenses for the nine months ending September 30, 2026.

17. Open Space Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. n/a
    b. Expenditures
        i. n/a

18. Library Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus Months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net surplus for the nine months was $64,789.47 versus a budgeted net surplus of $64,110.00, reflecting a positive budget variance of $679.47.
    b. Unadjusted total revenue for the nine months was $139,789.47 versus budgeted revenue of $139,110.00, reflecting a positive budget variance of $679.47.
    c. Unadjusted total expenses for the nine months were $75,000.00 versus budgeted expenses of $75,000.00, reflecting a $0.00 budget variance.

19. Library Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. n/a
    b. Expenditures
        i. n/a

20. Rebill Fund Profit & Loss – Budget versus Actual – Months of January through September Actual versus Months of January through September Budget are attached, with the following information of note:
    a. Unadjusted net deficit for the nine months was ($32,594.36) versus a budgeted net surplus of $3,735.00, reflecting a negative budget variance of ($36,329.36).
    b. Unadjusted total revenue for the nine months was $173,105.11 versus budgeted revenue of $89,235.00, reflecting a positive budget variance of $83,870.11.
    c. Unadjusted total expenses for the nine months were $205,699.47 versus budgeted expenses of $85,500.00, reflecting a negative budget variance of ($120,199.47).

21. Rebill Fund revenue and expense accounts with significant ($10,000.00 or greater) positive and or (negative) variances at September 30, 2026, include:
    a. Revenue
        i. Reimbursable General Engineering – $24,421.78
        ii. Reimbursable Traffic Engineering – $49,109.94
    b. Expenditures
        i. Reimbursable General Engineering – ($55,252.00)
        ii. Reimbursable Sewer Engineering – ($33,834.41)
        iii. Reimbursable Traffic Engineering – ($16,597.10)

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY
Treasurer's Report for the Period Ending September 30, 2026

GENERAL FUND			
BEGINNING BALANCE			**$ 3,472,765.85**
Cash Receipts	**$ 583,033.82**		
Expenditures		**$ (376,793.32)**	
ENDING BALANCE			**$ 3,679,006.35**
SEWER FUND			
BEGINNING BALANCE			**$ 3,498,315.98**
Cash Receipts	**$ 51,833.92**		
Expenditures		**$ (122,649.22)**	
ENDING BALANCE			**$ 3,427,500.68**
FIRE/EMS TAX FUND			
BEGINNING BALANCE			**$ 2,010,189.35**
Cash Receipts	**$ 1,939,291.61**		
Expenditures		**$ (1,929,608.35)**	
ENDING BALANCE			**$ 2,019,872.61**
STATE AID (LIQUID FUELS) FUND			
BEGINNING BALANCE			**$ 174,058.83**
Cash Receipts	**$ 511.37**		
Expenditures		**$ -**	
ENDING BALANCE			**$ 174,570.20**
OPEN SPACE FUND			
BEGINNING BALANCE			**$ 2,107,782.59**
Cash Receipts	**$ 4,395.53**		
Expenditures		**$ -**	
ENDING BALANCE			**$ 2,112,178.12**
CAPITAL IMPROVEMENT FUND			
BEGINNING BALANCE			**$ 1,332,493.16**
Cash Receipts	**$ 91,415.25**		
Expenditures		**$ (173,191.68)**	
ENDING BALANCE			**$ 1,250,716.73**
REBILL FUND			
BEGINNING BALANCE			**$ 112,981.77**
Cash Receipts	**$ 552.19**		
Expenditures		**$ (27,832.00)**	
ENDING BALANCE			**$ 85,701.96**
PARKS FUND			
BEGINNING BALANCE			**$ 74,744.95**
Cash Receipts	**$ 205.57**		
Expenditures		**$ (10,681.04)**	
ENDING BALANCE			**$ 64,269.48**
WILLOWDALE CHAPEL ESCROW			
BEGINNING BALANCE			**$ 122,232.02**
Cash Receipts	**$ 367.51**		
Expenditures		**$ -**	
ENDING BALANCE			**$ 122,599.53**

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY
Treasurer's Report for the Period Ending September 30, 2026

LIBRARY FUND			
BEGINNING BALANCE			**$ 96,826.50**
Cash Receipts	**$ 1,192.66**		
Expenditures		$ -	
ENDING BALANCE			**$ 98,019.16**
OPERATING RESERVE FUND			
BEGINNING BALANCE			**$ 898,211.41**
Cash Receipts	**$ 2,003.86**		
Expenditures		$ -	
ENDING BALANCE			**$ 900,215.27**
ESCROW FUND			
BEGINNING BALANCE			**$ 3,750.00**
Cash Receipts	$ -		
Expenditures		$ -	
ENDING BALANCE			**$ 3,750.00**
TOWNSHIP-WIDE TOTAL BALANCE			
BEGINNING BALANCE			**$ 13,904,352.41**
Cash Receipts	**$ 2,674,803.29**		
Expenditures		**$ (2,640,755.61)**	
ENDING BALANCE			**$ 13,938,400.09**

TREASURER'S REPORT TRANSACTIONS
September 2026

	Beginning	Deposits	Disbursements	Ending
General Fund				
PLGIT - General Fund-Class	$ 958,643.15	$ 399,676.14	$ (238,360.11)	$ 1,119,959.18
PLGIT - General Fund-Prime	2,499,960.10	17,952.25	-	2,517,912.35
Truist - General Fund	14,162.60	165,405.43	(138,433.21)	41,134.82
Subtotal	**$ 3,472,765.85**	**$ 583,033.82**	**$ (376,793.32)**	**$ 3,679,006.35**
Sewer Fund				
PLGIT - Sewer Fund-Class	$ 676,339.88	$ 42,876.17	$ (111,909.41)	$ 607,306.64
PLGIT - Sewer Fund-Prime	2,759,031.59	8,711.24	-	2,767,742.83
Truist - Sewer Fund	62,944.51	246.51	(10,739.81)	52,451.21
Subtotal	**$ 3,498,315.98**	**$ 51,833.92**	**$ (122,649.22)**	**$ 3,427,500.68**
Fire & EMS Fund				
PLGIT - Fire Tax-Class (CLOSED)	$ 1,921,207.10	$ 4,261.98	$ (1,925,469.08)	$ -
PLGIT - Fire Tax-Class	$ -	$ 1,935,029.63	$ (1,390.00)	$ 1,933,639.63
Truist - Fire Fund	88,982.25	-	(2,749.27)	86,232.98
Subtotal	**$ 2,010,189.35**	**$ 1,939,291.61**	**$ (1,929,608.35)**	**$ 2,019,872.61**
State Aid (Liquid Fuels) Fund				
PLGIT - State Fund-Class	$ 174,058.83	$ 511.37	$ -	$ 174,570.20
Subtotal	**$ 174,058.83**	**$ 511.37**	**$ -**	**$ 174,570.20**
Open Space Fund				
PLGIT - Open Space-Class	$ 431,388.96	$ 2,259.91	$ -	$ 433,648.87
PLGIT - Open Space-Prime	676,393.63	2,135.62	-	678,529.25
PLGIT - Open Space TERM Investment	1,000,000.00	-	-	1,000,000.00
Subtotal	**$ 2,107,782.59**	**$ 4,395.53**	**$ -**	**$ 2,112,178.12**
Capital Improvement Fund				
PLGIT - Building Fund-Class	$ 26,170.63	$ 87,462.21	$ (86,191.68)	$ 27,441.16
PLGIT - Building Fund-Prime	1,306,322.53	3,953.04	(87,000.00)	1,223,275.57
Subtotal	**$ 1,332,493.16**	**$ 91,415.25**	**$ (173,191.68)**	**$ 1,250,716.73**
Rebill Fund				
PLGIT - Rebill	$ 112,981.77	$ 552.19	$ (27,832.00)	$ 85,701.96
Subtotal	**$ 112,981.77**	**$ 552.19**	**$ (27,832.00)**	**$ 85,701.96**
Parks Fund				
PLGIT - Unionville Park-Class	$ 6,913.05	$ 19.93	$ (475.00)	$ 6,457.98
PLGIT - Unionville Park-Prime	59,140.87	185.64	(10,057.90)	49,268.61
Truist - Park Fund	8,691.03	-	(148.14)	8,542.89
Subtotal	**$ 74,744.95**	**$ 205.57**	**$ (10,681.04)**	**$ 64,269.48**
Willowdale Chapel-Escrow				
PLGIT - Willowdale Chapel-Class	$ 122,232.02	$ 367.51	$ -	$ 122,599.53
Subtotal	**$ 122,232.02**	**$ 367.51**	**$ -**	**$ 122,599.53**

TREASURER'S REPORT TRANSACTIONS
September 2026

	Beginning	Deposits	Disbursements	Ending
Library Fund				
PLGIT - Library Tax-Class	$ 96,826.50	$ 1,192.66	$ -	$ 98,019.16
Subtotal	**$ 96,826.50**	**$ 1,192.66**	**$ -**	**$ 98,019.16**
Operating Reserve Fund				
PLGIT - Operating Reserve-Class	$ 194,941.22	$ 572.72	$ -	$ 195,513.94
PLGIT - Operating Reserve-Prime	453,270.19	1,431.14	-	454,701.33
PLGIT - Operating Reserve TERM Investment	250,000.00	-	-	250,000.00
Subtotal	**$ 898,211.41**	**$ 2,003.86**	**$ -**	**$ 900,215.27**
Escrow Fund				
PLGIT - Escrow-Class	$ 3,750.00	$ -	$ -	$ 3,750.00
Subtotal	**$ 3,750.00**	**$ -**	**$ -**	**$ 3,750.00**
TOWNSHIP-WIDE TOTAL	**$ 13,904,352.41**	**$ 2,674,803.29**	**$ (2,640,755.61)**	**$ 13,938,400.09**

East Marlborough Township General Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							3,458,603.25
100.100 · PLGIT General - Class							958,643.15
Deposit	09/01/2026			Deposit	26,863.23		985,506.38
Deposit	09/01/2026			BERKHEIMER	627.14		986,133.52
Deposit	09/02/2026			BERKHEIMER	777.69		986,911.21
Deposit	09/03/2026			Deposit	6,589.70		993,500.91
Check	09/04/2026	BMO19930904	BMO Credit Card			7,284.95	986,215.96
Deposit	09/04/2026			Deposit	46,712.87		1,032,928.83
Deposit	09/08/2026			Deposit	400.00		1,033,328.83
Deposit	09/08/2026			KEYSTONE	1,440.66		1,034,769.49
Deposit	09/08/2026			KEYSTONE	2,607.65		1,037,377.14
Deposit	09/08/2026			Deposit	553.80		1,037,930.94
Deposit	09/08/2026			County of Chester	2,251.17		1,040,182.11
Bill Pmt -Check	09/09/2026	27340	Barry's Auto Repair			1,891.20	1,038,290.91
Bill Pmt -Check	09/09/2026	27341	Bullet Proof Heating & Air LLC			3,375.00	1,034,915.91
Bill Pmt -Check	09/09/2026	27342	Colledge Tire, Inc.			46.95	1,034,868.96
Bill Pmt -Check	09/09/2026	27343	Davidheiser's Inc.			230.00	1,034,638.96
Bill Pmt -Check	09/09/2026	27344	Dixie Land Energy, LLC			5,559.86	1,029,079.10
Bill Pmt -Check	09/09/2026	27345	FP Mailing Solutions, Inc.			69.17	1,029,009.93
Bill Pmt -Check	09/09/2026	27346	Gawthrop Greenwood, PC			1,843.00	1,027,166.93
Bill Pmt -Check	09/09/2026	27347	Go Green 'N' Clean Car Wash			72.00	1,027,094.93
Bill Pmt -Check	09/09/2026	27348	Jeffrey Simpson			56.00	1,027,038.93
Bill Pmt -Check	09/09/2026	27349	John Deere Financial			993.88	1,026,045.05
Bill Pmt -Check	09/09/2026	27350	Knowlton Construction, Inc.			725.00	1,025,320.05
Bill Pmt -Check	09/09/2026	27351	New Enterprise Stone & Lime Co.	99788		1,107.97	1,024,212.08
Bill Pmt -Check	09/09/2026	27352	Safety Kleen, Inc.	A/C# EM09467		489.15	1,023,722.93
Bill Pmt -Check	09/09/2026	27353	Sherwin Williams			168.70	1,023,554.23
Bill Pmt -Check	09/09/2026	27354	The Lincoln National Life Insurance Group	A/C # EMTPA-BL-1576713		532.65	1,023,021.58
Bill Pmt -Check	09/09/2026	27355	The Occupational Health Center			109.00	1,022,912.58
Bill Pmt -Check	09/09/2026	27356	Tony's Emergency Services			325.00	1,022,587.58
Bill Pmt -Check	09/09/2026	27357	Traisr, LLC			600.00	1,021,987.58
Bill Pmt -Check	09/09/2026	27358	Treasurer of Chester County			2,148.58	1,019,839.00
Bill Pmt -Check	09/09/2026	27359	United Inspection Agency, Inc			6,223.75	1,013,615.25
Bill Pmt -Check	09/09/2026	27360	Unruh, Turner, Burke & Frees			5,804.19	1,007,811.06
Bill Pmt -Check	09/09/2026	27361	Vandemark & Lynch, Inc.			1,857.50	1,005,953.56
Bill Pmt -Check	09/09/2026	27362	Windles Water Works Inc			172.00	1,005,781.56
Bill Pmt -Check	09/09/2026	27363	Green Weaver Landscapes			572.00	1,005,209.56
Bill Pmt -Check	09/09/2026	27364	Signal Service, Inc.			534.00	1,004,675.56
Bill Pmt -Check	09/09/2026	27365	Traffic Planning & Design, Inc.			7,610.25	997,065.31
Deposit	09/09/2026			Deposit	3,200.69		1,000,266.00
Deposit	09/10/2026			BERKHEIMER	598.62		1,000,864.62
Deposit	09/10/2026			BERKHEIMER	1,949.17		1,002,813.79
Transfer	09/11/2026			Trans from PLGIT to Truist to cover payroll 9/15/26		75,000.00	927,813.79
Deposit	09/15/2026			Deposit	11,960.00		939,773.79
Transfer	09/15/2026			Reimb CR for municibid sale 8/31		13.00	939,760.79
General Journal	09/15/2026	JE-SG		Transfer to other funds-Aug tax lien disb		1,444.38	938,316.41
Deposit	09/16/2026			Deposit	83,169.62		1,021,486.03
Bill Pmt -Check	09/16/2026	27366	A F Daniel Technology Group, Inc.			1,247.93	1,020,238.10
Bill Pmt -Check	09/16/2026	27367	Accurate Building Inspections, Inc.			2,730.00	1,017,508.10
Bill Pmt -Check	09/16/2026	27368	Affiliated United Communications, LLC			415.88	1,017,092.22
Bill Pmt -Check	09/16/2026	27369	Berkheimer Tax Administrator, Inc.			13.90	1,017,078.32
Bill Pmt -Check	09/16/2026	27370	Brandywine Valley SPCA			1,081.60	1,015,996.72
Bill Pmt -Check	09/16/2026	27371	Canon Financial Services, Inc.	Contract # 566332		191.58	1,015,805.14
Bill Pmt -Check	09/16/2026	27372	Gale Lane Solar LLC			248.08	1,015,557.06

East Marlborough Township General Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	09/16/2026	27373	Go Green 'N' Clean Car Wash			48.00	1,015,509.06
Bill Pmt -Check	09/16/2026	27374	Great America Financial Services, Inc.			76.00	1,015,433.06
Bill Pmt -Check	09/16/2026	27375	Independence Blue Cross	A/C# 400008235880001		12,820.66	1,002,612.40
Bill Pmt -Check	09/16/2026	27376	Kate Boyle			512.81	1,002,099.59
Bill Pmt -Check	09/16/2026	27377	Lowe's	A/C# 98005272459		1,350.21	1,000,749.38
Bill Pmt -Check	09/16/2026	27378	NAPA Auto Parts	38730894		345.16	1,000,404.22
Bill Pmt -Check	09/16/2026	27379	Opdenaker, Inc.	14316800		273.29	1,000,130.93
Bill Pmt -Check	09/16/2026	27380	Unionville Chadds Ford School District			922.38	999,208.55
Bill Pmt -Check	09/16/2026	27381	Vandemark & Lynch, Inc.			5,908.50	993,300.05
Transfer	09/17/2026			Trans to SF for portion of chk deposited on 9/16		8,000.00	985,300.05
Transfer	09/17/2026			Trans to CR for cash received on 9/16 for sale of scrap metal		315.00	984,985.05
Deposit	09/17/2026			BERKHEIMER	574.53		985,559.58
Deposit	09/22/2026			Deposit	5,952.12		991,511.70
Deposit	09/23/2026			Deposit	85,056.52		1,076,568.22
Deposit	09/23/2026			Deposit	23,405.22		1,099,973.44
Deposit	09/25/2026			Deposit	3,857.00		1,103,830.44
Transfer	09/29/2026			Funds Transfer to cover payroll		75,000.00	1,028,830.44
Deposit	09/30/2026			TRANSFER	88,037.56		1,116,868.00
Deposit	09/30/2026			TRANSFER	11.02		1,116,879.02
Deposit	09/30/2026			Interest	3,080.16		1,119,959.18
Total 100.100 · PLGIT General - Class					399,676.14	238,360.11	1,119,959.18
100.106 · PLGIT General - Prime							2,499,960.10
Deposit	09/30/2026			TRANSFER	10,057.90		2,510,018.00
Deposit	09/30/2026			Interest	7,894.35		2,517,912.35
Total 100.106 · PLGIT General - Prime					17,952.25	0.00	2,517,912.35
Total 100.000 · Cash					417,628.39	238,360.11	3,637,871.53
TOTAL					**417,628.39**	**238,360.11**	**3,637,871.53**

East Marlborough Township General Fund
Treasurer's Report
As of September 29, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							14,162.17
100.305 · Truist General							14,162.17
Deposit	08/31/2026			Interest	0.43		14,162.60
Deposit	08/31/2026			Deposit	13.00		14,175.60
Check	08/31/2026	ACH	INR/CBIZ Matrix	PR 8.31.26		800.00	13,375.60
Check	09/01/2026	ACH0901	PECO Energy			1,283.60	12,092.00
Deposit	09/08/2026			Deposit	354.50		12,446.50
Transfer	09/11/2026			Trans from PLGIT to Truist to cover payroll 9/15/26	75,000.00		87,446.50
General Journal	09/15/2026	PR 9-15-26	Evolution Payroll Services	DIRECT DEPOSIT PR 9-15-26		45,362.35	42,084.15
General Journal	09/15/2026	PR 9-15-26	Evolution Payroll Services	PR TAXES PR 9-15-26		21,058.69	21,025.46
General Journal	09/15/2026	JE-SG		To reimburse SF for 2 GF bills paid from SF by accident on 8/10		246.07	20,779.39
Deposit	09/16/2026			Deposit	14,533.23		35,312.62
Check	09/17/2026	ACH	INR/CBIZ Matrix	PR 9.15.26		800.00	34,512.62
Deposit	09/21/2026			Deposit	454.50		34,967.12
Deposit	09/25/2026			Deposit	50.00		35,017.12
General Journal	09/29/2026	PR 9-30-26	Evolution Payroll Services	DIRECT DEPOSIT PR 9-30-26		47,268.08	-12,250.96
General Journal	09/29/2026	PR 9-30-26	Evolution Payroll Services	PR TAXES PR 9-30-26		20,974.04	-33,225.00
Transfer	09/29/2026			Funds Transfer to cover payroll	75,000.00		41,775.00
Bill Pmt -Check	09/29/2026	ACH-COMCAST	Comcast (37361)			640.38	41,134.62
Deposit	09/29/2026			Interest	0.20		41,134.82
Total 100.305 · Truist General					165,405.86	138,433.21	41,134.82
Total 100.000 · Cash					165,405.86	138,433.21	41,134.82
TOTAL					**165,405.86**	**138,433.21**	**41,134.82**

East Marlborough Township Sewer Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							3,498,315.98
100.100 · PLGIT Sewer Fund - Class							676,339.88
Deposit	09/02/2026			BERKHEIMER	762.70		677,102.58
Bill Pmt -Check	09/06/2026	ACH-BMOCC	BMO Credit Card			524.41	676,578.17
Deposit	09/08/2026			Deposit	60.00		676,638.17
Bill Pmt -Check	09/09/2026	7011	Aqua Pennsylvania, Inc	inv: EM2026-07		200.00	676,438.17
Bill Pmt -Check	09/09/2026	7012	Buckmans Inc.			2,183.40	674,254.77
Bill Pmt -Check	09/09/2026	7013	Christopher F. Perrotti			455.00	673,799.77
Bill Pmt -Check	09/09/2026	7014	Null's Towing			937.50	672,862.27
Bill Pmt -Check	09/09/2026	7015	Pennsylvannia One Call System, Inc.			76.44	672,785.83
Bill Pmt -Check	09/09/2026	7016	SPL, Inc.			962.20	671,823.63
Deposit	09/09/2026			Deposit	20.00		671,843.63
General Journal	09/14/2026	JE-SG		Transer from GF for SF portion of check received in GF 9/14	8,000.00		679,843.63
Bill Pmt -Check	09/16/2026	7017	Buckmans Inc.			1,390.00	678,453.63
Bill Pmt -Check	09/16/2026	7018	DS Diesall LLC			436.66	678,016.97
Bill Pmt -Check	09/16/2026	7019	Northeastern Supply, Inc.			71.68	677,945.29
Bill Pmt -Check	09/16/2026	7020	Opdenaker Inc			151.18	677,794.11
Bill Pmt -Check	09/16/2026	7021	Quantum Environmental Enterprise Inc.			6,825.00	670,969.11
Bill Pmt -Check	09/16/2026	7022	Chester Water Authority	inv: Misc 0000983		65.00	670,904.11
Bill Pmt -Check	09/16/2026	7024	Independence Blue Cross			9,593.38	661,310.73
Check	09/16/2026	7023	Independence Blue Cross	VOID:	0.00		661,310.73
Deposit	09/28/2026			Deposit	45.00		661,355.73
Deposit	09/28/2026			Deposit	32,000.00		693,355.73
General Journal	09/29/2026	JE-SG		Trans to GF payroll reimbursement 7/30-9/30		88,037.56	605,318.17
Deposit	09/30/2026			Interest	1,988.47		607,306.64
Total 100.100 · PLGIT Sewer Fund - Class					42,876.17	111,909.41	607,306.64
100.106 · PLGIT Sewer Fund - Prime							2,759,031.59
Deposit	09/30/2026			Interest	8,711.24		2,767,742.83
Total 100.106 · PLGIT Sewer Fund - Prime					8,711.24	0.00	2,767,742.83

East Marlborough Township Sewer Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.500 · Truist - Sewer Fund							62,944.51
Check	09/01/2026	EFT39	PECO			9,498.89	53,445.62
Check	09/01/2026	EFT40	Verizon NJ			504.84	52,940.78
Check	09/01/2026	EFT41	Aqua PA	inv#: 2022-654		22.49	52,918.29
Bill Pmt -Check	09/15/2026	EFT00908	Verizon WZ 220-827-534-00001			20.02	52,898.27
Transfer	09/15/2026			Trans from GF to reimburse for 2 bills paid from Sewer by accident	246.07		53,144.34
Bill Pmt -Check	09/25/2026	ACH-PECO	PECO 6288221222 517 Walnut	A/C# 6288221222		562.04	52,582.30
Bill Pmt -Check	09/28/2026	ACH-VERIZON	Verizon 655-972-361-0001-91			41.88	52,540.42
Bill Pmt -Check	09/28/2026	ACH-VERIZON	Verizon 756-231-745-0001-63			42.04	52,498.38
Bill Pmt -Check	09/28/2026	ACH-VERIZON	Verizon 356-898-425-0001-81	acct:356-898-0001-81		47.61	52,450.77
Deposit	09/30/2026			Interest	0.44		52,451.21
Total 100.500 · Truist - Sewer Fund					246.51	10,739.81	52,451.21
Total 100.000 · Cash					51,833.92	122,649.22	3,427,500.68
TOTAL					**51,833.92**	**122,649.22**	**3,427,500.68**

East Marlborough Township Fire & Emergency Services Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							2,010,189.35
100.010 · PLGIT Class - Fire Tax							1,921,207.10
Deposit	09/01/2026			Deposit	960.17		1,922,167.27
Deposit	09/01/2026			Deposit	55.60		1,922,222.87
Deposit	09/01/2026			Deposit	802.70		1,923,025.57
Deposit	09/01/2026			Deposit	780.62		1,923,806.19
Transfer	09/10/2026			Funds Transfer to new account		1,925,469.08	-1,662.89
Deposit	09/30/2026			Interest	1,662.89		0.00
Total 100.010 · PLGIT Class - Fire Tax					4,261.98	1,925,469.08	0.00
100.011 · PLGIT Class - Fire/EMS Tax							0.00
Deposit	09/09/2026			BERKHEIMER	935.95		935.95
Deposit	09/09/2026			BERKHEIMER	2,570.70		3,506.65
Transfer	09/10/2026			Funds Transfer	1,925,469.08		1,928,975.73
Deposit	09/15/2026			TRANSFER	1,267.81		1,930,243.54
Deposit	09/15/2026			BERKHEIMER	784.49		1,931,028.03
Bill Pmt -Check	09/16/2026	2000	Pa State Workers' Insurance Fund	05919947		1,390.00	1,929,638.03
Deposit	09/30/2026			Interest	4,001.60		1,933,639.63
Total 100.011 · PLGIT Class - Fire/EMS Tax					1,935,029.63	1,390.00	1,933,639.63
100.700 · Truist Fire Account							88,982.25
Bill Pmt -Check	09/08/2026	ACH-0908	Aqua Pennsylvania	A/C# 000310028 0310028		2,749.27	86,232.98
Total 100.700 · Truist Fire Account					0.00	2,749.27	86,232.98
Total 100.000 · Cash					1,939,291.61	1,929,608.35	2,019,872.61
TOTAL					**1,939,291.61**	**1,929,608.35**	**2,019,872.61**

State Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							174,058.83
100.010 · PLGIT State Fund (3679069)							174,058.83
Deposit	09/30/2026			Interest	511.37		174,570.20
Total 100.010 · PLGIT State Fund (3679069)					511.37	0.00	174,570.20
Total 100.000 · Cash					511.37	0.00	174,570.20
TOTAL					**511.37**	**0.00**	**174,570.20**

East Marlborough Township Open Space Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							2,107,782.59
100.010 · PLGIT Open Space - Class							431,388.96
Deposit	09/02/2026			BERKHEIMER	897.62		432,286.58
Deposit	09/15/2026			TRANSFER	92.20		432,378.78
Deposit	09/30/2026			Interest	1,270.09		433,648.87
Total 100.010 · PLGIT Open Space - Class					2,259.91	0.00	433,648.87
100.106 · PLGIT Open Space - Prime							676,393.63
Deposit	09/30/2026			Interest	2,135.62		678,529.25
Total 100.106 · PLGIT Open Space - Prime					2,135.62	0.00	678,529.25
107.100 · PLGIT Term Account							1,000,000.00
Total 107.100 · PLGIT Term Account							1,000,000.00
Total 100.000 · Cash					4,395.53	0.00	2,112,178.12
TOTAL					**4,395.53**	**0.00**	**2,112,178.12**

East Marlborough Township Capital Improvement/Building Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							1,332,493.16
100.100 · PLGIT-Building Fund-00003679173							26,170.63
Bill Pmt -Check	09/09/2026	1128	Guidemark, Inc			40,829.18	-14,658.55
Bill Pmt -Check	09/09/2026	1129	Haverford Systems			9,460.00	-24,118.55
Transfer	09/14/2026			Transfer from Prime to Class for 9/9 bills	51,000.00		26,881.45
Deposit	09/15/2026			Municibid	13.00		26,894.45
Transfer	09/15/2026			Transfer to cover bills 9/16	36,000.00		62,894.45
Bill Pmt -Check	09/16/2026	1130	Charlestown Paving & Exc. Inc.			24,930.00	37,964.45
Bill Pmt -Check	09/16/2026	1131	Isaac Soto			10,972.50	26,991.95
Deposit	09/17/2026			TRANSFER	315.00		27,306.95
Deposit	09/30/2026			Interest	134.21		27,441.16
Total 100.100 · PLGIT-Building Fund-00003679173					87,462.21	86,191.68	27,441.16
100.106 · PLGIT Building Fund Prime							1,306,322.53
Transfer	09/14/2026			Transfer from Prime to Class for 9/9 bills		51,000.00	1,255,322.53
Transfer	09/15/2026			Transfer to cover bills 9/16		36,000.00	1,219,322.53
Deposit	09/30/2026			Interest	3,953.04		1,223,275.57
Total 100.106 · PLGIT Building Fund Prime					3,953.04	87,000.00	1,223,275.57
Total 100.000 · Cash					91,415.25	173,191.68	1,250,716.73
TOTAL					**91,415.25**	**173,191.68**	**1,250,716.73**

East Marlborough Township - Rebill
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · PLGIT - Rebill							112,981.77
Bill Pmt -Check	09/09/2026	1266	Herbert, Rowland & Grubic, Inc			4,409.00	108,572.77
Bill Pmt -Check	09/09/2026	1267	RGS Associates, Inc.			303.75	108,269.02
Bill Pmt -Check	09/09/2026	1268	Unruh Turner Burke & Frees			5,664.00	102,605.02
Bill Pmt -Check	09/09/2026	1269	VanDemark and Lynch, Inc.			15,388.50	87,216.52
Bill Pmt -Check	09/09/2026	1270	Traffic Planning and Design Inc.			2,066.75	85,149.77
Deposit	09/09/2026			Deposit	264.00		85,413.77
Deposit	09/30/2026			Interest	288.19		85,701.96
Total 100.000 · PLGIT - Rebill					552.19	27,832.00	85,701.96
TOTAL					**552.19**	**27,832.00**	**85,701.96**

East Marlborough Township Parks Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							74,744.95
100.200 · Unionville Park (3679172)							6,913.05
Bill Pmt -Check	09/16/2026	638	Weeds, Inc.			475.00	6,438.05
Deposit	09/30/2026			Interest	19.93		6,457.98
Total 100.200 · Unionville Park (3679172)					19.93	475.00	6,457.98
100.250 · PLGIT Parks Prime							59,140.87
General Journal	09/29/2026	JE-SG		Trans to GF for payroll remibursement 7/30-9/30		10,057.90	49,082.97
Deposit	09/30/2026			Interest	185.64		49,268.61
Total 100.250 · PLGIT Parks Prime					185.64	10,057.90	49,268.61
100.300 · Truist Bank Parks Account							8,691.03
Bill Pmt -Check	09/01/2026	ACH-0901	Peco 9513172000 Bathroom			54.35	8,636.68
Bill Pmt -Check	09/01/2026	ACH-0901	Aqua PA			66.61	8,570.07
Bill Pmt -Check	09/09/2026	ACH-0901	PECO 4176295000 AMBL			27.18	8,542.89
Total 100.300 · Truist Bank Parks Account					0.00	148.14	8,542.89
Total 100.000 · Cash					205.57	10,681.04	64,269.48
TOTAL					**205.57**	**10,681.04**	**64,269.48**

East Marlborough Township Willowdale Chapel Escrow Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							122,232.02
100.020 · PLGIT-Willowdale-Escrow-3679156							122,232.02
Deposit	09/30/2026			Interest	367.51		122,599.53
Total 100.020 · PLGIT-Willowdale-Escrow-3679156					367.51	0.00	122,599.53
Total 100.000 · Cash					367.51	0.00	122,599.53
TOTAL					**367.51**	**0.00**	**122,599.53**

East Marlborough Township Library Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							96,826.50
100.010 · Library Account							96,826.50
Deposit	09/02/2026			BERKHEIMER	821.35		97,647.85
Deposit	09/15/2026			TRANSFER	84.37		97,732.22
Deposit	09/30/2026			Interest	286.94		98,019.16
Total 100.010 · Library Account					1,192.66	0.00	98,019.16
Total 100.000 · Cash					1,192.66	0.00	98,019.16
TOTAL					**1,192.66**	**0.00**	**98,019.16**

East Marlborough Township Operating Reserve Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Memo	Debit	Credit	Balance
100.000 · Cash						898,211.41
100.100 · Operating Reserve - Class						194,941.22
Deposit	09/30/2026		Interest	572.72		195,513.94
Total 100.100 · Operating Reserve - Class				572.72	0.00	195,513.94
100.106 · Operating Reserve - Prime						453,270.19
Deposit	09/30/2026		Interest	1,431.14		454,701.33
Total 100.106 · Operating Reserve - Prime				1,431.14	0.00	454,701.33
107.100 · PLGIT Term Account						250,000.00
Total 107.100 · PLGIT Term Account						250,000.00
Total 100.000 · Cash				2,003.86	0.00	900,215.27
TOTAL				**2,003.86**	**0.00**	**900,215.27**

East Marlborough Township Escrow Fund
Treasurer's Report
As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · Cash							3,750.00
100.100 · PLGIT Escrow Account							3,750.00
Total 100.100 · PLGIT Escrow Account							3,750.00
Total 100.000 · Cash							3,750.00
TOTAL							**3,750.00**

East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.100 · Real Estate Taxes	$ 1,309,413.93	$ 1,317,700.00	$ (8,286.07)	99.37%	$ 1,350,000.00	$ (40,586.07)	96.99%
301.400 · Delinquent Real Estate Taxes	11,015.63	9,550.00	1,465.63	115.35%	10,000.00	1,015.63	110.16%
Total 301.000 · Real Estate Taxes	1,320,429.56	1,327,250.00	(6,820.44)	99.49%	1,360,000.00	(39,570.44)	97.09%
303.000 · Special Levy Taxes							
303.105 · Unionville Street Light Taxes	3,889.36	3,890.00	(0.64)	99.98%	4,100.00	(210.64)	94.86%
Total 303.000 · Special Levy Taxes	3,889.36	3,890.00	(0.64)	99.98%	4,100.00	(210.64)	94.86%
310.000 · Local Tax Enabling Act							
310.100 · Real Estate Transfer Tax	382,378.71	298,910.00	83,468.71	127.92%	412,000.00	(29,621.29)	92.81%
310.500 · Local Services Tax	208,771.10	186,500.00	22,271.10	111.94%	250,000.00	(41,228.90)	83.51%
Total 310.000 · Local Tax Enabling Act	591,149.81	485,410.00	105,739.81	121.78%	662,000.00	(70,850.19)	89.30%
321.000 · Business Licenses & Permits							
321.300 · Cable/Internet Franchise Fee	107,529.49	112,435.00	(4,905.51)	95.64%	149,000.00	(41,470.51)	72.17%
Total 321.000 · Business Licenses & Permits	107,529.49	112,435.00	(4,905.51)	95.64%	149,000.00	(41,470.51)	72.17%
331.000 · Fines							
331.100 · District Court Fines	5,183.09	4,970.00	213.09	104.29%	6,000.00	(816.91)	86.39%
331.130 · State Police Fines	1,848.00	3,000.00	(1,152.00)	61.60%	3,000.00	(1,152.00)	61.60%
331.150 · Local Police Fines	-	500.00	(500.00)	0.00%	500.00	(500.00)	0.00%
Total 331.000 · Fines	7,031.09	8,470.00	(1,438.91)	83.01%	9,500.00	(2,468.91)	74.01%
341.000 · Interest Earnings							
341.100 · Interest Earnings	82,265.17	84,410.00	(2,144.83)	97.46%	110,000.00	(27,734.83)	74.79%
Total 341.000 · Interest Earnings	82,265.17	84,410.00	(2,144.83)	97.46%	110,000.00	(27,734.83)	74.79%
342.000 · Rents & Royalties							
342.100 · 365 W Street Rd-Shed Rental	1,200.00	1,200.00	-	100.00%	1,200.00	-	100.00%
342.200 · Post Office Rent	20,790.00	21,890.00	(1,100.00)	94.98%	26,400.00	(5,610.00)	78.75%
342.530 · Crown Castle (879417)	44,480.97	43,210.00	1,270.97	102.94%	58,000.00	(13,519.03)	76.69%
342.531 · AT&T (806148)	17,186.41	19,665.00	(2,478.59)	87.40%	25,500.00	(8,313.59)	67.40%
342.533 · American Tower (093710)	54,253.59	64,200.00	(9,946.41)	84.51%	86,500.00	(32,246.41)	62.72%
342.534 · CC Holdings (840536)	80,561.76	82,105.00	(1,543.24)	98.12%	109,500.00	(28,938.24)	73.57%
Total 342.000 · Rents & Royalties	218,472.73	232,270.00	(13,797.27)	94.06%	307,100.00	(88,627.27)	71.14%
354.000 · State Capital & Operating Grant							
354.030 · PennDOT Snow/Ice Removal	13,523.04	-	13,523.04	100.00%	20,140.00	(6,616.96)	67.15%
Total 354.000 · State Capital & Operating Grant	13,523.04	-	13,523.04	100.00%	20,140.00	(6,616.96)	67.15%
355.000 · State Shared Revenue							
355.001 · Public Util. Realty Tax	-	-	-	0.00%	1,200.00	(1,200.00)	0.00%
355.040 · Alcoholic Beverages Licenses	1,800.00	1,400.00	400.00	128.57%	1,400.00	400.00	128.57%
355.050 · Municipal Pension State Aid	85,056.52	82,388.00	2,668.52	103.24%	82,388.00	2,668.52	103.24%
355.070 · Foreign Fire Insu. Tax	83,169.62	86,000.00	(2,830.38)	96.71%	86,000.00	(2,830.38)	96.71%
Total 355.000 · State Shared Revenue	170,026.14	169,788.00	238.14	100.14%	170,988.00	(961.86)	99.44%
357.000 · Local Gov't Units Grants							
357.010 · County Grants	-	-	-	0.00%	46,000.00	(46,000.00)	0.00%
Total 357.000 · Local Gov't Units Grants	-	-	-	0.00%	46,000.00	(46,000.00)	0.00%
358.000 · Local Gov't - Contracted Serv.							
358.100 · W. Marlborough Police Coverage	1,647.50	3,845.00	(2,197.50)	42.85%	5,000.00	(3,352.50)	32.95%
Total 358.000 · Local Gov't - Contracted Serv.	1,647.50	3,845.00	(2,197.50)	42.85%	5,000.00	(3,352.50)	32.95%
361.000 · Charges for Services							
361.100 · Salt Reimbursement	-	4,000.00	(4,000.00)	0.00%	4,000.00	(4,000.00)	0.00%
361.233 · Fuel Reimbursement	4,548.66	8,620.00	(4,071.34)	52.77%	12,000.00	(7,451.34)	37.91%
361.300 · Subdivision and Land Dev. - Fee	2,400.00	1,415.00	985.00	169.61%	5,000.00	(2,600.00)	48.00%
361.330 · Cell Tower Tax Reimbursement	32,475.98	40,810.00	(8,334.02)	79.58%	42,000.00	(9,524.02)	77.32%
361.340 · Conditional Use Fees	4,500.00	4,000.00	500.00	112.50%	4,000.00	500.00	112.50%
361.341 · Zoning Hearing Board Fees	8,250.00	5,865.00	2,385.00	140.67%	9,000.00	(750.00)	91.67%
361.350 · Traffic Impact Fee	600.00	2,000.00	(1,400.00)	30.00%	2,000.00	(1,400.00)	30.00%
361.360 · Open Space Impact Fee	1,000.00	1,500.00	(500.00)	66.67%	1,500.00	(500.00)	66.67%
361.370 · Emergency Services Impact Fee	200.00	2,000.00	(1,800.00)	10.00%	2,000.00	(1,800.00)	10.00%
361.800 · Escrow Administration Fees	19.50	-	19.50	100.00%	-	19.50	100.00%
Total 361.000 · Charges for Services	53,994.14	70,210.00	(16,215.86)	76.90%	81,500.00	(27,505.86)	66.25%

East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
362.000 · Public Safety Revenue							
362.050 · Road Occupancy Permit	7,750.00	4,645.00	3,105.00	166.85%	5,000.00	2,750.00	155.00%
362.100 · Police Special Duty	176,467.50	171,310.00	5,157.50	103.01%	225,000.00	(48,532.50)	78.43%
362.110 · Police Reports	1,030.00	765.00	265.00	134.64%	1,000.00	30.00	103.00%
362.200 · Permits - Solicitation	600.00	1,000.00	(400.00)	60.00%	1,000.00	(400.00)	60.00%
362.400 · Special Event & Solicitation	1,500.00	1,255.00	245.00	119.52%	1,500.00	-	100.00%
362.410 · Building Permits	159,628.46	101,195.00	58,433.46	157.74%	160,000.00	(371.54)	99.77%
362.470 · Zoning Permits	12,038.00	15,035.00	(2,997.00)	80.07%	20,000.00	(7,962.00)	60.19%
362.521 · UCC Fees	400.50	780.00	(379.50)	51.35%	1,000.00	(599.50)	40.05%
Total 362.000 · Public Safety Revenue	359,414.46	295,985.00	63,429.46	121.43%	414,500.00	(55,085.54)	86.71%
367.000 · Culture - Recreation							
367.300 · Recreation - Donations	4,200.00	-	4,200.00	100.00%	-	4,200.00	100.00%
Total 367.000 · Culture - Recreation	4,200.00	-	4,200.00	100.00%	-	4,200.00	100.00%
389.000 · Unclassified Revenue							
389.100 · Miscellaneous Revenue	2,092.55	-	2,092.55	100.00%	1,000.00	1,092.55	209.26%
Total 389.000 · Unclassified Revenue	2,092.55	-	2,092.55	100.00%	1,000.00	1,092.55	209.26%
392.000 · Interfund Operating Transfer							
392.010 · Transfer from Operating Reserve	-	-	-	0.00%	375,000.00	(375,000.00)	0.00%
392.080 · Trans from Sewer Fund (Payroll)	307,465.46	230,821.00	76,644.46	133.21%	311,311.00	(3,845.54)	98.77%
392.090 · Transfer from Parks Fund	34,673.24	41,287.00	(6,613.76)	83.98%	52,087.00	(17,413.76)	66.57%
Total 392.000 · Interfund Operating Transfer	342,138.70	272,108.00	70,030.70	125.74%	738,398.00	(396,259.30)	46.34%
395.000 · Refund of Prior Year Expenses							
395.100 · Refund of PY Expenses	514.70	-	514.70	100.00%	-	514.70	100.00%
Total 395.000 · Refund of Prior Year Expenses	514.70	-	514.70	100.00%	-	514.70	100.00%
Total Revenue	**$ 3,278,318.44**	**$ 3,066,071.00**	**$ 212,247.44**	**106.92%**	**$ 4,079,226.00**	**$ (800,907.56)**	**80.37%**
Expense							
400.000 · General Government Admin.							
400.105 · Payroll - Elected Officials	$ 11,250.00	9,375.00	$ 1,875.00	120.00%	$ 12,500.00	$ (1,250.00)	90.00%
400.190 · Payroll Tax - Elected Officials	860.59	703.50	157.09	122.33%	938.00	(77.41)	91.75%
400.420 · Dues & Memberships	5,393.65	5,000.00	393.65	107.87%	5,000.00	393.65	107.87%
Total 400.000 · General Government Admin.	17,504.24	15,078.50	2,425.74	116.09%	18,438.00	(933.76)	94.94%
401.000 · Government Administration							
401.110 · Payroll - Township Manager	92,212.75	92,250.00	(37.25)	99.96%	123,000.00	(30,787.25)	74.97%
401.115 · Payroll Full-Time Office Staff	67,681.64	73,663.00	(5,981.36)	91.88%	98,353.00	(30,671.36)	68.82%
401.116 · Payroll Part-Time Office Staff	11,083.70	11,155.00	(71.30)	99.36%	15,400.00	(4,316.30)	71.97%
401.190 · Payroll Taxes - Gov't Admin.	13,217.09	13,221.00	(3.91)	99.97%	17,756.00	(4,538.91)	74.44%
Total 401.000 · Government Administration	184,195.18	190,289.00	(6,093.82)	96.80%	254,509.00	(70,313.82)	72.37%
402.000 · Auditing & Financial Services							
402.310 · Outside Accounting Services	2,021.25	-	2,021.25	100.00%	-	2,021.25	100.00%
402.311 · Audit Expense	7,717.83	5,000.00	2,717.83	154.36%	5,000.00	2,717.83	154.36%
402.390 · Cash Management Fees	-	360.00	(360.00)	0.00%	500.00	(500.00)	0.00%
Total 402.000 · Auditing & Financial Services	9,739.08	5,360.00	4,379.08	181.70%	5,500.00	4,239.08	177.07%
403.000 · Tax Collection Expense							
403.100 · Tax Collection Expenses	8,104.73	10,265.00	(2,160.27)	78.96%	13,950.00	(5,845.27)	58.10%
Total 403.000 · Tax Collection Expense	8,104.73	10,265.00	(2,160.27)	78.96%	13,950.00	(5,845.27)	58.10%
404.000 · Solicitor/Legal Services							
404.310 · Legal Services - Township	47,568.56	67,500.00	(19,931.44)	70.47%	90,000.00	(42,431.44)	52.85%
Total 404.000 · Solicitor/Legal Services	47,568.56	67,500.00	(19,931.44)	70.47%	90,000.00	(42,431.44)	52.85%
406.000 · Other General Gov't Admin							
406.210 · Office Supplies	7,832.72	6,380.00	1,452.72	122.77%	10,300.00	(2,467.28)	76.05%
406.215 · Postage Expense	1,369.74	2,300.00	(930.26)	59.55%	3,200.00	(1,830.26)	42.80%
406.216 · Newsletter Production & Mailing	1,400.72	1,680.00	(279.28)	83.38%	3,500.00	(2,099.28)	40.02%
406.318 · Payroll Expense	3,007.20	2,955.00	52.20	101.77%	3,800.00	(792.80)	79.14%
406.321 · Personnel Communication (All)	6,930.00	8,100.00	(1,170.00)	85.56%	11,000.00	(4,070.00)	63.00%
406.330 · Admin Mileage & Expense Reimb.	344.07	375.00	(30.93)	91.75%	750.00	(405.93)	45.88%
406.340 · Advertising Expense	1,846.24	4,855.00	(3,008.76)	38.03%	5,500.00	(3,653.76)	33.57%
406.450 · Printer/Copier Lease Expense	1,882.52	2,790.00	(907.48)	67.47%	3,600.00	(1,717.48)	52.29%
406.480 · Training&Certification Expense	4,497.70	8,800.00	(4,302.30)	51.11%	10,000.00	(5,502.30)	44.98%
Total 406.000 · Other General Gov't Admin	29,110.91	38,235.00	(9,124.09)	76.14%	51,650.00	(22,539.09)	50.39%
407.000 · IT-Networking Services							
407.270 · Computer/Technology Expenses	35,229.55	32,000.00	3,229.55	110.09%	40,000.00	(4,770.45)	88.07%
407.280 · Electronic Codification	1,195.00	3,885.00	(2,690.00)	30.76%	5,200.00	(4,005.00)	22.98%
407.452 · TraisR Database	4,800.00	5,625.00	(825.00)	85.33%	7,500.00	(2,700.00)	64.00%
Total 407.000 · IT-Networking Services	41,224.55	41,510.00	(285.45)	99.31%	52,700.00	(11,475.45)	78.23%

East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
408.000 · Engineering Services							
408.310 · General Engineering	32,617.75	56,000.00	(23,382.25)	58.25%	70,000.00	(37,382.25)	46.60%
Total 408.000 · Engineering Services	32,617.75	56,000.00	(23,382.25)	58.25%	70,000.00	(37,382.25)	46.60%
409.000 · General Gov't Bldgs. & Plant							
409.360 · Twp. Bldg. Utilities	15,651.07	16,785.00	(1,133.93)	93.24%	22,000.00	(6,348.93)	71.14%
409.373 · Twp. Bldg. Repairs & Maint.	17,343.80	19,500.00	(2,156.20)	88.94%	22,000.00	(4,656.20)	78.84%
409.374 · Cleaning Services	3,056.25	2,195.00	861.25	139.24%	3,000.00	56.25	101.88%
409.375 · Post Office -Maint & Utilities	4,718.79	3,550.00	1,168.79	132.92%	4,000.00	718.79	117.97%
409.430 · Taxes (Cell Towers)	42,998.97	42,000.00	998.97	102.38%	42,000.00	998.97	102.38%
Total 409.000 · General Gov't Bldgs. & Plant	83,768.88	84,030.00	(261.12)	99.69%	93,000.00	(9,231.12)	90.07%
410.000 · Public Safety - Police Dept.							
410.100 · PD Payroll & Benefits							
410.110 · Payroll - Command Salaries	159,720.72	160,171.00	(450.28)	99.72%	213,526.00	(53,805.28)	74.80%
410.115 · Payroll - PT Officers	66,527.06	65,795.00	732.06	101.11%	94,500.00	(27,972.94)	70.40%
410.120 · Payroll - Special Detail	79,846.02	126,925.00	(47,078.98)	62.91%	200,000.00	(120,153.98)	39.92%
410.125 · Payroll - Officer OT	16,366.25	27,200.00	(10,833.75)	60.17%	36,750.00	(20,383.75)	44.53%
410.130 · Payroll - Admin. Asst.	4,964.31	5,995.00	(1,030.69)	82.81%	8,000.00	(3,035.69)	62.05%
410.183 · Special Detail - Reimbursable	19,550.00	20,500.00	(950.00)	95.37%	20,500.00	(950.00)	95.37%
410.190 · Payroll Taxes - Police Dept.	24,671.88	31,532.00	(6,860.12)	78.24%	44,222.00	(19,550.12)	55.79%
410.197 · PD - Pension Expense	-	-	-	0.00%	30,000.00	(30,000.00)	0.00%
Total 410.100 · PD Payroll & Benefits	371,646.24	438,118.00	(66,471.76)	84.83%	647,498.00	(275,851.76)	57.40%
410.200 · PD Operating Supplies	3,896.52	2,515.00	1,381.52	154.93%	4,000.00	(103.48)	97.41%
410.210 · PD Uniforms	922.99	2,570.00	(1,647.01)	35.91%	7,200.00	(6,277.01)	12.82%
410.230 · PD Training	2,340.63	3,165.00	(824.37)	73.95%	4,000.00	(1,659.37)	58.52%
410.233 · PD Fuel	6,930.88	10,915.00	(3,984.12)	63.50%	12,500.00	(5,569.12)	55.45%
410.360 · PD Office Utilities	3,730.96	4,185.00	(454.04)	89.15%	5,250.00	(1,519.04)	71.07%
410.370 · PD Vehicle Repairs & Maint.	6,809.13	9,265.00	(2,455.87)	73.49%	17,000.00	(10,190.87)	40.05%
410.373 · PD Office Repairs & Maint.	97.59	2,500.00	(2,402.41)	3.90%	5,000.00	(4,902.41)	1.95%
410.375 · PD Technology Expense	5,020.22	10,565.00	(5,544.78)	47.52%	12,500.00	(7,479.78)	40.16%
Total 410.000 · Public Safety - Police Dept.	401,395.16	483,798.00	(82,402.84)	82.97%	714,948.00	(313,552.84)	56.14%
411.000 · Public Safety - Fire							
411.233 · PML Fuel	4,508.54	10,710.00	(6,201.46)	42.10%	12,000.00	(7,491.46)	37.57%
411.500 · Foreign Fire Ins. Tax Dist.	-	-	-	0.00%	86,000.00	(86,000.00)	0.00%
Total 411.000 · Public Safety - Fire	4,508.54	10,710.00	(6,201.46)	42.10%	98,000.00	(93,491.46)	4.60%
413.000 · UCC & Code Enforcement							
413.101 · Outside Code Inspector	99,197.52	133,200.00	(34,002.48)	74.47%	178,000.00	(78,802.48)	55.73%
413.401 · UCC Fees	544.50	795.00	(250.50)	68.49%	1,100.00	(555.50)	49.50%
Total 413.000 · UCC & Code Enforcement	99,742.02	133,995.00	(34,252.98)	74.44%	179,100.00	(79,357.98)	55.69%
414.000 · Planning and Zoning							
414.187 · Planning Commission Meetings	4,778.42	8,000.00	(3,221.58)	59.73%	13,200.00	(8,421.58)	36.20%
414.190 · Planning Commission Payroll Tax	351.92	600.00	(248.08)	58.65%	990.00	(638.08)	35.55%
414.300 · Outside Zoning Inspector	7,848.75	9,795.00	(1,946.25)	80.13%	15,000.00	(7,151.25)	52.33%
414.312 · ZHB Legal Expense	31,817.44	22,500.00	9,317.44	141.41%	30,000.00	1,817.44	106.06%
414.317 · ZHB Hearings/Court Stenographer	6,756.30	8,070.00	(1,313.70)	83.72%	11,000.00	(4,243.70)	61.42%
414.340 · ZHB Advertising Expense	3,393.30	2,465.00	928.30	137.66%	5,000.00	(1,606.70)	67.87%
Total 414.000 · Planning and Zoning	54,946.13	51,430.00	3,516.13	106.84%	75,190.00	(20,243.87)	73.08%
420.000 · Health and Human Services							
422.317 · Animal Control Expense	11,656.72	9,800.00	1,856.72	118.95%	11,000.00	656.72	105.97%
427.360 · Hazardous Waste Collection	2,148.58	1,330.00	818.58	161.55%	2,800.00	(651.42)	76.74%
427.367 · Refuse Collection	2,477.01	2,340.00	137.01	105.86%	3,200.00	(722.99)	77.41%
Total 420.000 · Health and Human Services	16,282.31	13,470.00	2,812.31	120.88%	17,000.00	(717.69)	95.78%
428.000 · Vegetation Management							
428.370 · Vegetation Mgmt. - Equip. R&M	5,608.61	1,845.00	3,763.61	303.99%	5,000.00	608.61	112.17%
428.374 · Vegetation Mgmt. - Equipment	-	500.00	(500.00)	0.00%	500.00	(500.00)	0.00%
Total 428.000 · Vegetation Management	5,608.61	2,345.00	3,263.61	239.17%	5,500.00	108.61	101.98%

East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
429.000 · Payroll - GF Sewer/Water							
429.112 · Payroll - Sewer	273,343.13	232,356.00	40,987.13	117.64%	311,311.00	(37,967.87)	87.80%
429.180 · Payroll - GF Sewer OT	12,652.50	15,590.00	(2,937.50)	81.16%	21,000.00	(8,347.50)	60.25%
429.190 · Payroll Taxes - Sewer	21,469.54	18,596.00	2,873.54	115.45%	24,923.00	(3,453.46)	86.14%
Total 429.000 · Payroll - GF Sewer/Water	307,465.17	266,542.00	40,923.17	115.35%	357,234.00	(49,768.83)	86.07%
430.000 · Public Works Department							
430.100 · PWD Payroll & Benefits							
430.112 · Payroll - Public Works Dept.	336,774.37	346,735.00	(9,960.63)	97.13%	486,780.00	(150,005.63)	69.18%
430.115 · Payroll - PWD Hourly	6,753.03	6,605.00	148.03	102.24%	11,000.00	(4,246.97)	61.39%
430.125 · Payroll - PWD Overtime	30,802.50	21,210.00	9,592.50	145.23%	25,000.00	5,802.50	123.21%
430.190 · Payroll Taxes - Public Works	28,384.74	28,514.00	(129.26)	99.55%	39,209.00	(10,824.26)	72.39%
Total 430.100 · PWD Payroll & Benefits	402,714.64	403,064.00	(349.36)	99.91%	561,989.00	(159,274.36)	71.66%
430.231 · PWD Vehicles - Fuel	25,707.82	19,675.00	6,032.82	130.66%	30,000.00	(4,292.18)	85.69%
430.238 · PWD Uniforms & Clothing	1,593.49	890.00	703.49	179.04%	3,000.00	(1,406.51)	53.12%
430.245 · PWD Operating Supplies	7,502.41	8,855.00	(1,352.59)	84.73%	11,000.00	(3,497.59)	68.20%
430.260 · Small Tools & Minor Equip.	2,851.12	325.00	2,526.12	877.27%	1,500.00	1,351.12	190.08%
430.371 · PWD Vehicles - Maint. & Repairs	21,232.98	24,455.00	(3,222.02)	86.83%	35,000.00	(13,767.02)	60.67%
430.470 · PSATS CDL Program	514.00	880.00	(366.00)	58.41%	1,000.00	(486.00)	51.40%
Total 430.000 · Public Works Department	462,116.46	458,144.00	3,972.46	100.87%	643,489.00	(181,372.54)	71.81%
432.000 · Ice/Snow Removal							
432.370 · Ice/Snow Equip. Maint. & Repair	16,865.25	20,320.00	(3,454.75)	83.00%	25,000.00	(8,134.75)	67.46%
432.371 · Winter Maintenance Supplies	40,197.27	40,720.00	(522.73)	98.72%	65,000.00	(24,802.73)	61.84%
432.374 · Ice/Snow Removal Equipment	-	-	-	0.00%	1,000.00	(1,000.00)	0.00%
432.375 · Unionville Sidewalks	4,400.00	1,710.00	2,690.00	257.31%	2,500.00	1,900.00	176.00%
Total 432.000 · Ice/Snow Removal	61,462.52	62,750.00	(1,287.48)	97.95%	93,500.00	(32,037.48)	65.74%
433.000 · Traffic Control Devices							
433.245 · Traffic Signs	14,991.00	13,500.00	1,491.00	111.04%	15,000.00	(9.00)	99.94%
433.246 · Traffic Calming	740.88	2,500.00	(1,759.12)	29.64%	5,000.00	(4,259.12)	14.82%
433.361 · Traffic Signal Repairs & Maint.	15,999.44	28,000.00	(12,000.56)	57.14%	35,000.00	(19,000.56)	45.71%
Total 433.000 · Traffic Control Devices	31,731.32	44,000.00	(12,268.68)	72.12%	55,000.00	(23,268.68)	57.69%
434.000 · Street Lighting							
434.360 · Unionville Street Lights	2,586.91	3,305.00	(718.09)	78.27%	4,100.00	(1,513.09)	63.10%
Total 434.000 · Street Lighting	2,586.91	3,305.00	(718.09)	78.27%	4,100.00	(1,513.09)	63.10%
435.000 · Sidewalks & Crosswalks							
435.100 · Route 82 Crosswalks	800.00	-	800.00	100.00%	-	800.00	100.00%
Total 435.000 · Sidewalks & Crosswalks	800.00	-	800.00	100.00%	-	800.00	100.00%
436.000 · Storm Sewers & Drains							
436.245 · Storm Sewer & Drains R&M	23,290.56	32,000.00	(8,709.44)	72.78%	45,000.00	(21,709.44)	51.76%
Total 436.000 · Storm Sewers & Drains	23,290.56	32,000.00	(8,709.44)	72.78%	45,000.00	(21,709.44)	51.76%
437.000 · Repairs of Tools & Machinery							
437.100 · Small Tools and Machinery	4,805.31	6,000.00	(1,194.69)	80.09%	7,500.00	(2,694.69)	64.07%
Total 437.000 · Repairs of Tools & Machinery	4,805.31	6,000.00	(1,194.69)	80.09%	7,500.00	(2,694.69)	64.07%
438.000 · Maint & Repairs - Roads/Bridges							
438.100 · Road Repair Materials	16,327.98	36,500.00	(20,172.02)	44.73%	45,000.00	(28,672.02)	36.28%
438.300 · Storm Damage Repairs	15,820.00	4,500.00	11,320.00	351.56%	5,500.00	10,320.00	287.64%
Total 438.000 · Maint & Repairs - Roads/Bridges	32,147.98	41,000.00	(8,852.02)	78.41%	50,500.00	(18,352.02)	63.66%
446.000 · Storm Water Management							
446.315 · NPDES - Phase II	-	-	-	0.00%	500.00	(500.00)	0.00%
Total 446.000 · Storm Water Management	-	-	-	0.00%	500.00	(500.00)	0.00%
454.000 · Culture & Recreation - Parks							
454.112 · Payroll-Parks	28,254.39	42,350.00	(14,095.61)	66.72%	52,100.00	(23,845.61)	54.23%
454.190 · Payroll Taxes-Parks	2,125.02	3,175.00	(1,049.98)	66.93%	3,908.00	(1,782.98)	54.38%
Total 454.000 · Culture & Recreation - Parks	30,379.41	45,525.00	(15,145.59)	66.73%	56,008.00	(25,628.59)	54.24%
459.000 · Culture & Rec.-Historical Comm.							
459.300 · Historic Commission	2,042.75	1,555.00	487.75	131.37%	2,000.00	42.75	102.14%
Total 459.000 · Culture & Rec.-Historical Comm.	2,042.75	1,555.00	487.75	131.37%	2,000.00	42.75	102.14%
460.000 · Community Development							

East Marlborough Township General Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
460.610 · LWG Trail Feasibillity Study	64,475.03	56,000.00	8,475.03	115.13%	56,000.00	8,475.03	115.13%
Total 460.000 · Community Development	64,475.03	56,000.00	8,475.03	115.13%	56,000.00	8,475.03	115.13%
483.000 · Employer Paid Benefits							
483.300 · Twp Retirement Board Costs	-	-	-	0.00%	104,405.00	(104,405.00)	0.00%
Total 483.000 · Employer Paid Benefits	-	-	-	0.00%	104,405.00	(104,405.00)	0.00%
484.000 · Workers' Compensation Insurance							
484.195 · Worker's Comp.	16,177.00	12,000.00	4,177.00	134.81%	35,000.00	(18,823.00)	46.22%
Total 484.000 · Workers' Compensation Insurance	16,177.00	12,000.00	4,177.00	134.81%	35,000.00	(18,823.00)	46.22%
486.000 · Insurance Expense							
486.100 · Insurance - Liability	32,506.89	32,508.00	(1.11)	100.00%	41,790.00	(9,283.11)	77.79%
486.300 · Insurance - Automobile	23,909.41	24,086.00	(176.59)	99.27%	35,683.00	(11,773.59)	67.01%
486.500 · Insurance - PD Heart & Lung	8,158.00	4,190.00	3,968.00	194.70%	4,190.00	3,968.00	194.70%
486.600 · Surety Bonds	(47.00)	4,735.00	(4,782.00)	-0.99%	10,500.00	(10,547.00)	-0.45%
486.700 · Umbrella Policy	6,530.38	6,525.00	5.38	100.08%	8,800.00	(2,269.62)	74.21%
Total 486.000 · Insurance Expense	71,057.68	72,044.00	(986.32)	98.63%	100,963.00	(29,905.32)	70.38%
487.000 · Health Insurance Benefits							
487.100 · Health Insurance	116,664.69	106,137.00	10,527.69	109.92%	141,510.00	(24,845.31)	82.44%
487.710 · Disability Insurance	4,619.48	5,040.00	(420.52)	91.66%	6,800.00	(2,180.52)	67.93%
487.800 · Life Insurance	247.20	-	247.20	100.00%	4,000.00	(3,752.80)	6.18%
487.900 · Dental Insurance	5,740.08	5,355.00	385.08	107.19%	10,710.00	(4,969.92)	53.60%
Total 487.000 · Health Insurance Benefits	127,271.45	116,532.00	10,739.45	109.22%	163,020.00	(35,748.55)	78.07%
492.000 · Interfund Operating Transfers							
492.010 · Transfer to Fire and ES Fund	-	-	-	0.00%	2,000.00	(2,000.00)	0.00%
492.020 · Transfer to Parks Fund	-	-	-	0.00%	1,500.00	(1,500.00)	0.00%
492.040 · Transfer to Capital Reserve	-	-	-	0.00%	500,000.00	(500,000.00)	0.00%
Total 492.000 · Interfund Operating Transfers	-	-	-	0.00%	503,500.00	(503,500.00)	0.00%
Total Expense	**$ 2,274,126.20**	**$ 2,421,412.50**	**$ (147,286.30)**	**93.92%**	**$ 4,017,204.00**	**$ (1,743,077.80)**	**56.61%**
Net Surplus/(Deficit)	**$ 1,004,192.24**	**$ 644,658.50**	**$ 359,533.74**	**155.77%**	**$ 62,022.00**	**$ 942,170.24**	**1619.09%**

East Marlborough Township Operating Reserve Fund

Profit & Loss Budget vs. Actual

January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest	$ 20,271.69	$ 19,800.00	$ 471.69	102.38%	$ 26,400.00	$ (6,128.31)	76.79%
Total 341.000 · Interest Earnings	20,271.69	19,800.00	471.69	102.38%	26,400.00	(6,128.31)	76.79%
Total Revenue	$ 20,271.69	$ 19,800.00	$ 471.69	102.38%	$ 26,400.00	$ (6,128.31)	76.79%
Expense							
492.000 · Interfund Operating Transfers							
492.010 · Transfer to General Fund	$ -	$ -	$ -	0.00%	$ 375,000.00	$ (375,000.00)	0.00%
Total 492.000 · Interfund Operating Transfers	-	-	-	0.00%	375,000.00	(375,000.00)	0.00%
Total Expense	$ -	$ -	$ -	0.00%	$ 375,000.00	$ (375,000.00)	0.00%
Net Surplus/(Deficit)	**$ 20,271.69**	**$ 19,800.00**	**$ 471.69**	**102.38%**	**$ (348,600.00)**	**$368,871.69**	**-5.82%**

East Marlborough Township Capital Improvement/Building Fund

Profit & Loss Budget vs. Actual

January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest Earnings	$ 45,425.50	$ 46,500.00	$ (1,074.50)	97.69%	$ 60,000.00	$ (14,574.50)	75.71%
Total 341.000 · Interest Earnings	45,425.50	46,500.00	(1,074.50)	97.69%	60,000.00	(14,574.50)	75.71%
391.000 · Proceeds of Asset Disposition							
391.100 · Sale of Fixed Assets	3,432.00	8,000.00	(4,568.00)	42.90%	30,000.00	(26,568.00)	11.44%
Total 391.000 · Proceeds of Asset Disposition	3,432.00	8,000.00	(4,568.00)	42.90%	30,000.00	(26,568.00)	11.44%
392.000 · Interfund Operating Transfers							
392.010 · Transfer from General Fund	-	-	-	0.00%	500,000.00	(500,000.00)	0.00%
Total 392.000 · Interfund Operating Transfers	-	-	-	0.00%	500,000.00	(500,000.00)	0.00%
Total Revenue	$ 48,857.50	$ 54,500.00	$ (5,642.50)	89.65%	$ 590,000.00	$ (541,142.50)	8.28%
Expense							
407.000 · Technology & Innovation							
407.200 · Audio/Video	$ 21,223.98	$ 40,000.00	$ (18,776.02)	53.06%	$ 50,000.00	$ (28,776.02)	42.45%
Total 407.000 · Technology & Innovation	21,223.98	40,000.00	(18,776.02)	53.06%	50,000.00	(28,776.02)	42.45%
409.000 · Government Capital Purchases							
409.210 · Building Renovations	-	-	-	0.00%	55,000.00	(55,000.00)	0.00%
Total 409.000 · Government Capital Purchases	-	-	-	0.00%	55,000.00	(55,000.00)	0.00%
410.000 · Public Safety - Police							
410.750 · Police - Capital Expenditure	10,972.50	20,000.00	(9,027.50)	54.86%	20,000.00	(9,027.50)	54.86%
Total 410.000 · Public Safety - Police	10,972.50	20,000.00	(9,027.50)	54.86%	20,000.00	(9,027.50)	54.86%
414.000 · Planning & Zoning							
414.311 · Zoning Map Update	7,312.50	10,000.00	(2,687.50)	73.13%	10,000.00	(2,687.50)	73.13%
Total 414.000 · Planning & Zoning	7,312.50	10,000.00	(2,687.50)	73.13%	10,000.00	(2,687.50)	73.13%
430.000 · Public Works Department							
430.370 · Public Works - Repairs & Maint	406,566.99	410,000.00	(3,433.01)	99.16%	510,000.00	(103,433.01)	79.72%
430.750 · Public Works - Capital Expend.	120,456.81	127,500.00	(7,043.19)	94.48%	472,500.00	(352,043.19)	25.49%
Total 430.000 · Public Works Department	527,023.80	537,500.00	(10,476.20)	98.05%	982,500.00	(455,476.20)	53.64%
438.000 · Maint. & Repairs-Roads/Bridges							
438.410 · Stormwater Repairs	7,575.00	25,000.00	(17,425.00)	30.30%	51,500.00	(43,925.00)	14.71%
Total 438.000 · Maint. & Repairs-Roads/Bridges	7,575.00	25,000.00	(17,425.00)	30.30%	51,500.00	(43,925.00)	14.71%
446.000 · Storm Water Management							
446.313 · MS4 & TMDL Plan	7,238.50	21,500.00	(14,261.50)	33.67%	40,000.00	(32,761.50)	18.10%
Total 446.000 · Storm Water Management	7,238.50	21,500.00	(14,261.50)	33.67%	40,000.00	(32,761.50)	18.10%
Total Expense	$ 581,346.28	$ 654,000.00	$ (72,653.72)	88.89%	$ 1,209,000.00	$ (627,653.72)	48.09%
Net Surplus/(Deficit)	**$ (532,488.78)**	**$ (599,500.00)**	**$ 67,011.22**	**88.82%**	**$ (619,000.00)**	**$ 86,511.22**	**86.02%**

East Marlborough Township Sewer Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest Earnings	$ 90,112.00	$ 110,390.00	$ (20,278.00)	81.63%	$ 145,000.00	$ (54,888.00)	62.15%
Total 341.000 · Interest Earnings	90,112.00	110,390.00	(20,278.00)	81.63%	145,000.00	(54,888.00)	62.15%
361.000 · Charges for Services							
361.650 · Sewer Certification Fees	1,565.00	680.00	885.00	230.15%	1,000.00	565.00	156.50%
Total 361.000 · Charges for Services	1,565.00	680.00	885.00	230.15%	1,000.00	565.00	156.50%
364.000 · Wastewater Collection Revenue							
364.100 · Sewer User Fees (Berkheimer)	1,042,354.40	1,048,025.00	(5,670.60)	99.46%	1,080,000.00	(37,645.60)	96.51%
364.102 · Sewer User Fees (Commercial)	117,300.00	116,300.00	1,000.00	100.86%	153,504.00	(36,204.00)	76.42%
364.111 · SewerTap Fees	48,000.00	93,750.00	(45,750.00)	51.20%	125,000.00	(77,000.00)	38.40%
364.150 · Sewer Conveyance Revenue	9,759.50	12,310.00	(2,550.50)	79.28%	15,000.00	(5,240.50)	65.06%
364.200 · Delinquent Sewer User Fees	5,157.00	23,700.00	(18,543.00)	21.76%	30,000.00	(24,843.00)	17.19%
Total 364.000 · Wastewater Collection Revenue	1,222,570.90	1,294,085.00	(71,514.10)	94.47%	1,403,504.00	(180,933.10)	87.11%
Total Revenue	**$ 1,314,247.90**	**$ 1,405,155.00**	**$ (90,907.10)**	**93.53%**	**$ 1,549,504.00**	**$ (235,256.10)**	**84.82%**
Expense							
401.000 · Administration							
401.460 · Training & Certification	$ 1,899.00	$ 2,000.00	$ (101.00)	94.95%	$ 2,000.00	$ (101.00)	94.95%
Total 401.000 · Administration	1,899.00	2,000.00	(101.00)	94.95%	2,000.00	(101.00)	94.95%
402.000 · Financial Administration							
402.310 · Outside Accounting Services	618.75	-	618.75	100.00%	-	618.75	100.00%
402.311 · Audit Expense	7,717.83	5,000.00	2,717.83	154.36%	5,000.00	2,717.83	154.36%
Total 402.000 · Financial Administration	8,336.58	5,000.00	3,336.58	166.73%	5,000.00	3,336.58	166.73%
404.000 · Legal							
404.310 · Legal Services-Municipal Liens	1,238.76	1,545.00	(306.24)	80.18%	2,060.00	(821.24)	60.13%
404.314 · Legal Fees	-	3,800.00	(3,800.00)	0.00%	5,000.00	(5,000.00)	0.00%
Total 404.000 · Legal	1,238.76	5,345.00	(4,106.24)	23.18%	7,060.00	(5,821.24)	17.55%
406.000 · Other General Government Admin.							
406.318 · Other Operating Services	1,445.75	2,142.00	(696.25)	67.50%	2,752.00	(1,306.25)	52.54%
406.420 · Dues Subscriptions&Memberships	382.00	1,280.00	(898.00)	29.84%	1,500.00	(1,118.00)	25.47%
Total 406.000 · Other General Government Admin.	1,827.75	3,422.00	(1,594.25)	53.41%	4,252.00	(2,424.25)	42.99%
408.000 · Engineering Services							
408.310 · Engineering Services	21,119.88	5,700.00	15,419.88	370.52%	7,500.00	13,619.88	281.60%
408.315 · Act 537 Update	5,000.00	10,250.00	(5,250.00)	48.78%	10,250.00	(5,250.00)	48.78%
Total 408.000 · Engineering Services	26,119.88	15,950.00	10,169.88	163.76%	17,750.00	8,369.88	147.15%
429.000 · Operations							
429.220 · Operating Supplies & Materials	6,094.72	6,300.00	(205.28)	96.74%	8,240.00	(2,145.28)	73.97%
429.221 · Chemicals/Filters	22,333.44	22,500.00	(166.56)	99.26%	30,000.00	(7,666.56)	74.45%
429.231 · Fuel Expense	5,002.49	7,000.00	(1,997.51)	71.46%	12,000.00	(6,997.51)	41.69%
429.260 · Small Tools & Minor Equipment	1,231.42	1,550.00	(318.58)	79.45%	2,000.00	(768.58)	61.57%
429.317 · Lab Analysis	28,323.71	26,250.00	2,073.71	107.90%	35,000.00	(6,676.29)	80.93%
429.319 · Sewer Fee-Reimbursement	-	10,000.00	(10,000.00)	0.00%	10,000.00	(10,000.00)	0.00%
429.321 · Telephone Service	6,357.07	6,750.00	(392.93)	94.18%	9,000.00	(2,642.93)	70.63%
429.361 · Electrical Service	99,068.08	105,475.00	(6,406.92)	93.93%	140,080.00	(41,011.92)	70.72%
429.367 · Refuse Disposal	1,360.62	1,575.00	(214.38)	86.39%	2,100.00	(739.38)	64.79%
429.370 · Treatment Plant Maint & Repairs	54,109.67	57,933.00	(3,823.33)	93.40%	77,250.00	(23,140.33)	70.05%
429.372 · Pump Station Maint. & Repairs	43,540.68	56,250.00	(12,709.32)	77.41%	75,000.00	(31,459.32)	58.05%
429.375 · Grinder Pump Maint. & Repairs	60,697.91	82,503.00	(21,805.09)	73.57%	110,000.00	(49,302.09)	55.18%
429.376 · Generator Maintenance	570.00	1,215.00	(645.00)	46.91%	5,000.00	(4,430.00)	11.40%
429.451 · Vehicle Maint. & Repairs	1,964.46	1,860.00	104.46	105.62%	2,782.00	(817.54)	70.61%
429.700 · Capital Expenditures	99,059.95	100,000.00	(940.05)	99.06%	480,000.00	(380,940.05)	20.64%
Total 429.000 · Operations	429,714.22	487,161.00	(57,446.78)	88.21%	998,452.00	(568,737.78)	43.04%
471.000 · Debt Principal							
471.100 · Debt Service Principal	-	-	-	0.00%	485,809.00	(485,809.00)	0.00%
Total 471.000 · Debt Principal	-	-	-	0.00%	485,809.00	(485,809.00)	0.00%
472.000 · Debt Interest							
472.100 · Debt Service Interest	38,013.75	38,014.00	(0.25)	100.00%	71,200.00	(33,186.25)	53.39%
Total 472.000 · Debt Interest	38,013.75	38,014.00	(0.25)	100.00%	71,200.00	(33,186.25)	53.39%
486.000 · Insurance Expense							
486.100 · Insurance - Liability	8,126.71	7,875.00	251.71	103.20%	10,500.00	(2,373.29)	77.40%
486.300 · Insurance - Automobile	2,539.61	2,700.00	(160.39)	94.06%	3,600.00	(1,060.39)	70.55%
486.700 · Property Damage Claims	35,316.73	-	35,316.73	100.00%	-	35,316.73	100.00%
Total 486.000 · Insurance Expense	45,983.05	10,575.00	35,408.05	434.83%	14,100.00	31,883.05	326.12%

East Marlborough Township Sewer Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
487.000 · Health Insurance Benefits							
487.196 · Health Insurance	105,140.94	83,619.00	21,521.94	125.74%	111,500.00	(6,359.06)	94.30%
Total 487.000 · Health Insurance Benefits	105,140.94	83,619.00	21,521.94	125.74%	111,500.00	(6,359.06)	94.30%
492.000 · Interfund Operating Transfers							
492.010 · Transfer to Gen Fund (Payroll)	307,465.46	230,821.00	76,644.46	133.21%	311,311.00	(3,845.54)	98.77%
Total 492.000 · Interfund Operating Transfers	307,465.46	230,821.00	76,644.46	133.21%	311,311.00	(3,845.54)	98.77%
Total Expense	**$ 965,739.39**	**$ 881,907.00**	**$ 83,832.39**	**109.51%**	**$ 2,028,434.00**	**$ (1,062,694.61)**	**47.61%**
Net Surplus/(Deficit)	**$ 348,508.51**	**$ 523,248.00**	**$ (174,739.49)**	**66.61%**	**$ (478,930.00)**	**$ 827,438.51**	**-72.77%**

East Marlborough Township Fire & Emergency Services Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.110 · Fire Protection Tax	$ 1,682,683.47	$ 1,654,325.00	$ 28,358.47	101.71%	$ 1,693,500.00	$ (10,816.53)	99.36%
301.130 · Emergency Services Tax	373,086.33	368,705.00	4,381.33	101.19%	377,000.00	(3,913.67)	98.96%
301.140 · Delinquent Taxes	18,047.93	11,700.00	6,347.93	154.26%	16,000.00	2,047.93	112.80%
301.600 · Interim Taxes - Hydrants	1,193.74	-	1,193.74	100.00%	-	1,193.74	100.00%
Total 301.000 · Real Estate Taxes	2,075,011.47	2,034,730.00	40,281.47	101.98%	2,086,500.00	(11,488.53)	99.45%
341.000 · Interest Earnings							
341.010 · Interest Earnings	41,749.27	35,794.00	5,955.27	116.64%	48,044.00	(6,294.73)	86.90%
Total 341.000 · Interest Earnings	41,749.27	35,794.00	5,955.27	116.64%	48,044.00	(6,294.73)	86.90%
357.000 · Local Government Units							
357.100 · Workers Comp. Reimbursement	-	-	-	0.00%	18,570.00	(18,570.00)	0.00%
Total 357.000 · Local Government Units	-	-	-	0.00%	18,570.00	(18,570.00)	0.00%
392.000 · Interfund Operating Transfers							
392.010 · Transfer from General Fund	-	-	-	0.00%	2,000.00	(2,000.00)	0.00%
Total 392.000 · Interfund Operating Transfers	-	-	-	0.00%	2,000.00	(2,000.00)	0.00%
Total Revenue	**$ 2,116,760.74**	**$ 2,070,524.00**	**$ 46,236.74**	**102.23%**	**$ 2,155,114.00**	**$ (38,353.26)**	**98.22%**
Expense							
411.000 · Public Safety - Fire							
411.380 · Fire Hydrant Rental	$ 50,126.81	$ 48,600.00	$ 1,526.81	103.14%	$ 65,000.00	$ (14,873.19)	77.12%
411.430 · Fire Tax Remittances	924,362.56	924,750.00	(387.44)	99.96%	1,233,000.00	(308,637.44)	74.97%
Total 411.000 · Public Safety - Fire	974,489.37	973,350.00	1,139.37	100.12%	1,298,000.00	(323,510.63)	75.08%
412.000 · Public Safety - EMS							
412.430 · Emergency Svcs. Tax Remittance	281,975.12	282,750.00	(774.88)	99.73%	377,000.00	(95,024.88)	74.79%
Total 412.000 · Public Safety - EMS	281,975.12	282,750.00	(774.88)	99.73%	377,000.00	(95,024.88)	74.79%
484.000 · Insurance							
484.354 · Workers Comp. Insurance	12,533.00	13,950.00	(1,417.00)	89.84%	18,575.00	(6,042.00)	67.47%
Total 484.000 · Insurance	12,533.00	13,950.00	(1,417.00)	89.84%	18,575.00	(6,042.00)	67.47%
489.000 · Other Operating Expenditures							
489.100 · Miscellaneous Expenditures	10,000.00	-	10,000.00	100.00%	-	10,000.00	100.00%
Total 489.000 · Other Operating Expenditures	10,000.00	-	10,000.00	100.00%	-	10,000.00	100.00%
Total Expense	**$ 1,278,997.49**	**$ 1,270,050.00**	**$ 8,947.49**	**100.70%**	**$ 1,693,575.00**	**$ (414,577.51)**	**75.52%**
Net Surplus/(Deficit)	**$ 837,763.25**	**$ 800,474.00**	**$ 37,289.25**	**104.66%**	**$ 461,539.00**	**$ 376,224.25**	**181.52%**

State Fund
Profit & Loss Budget vs. Actual
January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest	$ 6,934.55	$ 12,870.00	$ (5,935.45)	53.88%	$ 15,000.00	$ (8,065.45)	46.23%
Total 341.000 · Interest Earnings	6,934.55	12,870.00	(5,935.45)	53.88%	15,000.00	(8,065.45)	46.23%
355.000 · State Shared Revenues							
355.020 · Liquid Fuels Tax (Act 665)	283,957.00	287,850.00	(3,893.00)	98.65%	287,850.00	(3,893.00)	98.65%
355.030 · Turnback Allocation (Act 32)	51,440.00	51,440.00	-	100.00%	51,440.00	-	100.00%
Total 355.000 · State Shared Revenues	335,397.00	339,290.00	(3,893.00)	98.85%	339,290.00	(3,893.00)	98.85%
Total Revenue	**$ 342,331.55**	**$ 352,160.00**	**$ (9,828.45)**	**97.21%**	**$ 354,290.00**	**$ (11,958.45)**	**96.63%**
Expense							
439.000 · Highway Construction Projects							
439.600 · Road Construction	$ 329,511.86	$ 339,000.00	$ (9,488.14)	97.20%	$ 339,000.00	$ (9,488.14)	97.20%
Total 439.000 · Highway Construction Projects	329,511.86	339,000.00	(9,488.14)	97.20%	339,000.00	(9,488.14)	97.20%
Total Expense	**$ 329,511.86**	**$ 339,000.00**	**$ (9,488.14)**	**97.20%**	**$ 339,000.00**	**$ (9,488.14)**	**97.20%**
Net Surplus/(Deficit)	**$ 12,819.69**	**$ 13,160.00**	**$ (340.31)**	**97.41%**	**$ 15,290.00**	**$ (2,470.31)**	**83.84%**

East Marlborough Township Parks Fund

Profit & Loss Budget vs. Actual

January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest Earnings	$ 2,374.03	$ 3,150.00	$ (775.97)	75.37%	$ 4,200.00	$ (1,825.97)	56.53%
Total 341.000 · Interest Earnings	2,374.03	3,150.00	(775.97)	75.37%	4,200.00	(1,825.97)	56.53%
392.000 · Interfund Transfers							
392.010 · General Fund Transfers	-	-	-	0.00%	1,000.00	(1,000.00)	0.00%
392.020 · Open Space Fund Transfers	-	-	-	0.00%	39,000.00	(39,000.00)	0.00%
Total 392.000 · Interfund Transfers	-	-	-	0.00%	40,000.00	(40,000.00)	0.00%
Total Revenue	**$ 2,374.03**	**$ 3,150.00**	**$ (775.97)**	**75.37%**	**$ 44,200.00**	**$ (41,825.97)**	**5.37%**
Expense							
454.000 · Culture/Recreation							
454.260 · Minor Equipment	$ -	$ 2,750.00	$ (2,750.00)	0.00%	$ 3,000.00	$ (3,000.00)	0.00%
454.360 · Utilities	1,537.40	1,890.00	(352.60)	81.34%	2,500.00	(962.60)	61.50%
454.373 · Building Maintenance	1,799.09	6,000.00	(4,200.91)	29.99%	8,000.00	(6,200.91)	22.49%
454.450 · Property Maintenance	10,356.42	27,000.00	(16,643.58)	38.36%	30,000.00	(19,643.58)	34.52%
Total 454.000 · Culture/Recreation	13,692.91	37,640.00	(23,947.09)	36.38%	43,500.00	(29,807.09)	31.48%
461.000 · Community Development							
461.240 · Operating Supplies	900.36	1,700.00	(799.64)	52.96%	1,700.00	(799.64)	52.96%
Total 461.000 · Community Development	900.36	1,700.00	(799.64)	52.96%	1,700.00	(799.64)	52.96%
492.000 · Interfund Operating Transfers							
492.010 · Trans to General Fund (Payroll)	34,673.24	41,850.00	(7,176.76)	82.85%	52,087.00	(17,413.76)	66.57%
Total 492.000 · Interfund Operating Transfers	34,673.24	41,850.00	(7,176.76)	82.85%	52,087.00	(17,413.76)	66.57%
Total Expense	**$ 49,266.51**	**$ 81,190.00**	**$ (31,923.49)**	**60.68%**	**$ 97,287.00**	**$ (48,020.49)**	**50.64%**
Net Surplus/(Deficit)	**$ (46,892.48)**	**$ (78,040.00)**	**$ 31,147.52**	**60.09%**	**$ (53,087.00)**	**$ 6,194.52**	**88.33%**

East Marlborough Township Open Space Fund

Profit & Loss Budget vs. Actual

January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.110 · Open Space Tax	$ 149,176.61	$ 151,340.00	$ (2,163.39)	98.57%	$ 155,000.00	$ (5,823.39)	96.24%
301.400 · Delinquent Open Space Taxes	1,306.17	720.00	586.17	181.41%	1,000.00	306.17	130.62%
Total 301.000 · Real Estate Taxes	150,482.78	152,060.00	(1,577.22)	98.96%	156,000.00	(5,517.22)	96.46%
341.000 · Interest Earnings							
341.010 · Interest Earnings	38,721.07	46,900.00	(8,178.93)	82.56%	62,261.00	(23,539.93)	62.19%
Total 341.000 · Interest Earnings	38,721.07	46,900.00	(8,178.93)	82.56%	62,261.00	(23,539.93)	62.19%
Total Revenue	**$ 189,203.85**	**$ 198,960.00**	**$ (9,756.15)**	**95.1%**	**$ 218,261.00**	**$ (29,057.15)**	**86.69%**
Expense							
401.000 · Administration							
401.310 · Professional Services	$ -	$ -	$ -	0.0%	$ 2,000.00	$ (2,000.00)	0.0%
Total 401.000 · Administration	-	-	-	0.0%	2,000.00	(2,000.00)	0.0%
492.000 · Transfers							
492.010 · Transfer to Park Fund	-	-	-	0.0%	39,000.00	(39,000.00)	0.0%
Total 492.000 · Transfers	-	-	-	0.0%	39,000.00	(39,000.00)	0.0%
Total Expense	**$ -**	**$ -**	**$ -**	**0.0%**	**$ 41,000.00**	**$ (41,000.00)**	**0.0%**
Net Surplus/(Deficit)	**$ 189,203.85**	**$ 198,960.00**	**$ (9,756.15)**	**95.1%**	**$ 177,261.00**	**$ 11,942.85**	**106.74%**

East Marlborough Township Library Fund

Profit & Loss Budget vs. Actual

January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.110 · Library Tax	$ 136,533.64	$ 133,900.00	$ 2,633.64	101.97%	$ 138,000.00	$ (1,466.36)	98.94%
301.400 · Delinquent Library Taxes	1,195.17	810.00	385.17	147.55%	1,100.00	95.17	108.65%
Total 301.000 · Real Estate Taxes	137,728.81	134,710.00	3,018.81	102.24%	139,100.00	(1,371.19)	99.01%
341.000 · Interest Earnings							
341.010 · Library Fund Interest	2,060.66	4,400.00	(2,339.34)	46.83%	5,162.00	(3,101.34)	39.92%
Total 341.000 · Interest Earnings	2,060.66	4,400.00	(2,339.34)	46.83%	5,162.00	(3,101.34)	39.92%
Total Revenue	**$ 139,789.47**	**$ 139,110.00**	**$ 679.47**	**100.49%**	**$ 144,262.00**	**$ (4,472.53)**	**96.9%**
Expense							
456.000 · Culture/Recreation - Libraries							
456.430 · Library Tax Remittance	$ 75,000.00	$ 75,000.00	$ -	100.0%	$ 150,000.00	$ (75,000.00)	50.0%
Total 456.000 · Culture/Recreation - Libraries	75,000.00	75,000.00	-	100.0%	150,000.00	(75,000.00)	50.0%
Total Expense	**$ 75,000.00**	**$ 75,000.00**	**$ -**	**100.0%**	**$ 150,000.00**	**$ (75,000.00)**	**50.0%**
Net Surplus/(Deficit)	**$ 64,789.47**	**$ 64,110.00**	**$ 679.47**	**101.06%**	**$ (5,738.00)**	**$ 70,527.47**	**-1,129.13%**

East Marlborough Township - Rebill

Profit & Loss Budget vs. Actual

January through September 2026

	January '26 - September '26 Actual	January '26 - September '26 Budget	$ Over / (Under) Budget	% of Budget	January '26 - December '26 Budget	$ Over / (Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.010 · Interest Earnings	$ 3,165.26	$ 3,735.00	$ (569.74)	84.75%	$ 5,000.00	$ (1,834.74)	63.31%
Total 341.000 · Interest Earnings	3,165.26	3,735.00	(569.74)	84.75%	5,000.00	(1,834.74)	63.31%
361.000 · Charges for Services							
361.200 · Admin fee	360.80	-	360.80	100.00%	-	360.80	100.00%
361.351 · Legal Reimbursement	14,574.48	14,850.00	(275.52)	98.15%	20,000.00	(5,425.52)	72.87%
361.352 · General Engineering - Reimbursable	54,121.78	29,700.00	24,421.78	182.23%	40,000.00	14,121.78	135.30%
361.353 · Landscape Architect - Reimbursable	21,791.37	14,850.00	6,941.37	146.74%	20,000.00	1,791.37	108.96%
361.354 · Sewer Engineering - Reimbursable	18,731.48	14,850.00	3,881.48	126.14%	20,000.00	(1,268.52)	93.66%
361.355 · Traffic Engineering - Reimbursable	60,359.94	11,250.00	49,109.94	536.53%	15,000.00	45,359.94	402.40%
Total 361.000 · Charges for Services	169,939.85	85,500.00	84,439.85	198.76%	115,000.00	54,939.85	147.77%
Total Revenue	**$ 173,105.11**	**$ 89,235.00**	**$ 83,870.11**	**193.99%**	**$ 120,000.00**	**$ 53,105.11**	**144.25%**
Expense							
404.000 · Legal							
404.314 · Legal - Reimbursable	$ 24,308.00	$ 14,850.00	$ 9,458.00	163.69%	$ 20,000.00	$ 4,308.00	121.54%
Total 404.000 · Legal	24,308.00	14,850.00	9,458.00	163.69%	20,000.00	4,308.00	121.54%
408.000 · Engineering							
408.313 · General Engineering - Reimbursable	84,952.00	29,700.00	55,252.00	286.03%	40,000.00	44,952.00	212.38%
408.318 · Landscape Architect - Reimbursable	19,907.96	14,850.00	5,057.96	134.06%	20,000.00	(92.04)	99.54%
408.319 · Sewer Engineering - Reimbursable	48,684.41	14,850.00	33,834.41	327.84%	20,000.00	28,684.41	243.42%
408.320 · Traffic Engineering - Reimbursable	27,847.10	11,250.00	16,597.10	247.53%	15,000.00	12,847.10	185.65%
Total 408.000 · Engineering	181,391.47	70,650.00	110,741.47	256.75%	95,000.00	86,391.47	190.94%
Total Expense	**$ 205,699.47**	**$ 85,500.00**	**$ 120,199.47**	**240.58%**	**$ 115,000.00**	**$ 90,699.47**	**178.87%**
Net Surplus/(Deficit)	**$ (32,594.36)**	**$ 3,735.00**	**$ (36,329.36)**	**-872.67%**	**$ 5,000.00**	**$ (37,594.36)**	**-651.89%**

East Marlborough Township General Fund
Approved Bills List
As of October 14, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.100 · PLGIT General - Class			
09/16/2026	27366	A F Daniel Technology Group, Inc.	-1,247.93
09/16/2026	27367	Accurate Building Inspections, Inc.	-2,730.00
09/16/2026	27368	Affiliated United Communications, LLC	-415.88
09/16/2026	27369	Berkheimer Tax Administrator, Inc.	-13.90
09/16/2026	27370	Brandywine Valley SPCA	-1,081.60
09/16/2026	27371	Canon Financial Services, Inc.	-191.58
09/16/2026	27372	Gale Lane Solar LLC	-248.08
09/16/2026	27373	Go Green 'N' Clean Car Wash	-48.00
09/16/2026	27374	Great America Financial Services, Inc.	-76.00
09/16/2026	27375	Independence Blue Cross	-12,820.66
09/16/2026	27376	Kate Boyle	-512.81
09/16/2026	27377	Lowe's	-1,350.21
09/16/2026	27378	NAPA Auto Parts	-345.16
09/16/2026	27379	Opdenaker, Inc.	-273.29
09/16/2026	27380	Unionville Chadds Ford School District	-922.38
09/16/2026	27381	Vandemark & Lynch, Inc.	-5,908.50
10/06/2026	27382	Christopher F. Perrotti	-1,239.60
10/14/2026	27383	Birmingham Township Police	-3,450.00
10/14/2026	27384	Brittany Jones	-176.00
10/14/2026	27385	Burkhart, Inc	-1,978.38
10/14/2026	27386	Cohen Law Group	-2,533.33
10/14/2026	27387	Colledge Tire, Inc.	-1,023.67
10/14/2026	27388	Crafco, Inc.	-3,448.07
10/14/2026	27389	Dixie Land Energy, LLC	-5,298.57
10/14/2026	27390	Great America Financial Services, Inc.	-76.00
10/14/2026	27391	Green Weaver Landscapes	-572.00
10/14/2026	27392	Heidelberg Materials, LLC	-451.53
10/14/2026	27393	Kate Boyle	-111.49
10/14/2026	27394	Longwood Firemen's Relief	-29,109.37
10/14/2026	27395	NAPA Auto Parts	-275.96
10/14/2026	27396	New Enterprise Stone & Lime Co.	-1,671.90
10/14/2026	27397	Parkesburg Borough Police	-920.00
10/14/2026	27398	Pennsylvania Municipal Retirement System	0.00
10/14/2026	27399	Po-Mar-Lin Firemen's Relief	-54,060.25
10/14/2026	27400	Premium Power Services, LLC	-1,764.00
10/14/2026	27401	PSATS CDL Program	-80.00
10/14/2026	27402	Signal Service, Inc.	-3,500.00
10/14/2026	27403	Southern Chesco Police	-862.50
10/14/2026	27404	The Lincoln National Life Insurance Group	-568.48
10/14/2026	27405	Traisr, LLC	-600.00
10/14/2026	27406	Univest Insurance,LLC	-63.00
10/14/2026	27407	Unruh, Turner, Burke & Frees	-8,176.19
10/14/2026	27408	Vandemark & Lynch, Inc.	-2,090.50

East Marlborough Township General Fund
Approved Bills List
As of October 14, 2026

Date	Num	Name	Paid Amount
10/14/2026	27409	West Nottingham Police Dept	-1,782.50
10/14/2026	27410	Pennsylvania Municipal Retirement System	-30,000.00
10/14/2026	27411	Pennsylvania Municipal Retirement System	-104,405.00
Total 100.100 · PLGIT General - Class			-288,474.27
100.305 · Truist General			
09/17/2026	ACH	INR/CBIZ Matrix	-800.00
09/29/2026	ACH-COMCAST	Comcast (37361)	-640.38
10/05/2026	ACH1005	PECO Energy	-1,330.87
Total 100.305 · Truist General			-2,771.25
Total 100.000 · Cash			-291,245.52
TOTAL			**-291,245.52**

East Marlborough Township General Fund

Check Detail

September 10 through October 14, 2026

Num	Type	Date	Name	Memo	Account	Paid Amount
ACH	**Check**	**09/17/2026**	**INR/CBIZ Matrix**	**PR 9.15.26**	**100.305 · Truist General**	
				Neil	222.214 · Retirement Fund Contrib W/H	-200.00
				Clarke	222.214 · Retirement Fund Contrib W/H	-200.00
				Hicks	222.214 · Retirement Fund Contrib W/H	-50.00
				Sheller	222.214 · Retirement Fund Contrib W/H	-100.00
				Fidler	222.214 · Retirement Fund Contrib W/H	-50.00
				Nash	222.214 · Retirement Fund Contrib W/H	-100.00
				Hoover	222.214 · Retirement Fund Contrib W/H	-100.00
TOTAL						-800.00
ACH-COMCAST	**Bill Pmt -Check**	**09/29/2026**	**Comcast (37361)**		**100.305 · Truist General**	
9/2-10/1	Bill	08/27/2026		Business internet, voice - 9/2-10/1	409.360 · Twp. Bldg. Utilities	-320.19
10/2-11/1	Bill	09/27/2026		Business internet, voice - 10/2-11/1	409.360 · Twp. Bldg. Utilities	-320.19
TOTAL						-640.38
ACH1005	**Check**	**10/05/2026**	**PECO Energy**	**autopay**	**100.305 · Truist General**	
				0 Unionville Rd Lite-78/21-9/23	433.361 · Traffic Signal Repairs & Maint.	-11.54
				1752 Doe Run Rd-8/20-9/22	409.375 · Post Office - Maint & Utilities	-33.62
				717 Unionville Rd Shop-8/20-9/22	409.360 · Twp. Bldg. Utilities	-42.43
				717 Unionville Rd Rd-8/20-9/22	409.360 · Twp. Bldg. Utilities	-52.10
				721 Unionville Rd Rs-In/Out-7/31-9/1	409.360 · Twp. Bldg. Utilities	-215.02
				721 Unionville Rd Lite Sle-8/18-9/18	434.360 · Unionville Street Lights	-237.23
				721 Unionville Rd Trlr-8/20-9/22	410.360 · PD Office Utilities	-196.40
				721 Unionville Rd Acct 1-8/3-9/2	433.361 · Traffic Signal Repairs & Maint.	-384.03
				500 Unionville Rd Traffic Signal-8/14-9/16	433.361 · Traffic Signal Repairs & Maint.	-158.50
TOTAL						-1,330.87
27366	**Bill Pmt -Check**	**09/16/2026**	**A F Daniel Technology Group, Inc.**		**100.100 · PLGIT General - Class**	
76014287	Bill	09/04/2026		Monthly IT support contract - September	407.270 · Computer/Technology Expenses	-1,247.93
TOTAL						-1,247.93
27367	**Bill Pmt -Check**	**09/16/2026**	**Accurate Building Inspections, Inc.**		**100.100 · PLGIT General - Class**	
Z26-08	Bill	08/31/2026		Zoning inspections - August	414.300 · Outside Zoning Inspector	-2,730.00
TOTAL						-2,730.00

East Marlborough Township General Fund
Check Detail
September 10 through October 14, 2026

Num	Type	Date	Name	Memo	Account	Paid Amount
27368	**Bill Pmt -Check**	**09/16/2026**	**Affiliated United Communications, LLC**		**100.100 · PLGIT General - Class**	
4257453	Bill	09/01/2026		Monthly phone service contract - September	407.270 · Computer/Technology Expenses	-415.88
TOTAL						-415.88
27369	**Bill Pmt -Check**	**09/16/2026**	**Berkheimer Tax Administrator, Inc.**		**100.100 · PLGIT General - Class**	
26080030	Bill	08/31/2026		Interim tax bills & postage	403.100 · Tax Collection Expenses	-13.90
TOTAL						-13.90
27370	**Bill Pmt -Check**	**09/16/2026**	**Brandywine Valley SPCA**		**100.100 · PLGIT General - Class**	
Aug26-08	Bill	08/31/2026		August animal control services - 4 incidents	422.317 · Animal Control Expense	-1,081.60
TOTAL						-1,081.60
27371	**Bill Pmt -Check**	**09/16/2026**	**Canon Financial Services, Inc.**	**Contract # 566332**	**100.100 · PLGIT General - Class**	
43873038	Bill	09/11/2026		Admin monthly printer/copier contract fee - October	406.450 · Printer/Copier Lease Expense	-186.00
				Admin monthly printer/copier usage - August	406.450 · Printer/Copier Lease Expense	-5.58
TOTAL						-191.58
27372	**Bill Pmt -Check**	**09/16/2026**	**Gale Lane Solar LLC**		**100.100 · PLGIT General - Class**	
384	Bill	08/31/2026		Purchase of solar power August 2026	409.360 · Twp. Bldg. Utilities	-248.08
TOTAL						-248.08
27373	**Bill Pmt -Check**	**09/16/2026**	**Go Green 'N' Clean Car Wash**		**100.100 · PLGIT General - Class**	
August	Bill	08/31/2026		Car wash police vehicles 8/4-8/28	410.370 · PD Vehicle Repairs & Maint.	-48.00
TOTAL						-48.00
27374	**Bill Pmt -Check**	**09/16/2026**	**Great America Financial Services, Inc.**		**100.100 · PLGIT General - Class**	
42904361	Bill	09/01/2026		PD - monthly printer/copier lease payment	410.375 · PD Technology Expense	-76.00
TOTAL						-76.00
27375	**Bill Pmt -Check**	**09/16/2026**	**Independence Blue Cross**	**A/C# 400008235880001**	**100.100 · PLGIT General - Class**	
842810142088	Bill	09/08/2026		Health insurance - October	487.100 · Health Insurance	-12,820.66
TOTAL						-12,820.66

East Marlborough Township General Fund

Check Detail

September 10 through October 14, 2026

Num	Type	Date	Name	Memo	Account	Paid Amount
27376	**Bill Pmt -Check**	**09/16/2026**	**Kate Boyle**		**100.100 · PLGIT General - Class**	
Notary Reimbursement	Bill	09/08/2026		Reimbursement - notary certification enrollment package	406.480 · Training&Certification Expense	-512.81
TOTAL						-512.81
27377	**Bill Pmt -Check**	**09/16/2026**	**Lowe's**	**A/C# 98005272459**	**100.100 · PLGIT General - Class**	
August	Bill	09/02/2026		Simple green, toilet cleaner, sharpies, hex nuts, eye bolts, tarp strap	430.245 · PWD Operating Supplies	-292.28
				Mortar mix, paper towels, asphalt, concrete crack, hose mender	436.245 · Storm Sewer & Drains R&M	-377.46
				Mortar mix, concrete crack, paint rollers, trash bags	436.245 · Storm Sewer & Drains R&M	-430.22
				Floor rollers, sump pump discharge kit, submersible sump pump	409.373 · Twp. Bldg. Repairs & Maint.	-250.25
TOTAL						-1,350.21
27378	**Bill Pmt -Check**	**09/16/2026**	**NAPA Auto Parts**	**38730894**	**100.100 · PLGIT General - Class**	
154711	Bill	08/19/2026		Oil filter (1), air filters (2). oil (13), carb cleaner (4), grease tube (10)	430.371 · PWD Vehicles - Maint. & Repairs	-214.46
154714	Bill	08/19/2026		Synthetic oil (3)	430.371 · PWD Vehicles - Maint. & Repairs	-98.82
155359	Bill	08/28/2026		Fuel system cleaner (1), gas fuel treatment (1)	437.100 · Small Tools and Machinery	-31.88
TOTAL						-345.16
27379	**Bill Pmt -Check**	**09/16/2026**	**Opdenaker, Inc.**	**14316800**	**100.100 · PLGIT General - Class**	
874193	Bill	09/01/2026		Township complex recycling collection services - September	427.367 · Refuse Collection	-87.22
				Township complex refuse collections services - September	427.367 · Refuse Collection	-186.07
TOTAL						-273.29
27380	**Bill Pmt -Check**	**09/16/2026**	**Unionville Chadds Ford School District**		**100.100 · PLGIT General - Class**	
9813	Bill	09/01/2026		Cell tower interim real estate tax bill 7/1/26 - assessment increase	409.430 · Reimbursable - R.E. Taxes	-922.38
TOTAL						-922.38
27381	**Bill Pmt -Check**	**09/16/2026**	**Vandemark & Lynch, Inc.**		**100.100 · PLGIT General - Class**	
73580	Bill	05/18/2026		Engineering re: NPDES MS4 Permit - April	408.310 · General Engineering	-5,908.50
TOTAL						-5,908.50
27382	**Bill Pmt -Check**	**10/06/2026**	**Christopher F. Perrotti**		**100.100 · PLGIT General - Class**	
2008	Bill	10/05/2026		Labor - replace emergency lights in office	409.373 · Twp. Bldg. Repairs & Maint.	-520.00
				2-head emergency lights (qty: 7)	409.373 · Twp. Bldg. Repairs & Maint.	-719.60
TOTAL						-1,239.60

East Marlborough Township General Fund

Check Detail

September 10 through October 14, 2026

Num	Type	Date	Name	Memo	Account	Paid Amount
27383	**Bill Pmt -Check**	**10/14/2026**	**Birmingham Township Police**		**100.100 · PLGIT General - Class**	
65pdPlantation 9.26	Bill	09/20/2026		Police services assisting EMT - Plantation Field event 9/16, 9/18, 9/19, 9/20	410.183 · Special Detail - Reimbursable	-2,587.50
65pd HBO TASK 9.26	Bill	09/25/2026		Police services assisting EMT during filming of HBO TASK 9/25/26	410.183 · Special Detail - Reimbursable	-862.50
TOTAL						-3,450.00
27384	**Bill Pmt -Check**	**10/14/2026**	**Brittany Jones**		**100.100 · PLGIT General - Class**	
8/12/26	Bill	09/11/2026		BOS court stenographer appearance fee - 8/12/26 re: Walmart	414.317 · ZHB Hearings/Court Stenographer	-150.00
				BOS court stenographer original & electronic application fee - 8/12/26 re: Walmart	414.317 · ZHB Hearings/Court Stenographer	-26.00
TOTAL						-176.00
27385	**Bill Pmt -Check**	**10/14/2026**	**Burkhart, Inc**		**100.100 · PLGIT General - Class**	
015665	Bill	10/06/2026		2005 Sterling - state inspection, fuel filter, oil filter, brakes, misc parts	430.371 · PWD Vehicles - Maint. & Repairs	-1,978.38
TOTAL						-1,978.38
27386	**Bill Pmt -Check**	**10/14/2026**	**Cohen Law Group**		**100.100 · PLGIT General - Class**	
September	Bill	09/14/2026		Legal fees re: Verizon cable franchise renewal	404.310 · Legal Services - Township	-2,533.33
TOTAL						-2,533.33
27387	**Bill Pmt -Check**	**10/14/2026**	**Colledge Tire, Inc.**		**100.100 · PLGIT General - Class**	
0167303	Bill	09/22/2026		PD truck 61-23 - repair flat	410.370 · PD Vehicle Repairs & Maint.	-43.00
0167462	Bill	10/01/2026		PWD F-600 - flat repair & tire balance	430.371 · PWD Vehicles - Maint. & Repairs	-68.00
0167468	Bill	10/01/2026		PWD truck #10 - state inspection, emission test, replace front brake pads & rotors	430.371 · PWD Vehicles - Maint. & Repairs	-870.67
0167496	Bill	10/02/2026		PWD 2012 GMC 2500 - state inspection	430.371 · PWD Vehicles - Maint. & Repairs	-42.00
TOTAL						-1,023.67
27388	**Bill Pmt -Check**	**10/14/2026**	**Crafco, Inc.**		**100.100 · PLGIT General - Class**	
9403848186	Bill	09/29/2026		Road repair materials - (4200 lb) polyflex meltable packaging	438.100 · Road Repair Materials	-3,448.07
TOTAL						-3,448.07

East Marlborough Township General Fund
Check Detail
September 10 through October 14, 2026

Num	Type	Date	Name	Memo	Account	Paid Amount
27389	**Bill Pmt -Check**	**10/14/2026**	**Dixie Land Energy, LLC**		**100.100 · PLGIT General - Class**	
1238523	Bill	09/10/2026		Diesel-200 gallons @ $4.9701 per gallon	430.231 · PWD Vehicles - Fuel	-995.06
1238591	Bill	09/10/2026		Gasoline-447.70 gallons @ $3.6305 per gallon	430.231 · PWD Vehicles - Fuel	-1,627.55
1253988	Bill	09/23/2026		Gasoline-433.9 gallons @ $3.6055 per gallon	430.231 · PWD Vehicles - Fuel	-1,566.53
1247082	Bill	09/23/2026		Gasoline-51 gallons @ $3.6055 per gallon	430.231 · PWD Vehicles - Fuel	-184.13
1247024	Bill	09/23/2026		Diesel-174.50 gallons @ $5.2974 per gallon	430.231 · PWD Vehicles - Fuel	-925.30
TOTAL						-5,298.57
27390	**Bill Pmt -Check**	**10/14/2026**	**Great America Financial Services, Inc.**		**100.100 · PLGIT General - Class**	
43156880	Bill	10/01/2026		PD - monthly printer/copier lease payment	410.375 · PD Technology Expense	-76.00
TOTAL						-76.00
27391	**Bill Pmt -Check**	**10/14/2026**	**Green Weaver Landscapes**		**100.100 · PLGIT General - Class**	
3723	Bill	09/30/2026		Gardening - rain pond @ Township complex - 9/11 & 9/25	409.373 · Twp. Bldg. Repairs & Maint.	-572.00
TOTAL						-572.00
27392	**Bill Pmt -Check**	**10/14/2026**	**Heidelberg Materials, LLC**		**100.100 · PLGIT General - Class**	
6800129046	Bill	09/29/2026		Blacktop patch - 2.01 tons	436.245 · Storm Sewer & Drains R&M	-162.51
6800129320	Bill	09/29/2026		Blacktop patch - 3.97 tons	436.245 · Storm Sewer & Drains R&M	-289.02
TOTAL						-451.53
27393	**Bill Pmt -Check**	**10/14/2026**	**Kate Boyle**		**100.100 · PLGIT General - Class**	
Notary Reimbursement	Bill	09/20/2026		Reimbursement - notary test	406.480 · Training&Certification Expense	-65.00
Notary Reimbursement	Bill	10/01/2026		Reimbursement - notary test fees	406.480 · Training&Certification Expense	-46.49
TOTAL						-111.49
27394	**Bill Pmt -Check**	**10/14/2026**	**Longwood Firemen's Relief**		**100.100 · PLGIT General - Class**	
2026 Fire Relief	Bill	10/06/2026		2026 foreign fire relief remittance (35% share)	411.500 · Foreign Fire Ins. Tax Dist.	-29,109.37
TOTAL						-29,109.37
27395	**Bill Pmt -Check**	**10/14/2026**	**NAPA Auto Parts**	**38730894**	**100.100 · PLGIT General - Class**	
156781	Bill	09/22/2026		PWD - oil filters (3), air filters (4), engine oil (3)	430.371 · PWD Vehicles - Maint. & Repairs	-275.96
TOTAL						-275.96

East Marlborough Township General Fund
Check Detail
September 10 through October 14, 2026

Num	Type	Date	Name	Memo	Account	Paid Amount
27396	**Bill Pmt -Check**	**10/14/2026**	**New Enterprise Stone & Lime Co.**	**99788**	**100.100 · PLGIT General - Class**	
8928027	Bill	10/01/2026		2A stone supply for road maintenance - 72.22 ton	438.100 · Road Repair Materials	-1,671.90
TOTAL						-1,671.90
27397	**Bill Pmt -Check**	**10/14/2026**	**Parkesburg Borough Police**		**100.100 · PLGIT General - Class**	
08pd HBO TASK 9.26	Bill	09/25/2026		For police services with traffic control during filming of HBO TASK 9/25/26	410.183 · Special Detail - Reimbursable	-920.00
TOTAL						-920.00
27398	**Bill Pmt -Check**	**10/14/2026**	**Pennsylvania Municipal Retirement System**	**VOID:**	**100.100 · PLGIT General - Class**	
TOTAL						0.00
27399	**Bill Pmt -Check**	**10/14/2026**	**Po-Mar-Lin Firemen's Relief**		**100.100 · PLGIT General - Class**	
2026 Fire Relief	Bill	10/06/2026		2026 foreign fire relief remittance (65% share)	411.500 · Foreign Fire Ins. Tax Dist.	-54,060.25
TOTAL						-54,060.25
27400	**Bill Pmt -Check**	**10/14/2026**	**Premium Power Services, LLC**		**100.100 · PLGIT General - Class**	
50921	Bill	09/30/2026		2026 Preventative maintenance service on generators	409.373 · Twp. Bldg. Repairs & Maint.	-1,764.00
TOTAL						-1,764.00
27401	**Bill Pmt -Check**	**10/14/2026**	**PSATS CDL Program**		**100.100 · PLGIT General - Class**	
INV-199877-N2C9	Bill	09/16/2026		CDL Drug DOT testing - DH	430.470 · PSATS CDL Program	-80.00
TOTAL						-80.00
27402	**Bill Pmt -Check**	**10/14/2026**	**Signal Service, Inc.**		**100.100 · PLGIT General - Class**	
065545	Bill	07/24/2026		2026 preventative maintenance services	433.361 · Traffic Signal Repairs & Maint.	-3,500.00
TOTAL						-3,500.00
27403	**Bill Pmt -Check**	**10/14/2026**	**Southern Chesco Police**		**100.100 · PLGIT General - Class**	
60pd HBO TASK 9.26	Bill	09/25/2026		For police services during filming of HBO TASK 9.25.26	410.183 · Special Detail - Reimbursable	-862.50
TOTAL						-862.50

East Marlborough Township General Fund

Check Detail

September 10 through October 14, 2026

Num	Type	Date	Name	Memo	Account	Paid Amount
27404	**Bill Pmt -Check**	**10/14/2026**	**The Lincoln National Life Insurance Group**	**A/C # EMTPA-BL-1576713**	**100.100 · PLGIT General - Class**	
October	Bill	09/11/2026		LTD policy - October	487.710 · Disability Insurance	-568.48
TOTAL						-568.48
27405	**Bill Pmt -Check**	**10/14/2026**	**Traisr, LLC**		**100.100 · PLGIT General - Class**	
4810	Bill	08/31/2026		Monthly Traisr software expense - August	407.452 · TraisR Database	-600.00
TOTAL						-600.00
27406	**Bill Pmt -Check**	**10/14/2026**	**Univest Insurance,LLC**		**100.100 · PLGIT General - Class**	
26890	Bill	10/02/2026		Policy increase - rented leased equipment	486.300 · Insurance - Automobile	-63.00
TOTAL						-63.00
27407	**Bill Pmt -Check**	**10/14/2026**	**Unruh, Turner, Burke & Frees**		**100.100 · PLGIT General - Class**	
238815	Bill	09/28/2026		Legal services re: Farmer & Co zoning appeal	414.312 · ZHB Legal Expense	-264.00
238816	Bill	09/28/2026		General legal services	404.310 · Legal Services - Township	-7,504.19
238817	Bill	09/28/2026		Legal services re: Kennett Square Veterinary Hospital ZHB app	414.312 · ZHB Legal Expense	-96.00
238818	Bill	09/28/2026		Legal services re: Kennett Square Veterinary Hospital CU app	404.310 · Legal Services - Township	-312.00
TOTAL						-8,176.19
27408	**Bill Pmt -Check**	**10/14/2026**	**Vandemark & Lynch, Inc.**		**100.100 · PLGIT General - Class**	
74105	Bill	09/24/2026		Engineering services - 107 Clay Creek BPP	408.310 · General Engineering	-294.00
74102	Bill	09/24/2026		Engineering services - 838 Marlborough Springs Rd BPP	408.310 · General Engineering	-117.00
74101	Bill	09/24/2026		Engineering services - 110 Gatehouse BPP	408.310 · General Engineering	-528.00
74095	Bill	09/24/2026		Engineering services - General 8/20-9/14	408.310 · General Engineering	-1,151.50
TOTAL						-2,090.50
27409	**Bill Pmt -Check**	**10/14/2026**	**West Nottingham Police Dept**		**100.100 · PLGIT General - Class**	
68pd Plantation 9.26	Bill	09/20/2026		Police services assisting EMT for Plantation Field Equestrian Event 9/18, 9/19, 9/20	410.183 · Special Detail - Reimbursable	-1,782.50
TOTAL						-1,782.50
27410	**Bill Pmt -Check**	**10/14/2026**	**Pennsylvania Municipal Retirement System**		**100.100 · PLGIT General - Class**	
2026 MMO 15-042-5P.0	Bill	09/01/2026		Police - 2026 MMO payment	410.197 · PD - Pension Expense	-30,000.00
TOTAL						-30,000.00

East Marlborough Township General Fund
Check Detail
September 10 through October 14, 2026

Num	Type	Date	Name	Memo	Account	Paid Amount
27411	**Bill Pmt -Check**	**10/14/2026**	**Pennsylvania Municipal Retirement System**		**100.100 · PLGIT General - Class**	
2026 MMO 15-042-5N	Bill	10/08/2026		Non-uniform - 2026 MMO payment	483.300 · Twp Retirement Board Costs	-104,405.00
TOTAL						-104,405.00

East Marlborough Sewer Company
Approved Bills List
As of October 14, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.100 · PLGIT Sewer Fund - Class			
09/16/2026	7017	Buckmans Inc.	-1,390.00
09/16/2026	7018	DS Diesall LLC	-436.66
09/16/2026	7019	Northeastern Supply, Inc.	-71.68
09/16/2026	7020	Opdenaker Inc	-151.18
09/16/2026	7021	Quantum Environmental Enterprise Inc.	-6,825.00
09/16/2026	7022	Chester Water Authority	-65.00
09/16/2026	7024	Independence Blue Cross	-9,593.38
09/16/2026	7023	Independence Blue Cross	0.00
10/06/2026	7025	Buckmans Inc.	-531.00
10/06/2026	7026	Christopher F. Perrotti	-231.06
10/14/2026	7027	Aqua Pennsylvania, Inc	-200.00
10/14/2026	7028	Buckmans Inc.	-1,816.40
10/14/2026	7029	Kappe Associates, Inc.	-4,239.00
10/14/2026	7030	Northeastern Supply, Inc.	-18.61
10/14/2026	7031	Pennsylvannia One Call System, Inc.	-122.84
10/14/2026	7032	Premium Power Services, LLC	-5,636.00
10/14/2026	7033	Site Specific Design, Inc.	-9,975.90
10/14/2026	7034	USA BlueBook	-138.37
10/14/2026	7035	W. G. Malden, LLC	-1,398.50
10/14/2026	7036	NAPA Auto Parts	-99.45
10/14/2026	7037	Opdenaker Inc	-151.18
Total 100.100 · PLGIT Sewer Fund - Class			-43,091.21
100.500 · Truist - Sewer Fund			
09/15/2026	EFT00908	Verizon WZ 220-827-534-00001	-20.02
09/25/2026	ACH-PECO	PECO 6288221222 517 Walnut	-562.04
09/28/2026	ACH-VERIZON	Verizon 655-972-361-0001-91	-41.88
09/28/2026	ACH-VERIZON	Verizon 756-231-745-0001-63	-42.04
09/28/2026	ACH-VERIZON	Verizon 356-898-425-0001-81	-47.61
Total 100.500 · Truist - Sewer Fund			-713.59
Total 100.000 · Cash			-43,804.80
TOTAL			**-43,804.80**

East Marlborough Sewer Company
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**ACH-PECO**	**09/25/2026**	**PECO 6288221222 517 Walnut**	**A/C# 6288221222**	**100.500 · Truist - Sewer Fund**	
Bill	8/11-9/11	09/11/2026		Pump station electric service - 517 N. Walnut - 8/11-9/11	429.361 · Electrical Service	-562.04
TOTAL						-562.04
Bill Pmt -Check	**ACH-VERIZON**	**09/28/2026**	**Verizon 655-972-361-0001-91**		**100.500 · Truist - Sewer Fund**	
Bill	9/6-10/5	09/05/2026			429.321 · Telephone Service	-41.88
TOTAL						-41.88
Bill Pmt -Check	**ACH-VERIZON**	**09/28/2026**	**Verizon 756-231-745-0001-63**		**100.500 · Truist - Sewer Fund**	
Bill	9/3-10/2	09/02/2026		Service to 610 925-04740 9/3-10/2	429.321 · Telephone Service	-42.04
TOTAL						-42.04
Bill Pmt -Check	**ACH-VERIZON**	**09/28/2026**	**Verizon 356-898-425-0001-81**	**acct:356-898-0001-81**	**100.500 · Truist - Sewer Fund**	
Bill	9/1-9/30	08/31/2026		9/1-9/30	429.321 · Telephone Service	-47.61
TOTAL						-47.61
Bill Pmt -Check	**EFT00908**	**09/15/2026**	**Verizon WZ 220-827-534-00001**		**100.500 · Truist - Sewer Fund**	
Bill	6151107655	09/14/2026		Usage 8/16-9/15/2026	429.321 · Telephone Service	-20.02
TOTAL						-20.02
Bill Pmt -Check	**7017**	**09/16/2026**	**Buckmans Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	931116	09/08/2026		Hypochlorite solution, 200 gallons	429.221 · Chemicals/Filters	-695.00
Bill	931928	09/14/2026		Hypochlorite solution, 200 gallons	429.221 · Chemicals/Filters	-695.00
TOTAL						-1,390.00
Bill Pmt -Check	**7018**	**09/16/2026**	**DS Diesall LLC**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	13136	09/14/2026		Replace charge pipe on 2006 Ford F 550 Super duty XLT 6.0L	429.451 · Vehicle Maint. & Repairs	-436.66
TOTAL						-436.66
Bill Pmt -Check	**7019**	**09/16/2026**	**Northeastern Supply, Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	5010164	09/14/2026		Coupling- 2	429.370 · Treatment Plant Maint & Repairs	-71.68
TOTAL						-71.68

East Marlborough Sewer Company
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7020**	**09/16/2026**	**Opdenaker Inc**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	874192	09/09/2026		Commercial trash removal Wollaston Rd, Sept 2026	429.367 · Refuse Disposal	-151.18
TOTAL						-151.18
Bill Pmt -Check	**7021**	**09/16/2026**	**Quantum Environmental Enterprise Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	9329	09/14/2026		CCTV Inspection & Reporting on 8/25/26 at 220 Cherry Ln	429.372 · Pump Station Maint. & Repairs	-1,850.00
Bill	9328	09/14/2026		Diagnosed E1 pump on 8/21/26 at 507 Walnut Rd	429.375 · Grinder Pump Maint. & Repairs	-775.00
Bill	9327	09/14/2026		Hydro-excavation truck and crew on 8/17/26 to 507 Walnut Rd	429.375 · Grinder Pump Maint. & Repairs	-4,200.00
TOTAL						-6,825.00
Bill Pmt -Check	**7022**	**09/16/2026**	**Chester Water Authority**	**inv: Misc 0000983**	**100.100 · PLGIT Sewer Fund - Class**	
Bill	983	09/16/2026		Quarterly commercial consumption report	406.318 · Other Operating Services	-65.00
TOTAL						-65.00
Check	**7023**	**09/16/2026**	**Independence Blue Cross**	**VOID:**	**100.100 · PLGIT Sewer Fund - Class**	
TOTAL						0.00
Bill Pmt -Check	**7024**	**09/16/2026**	**Independence Blue Cross**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	84810142088	09/16/2026		Health insurance - October	487.196 · Health Insurance	-9,593.38
TOTAL						-9,593.38
Bill Pmt -Check	**7025**	**10/06/2026**	**Buckmans Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	932139	09/28/2026		Hypochlorite solution, 150 gallons	429.221 · Chemicals/Filters	-531.00
TOTAL						-531.00
Bill Pmt -Check	**7026**	**10/06/2026**	**Christopher F. Perrotti**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	2009	10/06/2026		Install boost transformer on 10/5/26	429.375 · Grinder Pump Maint. & Repairs	-231.06
TOTAL						-231.06
Bill Pmt -Check	**7027**	**10/14/2026**	**Aqua Pennsylvania, Inc**	**inv: EM2026-09**	**100.100 · PLGIT Sewer Fund - Class**	
Bill	EM2026-09	09/30/2026		Generator usage - September	429.361 · Electrical Service	-200.00
TOTAL						-200.00

East Marlborough Sewer Company
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7028**	**10/14/2026**	**Buckmans Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	932140	09/28/2026		Hypochlorite solution, 250 gallons	429.221 · Chemicals/Filters	-859.00
Bill	932783	10/05/2026		Hypochlorite solution, 280 gallons	429.221 · Chemicals/Filters	-957.40
TOTAL						-1,816.40
Bill Pmt -Check	**7029**	**10/14/2026**	**Kappe Associates, Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	26-495-M	09/28/2026		Wollaston Rd service to pump #1 - 3/4	429.370 · Treatment Plant Maint & Repairs	-664.00
Bill	26-469-M	09/28/2026		La Reserve pump station service - 4/21 & 6/17	429.372 · Pump Station Maint. & Repairs	-1,625.00
Bill	26-741-M	09/29/2026		Willowdale Pump station, service to lag float	429.372 · Pump Station Maint. & Repairs	-375.00
Bill	26-747-M	09/29/2026		725 Willowdale Rd pump, control panel service - 9/16	429.372 · Pump Station Maint. & Repairs	-1,575.00
TOTAL						-4,239.00
Bill Pmt -Check	**7030**	**10/14/2026**	**Northeastern Supply, Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	5019390	09/28/2026		2 Coupling - CPLG IMP	429.370 · Treatment Plant Maint & Repairs	-18.61
TOTAL						-18.61
Bill Pmt -Check	**7031**	**10/14/2026**	**Pennsylvannia One Call System, Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	1188009	10/06/2026		Monthly activity fee email/text - September	406.318 · Other Operating Services	-122.84
TOTAL						-122.84
Bill Pmt -Check	**7032**	**10/14/2026**	**Premium Power Services, LLC**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	50420	09/28/2026		Emergency generator call to Schoolhouse Lane - 9/4	429.376 · Generator Maintenance	-1,127.00
Bill	50924	10/05/2026		Semi-annual maintenance to 9 generators for EMT	429.376 · Generator Maintenance	-4,509.00
TOTAL						-5,636.00
Bill Pmt -Check	**7033**	**10/14/2026**	**Site Specific Design, Inc.**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	86884A	09/28/2026		Grinder pump parts - Buck boost transformer	429.375 · Grinder Pump Maint. & Repairs	-447.00
Bill	86892A	09/29/2026		Grinder pump parts including: control bracket, pressure switch, cutter whee	429.375 · Grinder Pump Maint. & Repairs	-9,528.90
TOTAL						-9,975.90
Bill Pmt -Check	**7034**	**10/14/2026**	**USA BlueBook**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	1160218	09/28/2026		Green marking flags, inverted paint case	429.220 · Operating Supplies & Materials	-138.37
TOTAL						-138.37

East Marlborough Sewer Company
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**7035**	**10/14/2026**	**W. G. Malden, LLC**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	26582	10/05/2026		Flow meter repairs: Dalkeith, Hicks NW, Zone 1, Zone 5	429.372 · Pump Station Maint. & Repairs	-1,398.50
TOTAL						-1,398.50
Bill Pmt -Check	**7036**	**10/14/2026**	**NAPA Auto Parts**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	155547	10/07/2026		Fuel treatment -Mower C - Byrd Rd	429.451 · Vehicle Maint. & Repairs	-23.67
Bill	156892	10/07/2026		Fuel filter - Byrd Rd Pump station	429.376 · Generator Maintenance	-75.78
TOTAL						-99.45
Bill Pmt -Check	**7037**	**10/14/2026**	**Opdenaker Inc**		**100.100 · PLGIT Sewer Fund - Class**	
Bill	881482	10/07/2026		Commercial trash removal Wollaston Rd, Oct 2026	429.367 · Refuse Disposal	-151.18
TOTAL						-151.18

East Marlborough Township Library Fund
Approved Bills List
As of October 14, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.010 · Library Account			
10/14/2026	1019	Kennett Library	-37,500.00
Total 100.010 · Library Account			-37,500.00
Total 100.000 · Cash			-37,500.00
TOTAL			**-37,500.00**

East Marlborough Township Library Fund
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**1019**	**10/14/2026**	**Kennett Library**		**100.010 · Library Account**	
Bill	3Q 2026	09/29/2026		Tax remittance 3 of 4	456.430 · Library Tax Remittance	-37,500.00
TOTAL						-37,500.00

East Marlborough Township Parks Fund
Approved Bills List
As of October 14, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.200 · PLGIT Parks Fund - Class			
09/16/2026	638	Weeds, Inc.	-475.00
10/14/2026	639	Bittle Property Maintenance, LLC	-200.00
10/14/2026	640	General Recreation	-596.00
10/14/2026	641	Gerbron Wholesale	-49.85
Total 100.200 · PLGIT Parks Fund - Class			-1,320.85
100.300 · Truist Bank Parks Account			
10/01/2026	ACH-AQUA	Aqua PA	-63.21
10/01/2026	ACH-PECO	Peco 9513172000 Bathroom	-55.46
10/01/2026	ACH-PECO	PECO 4176295000 AMBL	-29.29
10/01/2026	ACH-PECO	Peco 1892174000 Recepticles	-41.03
Total 100.300 · Truist Bank Parks Account			-188.99
Total 100.000 · Cash			-1,509.84
TOTAL			**-1,509.84**

East Marlborough Township Parks Fund
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Original Amount
Bill Pmt -Check	**ACH-AQUA**	**10/01/2026**	**Aqua PA**		**100.300 · Truist Bank Parks Account**	**-63.21**
Bill	8/24-9/23	09/25/2026		Park water usage - 8/24-9/23	454.360 · Utilities	63.21
TOTAL						63.21
Bill Pmt -Check	**ACH-PECO**	**10/01/2026**	**Peco 9513172000 Bathroom**		**100.300 · Truist Bank Parks Account**	**-55.46**
Bill	8/21-9/23	09/23/2026		W Doe Run Rd Bathroom-8/21-9/23	454.360 · Utilities	55.46
TOTAL						55.46
Bill Pmt -Check	**ACH-PECO**	**10/01/2026**	**PECO 4176295000 AMBL**		**100.300 · Truist Bank Parks Account**	**-29.29**
Bill	8/20-9/22	09/23/2026		1752 Doe Run Rd Ambl-8/20-9/22	454.360 · Utilities	29.29
TOTAL						29.29
Bill Pmt -Check	**ACH-PECO**	**10/01/2026**	**Peco 1892174000 Recepticles**		**100.300 · Truist Bank Parks Account**	**-41.03**
Bill	8/14-9/16	09/16/2026		Service to 1722 W Doe Run Rd, 8/14-9/16	454.360 · Utilities	41.03
TOTAL						41.03
Bill Pmt -Check	**638**	**09/16/2026**	**Weeds, Inc.**		**100.200 · PLGIT Parks Fund - Class**	**-475.00**
Bill	0066444	09/08/2026		URA Property - application to treat phgramites, thistle & mugwort	454.450 · Property Maintenance	475.00
TOTAL						475.00
Bill Pmt -Check	**639**	**10/14/2026**	**Bittle Property Maintenance, LLC**		**100.200 · PLGIT Parks Fund - Class**	**-200.00**
Bill	2076	09/09/2026		Unionville Community Park mowing - 10/1	454.450 · Property Maintenance	200.00
TOTAL						200.00
Bill Pmt -Check	**640**	**10/14/2026**	**General Recreation**		**100.200 · PLGIT Parks Fund - Class**	**-596.00**
Bill	26321	09/10/2026		Engraved park bench (previously paid for by resident)	454.260 · Minor Equipment	596.00
TOTAL						596.00

East Marlborough Township Parks Fund
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Original Amount
Bill Pmt -Check	**641**	**10/14/2026**	**Gerbron Wholesale**		**100.200 · PLGIT Parks Fund - Class**	**-49.85**
Bill	271213	09/25/2026		Park trash can liners	461.240 · Operating Supplies	49.85
TOTAL						49.85

East Marlborough Township - Rebill
Approved Bills List
September 10 through October 14, 2026

Date	Num	Name	Paid Amount
100.000 · PLGIT - Rebill			
10/14/2026	1271	RGS Associates, Inc.	-1,215.00
10/14/2026	1272	Unruh Turner Burke & Frees	-5,472.00
10/14/2026	1273	VanDemark and Lynch, Inc.	-13,971.50
Total 100.000 · PLGIT - Rebill			-20,658.50
TOTAL			**-20,658.50**

East Marlborough Township - Rebill

Check Detail

September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**1271**	**10/14/2026**	**RGS Associates, Inc.**		**100.000 · PLGIT - Rebill**	
Bill	2609023	09/04/2026		Landscape architect services - Folly Rd	408.318 · Landscape Architect - Reimburse	-405.00
Bill	2609022	09/04/2026		Landscape architect services - Walmart CU	408.318 · Landscape Architect - Reimburse	-810.00
TOTAL						-1,215.00
Bill Pmt -Check	**1272**	**10/14/2026**	**Unruh Turner Burke & Frees**		**100.000 · PLGIT - Rebill**	
Bill	238821	09/28/2026		Legal services - Walmart Land Development	404.314 · Legal - Reimbursable	-192.00
Bill	238820	09/28/2026		Legal services - New Bolton Center-Land Development	404.314 · Legal - Reimbursable	-792.00
Bill	223819	09/28/2026		Legal services - Montchanin Builders-Conditional Use	404.314 · Legal - Reimbursable	-48.00
Bill	238814	09/28/2026		Legal services - 311 E Street Rd	404.314 · Legal - Reimbursable	-1,032.00
Bill	238813	09/28/2026		Legal services - 207 Marlboro Rd	404.314 · Legal - Reimbursable	-240.00
Bill	238811	09/28/2026		Legal services - 713/715 Folly Hill Rd-Minor Subdivision	404.314 · Legal - Reimbursable	-648.00
Bill	238810	09/28/2026		Legal services - Walmart Conditional Use	404.314 · Legal - Reimbursable	-2,520.00
TOTAL						-5,472.00
Bill Pmt -Check	**1273**	**10/14/2026**	**VanDemark and Lynch, Inc.**		**100.000 · PLGIT - Rebill**	
Bill	74100	09/24/2026		Engineering - UCFSD Elementary	408.313 · General Engineering - Reimburse	-490.00
Bill	74099	09/24/2026		Engineering - 311 E Street Rd Subdiv	408.313 · General Engineering - Reimburse	-1,468.50
Bill	74098	09/24/2026		Engineering - Yellow House LDev	408.313 · General Engineering - Reimburse	-117.00
Bill	74097	09/24/2026		Engineering - New Bolton Center	408.313 · General Engineering - Reimburse	-1,546.00
Bill	74096	09/24/2026		Engineering - Montchanin Builders	408.313 · General Engineering - Reimburse	-3,302.50
Bill	74103	09/24/2026		Engineering - 1774 Doe Run Rd	408.313 · General Engineering - Reimburse	-468.00
Bill	74108	09/24/2026		Engineering - 713 Folly Hill Rd Subdivison	408.313 · General Engineering - Reimburse	-815.00
Bill	74107	09/24/2026		Engineering - 207 Marlboro Rd Subdiv	408.313 · General Engineering - Reimburse	-292.50
Bill	74106	09/24/2026		Engineering - Walmart Expansion	408.313 · General Engineering - Reimburse	-5,374.00
Bill	74104	09/24/2026		Engineering - New Bolton Diagnostics Lab	408.313 · General Engineering - Reimburse	-98.00
TOTAL						-13,971.50

East Marlborough Township Capital Improvement/Building Fund
Approved Bills List
As of October 14, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.100 · PLGIT Capital Fund - Class			
09/16/2026	1130	Charlestown Paving & Exc. Inc.	-24,930.00
09/16/2026	1131	Isaac Soto	-10,972.50
10/14/2026	1132	PMG SM Holdings LLC	-1,563.36
10/14/2026	1133	VanDemark and Lynch, Inc	-13,585.00
Total 100.100 · PLGIT Capital Fund - Class			-51,050.86
Total 100.000 · Cash			-51,050.86
TOTAL			**-51,050.86**

East Marlborough Township Capital Improvement/Building Fund
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**1130**	**09/16/2026**	**Charlestown Paving & Exc. Inc.**		**100.100 · PLGIT Capital Fund - Class**	
Bill	2026-535	09/10/2026		Mill & overlay (4) separate patches - Gypsy Lane	430.370 · Public Works - Repairs & Maint	-24,930.00
TOTAL						-24,930.00
Bill Pmt -Check	**1131**	**09/16/2026**	**Isaac Soto**		**100.100 · PLGIT Capital Fund - Class**	
Bill	4848	09/10/2026		PD - repair water damage - supplies	410.750 · Police - Capital Expenditure	-1,872.50
				PD - repair water damage - labor	410.750 · Police - Capital Expenditure	-9,100.00
TOTAL						-10,972.50
Bill Pmt -Check	**1132**	**10/14/2026**	**PMG SM Holdings LLC**		**100.100 · PLGIT Capital Fund - Class**	
Bill	INV2123475	08/24/2026		White & yellow road marking paint	430.370 · Public Works - Repairs & Maint	-1,563.36
TOTAL						-1,563.36
Bill Pmt -Check	**1133**	**10/14/2026**	**VanDemark and Lynch, Inc**		**100.100 · PLGIT Capital Fund - Class**	
Bill	73824	07/13/2026		MS4 inspections 6/17-6/25	446.313 · MS4 & TMDL Plan	-4,095.00
Bill	73961	08/19/2026		MS4 inspections 7/20-7/29	446.313 · MS4 & TMDL Plan	-3,850.50
Bill	74094	09/24/2026		MS4 inspections 8/27-9/14	446.313 · MS4 & TMDL Plan	-5,639.50
TOTAL						-13,585.00

East Marlborough Township Fire & Emergency Services Fund
Approved Bills List
As of October 14, 2026

Date	Num	Name	Paid Amount
100.000 · Cash			
100.011 · PLGIT Class - Fire/EMS Tax			
09/16/2026	2000	Pa State Workers' Insurance Fund	-1,390.00
10/14/2026	2001	Kennett Regional Fire & EMS Commission	-402,112.56
Total 100.011 · PLGIT Class - Fire/EMS Tax			-403,502.56
100.700 · Truist Fire Account			
Total 100.700 · Truist Fire Account			
Total 100.000 · Cash			-403,502.56
TOTAL			**-403,502.56**

East Marlborough Township Fire & Emergency Services Fund
Check Detail
September 10 through October 14, 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	**2000**	**09/16/2026**	**Pa State Workers' Insurance Fund**	**05919947**	**100.011 · PLGIT Class - Fire/EMS Tax**	
Bill	1/1/26-1/1/27	09/01/2026		Workers comp policy - installment 9 of 10	484.354 · Workers Comp. Insurance	-1,390.00
TOTAL						-1,390.00
Bill Pmt -Check	**2001**	**10/14/2026**	**Kennett Regional Fire & EMS Commission**		**100.011 · PLGIT Class - Fire/EMS Tax**	
Bill	4Q 2026	09/23/2026		4th quarter 2026 remittance	411.430 · Fire Tax Remittances	-307,862.56
				4th quarter 2026 remittance	412.430 · Emergency Svcs. Tax Remittance	-94,250.00
TOTAL						-402,112.56

Return to Agenda

EAST MARLBOROUGH TOWNSHIP

WASTEWATER TREATMENT SYSTEM MAINTENANCE AGREEMENT

This Wastewater Treatment System Maintenance Agreement ("AGREEMENT") made this ___ day of ____, 2026 by and between Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, with an address of Division of Facilities and Real Estate Services, 3101 Walnut Street, Philadelphia, PA 19104 (hereinafter referred to as "OWNER") and East Marlborough Township, Chester County, Pennsylvania, a Township of the Second Class, with offices at 721 Unionville Road, Kennett Square, PA, 19348, (hereinafter referred to as the "TOWNSHIP").

WITNESSETH:

WHEREAS, the OWNER warrants and attests that it is the legal and equitable owner of Tax Map Parcel Nos: 61-4-13, 61-4-14, 61-4-16, and 61-4-17; comprising approximately 262.14 acres of land situate in East Marlborough Township, Chester County, Pennsylvania, along Street Road (PA S.R. 926) (hereinafter referred to collectively as "PROPERTY"), on which PROPERTY the OWNER operates the New Bolton Center (hereinafter referred to as "NBC").

NOW, THEREFORE, the TOWNSHIP, and OWNER agree as follows:

1. OWNER operates a campus wastewater treatment system for NBC (hereinafter referred to as "SYSTEM") at the PROPERTY, which SYSTEM includes, but is not limited to pumps stations, treatment lagoons, spray irrigation, and a pump house. The SYSTEM does not require any TOWNSHIP approvals. OWNER

or any and all future owners, their heirs, administrators, executors, successors and assigns, agree to own, operate and maintain the SYSTEM in accordance with TOWNSHIP ordinances and approvals.

2. This AGREEMENT shall not be extended to any possible future development of the PROPERTY without further agreement and approval by the TOWNSHIP, which approval shall not be unreasonably withheld, conditioned or delayed.

3. OWNER agrees to indemnify and hold TOWNSHIP harmless from any and all expenses and costs (including reasonable attorney's fees) actually incurred by TOWNSHIP as a result of TOWNSHIP'S participation in or enforcement of this AGREEMENT, except to the extent arising from the negligence or willful misconduct of TOWNSHIP.

4. The SYSTEM has been designed, installed, operated and maintained upon the PROPERTY by the OWNER in accordance with (i) all required design considerations in prior TOWNSHIP approvals and (ii) the requirements, as amended from time to time, of the Pennsylvania Department of Environmental Protection (hereinafter referred to as "PADEP"), or its successors, as well as those of the TOWNSHIP.

5. The SYSTEM may be inspected by the TOWNSHIP, if deemed necessary by PADEP or the TOWNSHIP, upon notice to OWNER to enable the TOWNSHIP to determine if the SYSTEM is being properly maintained and that all

components are in good working order. In the event any inspection report indicates repairs and/or replacement of any component part or the entire SYSTEM is/are necessary in order to bring the SYSTEM into compliance with PADEP or TOWNSHIP regulations, the OWNER shall complete such repair and/or replacement at their sole expense.

6. In the event the OWNER fails to perform any necessary repairs within a reasonable period of time, but not less than ninety (90) days, after notice, TOWNSHIP may commence inspections and repairs, and OWNER shall forthwith reimburse TOWNSHIP for the costs of all such inspections and/or repairs upon presentation of the itemized costs. Failure of OWNER to reimburse TOWNSHIP within thirty (30) days of the presentation of the itemized costs shall entitle TOWNSHIP to commence collection of reimbursement of the amount due by any means deemed appropriate by TOWNSHIP and/or place a lien against the PROPERTY serviced by the SYSTEM in the amount of the total amount due to TOWNSHIP plus reasonable attorneys fees and actual costs associated with perfecting the lien. Any notice required by the terms of this AGREEMENT shall be sufficient if sent to OWNER'S last known address in accordance with the terms of this AGREEMENT.

7. During any period of time when the SYSTEM is inoperable and/or incapable of treating the sewage so as to meet the standards and/or regulations of PADEP or the TOWNSHIP, OWNER shall make the necessary arrangements to remove all sewage and arrange for the appropriate disposal of the discharge effluent at a properly certified and licensed sewage disposal facility at OWNER'S sole cost and

expense. OWNER shall, upon request of the TOWNSHIP, provide to TOWNSHIP a signed agreement with an authorized hauler providing for the removal. The OWNER shall continue to have sewage hauled away until such time as the SYSTEM has been re-certified for operation by the TOWNSHIP Engineer. In the event the OWNER shall fail to make the necessary arrangements for the removal of effluent, the TOWNSHIP shall have the right, upon forty-eight (48) hours written notice to OWNER, to enter upon the PROPERTY and remove the sewage, via an authorized hauler, at the expense of the OWNER. In the event any conditions rendering the SYSTEM inoperable have not been corrected to the satisfaction of PADEP within ninety (90) days from the aforesaid notice, the TOWNSHIP shall notify OWNER of an uninhabitable condition/public health risk at the PROPERTY and the occupants of the PROPERTY shall be required to vacate until compliance has been established. Any costs incurred to render the SYSTEM operable and any associated costs of any bio-hazard clean-up at the site shall be the responsibility of the OWNER.

8. OWNER shall reimburse TOWNSHIP for all reasonable engineering, attorney and other fees, costs and expenses, the TOWNSHIP'S reasonable legal fees incurred in the preparation and recording of this AGREEMENT and the reasonable cost and expenses of any other consultants incurred in the review, filing and processing of OWNER'S request for the SYSTEM and any permits or licenses issued pursuant thereto.

9. OWNER acknowledges that TOWNSHIP is under no legal obligation to enter into this AGREEMENT or to act as permittee for the SYSTEM

and that TOWNSHIP is willing to do so provided that OWNER agrees to all terms and conditions set forth herein or otherwise required by law or regulation of any agency having jurisdiction over the SYSTEM.

10. It is expressly understood and agreed that this Agreement shall be recorded in the Office of the Recorder of Deeds in and for the County of Chester, and that this Agreement shall be binding upon the OWNER, any and all future owners, their heirs, administrators, executors, successors and assigns, which is successor in title to the portion of the PROPERTY on which the SYSTEM shall be constructed, it being the express understanding of the parties that any and all duties, obligations and covenants of OWNER set forth in this Agreement with respect to the operation and maintenance of the SYSTEM shall be a covenant running with the land, and be and remain the duties, obligations and covenants of OWNER'S assigns and successors in title.

11. Any notice, demand or other communication required, authorized or permitted to be given under this AGREEMENT shall be sufficient if given in writing and delivered to the party to whom or which the notice or demand is directed at the respective address of the party first above indicated, or to such other address as the party may give by notice complying with the terms of this section. Such notice, demand or other communication shall be delivered to the addressee by one of the following means: (i) personal delivery against receipt; (ii) certified United States mail, postage prepaid, return receipt requested; or (iii) nationally recognized express delivery service, postage or delivery charges prepaid. The notice, demand or other

communication shall be deemed given and effective as follows: (i) if by personal delivery or by express delivery service, at the time of delivery; or (ii) if by mail, at the time of deposit in the United States mails.

12. This Agreement, together with the plans, modifications, written agreements, applications and permits reviewed and issued constitute the entire understanding between the OWNER and the TOWNSHIP, and there are no other representations or warranties, except as set forth in any other express, written agreement with the TOWNSHIP signed by OWNER or its/their predecessor.

WITNESS the following signatures and seals:

EAST MARLBOROUGH TOWNSHIP

_____
Secretary

By: _____
Ellen Sosangelis
Chair, Board of Supervisors

OWNER:
TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA

By: _____
Anne Papageorge
Senior Vice President

By: _____
Robert Schieri
Vice Dean, School of Veterinary Medicine

1

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF :

On this day of , A.D. 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared _____, who acknowledged herself to be the Chair of the Board of Supervisors of East Marlborough Township, and that he, as such official, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand an official seal the day and year aforesaid.

_____
Notary Public

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF :

On this 1 day of OCTOBER, 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Anne Papageorge, who acknowledged herself to be the Senior Vice President of Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Morgan Franklin, Notary Public
Philadelphia County
My Commission Expires July 31, 2029
Commission Number 1440496

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF :

On this 1 day of OCTOBER, 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Robert Schieri, who acknowledged himself to be the Vice Dean, School of Veterinary Medicine of the Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Morgan Frankum, Notary Public
Philadelphia County
My Commission Expires July 31, 2029
Commission Number 1441459

FINANCIAL SECURITY AGREEMENT

THIS AGREEMENT made as of this _____ day of _____ 2026, by and among **East Marlborough Township,** Chester County, Pennsylvania, a Township of the Second Class, with offices at 721 Unionville Road, Kennett Square, PA, 19348 ("Township"), and **The Trustees of the University of Pennsylvania**, a Pennsylvania non-profit corporation, with an address at Division of Facilities and Real Estate Services, 3101 Walnut Street, Philadelphia, PA 19104 ("Developer").

BACKGROUND:

A. Developer proposes to develop a portion of an approximately 152.3 acre +/- tract situate in East Marlborough Township, Chester County, Pennsylvania, along Street Road (PA S.R. 926), as and for an approximately 62,000 sf two-story building to be used for research and laboratory space at the New Bolton Center, together with other improvements and/or common amenities proposed or required in, on and/or related to the proposed land development.

B. The proposed land development of the portion of the tract is known as the "Veterinary Diagnostic Laboratory."

C. An application for approval of the proposed land development of the tract has been submitted to Township.

D. The Board of Supervisors of Township granted final plan approval of the application for the proposed land development, subject to certain conditions, including the execution and acknowledgment of an agreement providing for the proper and timely completion of the proposed or required improvements and/or amenities, and the posting of financial security to guarantee said completion.

E. Township and Developer, contemporaneously herewith, have entered into a certain Development Agreement, providing for, among other things, the said completion of improvements and amenities and the said posting of financial security.

F. The parties, by these presents, desire to set forth their further agreement and understanding with respect to the said financial security and such other matters as hereinbelow set forth.

NOW, THEREFORE, the parties hereunto, in consideration of the premises and the mutual promises herein contained and intending to be legally bound hereby, agree as follows:

1. **Definitions; Interpretation**.

a. For purposes of this Agreement, except where the context clearly indicates otherwise, the following words and phrases (including the singular and plural forms thereof) shall have the following meanings:

(1) "Tract" shall mean all that certain 152.3 acre +/- Tract which is situate in East Marlborough Township, Chester County, Pennsylvania, along Street Road, and which is more fully and further shown and described on the Plans.

(2) "Plans" shall mean that certain preliminary/ final land development plan, generally entitled "Veterinary Diagnostic Laboratory" prepared by Meliora Design, dated September 30, 2025, last revised August 21, 2026, consisting of 42 sheets that are specifically numbered, entitled, dated, and last revised as set forth on Exhibit "A" to the Development Agreement, including, without limitation, all notes, statements and other information appearing on the plan, and all reports, narratives, studies, profiles, delineations and other materials of whatever nature or kind accompanying or related to the plan.

(3) "Subject Land Development" shall mean the proposed land development of the Tract as and for the Veterinary Diagnostic Laboratory, together with such other Improvements proposed or required in, on and/or related to the proposed land development, as the same are more fully and further shown and depicted on and by the Plans.

(4) "Improvements" shall mean all those streets, roads, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and sewers, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space Improvements, buffer or screen plantings, and/or other Improvements or common amenities, as the same are more fully and further shown, identified or otherwise described on and by the Plans.

(5) "Secured Improvements" shall mean all those certain Improvements for which the Financial Security is provided or to which the Financial Security otherwise relates as set forth on Exhibit "A" attached hereto and made a part hereof.

(6) "Completion Date" shall mean the date specified in Section 3.b. of Development Agreement on or before which the Improvements shall be completed.

(7) "Financial Security" shall mean the Financial Security provided under and in accordance with the provisions of Section 2 and other provisions of this Agreement and with the provisions of Section 4 of the Development Agreement (including any additional Financial Security made part thereof, any increases and other adjustments thereto, and any Financial Security substituted therefor) and the funds representative thereof and therein.

(8) "Financial Institution" shall mean. Wells Fargo Bank, N.A., the bonding company or lending institution, approved by Township, with which the Financial Security has been posted or established and/or which issues the Financial Security.

(9) "Development Agreement" shall mean that certain Subdivision and Land Development Agreement, of even date herewith, by and between Township and Developer, which agreement is fully incorporated into and made part of this Agreement.

(10) "Subdivision and Land Development Ordinance" shall mean the East Marlborough Township Subdivision and Land Development Ordinance of 1992, as such Ordinance has been amended and now exists and as hereafter may be amended, provided that the application of subsequent amendments to the Subject Land Development shall be subject to the provisions of Section 508(4) of the MPC.

(11) "MPC" shall mean the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, *as reenacted and amended*, 53 P.S. § 10101 *et seq.*, as the same now exists and hereafter may be further amended.

(12) "Township Engineer" shall mean the professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed and employed as the engineer for Township or engaged by Township as a consultant thereto.

b. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Agreement, which also appear in the Subdivision and Land Development Ordinance, the MPC or the Development Agreement, shall have the meanings and shall be interpreted herein as under the Subdivision and Land Development Ordinance, the MPC or the Development Agreement.

2. **Financial Security.**

a. Developer, in accordance with and pursuant to the terms of this Agreement and at its sole cost and expense, shall establish and maintain Financial Security in accordance with the one of the following which is checked:

[ ] (1) A restrictive loan account or cash escrow account (either such account being hereinafter described as an "Escrow Account") with Financial Institution as escrow holder under and in accordance with the terms and conditions of this Agreement;

[X] (2) An irrevocable, ever green commercial letter of credit, issued by Financial Institution in favor of Township as beneficiary, in form and content satisfactory to the Township Solicitor and appended hereto as Exhibit "D";

[ ] (3) An unconditional surety bond, issued by Financial Institution as surety to Developer, in form and content satisfactory to the Township Solicitor and appended hereto as Exhibit "D".

b. The Financial Security shall be established by Developer upon Developer's execution of this Agreement. The Financial Institution, as such escrow holder, issuer or surety shall be subject to approval of Township, which approval shall not be unreasonably withheld.

The Financial Security shall provide for and secure to the public, as represented by the Township, the completion, on or before the Completion Date, of the Secured Improvements in accordance with and pursuant to the terms and conditions of the Development Agreement, and shall further guarantee the performance of the other obligations of Developer under this Agreement and the Development Agreement.

c. The initial amount of the Financial Security shall be **$2,272,756.00**, which amount is 110% of the total of (i) the estimated costs of completing the Secured Improvements and (ii) the estimated amounts of other costs, expenses and fees, as such estimated costs and amounts are more fully and further set forth in Exhibit "C" to the Development Agreement and as set forth in Exhibit "A," appended hereto.

d. The Financial Security shall be held in the taxpayer identification number of Developer.

e. The Financial Security shall not be terminated or closed or expire, but shall be and remain open until the final release of funds therefrom in accordance with and pursuant to Section 7 of this Agreement.

f. A notation shall appear on the records of the Financial Institution providing that, except as provided in and by this Agreement or as may be otherwise consented to and approved and directed by the Board of Supervisors of the Township in and by a writing signed by the Chairman of the Board of Supervisors, (i) no withdrawals shall be made from the Financial Security, (ii) the Financial Security shall not be terminated or closed or expire, and (iii) any balance of funds in the Financial Security shall be fully available to Township for use under and for purposes of this Agreement and the Development Agreement.

g. The Financial Institution shall acknowledge and verify in writing to Township that, among other things: (i) the Financial Security, in accordance with this Agreement, has been duly established with it, (ii) the establishment, maintenance and use of the Financial Security under, for purposes of and in accordance with this Agreement and the Development Agreement do not violate any of federal, state or other laws or regulations applicable to the Financial Institution, and (iii) that the notation required by Subsection e. above appears on its records.

3. **Adjustments to Financial Security.**

a. Developer agrees that the total amount of the Financial Security and the amount of each of the specific items thereof shall be subject to increase or other adjustment as permitted by and in accordance with the provisions of Section 509 of the MPC. Without limiting the generality of the foregoing:

Developer agrees that, if the Secured Improvements, or any part thereof, are not completed to the satisfaction of Township within one (1) year after the date of this Agreement, the Township shall agree to extend the time for completion beyond the Completion

Date as may be necessary for the completion, and Developer shall post such additional Financial Security as directed by Township and in accordance with the provisions of the MPC; and Developer shall continue to provide such additional Financial Security on each one (1)-year anniversary date of this Agreement thereafter as so directed by Township, if the Secured Improvements, or any part thereof, are not completed to the satisfaction of Township.

b. Notice of any such additional Financial Security or of any such increase or other adjustment in the amount of the Financial Security, or any part thereof, shall be given in writing by Township to Developer, and Developer shall post the amount of the additional Financial Security, increase or other adjustment within thirty (30) days of the date of such notice.

c. In the event that Developer fails to fully post the additional Financial Security, increase or other adjustment within the said thirty (30)-day period, Township, in addition to such other or further rights and remedies as may be available, shall have the right to (i) refrain from issuing new permits of any kind for the Tract and/or the Subject Land Development, and/or (ii) withhold any interim releases as authorized in subsection 4.b, where such release would reduce the remaining Financial Security to less than 110% of estimated costs of completing the remaining uncompleted Secured Improvements.

d. Any funds posted or provided under this Section 3 as additional Financial Security or as increases or other adjustments to the Financial Security shall become part of the Financial Security and fully subject to the terms and conditions of this Agreement.

4. **Interim Releases of Funds.**

a. As the work of the construction of the Secured Improvements satisfactorily proceeds, Township, from time to time upon written request of Developer prior to final release under Section 7 below, shall authorize the release of funds from the Financial Security in accordance with the provisions of the MPC, in such amounts as directed by the Township in writing, but only by and upon the issuance to and receipt by the Financial Institution of a duly executed Certificate of Completion signed by the Township ENGINEER and the Chairman of the Board of Supervisors of the Township. The Certificate of Completion shall be in the form substantially as set forth in Exhibit "C" attached to and made fully part of this Agreement.

b. Unless Township expressly and affirmatively directs otherwise in and by the said duly executed Certificate of Completion, the following shall apply to every release of funds from the Financial Security requested under this Section 4: (i) Ten Percent (10%) of the amount of the funds requested for release shall be retained and not released; and (ii) in no event shall the balance of the Financial Security be reduced below One Hundred Ten percent (110%) of the estimated costs of completing the remaining uncompleted Secured Improvements, as such estimated costs of completion shall be determined or approved by the Township Engineer.

5. **Default.**

If Township determines that any of the Secured Improvements has not been completed fully in accordance with the terms, conditions, and requirements of the Development Agreement (including, but not limited to, Section 3 thereof) or that Developer is otherwise in default of the Development Agreement, Developer shall also be in default under this Agreement, and Township, in addition to such other or further rights and remedies as may be available, shall have the right to demand and collect payment from the Financial Institution of the full undrawn amount, after reductions and interim releases, if any, pursuant to this Agreement, of the Financial Security, or any part or lesser amount thereof which Township in its sole discretion deems necessary to cure any such default as well as to pay for any professional services related to such cure. The following shall apply to such demand and payment:

(1) Developer hereby authorizes the Financial Institution upon such default, without further inquiry being made, to make said payment directly and immediately to Township or its order, and no further authorization, consent and/or approval of or by Developer to or of said payment shall be required.

(2) Township may draw amounts from and under the Financial Security prior to the performance of any work by or for Township in order to complete the Secured Improvements in accordance with the Development Agreement or otherwise cure the default, and/or to pay professional services related thereto, based upon (i) estimates received by Township for the completion and/or (ii) bills received by Township for the professional services.

(3) Developer agrees that it shall have no right or standing to prevent or delay any such payment to and/or collection by Township.

(4) Developer hereby remises, releases and forever discharges Financial Institution from any and all liability with respect to honoring any such draws by Township.

(5) If the event of a dispute between Developer and Township, Developer nevertheless agrees that the provisions of Paragraph (1) above shall continue to apply, and that the provisions of Paragraph (1) shall not be satisfied by the Financial Institution's payment into court of the amount demanded by Township but shall be satisfied only by the Financial Institution's payment of the demanded amount directly and immediately to Township.

(6) The right of Township to demand payment and collect less than the full undrawn amount of the Financial Security shall not be exhausted by a single exercise thereof, but may be exercised by Township from time to time and at any time without limitation on the number of exercises thereof until the amount of the Financial Security has been fully drawn.

(7) If the costs, expenses and fees, incurred by Township on account of (i) the foregoing completion of Secured Improvements or otherwise curing the default of Developer and (ii) the professional services related thereto, exceed the amount, if any, received

by Township from and under the Financial Security, Developer, in addition to such other and further obligations and liabilities imposed upon it under the Development Agreement and otherwise by law, shall be liable to Township for such excess of such costs, expenses and fees. Developer hereby agrees to pay the full amount of such excess to Township immediately upon demand.

(8) Except in the event of an emergency or other threat to public health and safety, prior to exercising the remedies available to Township in the event of default, Township shall give thirty (30) days advance notice of default to Developer and Financial Institution and Developer and Financial Institution shall have the right to cure such default within the said thirty (30) day period.

6. **Costs, Expenses and Fees**.

a. If Developer fails to advance or reimburse Township any costs, expenses or fees in accordance with and pursuant to Section 8 of the Development Agreement, whether or not such failure is the result of Developer's not establishing and/or not replenishing an escrow deposit with Township for payment of such costs, expenses or fees, Developer shall be in default of this Agreement, and Township shall be authorized to collect the amount thereof from and under the Financial Security(notwithstanding that the amount of the Financial Security, but for this Subsection a., is not now or hereafter specifically established to guarantee, secure or otherwise cover the payment of such costs, expenses or fees) in same manner and to the same extent as a default made and provided for under Section 5 of this Agreement.

b. Developer shall provide additional Financial Security, in a form acceptable to Township and in the amount by which the Financial Security was reduced by any payment made to Township from the Financial Security under provisions of Subsection a. above, within fifteen (15) days after written notice of such reduction in the amount of the Financial Security is sent by Township to Developer. Developer shall also provide Township, to Township's satisfaction and within such fifteen (15)-day period, written proof of such additional Financial Security. The failure of Developer to provide Township, to Township's satisfaction, such additional Financial Security and written proof thereof within such time shall constitute a default or breach under this Agreement and the Development Agreement, and Developer shall be subject to the provisions governing its default or breach, as set forth in both agreements and/or as otherwise provided by law, and/or the issuance by Township of stop, cease and desist orders upon the construction of the Secured Improvements and/or other Improvements or any part thereof, until the default or breach is properly and fully cured. The additional Financial Security shall be and constitute Financial Security fully subject to the terms and conditions of this Agreement.

7. **Final Release of Financial Security; Termination of Agreement.**

a. After all the Secured Improvements have been completed fully in accordance with the Development Agreement to the reasonable satisfaction of the Township, and after all the provisions of the Development Agreement and this Agreement have been satisfied fully by Developer (including the payment of all costs, expenses and fees for which Developer is

responsible under both said agreements) (the "Satisfaction Date"), Township shall, within ten (10) days of the Satisfaction Date, authorize the Financial Institution in writing to release the balance of the Financial Security. Such release authorized by Township shall be the final release of funds from the Financial Security, and shall further release Developer from and under the Financial Security and this Agreement.

b. At and upon the aforesaid Township-authorized release of the balance of the Financial Security, this Agreement shall terminate without further action of the parties being required.

8. **Validity and Enforceability of Financial Security.**

a. The Financial Security shall be valid, and shall be maintained by Developer valid and in full force and effect at all times following the establishment thereof in accordance with and during continuance of this Agreement.

b. During the continuance of this Agreement, Developer shall, as may be requested by written notice from Township from time to time or at any time, provide verification and proof to Township concerning the existence, validity and enforceability of the Financial Security. The verification and proof shall be satisfactory to Township.

c. Developer agrees and hereby authorizes the Financial Institution, during the continuance of this Agreement, to release to Township any information as may be requested from time to time or at any time by Township concerning the financial affairs of Developer relative to this Agreement and the Financial Security.

d. If Township determines that, upon the information provided or not provided pursuant to Subsections b. and/or c. above, the Financial Security requirements of this Agreement and the Development Agreement are not satisfied, or, if Developer otherwise fails to provide and maintain the Financial Security under and in accordance with this Agreement and the Development Agreement, Township shall give Developer written notice to provide the required Financial Security within thirty (30) days of the date of the notice. If Developer fails to so provide the Financial Security to Township's reasonable satisfaction within that time, Township, in addition to other and further rights and remedies as may be available, may revoke all permits previously issued in connection with the Tract and/or the Subject Land Development, may refuse to issue any new permits, and/or may issue stop, cease and desist orders upon the construction of the Secured Improvements and/or other Improvements or any part thereof, until the Financial Security is provided to Township's reasonable satisfaction.

e. Developer further agrees that if it determines or obtains knowledge during the continuance of this Agreement that the Financial Institution is, may be or will be unable to honor, provide or maintain the Financial Security for any reason whatsoever in accordance with this Agreement and the Development Agreement (including, but not limited to, the reason that control of the Financial Institution is or is about to be assumed by an agency of the United States government or the Commonwealth of Pennsylvania), Developer shall, immediately, but in no event later than two (2) business days after making such determination or obtaining such

knowledge, give written notice of the same to Township. Within thirty (30) days after either the aforesaid notice is given by Developer or such other time as Township notifies Developer that the Financial Security does not exist to the satisfaction of Township, Developer shall obtain additional or substituted Financial Security with another Financial Institution as shall be satisfactory to Township. The failure of Developer to provide such additional or substituted Financial Security shall allow Township, in addition to other or further rights and remedies as may be available, to revoke all permits previously issued in connection with the Tract and/or the Subject Land Development, to refuse to issue any new permits, and/or to issue stop, cease and desist orders upon the construction of the Secured Improvements and/or other Improvements or any part thereof, until such additional or substituted Financial Security is provided to Township's satisfaction.

f. Developer agrees that any and all notices from Township to the Financial Institution demanding payment of, from and under the Financial Security shall be valid and enforceable, and shall be honored by the Financial Institution if given to the Financial Institution during the continuance of this Agreement.

9. **Township Non-Responsibility.**

Neither this Agreement nor the Development Agreement (including any actions taken by Township in or related to the review, consideration and/or approval of the Plans and Subject Land Development) shall impose, or be construed to impose, any liability, responsibility or obligation on Township for the design, layout, construction, installation, maintenance or upkeep of the Secured Improvements and/or other Improvements, or render Township liable for the costs of any work to be performed under or in connection with the Development Agreement or for any other costs to be incurred under or in connection with this Agreement or the Development Agreement, it being expressly understood and agreed that the full responsibility and financial liability for all the foregoing are imposed upon Developer.

10. **Financial Institution Non-Responsibility.**

a. Developer agrees that Financial Institution shall have no duty to inquire as to the truthfulness, acceptability, due execution, due authorization or validity of any document, certificate, statement or notice which purports to have been executed by an official or other representative of the Township.

b. Developer further agrees that Financial Institution shall not have any duty or responsibility with respect to the Financial Security other than to comply with the terms of this Agreement and the Development Agreement that apply to the Financial Security and the actions which the Financial Institution is to take or not take with respect to the Financial Security.

c. Developer and Financial Institution further agree that the obligations of the Financial Institution under this Agreement and the Development Agreement, and under and with respect the Financial Security, are for the sole benefit of Township, and shall not be affected, in any way, by any default, action or omission of Developer.

d. Township and Developer further agree and acknowledge that the Financial Institution assumes no liability for the design, layout, construction, installation, maintenance and/or upkeep of the Improvements.

11. **Charges of Financial Institution.**

Any and all charges made by the Financial Institution for the establishment, creation, administration or termination of the Financial Security and/or for all other actions of the Financial Institution under, pursuant and/or related to this Agreement are the sole responsibility of Developer and shall be billed to and paid directly by Developer, and no amount of, from or under the Financial Security may be used by or paid to the Financial Institution for such charges. Developer agrees that Township shall not be liable or otherwise obligated for any of such charges, and Developer hereby agrees to indemnify, protect and defend Township from and against any such charges.

12. **Interest.**

If any interest accrues on account of the Financial Security, such interest shall merge with and become part of the funds represented by the Financial Security and shall be treated as an integral part thereof and applied in accordance with the terms of this Agreement. All such interest shall be reported under and to the taxpayer identification number of Developer, and Developer shall be liable for the payment of any income taxes as may be imposed and due on such interest.

13. **Insolvency of Developer.**

Developer acknowledges, covenants and agrees that, in case of any bankruptcy, receivership, or voluntary or involuntary assignment for the benefit of creditors by or of Developer, the Financial Security and all interest of Developer in, to or under this Agreement are not and shall not be considered part of the estate of Developer.

14. **Payments, Reductions or Releases of Financial Security.**

It is expressly and specifically understood, covenanted and agreed by Developer and Financial Institution that no payment, reduction and/or release whatsoever shall be made at any time of, from or under the Financial Security without the express written consent and instructions of Township, and that the Financial Security shall be maintained by the Financial Institution at all times during the continuance of this Agreement in the amounts required herein, less all sums drawn or released therefrom by Township in accordance with the terms hereof. Any violation of this covenant shall render Developer and/or Financial Institution liable for all damages to Township, including, without limitation, all costs, fees and expenses (including, but not limited to, attorney's fees and costs), which Township is required to pay in order to cure any default or breach by Developer under the Development Agreement or by Developer and/or Financial Institution under this Agreement because the Financial Security is not maintained and/or funds thereunder are not available or paid upon demand to the Township in order to cure such default or breach.

15. **Notices.**

Except as may be otherwise specifically provided in this Agreement:

(1) Any notice, demand or other communication required, authorized or permitted to be given under this Agreement shall be sufficient if given in writing and delivered to the party to whom or which the notice or demand is directed at the respective address of the party first above indicated, or to such other address as the party may give by notice complying with the terms of this section.

2) Such notice, demand or other communication shall be delivered to the addressee by one of the following means: (i) personal delivery against receipt; (ii) certified United States mail, postage prepaid, return receipt requested; or (iii) nationally recognized express delivery service, delivery charges prepaid. The notice, demand or other communication shall be deemed given and effective as follows: (i) if by personal delivery or by express delivery service, at the time of delivery; or (ii) if by mail, at the time of deposit in the United States mails.

16. **Miscellaneous.**

a. **Waiver.** Neither the failure nor any delay on the part of Township to exercise any right, remedy, power, or privilege granted under this Agreement or otherwise provided at law or in equity, shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, remedy, power, or privilege preclude further exercise of the same or of any other such right, remedy, power or privilege; nor shall any waiver of any such right, remedy, power, or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective against Township unless it is in writing signed by a duly authorized representative of Township.

b. **Assignment; Delegation.** Developer shall not assign or delegate any of its rights, powers, privileges, duties, obligations, or liabilities hereunder without the express written consent of Township. Any such assignment or delegation, without such consent, shall be void.

c. **Cumulative Rights and Remedies.** Any and all rights, powers, privileges and/or remedies granted or accruing to Township under or pursuant to this Agreement shall not be exclusive, but shall be cumulative and in addition to such other rights, powers, privileges, and/or remedies as may be now or hereafter available to Township at law or in equity.

d. **Headings.** The captions or headings preceding the text of the several sections, subsections, paragraphs and other parts of this Agreement are inserted solely for convenience of reference; they shall neither constitute a part of this Agreement nor affect its meaning, construction or effect.

e. **Severability.** If any provision on this Agreement is held to be invalid or unenforceable: (i) the remaining provisions of this Agreement shall not be affected thereby, but

shall continue in full force and effect; (ii) this Agreement be and is hereby amended, to the minimum necessary, to remedy such invalidity or unenforceability, and the parties hereto shall adjust their respective rights and obligations hereunder accordingly; and (iii) to the extent that such invalid or unenforceable provisions cannot be rendered valid or enforceable by amendment as aforesaid, the same shall be severed herefrom as though never set forth herein.

f. **Binding Effect.** Subject to Subsection b. above, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

g. **Entire Agreement; Amendment.** This Agreement, together with the exhibits attached hereto and made part hereof and the Development Agreement, constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof, and, except as may be otherwise specifically set forth herein, supersedes all prior and contemporaneous agreements and understandings, express or implied, oral or written. Except as may be otherwise specifically provided herein, this Agreement may not be amended, revoked, changed, altered, or modified in any manner whatsoever, other than by written unanimous agreement of and signed by all parties hereto.

h. Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement as of the day and year first above written.

EAST MARLBOROUGH TOWNSHIP

Attest:

_____
Township Secretary

By: _____
Ellen Sosangelis
Chair

DEVELOPER:
TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA

Attest:

_____

By: _____
Print Name: Anne Papageorge
Title: Senior Vice President

By: Robert Schieri

Robert Schieri
Vice Dean, School of Veterinary Medicine

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF :

On this day of , 2026 , before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared _____, who acknowledged herself to be the Chair of the Board of Supervisors of East Marlborough Township, and that he, as such official, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand an official seal the day and year aforesaid.

_____
Notary Public

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF Philadelphia :

On this 16 day of September, 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Anne Papageorge, who acknowledged herself to be the Senior Vice President of Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Senior Vice President of Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Laura R Marra

Notary Public

Commonwealth of Pennsylvania - Notary Seal
LAURA R MARRA - Notary Public
Philadelphia County
My Commission Expires September 16, 2030
Commission Number 1425806

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF Philadelphia :

On this 16 day of September, 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Robert Schieri, who acknowledged himself to be the Vice Dean, School of Veterinary Medicine of the Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Laura R Marra

Notary Public

Commonwealtn of Pennsylvania - Notary Seal
LAURA R MARRA - Notary Public
Philadelphia County
My Commission Expires September 16, 2030
Commission Number 1425806

EXHIBIT "A"

COST BREAKDOWN

VANDEMARK & LYNCH, INC.
ENGINEERS·SURVEYORS·PLANNERS
4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vdleng.com

MEMORANDUM

TO: Neil Lovekin, East Marlborough Township Manager V&L Project No. 25800.41

FROM: Neil Carlson P.E., VanDemark & Lynch, Inc.

RE: Escrow Recommendation and Plan Status
Preliminary/Final Land Development Plan
Veterinary Diagnostic Lab
New Bolton Center

DATE: July 13, 2026

The applicant submitted multiple cost estimates in May and June, and revised plans on June 26, 2026. We have reviewed the cost estimates against the current plans, and recommend an escrow amount of $2,272,756.00, as detailed below.

Item	Estimated Cost
Mobilization	$40,000.00
Clearing/Demolition	$51,013.00
E&S	$55,418.00
Storm Sewer	$421,120.00
SWM Facilities	$840,325.00
Lighting	$246,000.00
Landscaping	$307,935.00
Miscellaneous	$14,500.00
Sub-total: Construction Cost	$1,976,311.00
Contingency (10%)	$197,630.00
Inspection (5%)	$98,815.00
Total	**$2,272,756.00**

A full breakdown of the cost estimate is attached to this letter.

Additional items that need to be resolved prior to the plans being signed and released for recording:

- Any remaining comments from the Township Sanitary and Traffic Consultants should be addressed.

- A Financial Security Agreement and Land Development Agreement will need to be executed
- A street address needs to be assigned to the new building, and noted on the plans.

The applicant will also need to have the O&M agreement recorded, and provide the Township a copy of the agreement bearing the recorder's stamp, prior to the start of construction.

Our complete review letter is attached. If you have any questions, please call.

cc: Ryan Jennings, Esq.
Matt Caucci, RGS Associates
Cory Salmon, HRG
Jeff Simpson, East Marlborough Department of Public Works
Marc Henderson PE, Meliora Design

Escrow Estimate Worksheet

Project Name: New Bolton Diagnostic Lab

Project Number: 25800.41

ITEM	QUANTITY	UNIT COST	ITEM COST	
Construction Mobilization:	1 LS	$ 40,000.00	$ 40,000.00	
				$ 40,000.00
Clearing And Demolition:				
Remove Bituminous Paving	11,556 SF	$ 1.75	$ 20,223.00	
Tree/Stump Removal	14 EA	$ 765.00	$ 10,710.00	
Remove SWM Piping	376 LF	$ 17.50	$ 6,580.00	
Remove Inlets	3 EA	$ 1,250.00	$ 3,750.00	
Remove MH	2 EA	$ 1,750.00	$ 3,500.00	
Remove Headwall	2 EA	$ 1,000.00	$ 2,000.00	
Remove Fence	500 LF	$ 8.50	$ 4,250.00	
				$ 51,013.00
Erosion And Sediment Controls:				
Erosion Control - General	5 AC	$ 2,500.00	$ 12,500.00	
12" CFL	942 LF	$ 4.00	$ 3,768.00	
18" CFL	130 LF	$ 6.50	$ 845.00	
24" CFL	223 LF	$ 8.00	$ 1,784.00	
Construction Fencing	2,405 LF	$ 4.00	$ 9,620.00	
Tree Protection Fencing	2,354 LF	$ 4.00	$ 9,416.00	
Concrete Washout	2 EA	$ 1,600.00	$ 3,200.00	
Concrete Washout Maint.	1 LS	$ 1,600.00	$ 1,600.00	
Inlet Protection	25 EA	$ 250.00	$ 6,250.00	
Rock Construction Entrance (AASHTO #3 Stone)	2 EA	$ 2,500.00	$ 5,000.00	
Erosion Control Matting	4,100 SF	$ 0.35	$ 1,435.00	
				$ 55,418.00
Storm Sewer				
6" HDPE	281 LF	$ 55.00	$ 15,455.00	
8" HDPE	41 LF	$ 75.00	$ 3,075.00	
12" HDPE	1,031 LF	$ 80.00	$ 82,480.00	
15" HDPE	106 LF	$ 85.00	$ 9,010.00	
18" HDPE	375 LF	$ 100.00	$ 37,500.00	
24" HDPE	204 LF	$ 125.00	$ 25,500.00	
36" HDPE	193 LF	$ 200.00	$ 38,600.00	
Trench Drain	160 LF	$ 250.00	$ 40,000.00	
Manhole	10 EA	$ 7,500.00	$ 75,000.00	
Inlet	19 EA	$ 4,000.00	$ 76,000.00	
Endwall w/ ROP	3 EA	$ 4,500.00	$ 13,500.00	
Flared End	5 EA	$ 1,000.00	$ 5,000.00	
				$ 421,120.00
Subsurface Basin Stormwater Management Facilities:				
SCM 6 (Complete, w/outlet struct)	1 LS	$ 122,230.00	$ 122,230.00	
SCM 7 (Complete, w/outlet struct)	1 LS	$ 91,060.00	$ 91,060.00	
SCM 8 (Complete, w/outlet struct)	1 LS	$ 345,420.00	$ 345,420.00	
SCM 9 (Complete, w/outlet struct)	1 LS	$ 281,615.00	$ 281,615.00	
				$ 840,325.00
Site Lighting:				
Bollard Lights	27 EACH	$ 2,500.00	$ 67,500.00	
Light Pole	21 EACH	$ 8,500.00	$ 178,500.00	
				$ 246,000.00
Landscaping:				
Fine Grade/Seed	5,400 SY	$ 10.00	$ 54,000.00	
Tree 6-8 ft	83 EA	$ 850.00	$ 70,550.00	
Tree 10-12'	4 EA	$ 850.00	$ 3,400.00	
Tree 2.5-3"	23 EA	$ 1,250.00	$ 28,750.00	
Shrub/Vine #2/3	318 EA	$ 80.00	$ 25,440.00	
Shrub/Vine #5	94 EA	$ 105.00	$ 9,870.00	
Shrub/Vine #7	15 EA	$ 135.00	$ 2,025.00	
Shrub/Vine #10	77 EA	$ 175.00	$ 13,475.00	
Perennials/Grasses #1 Cont.	2,530 EA	$ 35.00	$ 88,550.00	
Planting Bed/Mulch	950 SY	$ 12.50	$ 11,875.00	
				$ 307,935.00
Miscellaneous:				

Escrow Estimate Worksheet

Project Name: New Bolton Diagnostic Lab

Project Number: 25800.41

ITEM	QUANTITY		UNIT COST	ITEM COST	
Critical Stage Inspections	1	LS	$ 7,500.00	$ 7,500.00	
As-Built Survey	1	LS	$ 3,500.00	$ 3,500.00	
Notice of Termination	1	LS	$ 3,500.00	$ 3,500.00	
					$ 14,500.00
Sub-total - Cost of Construction				**$ 1,976,311.00**	
10% Contingency	1	LS	$ 197,630.00	$ 197,630.00	
Construction review / inspection (5%)	1	LS	$ 98,815.00	$ 98,815.00	
	Total			**$ 2,272,756.00**	

EXHIBIT "B"

Intentionally Omitted

EXHIBIT "C"

CERTIFICATE OF COMPLETION AND AUTHORIZATION OF REDUCTION AND RELEASE NO. _____

WE, THE UNDERSIGNED, HEREBY:

A. CERTIFY that the work and Improvements, described hereinbelow, completion of which is provided under and by that certain Development Agreement between East Marlborough Township ("Township"), The Trustees of the University of Pennsylvania, ("Developer"), dated _____, 2026 , concerning the construction, installation and completion of Improvements in the _____ Land Development, have been completed to the extent of the amount indicated in item I below; and

B. AUTHORIZE _____ pursuant to the Development Agreement and related Financial Security Agreement of the same date, **TO REDUCE** the Financial Security, in the nature of a Standby Letter of Credit provided and held with said Bank to guaranty, among other things, the completion of said work and Improvements, **to the extent of the amount indicated in item iii below**, and to release said amount of reduction from and under the terms and conditions of the escrow account.

The reduction and release of the amount of the Financial Security hereby authorized shall not be construed, in any manner or extent, as an acceptance by Township of the work and Improvements described hereinbelow (or of any other work performed or any Improvements installed or constructed), nor shall this Certificate and Authorization constitute any waiver by Township of its rights to inspect and approve the work and Improvements described hereinbelow (or any other work performed and Improvements installed and constructed). Township hereby reserves the right to re-inspect the work and Improvements (as well as any other work and Improvements) and to require Developer to correct, repair or demolish and to properly reconstruct any and all defective and deficient work and Improvements not accepted and approved by Township.

THE FOLLOWING WORK AND Improvements are the subject of this Certificate and Authorization: (*See attached letter and invoice.*)

THE REDUCTION AND RELEASE of the Financial Security authorized by this Certificate and Authorization have been determined as follows:

I. COST OF COMPLETED WORK AND Improvements $_____

II. *less* AMOUNT OF RETAINAGE (10%) **$_____**

III. AMOUNT OF REDUCTION AND RELEASE **$_____**

_____ _____

Date **East Marlborough Township Engineer**

_____ _____

Date **Chairman, East Marlborough Township Board of Supervisors**

EXHIBIT "D"

EVERGREEN LETTER OF CREDIT

Wells Fargo Bank, N.A.
U.S. Standby Trade Operations
1525 W W.T. Harris Blvd.
MAC D1116-026
Charlotte, NC 28262
Phone: 1 (800) 776-3862, Option 2
E-Mail: StandbyCustomerCare@wellsfargo.com

THIS SAMPLE WORDING IS PRESENTED WITHOUT ANY RESPONSIBILITY ON OUR PART. THIS PROFORMA IS PROVIDED TO YOU AT YOUR REQUEST ONLY AS SUGGESTED WORDING FOR THE LETTER OF CREDIT. PLEASE NOTE THAT THE LETTER OF CREDIT IS IN DRAFT FORM ONLY AND REMAINS UNISSUED AND IS NOT AN ENFORCEABLE INSTRUMENT.

BANK MAY, IN ITS SOLE DISCRETION, ACCEPT A PHOTOCOPY, FACSIMILE, ELECTRONICALLY TRANSMITTED, OR OTHER REPRODUCTION OF A SIGNED COPY OF THIS PROFORMA (INCLUDING A PDF VERSION RECEIVED VIA EMAIL) OR AN ELECTRONICALLY EXECUTED COPY OF THIS PROFORMA (INCLUDING VIA SWIFT OR DOCUSIGN) AS THE BINDING AND EFFECTIVE RECORD OF THIS PROFORMA, IN EACH CASE WITH THE SAME EFFECT AS AN ORIGINAL MANUALLY SIGNED PROFORMA, WHETHER OR NOT AN ORIGINAL MANUALLY SIGNED PROFORMA IS ALSO RECEIVED BY BANK FROM APPLICANT. APPLICANT REPRESENTS TO BANK THAT THE SIGNATURE (WHETHER A PHOTOCOPY, FACSIMILE, ELECTRONICALLY TRANSMITTED COPY OR REPRODUCTION OF AN INK SIGNATURE OR AN ELECTRONIC SIGNATURE) THAT APPEARS ON THE PROFORMA THAT IS TRANSMITTED BY APPLICANT TO BANK IN ANY MANNER IS INTENDED BY APPLICANT TO AUTHENTICATE THE PROFORMA AND EVIDENCE APPLICANT'S AGREEMENT WITH ITS TERMS NOTWITHSTANDING THAT SUCH SIGNATURE MAY NOT BE AN ORIGINAL MANUAL SIGNATURE. APPLICANT FURTHER AGREES THAT ANY SUCH PROFORMA RECEIVED BY BANK SHALL CONSTITUTE AN ORIGINAL DOCUMENT FOR ALL PURPOSES, INCLUDING ESTABLISHING THE PROVISIONS OF THE PROFORMA, SHALL BE BINDING ON AND ENFORCEABLE AGAINST APPLICANT, AND SHALL BE LEGALLY ADMISSIBLE UNDER THE BEST EVIDENCE RULE.

APPLICANT(S) HEREBY AGREE WITH THE FORM AND WORDING OF THE FOLLOWING PROFORMA LETTER OF CREDIT, AND REQUEST THAT WELLS FARGO BANK, N.A. ISSUE THE LETTER OF CREDIT WITH SUCH FORM AND WORDING. IF THERE ARE MULTIPLE APPLICANTS FOR THE LETTER OF CREDIT, THE SIGNATURE OF ONE APPLICANT DENOTES APPROVAL BY ALL APPLICANTS AND BINDS ALL APPLICANTS.

BY: _____ DATE: _____
AUTHORIZED SIGNATURE

_____
PRINTED NAME AND TITLE:

THIS PROFORMA LETTER OF CREDIT IS AN INTEGRAL PART OF THE APPLICATION AND AGREEMENT FOR THE ISSUANCE OF THE LETTER OF CREDIT. THE LETTER OF CREDIT CANNOT BE ISSUED UNTIL THE PROFORMA LETTER OF CREDIT IS RETURNED TO US WITH THE APPLICANT'S SIGNATURE ABOVE.

Irrevocable Standby Letter Of Credit

Number : IS000632711U
Issue Date : August 18, 2026

Wells Fargo Bank, N.A.
U.S. Standby Trade Operations
1525 W W.T. Harris Blvd.
MAC D1116-026
Charlotte, NC 28262
Phone: 1 (800) 776-3862, Option 2
E-Mail: StandbyCustomerCare@wellsfargo.com

BENEFICIARY	APPLICANT
EAST MARLBOROUGH TOWNSHIP 721 UNIONVILLE ROAD KENNETT SQUARE, PENNSYLVANIA 19348	THE TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA FINANCE AND TREASURY DEPARTMENT 3451 WALNUT STREET, 7TH FLOOR PHILADELPHIA, PENNSYLVANIA 19104

LETTER OF CREDIT ISSUE AMOUNT USD 2,272,756.00 EXPIRY DATE AUGUST 18, 2027

LADIES AND GENTLEMEN:

WE HEREBY OPEN OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN YOUR FAVOR FOR THE ACCOUNT OF THE ABOVE REFERENCED APPLICANT IN THE AGGREGATE AMOUNT OF USD 2,272,756.00 (USD TWO MILLION TWO HUNDRED SEVENTY-TWO THOUSAND SEVEN HUNDRED FIFTY-SIX DOLLARS AND 00/100) WHICH IS AVAILABLE BY PAYMENT UPON PRESENTATION OF THE FOLLOWING DOCUMENTS:

1. A DRAFT DRAWN ON US AT SIGHT MARKED "DRAWN UNDER WELLS FARGO BANK, N.A. STANDBY LETTER OF CREDIT NO. IS000632711U."

2. THE ORIGINAL LETTER OF CREDIT AND ANY AMENDMENTS ATTACHED THERETO.

ProForma

3. A DATED STATEMENT ISSUED ON THE LETTERHEAD OF THE BENEFICIARY AND PURPORTEDLY SIGNED BY AN AUTHORIZED REPRESENTATIVE STATING: "APPLICANT HAS DEFAULTED UNDER THAT CERTAIN [--- INSERT DETAILS OF UNDERLYING CONTRACT/AGREMENT PRIOR TO ISSUANCE ----] RELATED TO VETERINARY DIAGNOSTIC LABORATORY (VDL) FOR ADVANCED VETERINARY EDUCATION AT NEW BOLTON CENTER. WE THEREFORE DEMAND PAYMENT IN THE AMOUNT OF (INSERTAMOUNT) AS SAME IS DUE AND OWING".

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED WITHOUT WRITTEN AMENDMENT FOR ONE YEAR PERIODS FROM THE PRESENT OR ANY FUTURE EXPIRY DATE UNLESS AT LEAST 30 CALENDAR DAYS PRIOR TO SUCH EXPIRATION DATE, WE SEND THE BENEFICIARY NOTICE AT THE ABOVE STATED ADDRESS BY OVERNIGHT COURIER THAT WE ELECT NOT TO EXTEND THIS LETTER OF CREDIT BEYOND THE INITIAL OR ANY EXTENDED EXPIRY DATE HEREOF.

THIS IRREVOCABLE LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING. THIS UNDERTAKING IS INDEPENDENT OF AND SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED, OR INCORPORATED BY REFERENCE TO ANY DOCUMENT, CONTRACT, OR AGREEMENT REFERENCED HEREIN.

WE HEREBY AGREE WITH YOU THAT DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS CREDIT SHALL BE DULY HONORED IF PRESENTED TOGETHER WITH DOCUMENT(S) AS SPECIFIED ABOVE AT OUR OFFICE LOCATED AT 1525 W WT HARRIS BLVD, MAC D1116-026, CHARLOTTE, NORTH CAROLINA 28262-8522, ATTENTION: STANDBY LETTER OF CREDIT DEPT. ON OR BEFORE THE ABOVE STATED EXPIRY DATE, OR ANY EXTENDED EXPIRY DATE IF APPLICABLE.

Wells Fargo Bank, N.A.
U.S. Standby Trade Operations
1525 W W.T. Harris Blvd.
MAC D1116-026
Charlotte, NC 28262
Phone: 1 (800) 776-3862, Option 2
E-Mail: StandbyCustomerCare@wellsfargo.com

EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 ("ISP98").

Very Truly Yours,

WELLS FARGO BANK, N.A.

By: _____
Authorized Signature

The original of the Letter of Credit contains an embossed seal over the Authorized Signature.

Please direct any written correspondence or inquiries regarding this Letter of Credit, always quoting our reference number, to **Wells Fargo Bank, National Association,** Attn: U.S. Standby Trade Services

at 1525 W W.T. Harris Blvd.
MAC D1116-026
Charlotte, NC 28262

Phone inquiries regarding this credit should be directed to our Standby Customer Connection Professionals

1-800-776-3862 Option 2
(Hours of Operation: 8:00 a.m. ET to 5:00 p.m. PT)

Pro Forma

LAND DEVELOPMENT AGREEMENT

THIS AGREEMENT made as of this _____ day of _____, A.D. 2026, by and between East Marlborough Township, Chester County, Pennsylvania, a Township of the Second Class, with offices at 721 Unionville Road, Kennett Square, PA, 19348 ("Township"); and Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, with an address of Division of Facilities and Real Estate Services, 3101 Walnut Street, Philadelphia, PA 19104 ("Developer").

BACKGROUND:

A. Developer proposes to develop a portion of an approximately 152.3 acre tract of land situate in East Marlborough Township, Chester County, Pennsylvania, along Street Road (PA S.R. 926), as and for an approximately 62,000 sf two-story building to be used for research and laboratory space at the New Bolton Center, and other improvements and/or common amenities proposed or required in, on and/or related to the proposed land development.

B. The proposed land development of the portion of the tract is to be known as the "Veterinary Diagnostic Laboratory."

C. An application for approval of the proposed land development of the tract has been submitted to Township.

D. The Board of Supervisors of East Marlborough Township has granted final plan approval of the application for the proposed land development, subject to certain conditions, including the execution and acknowledgment of an agreement providing for the proper and timely completion of the proposed or required improvements and/or amenities, and the posting of financial security to guarantee said completion.

E. Township and Developer, contemporaneously herewith, have entered into a certain Financial Security Agreement further providing for the said financial security.

F. The parties, by these presents, desire to set forth their agreement and understanding with respect to the foregoing and such other matters as hereinbelow set forth.

NOW, THEREFORE, the parties hereunto, in consideration of the premises and the mutual promises herein contained and intending to be legally bound hereby, agree as follows:

1. **Definitions; Interpretation**.

a. For purposes of this Agreement, except where the context clearly indicates otherwise, the following words and phrases (including the singular and plural forms thereof) shall have the following meanings:

(1) "Tract" shall mean all that certain approximately 152.3 acre tract which is situate in East Marlborough Township, Chester County, Pennsylvania, along Street

Road (PA S.R. 926), being Chester County Tax Parcel No. 61040017000E, and which is more fully and further shown and described on the Plans.

(2) "Plans" shall mean that certain preliminary/final land development plan, generally entitled "Veterinary Diagnostic Laboratory" prepared by Meliora Design, dated September 30, 2025, last revised August 21, 2026, consisting of 42 sheets that are specifically numbered, entitled, dated, and last revised as set forth on Exhibit "A" attached hereto and made fully part hereof, including, without limitation, all notes, statements and other information appearing on the plan, and all reports, narratives, studies, profiles, delineations and other materials of whatever nature or kind accompanying or related to the plan.

(3) "Subject Land Development" shall mean the proposed land development of the Tract as and for the Veterinary Diagnostic Laboratory, together with such other Improvements proposed or required in, on and/or related to the proposed land development, as the same are more fully and further shown and depicted on and by the Plans.

(4) "Improvements" shall mean all those streets, roads, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and sewers, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, buffer or screen plantings, and/or other improvements or common amenities, as the same are more fully and further shown, identified or otherwise described on and by the Plans.

(5) "Secured Improvements" shall mean all those Improvements for which the Financial Security is provided or to which the Financial Security otherwise relates.

(6) "Completion Date" shall mean the date specified in Section 2.b. of this Agreement on or before which the Improvements shall be completed.

(7) "Financial Security" shall mean the financial security provided under and in accordance with the provisions of Section 4 of this Agreement and the provisions of the Financial Security Agreement (including any additional financial security made part thereof, any increases and other adjustments thereto, and any financial security substituted therefore) and the funds representative thereof and therein.

(8) "Financial Institution" shall mean the bonding company or lending institution, approved by Township, with which the Financial Security has been posted or established and/or which issues the Financial Security.

(9) "Financial Security Agreement" shall mean that certain Financial Security Agreement, of even date herewith, by and between Township and Developer, which agreement is fully incorporated into and made part of this Agreement.

(10) "Subdivision and Land Development Ordinance" shall mean the East Marlborough Township Subdivision and Land Development Ordinance of 1992, as such

Ordinance has been amended and now exists and as hereafter may be amended, provided that the application of subsequent amendments to the Subject Land Development shall be subject to the provisions of Section 508(4) of the MPC.

(11) "MPC" shall mean the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, *as reenacted and amended*, 53 P.S. § 10101 *et seq.*, as the same now exists and hereafter may be further amended.

(12) "Township Engineer" shall mean the professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed and employed as the engineer for Township or engaged by Township as a consultant thereto.

(13) "Special Terms and Conditions" shall mean all the terms, conditions, requirements and other provisions set forth in the Addendum attached hereto as Exhibit "B" and made fully part hereof.

b. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Agreement, which also appear in the Subdivision and Land Development Ordinance or the MPC, shall have the meanings and shall be interpreted herein as under the Subdivision and Land Development Ordinance or the MPC.

2. **Compliance with Conditions of Approval.**

a. Developer hereby acknowledges and agrees to fully comply with and otherwise satisfy (or to cause the full compliance with or other satisfaction of) all conditions to the grant of final plan approval of the Subject Land Development, which conditions are set forth in the plan approval adopted by the Board of Supervisors of Township, and/or the confirmation of approval letter from the Township Solicitor, copies of which are hereby incorporated herein by reference, to the extent that such conditions, as of the date of this Agreement, have not been fully complied with or otherwise satisfied.

b. Developer hereby further acknowledges and agrees to the conditions as set forth in the Addendum appended hereto as Exhibit "B."

3. **Construction and Completion of Improvements**.

a. Developer, at its sole expense, shall layout, construct, install, and/or otherwise complete the Improvements in a good and workmanlike manner, in full and strict accordance with and pursuant to the following: (i) the Subdivision and Land Development Ordinance; (ii) the Plans; (iii) the provisions of this Agreement (including, without limitation, the Special Terms and Conditions); (iv) all applicable requirements of electric, telephone, and other utility companies having jurisdiction; and (v) all other applicable laws, statutes, ordinances, resolutions, rules, and regulations of Township and of other applicable or appropriate governmental authorities and/or agencies having jurisdiction. In the event of any inconsistency or conflict between or among the provisions of any of the foregoing, those provisions which

impose the greater or greatest, as the case may be, restrictions upon the Developer shall prevail and control.

b. No Improvements referred to herein, in connection with this project shall be commenced until:

(1) The Plans are recorded according to law;

(2) This Agreement is duly signed and delivered;

(3) Financial security as defined in Section 509 of the MPC, this Agreement and the Financial Security Agreement is executed and delivered to Township.

(4) All fees (i) required by any Ordinance, Resolution or regulation of Township, and (ii) legal and engineering expenses, incurred by Township for the completion of its initial approval of the plan, preparation of the Agreements, Resolutions and other papers relating to the acceptance of this Agreement by County are paid; and

(5) All required Declarations of Covenants and Restrictions shall be executed and recorded;

(6) All other requirements of the Township Ordinances and regulations and any and all permits required by (i) the Township, and/or (ii) state or federal agencies, (including when applicable Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and the Chester County Conservation District) have been met.

c. Upon compliance with the requirements of subsection b, above, Developer may obtain permits for the aforesaid Improvements and for the buildings which together constitute the Project.

d. Where construction of Improvements has been approved in Sections and separate financial security is to be deposited for each section, no Improvements contained in any section shall be commenced and no building permits for buildings therein shall be issued unless the financial security is executed and delivered for such section.

e. The Improvements shall be completed on or before the date occurring twenty-four (24) months from the date of this Agreement. Upon written request of Developer and approval of the Township Board of Supervisors, which approval shall not be unreasonably withheld, said completion date may be extended from time to time, provided that (i) Developer's written request is received by the Board of Supervisors not less than sixty (60) days prior to the then-current completion date, and (ii) the Financial Security is also extended so that it continues valid and effective for all purposes thereof to a date occurring at least sixty (60) days after the extended completion date. Such times shall be of the essence.

f. Developer shall be solely responsible, at its sole cost and expense, for the repair and maintenance of all Improvements during and after construction thereof, provided however, that in the case of Improvements which are completed and dedication (or other transfer or assignment) of which is offered to and accepted by Township, Developer shall have such repair and maintenance responsibility until such time as the acceptance of dedication (or other transfer or assignment) is final and effective, and the maintenance bond or other financial security is deposited with respect to such dedicated (or otherwise transferred or assigned) Improvements as provided under Section 6 below. For purposes of this subsection, "repair and maintenance of all Improvements" shall mean, without limitation, keeping the Improvements at all times in such condition that the structural integrity and functioning of the same shall be maintained at least in accordance with and/or as contemplated by the design and specifications thereof as shown on the Plans, and with respect to Improvements consisting of streets or roads, shall further mean, without limitation, keeping the same at all times free of mud, snow, ice and other impediments or other obstructions to motor vehicular traffic thereon and thereover, and otherwise in a permanently passable condition by and for motor vehicles.

g. In the event that Developer is in default, beyond the applicable notice and cure period, of any of its repair and maintenance obligations under Subsection f., Township, shall have the right, but not the obligation, (which right shall be in addition to such other or further rights and remedies as may be available to Township under this Agreement, the Financial Security Agreement, the Subdivision and Land Development Ordinance, and/or the MPC, and/or otherwise at law or in equity) to:

(1) Enter upon the Tract and satisfy any of such defaulted repair and maintenance obligation of Developer (provided that any such entry and/or satisfaction shall not be deemed, in any manner or to any extent whatsoever, as an acceptance by Township of the dedication, transfer or other assignment of the Improvements subject of the default, and/or as imposing any responsibility upon Township for the completion, further repair and maintenance, or otherwise, with respect to the Improvements subject of the default); and

(2) In order to pay for the costs, expenses and/or fees incurred by Township related to the satisfaction of such defaulted obligations, (i) draw upon from payment to Township, or its order, of all or any part of the Financial Security for such costs, expenses and fees (notwithstanding that the amount of the Financial Security, but for this Paragraph g (2), is not now or hereafter specifically established to guarantee or otherwise cover the payment of such costs, expenses and/or fees); and/or (ii) institute and prosecute appropriate legal and/or equitable actions or proceedings against Developer (including, but not limited to, confession of judgment under Section 7.c. of this Agreement, in the event that the proceeds of the Financial Security are not sufficient or are unavailable to pay the amounts due to the Township) to recover such costs, expenses and/or fees, together with attorney fees and costs incurred by Township for and otherwise related to any such legal and/or equitable action or proceeding.

h. It shall be the obligation of Developer to arrange in advance with the Township for inspection of the work as the work progresses and the cost of such inspection shall be paid by Developer.

i. Developer agrees that it will obtain Use and Occupancy Permits as required under the Township Zoning Ordinance prior to (i) conveying title or (ii) permitting occupancy of any building or part thereof within the Project.

j. Developer agrees to maintain such barricades, warning lights or fences as are necessary during the course of construction to give reasonable protection to the public.

k. In any instance where the drainage facilities and stormwater run-off facilities prove to be inadequate to protect existing Township roads or adjoining private or public areas from excessive drainage, whether because said development plan is inadequate in said regard or whether due to improper maintenance of said facilities or to changed conditions, Township shall have the right to issue a stop work order or seek any other remedy until such time as the drainage conditions have been corrected.

4. **Guaranty of Completion of Secured Improvements**.

a. Developer shall deposit with Township or otherwise establish the Financial Security all in accordance with and pursuant to the terms and conditions of this Section 4 and the Financial Security Agreement. Unless and until the Financial Security is so deposited or otherwise established by Developer, no work towards the completion of any of the Improvements shall be laid out, installed or otherwise commenced, and no building, grading, occupancy or other permit, relating to the erection, placement or occupancy of any of the Improvements or of any buildings or other structures in, on and/or related to the Land Development, shall be issued by Township.

b. The Financial Security shall provide for and secure to the public, as represented by the Township, the completion, on or before the Completion Date, of the Secured Improvements in accordance with and pursuant to the terms and conditions of this Agreement, and shall further guarantee the performance of the other obligations of Developer under this Agreement and the Financial Security Agreement.

c. The Financial Security shall be of such type as more fully and further provided in and by the Financial Security Agreement.

d. The initial amount of the Financial Security shall be **Two Million Two Hundred Seventy-Two Thousand Seven Hundred Fifty-Six and 00/100 ($2,272,756.00) Dollars,** which is 110% of the total cost estimate as set forth in Exhibit "C" attached hereto and made fully part hereof. The amount of the Financial Security shall be subject to such increase, adjustment and reduction as provided in and by the Financial Security Agreement.

5. **Intentionally Omitted.**

6. **Intentionally Omitted.**

7. **Failure to Complete; Other Default.**

a. In the event that any of the Improvements is or are not completed fully in accordance with the terms, conditions and requirements of Section 2 above, Township, shall have the right, following any applicable notice and cure period, but not the obligation, (which right shall be in addition to such other or further rights and remedies, as may be available to Township under this Agreement, the Financial Security Agreement, the Subdivision and Land Development Ordinance, and/or the MPC, and/or otherwise at law or in equity) to: (i) enter upon the Tract and complete all or part of the Improvements in accordance with the terms, conditions and requirements of Section 2; and (ii) with respect to incomplete Secured Improvements, obtain payment to it, or its order, of all or any part of the Financial Security and/or to otherwise enforce the Financial Security in order to pay for the costs of such completion and related costs, expenses and fees. If the proceeds of the Financial Security paid to the Township, or its order, are not sufficient or unavailable to pay the costs of fully completing all the incomplete Improvements, together with related costs, expenses and fees, Township, at its option, shall have the right to complete part of the Improvements and to institute appropriate legal and/or equitable actions against Developer to recover monies necessary to complete the remainder of the incomplete Improvements and pay related costs, expenses and fees.

b. In the event that Township exercises its right, but not obligation, to complete all or part of the incomplete Improvements upon the aforesaid default of Developer, there shall be no requirement for the advertisement of public works or for competitive bidding. Any monies paid to Township of, from or under the Financial Security and any proceeds resulting from the aforesaid legal and/or equitable actions against Developer shall be not deemed to be public funds for the purpose of any laws relating to public advertising or solicitation of bids. Township may use any commercially reasonable means to select contractors and/or negotiate prices or costs of material and labor, and Developer hereby ratifies all actions taken by Township in that regard. Township shall have the right, but not the obligation, to use its own employees to complete all or part of the Improvements. Developer shall exonerate, indemnify and hold harmless Township, its officials, officers, employees, and agents, of and from any liability, claim, suit, or demand of whatever nature or kind arising from, out of or related to any act of Township, or of any official, officer, employee, or agent thereof, done or authorized to be done in completing all or part of the Improvements; and Developer hereby authorizes, ratifies and affirms any act done by Township, or by any official, officer, employee, or agent thereof, in furtherance of such completion.

c. Notwithstanding anything to the contrary contained in this Agreement, except in the event of an emergency or other threat to public health and safety, prior to exercising the remedies available to Township in the event of default, Township shall give thirty (30) days advance written notice of default to Developer and Developer shall have the right to cure such default within the said thirty (30) day period..

8. **Advancement and/or Reimbursement of Expenses.**

a. Developer shall advance and/or reimburse Township the following:

(1) All reasonable costs, expenses and fees incurred by Township in and for the preparation, review, orderly performance and/or enforcement of this Agreement and the Financial Security Agreement. Such costs, expenses and fees shall include, without limitation: reasonable legal expenses and fees of the Township Solicitor; and reasonable expenses and fees of the Township Engineer, other professional consultants engaged by Township, and/or the Township Road Master in visiting the site for the purposes of inspection and for the performance of official duties necessarily connected with said inspection purposes.

(2) All reasonable administrative costs and expenses of or incurred by Township in connection with the Subject Land Development at then-prevailing rates.

b. Developer shall, in accordance with the Subdivision and Land Development Ordinance (and/or any schedules which have been or may be adopted thereunder from time to time or at any time), (i) deposit monies with Township, to be held in escrow by Township, to cover the costs, expenses and fees, described in Subsection a. above, and (ii) thereafter replenish such escrow deposits. In the event that portions of the Financial Security cover inspections by the Township Engineer and Township administrative costs and expenses, no escrow of monies for such purposes, to the extent covered by the Financial Security, shall be required under this Subsection b.

c. Subject to the dispute provisions of Section 510(g) of the MPC to the extent applicable, the costs, expenses and fees, described in Subsection a. above, shall be billed by Township to Developer, and the amounts of the same shall be due and payable within fifteen (15) days of the billing date to the extent that such amounts are not earlier paid to or otherwise recovered by Township from monies deposited by Developer with and held in escrow by Township for any such costs, expenses or fees.

d. Township, under and in accordance with the Financial Security Agreement, shall have the right to recover, from and under the Financial Security, the costs, expenses and fees, described in Subsection a. above, notwithstanding that the amount of the Financial Security Agreement, but for this Subsection d., is not now or hereafter specifically established to guarantee or otherwise cover the payment of such costs, expenses and/or fees. Such right shall be in addition to such other or further rights or remedies as may be now or hereafter available to Township under this Agreement, the Financial Security Agreement, the Subdivision and Land Development Ordinance, and/or the MPC, and/or otherwise at law or in equity.

e. It is expressly acknowledged and agreed that Township shall not be obligated hereunder or otherwise to finally release Developer from and under the Financial Security, the Financial Security Agreement, or any other financial security provided pursuant hereto unless and until all the aforesaid costs, expenses and fees are paid in full.

9. **Indemnification.**

a. It is understood and agreed that the Township Planning Commission and Board of Supervisors have reviewed the Plans and specifications for the purpose solely of protecting the interests of the public and have not thereby expressly or impliedly warranted the technical suitability of Developer's plans and Developer warrants that all Plans, designs, installations and specifications have been designed by registered engineers licensed in the Commonwealth of Pennsylvania and will be installed in a good and workmanlike manner and in accordance with the plans and specifications and sound construction practices and does further warrant that the Improvements installed and each and every part thereof are fit for all purposes for which they are intended. The Township disclaims all liability for design, construction, installation or operational defects.

b. Except to the extent arising from the negligence or willful misconduct of the Township, Developer hereby agrees to indemnify, save harmless and defend Township, its officials, officers, employees and agents, of, from, and against any liability, claim, suit or demand, of whatever nature or kind, whether founded or unfounded, arising from, out of, or related to the design, laying out, permitting, installation, construction, completion, inspection, testing, functioning, repair and/or maintenance of (or the failure to repair and/or maintain) the Improvements, together with all cost, fees and expenses (including, but not limited to, attorney's fees and costs, and expert witness fees and costs) as may be incurred by Township in connection with any such liability, claim, suit or demand.

10. **Notices.**

a. Any notice, demand or other communication required, authorized or permitted to be given under this Agreement shall be sufficient if given in writing and delivered to the party to whom or which the notice or demand is directed at the respective address of the party first above indicated, or to such other address as the party may give by notice complying with the terms of this section.

b. Such notice, demand or other communication shall be delivered to the addressee by one of the following means: (i) personal delivery against receipt; (ii) certified United States mail, postage prepaid, return receipt requested; or (iii) nationally recognized express delivery service, postage or delivery charges prepaid. The notice, demand or other communication shall be deemed given and effective as follows: (i) if by personal delivery or by express delivery service, at the time of delivery; or (ii) if by mail, at the time of deposit in the United States mails.

11. **Miscellaneous.**

a. **Waiver.** Neither the failure nor any delay on the part of Township to exercise any right, remedy, power, or privilege granted under this Agreement or otherwise provided at law or in equity, shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, remedy, power, or privilege preclude further exercise of the same or

of any other such right, remedy, power or privilege; nor shall any waiver of any such right, remedy, power, or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective against Township unless it is in writing signed by a duly authorized representative of Township.

b. **Assignment; Delegation.** Developer shall not assign or delegate any of its rights, powers, privileges, duties, obligations, or liabilities hereunder without the express written consent of Township, except in conjunction with Developer's transfer of ownership of the Tract as a whole, in which event, the successor in interest shall execute a new Development Agreement and a new Financial Security Agreement. Any such assignment or delegation, without such consent, shall be void.

c. **Cumulative Rights and Remedies.** Any and all rights, powers, privileges and/or remedies granted or accruing to Township under or pursuant to this Agreement and/or the Financial Security Agreement shall not be exclusive, but shall be cumulative and in addition to such other rights, powers, privileges, and/or remedies as may be now or hereafter available to Township under the Subdivision and Land Development Ordinance and/or the MPC, and/or otherwise at law or in equity.

d. **Headings.** The captions or headings preceding the text of the several sections and subsections of this Agreement are inserted solely for convenience of reference; they shall neither constitute a part of this Agreement nor affect its meaning, construction or effect.

e. **Severability.** If any provision on this Agreement is held to be invalid or unenforceable: (i) the remaining provisions of this Agreement shall not be affected thereby, but shall continue in full force and effect; (ii) this Agreement be and is hereby amended, to the minimum necessary, to remedy such invalidity or unenforceability, and the parties hereto shall adjust their respective rights and obligations hereunder accordingly; and (iii) to the extent that such invalid or unenforceable provisions cannot be rendered valid or enforceable by amendment as aforesaid, the same shall be severed herefrom as though never set forth herein.

f. **Binding Effect.** Subject to Subsection b. above, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

g. **Entire Agreement; Amendment.** This Agreement, together with the exhibits attached hereto and made part hereof and the Financial Security Agreement, constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof, and, except as may be otherwise specifically set forth herein, supersedes all prior and contemporaneous agreements and understandings, express or implied, oral or written. Except as may be otherwise specifically provided herein, this Agreement may not be amended, revoked, changed, altered, or modified in any manner whatsoever, other than by written unanimous agreement of and signed by all parties hereto.

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement as of the day and year first above written.

EAST MARLBOROUGH TOWNSHIP

_____ **By:** _____

Secretary **Ellen Sosangelis**
Chair, Board of Supervisors

DEVELOPER:
TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA

Attest:

_____ **By:** _____

Anne Papageorge
Senior Vice President

_____ **By:** _____

Robert Schierl
Vice Dean, School of Veterinary Medicine

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF :

On this day of , A.D. 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared _____, who acknowledged herself to be the Chair of the Board of Supervisors of East Marlborough Township, and that he, as such official, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand an official seal the day and year aforesaid.

_____

Notary Public

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF Philadelphia :

On this 16 day of September , 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Anne Papageorge, who acknowledged herself to be the Senior Vice President of Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Commonwealth of Pennsylvania - Notary Seal
LAURA R MARRA - Notary Public
Philadelphia County
My Commission Expires September 16, 2030
Commission Number 1425806

Laura R Marra

Notary Public

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF Philadelphia :

On this 16 day of September, 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Robert Schieri, who acknowledged himself to be the Vice Dean, School of Veterinary Medicine of the Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Laura R Marra

Notary Public

Commonwealth of Pennsylvania - Notary Seal
LAURA R MARRA - Notary Public
Philadelphia County
My Commission Expires September 16, 2030
Commission Number 1425806

EXHIBIT “A”

PLAN SHEETS

SHEET LIST	
Sheet Number	Sheet Title
CS	COVER SHEET
C0.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS - NET LOT AREA PLAN
C1.01	EXISTING CONDITIONS PLAN
C1.02	PCSM EXISTING CONDITIONS PLAN
C1.10	EROSION AND SEDIMENT CONTROL NOTES - SHEET 1
C1.11	EROSION AND SEDIMENT CONTROL NOTES - SHEET 2
C1.12	EROSION & SEDIMENT CONTROL PLAN
C1.20	DEMOLITION PLAN
C1.21	TREE DEMOLITION & PROTECTION PLAN
C1.30	SITE PLAN
C1.31	FIRE MARSHAL TURNING PLAN
C1.32	SITE ENLARGEMENTS
C1.40	PCSM NOTES
C1.41	PCSM PLAN
C1.42	STORMWATER EASEMENT
C1.43	FACILITY PLAN - SCM 6
C1.44	FACILITY PLAN - SCM 7
C1.45	FACILITY PLAN - SCM 8 - SHEET 1
C1.46	FACILITY PLAN - SCM 8 - SHEET 2
C1.47	FACILITY PLAN - SCM 9
C1.49	PCSM TABLES
C1.50	DRAINAGE AREA PLAN - EXISTING
C1.51	DRAINAGE AREA PLAN - PROPOSED
C1.60	UTILITY PLAN
C3.00	STORMWATER PROFILES - SHEET 1
C3.01	STORMWATER PROFILES - SHEET 2
C3.02	STORMWATER PROFILES - SHEET 3
C3.10	UTILITY PROFILES
C5.10	EROSION & SEDIMENT CONTROL DETAILS
C5.20	SITE DETAILS - SHEET 1
C5.21	SITE DETAILS - SHEET 2
C5.22	SITE DETAILS - SHEET 3
C5.30	PCSM DETAILS - SHEET 1
C5.31	PCSM DETAILS - SHEET 2
C5.40	UTILITY DETAILS - SHEET 1
C5.41	UTILITY DETAILS - SHEET 2

PLANS BY OTHERS	
L4.10	PLANTING PLAN ENLARGEMENT
L4.11	PLANTING PLAN ENLARGEMENT
L4.12	PLANTING PLAN ENLARGEMENT
L4.13	PLANTING PLAN ENLARGEMENT
L6.01	PLANTING SCHEDULE AND DETAILS

EXHIBIT "B"

ADDENDUM

EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION 2026-19

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
VETERINARY DIAGNOSTICS LABORATORY
University of Pennsylvania, New Bolton Center

RESOLUTION OF THE TOWNSHIP OF EAST MARLBOROUGH, County of Chester, Commonwealth of Pennsylvania, approving, subject to conditions, the plan entitled, "*Preliminary /Final Land Development Plan for Veterinary Diagnostics Laboratory"* dated September 30, 2025, last revised March 16, 2026, proposing to construct a 62,000+/- sf Diagnostic Laboratory building and associated parking and stormwater improvements, on a 125.14 net acre parcel, located at 382 West Street Road, Kennett Square, Pennsylvania, in the ESI District.

BACKGROUND

The University of Pennsylvania (the "Applicant") filed an application with the East Marlborough Township for approval of a Preliminary Land Development Plan, as prepared by Meliora Design, dated September 30, 2025, last revised March 16, 2026, consisting of 43 sheets (the "Plan"), pursuant to the East Marlborough Township Subdivision & Land Development Ordinance of 1992 ("Land Development Ordinance') for the development of certain property ("Property") in the East Marlborough Township ('Township"), Chester County, Pennsylvania.

On September 23, 2025, the Zoning Hearing Board of East Marlborough Township granted zoning relief from the Township Zoning Ordinance for the rear-to-rear setbacks of Section 1103. F, building height requirements of 1103.H, curb requirements of Section 1812. A(1)(a)(iii), perimeter buffer yard requirements of 1812.D(2)(a) and 1812.D(2)(a)(i), and Specimen Tree protections of 1822.D(3).

MATTERS RESOLVED

The Township hereby RESOLVES that the Plan is approved, as a Final Land Development Plan, pursuant to the Land Development Ordinance and subject to the conditions set forth herein.

WAIVERS

The Township Supervisors determine that the following waivers from the Land Development Ordinance are in public interest and will, subject to conditions imposed herein, substantially secure the objectives of the standards or requirements so modified:

1. Section 405 – Waiving submission of both a preliminary plan and a final plan. Allow for the consolidation of the Preliminary and Final Plans.
2. Section 502.C.13 – Waiving the shadow analysis requirement.
3. Section 626.A – Waiving the requirement to install monuments at any un-monumented corners of the property.

CONDITIONS

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

1. Satisfaction with and compliance with all comments and conditions contained in the Township Engineer's review letter, dated April 8, 2026.
2. Satisfaction with and compliance with all comments and conditions contained in the Township Traffic Engineer's review letter, dated March 31, 2026.
3. Satisfaction with and compliance with all comments and conditions contained in the Township Sewer Engineer's review letter, dated April 7, 2026.
4. Satisfaction with and compliance with all comments and conditions contained in the Township Landscape Architect's review letter, dated March 27, 2026.
5. Satisfaction with and compliance with all comments and conditions contained in the Township Planning Commission's recommendation, dated April 7, 2026.
6. Satisfaction with and compliance with all comments and conditions contained in the Longwood Fire Company, Fire Chief's review letter, dated February 4, 2026.

Any resolution or part of a resolution conflicting with this resolution is hereby repealed, insofar as having the same effect as this resolution.

ENACTED AND RESOLVED on this 8th day of April 2026, by the Board of Supervisors of East Marlborough Township in a duly held public meeting. This Resolution shall take effect immediately.

Attest:

Neil G. Lovekin, Secretary / Manager

BOARD OF SUPERVISORS

Ellen L. Sosangelis, Chair

Jake C. Elks, Vice-Chair

James M. Chance, Member

Steven W. Peuquet, Member

Chris Manning, Member

EXHIBIT “C”

TOTAL COST ESTIMATE

VANDEMARK & LYNCH, INC.
ENGINEERS·SURVEYORS·PLANNERS
4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vdleng.com

MEMORANDUM

TO: Neil Lovekin, East Marlborough Township Manager V&L Project No. 25800.41

FROM: Neil Carlson P.E., VanDemark & Lynch, Inc.

RE: Escrow Recommendation and Plan Status
Preliminary/Final Land Development Plan
Veterinary Diagnostic Lab
New Bolton Center

DATE: July 13, 2026

The applicant submitted multiple cost estimates in May and June, and revised plans on June 26, 2026. We have reviewed the cost estimates against the current plans, and recommend an escrow amount of $2,272,756.00, as detailed below.

Item	Estimated Cost
Mobilization	$40,000.00
Clearing/Demolition	$51,013.00
E&S	$55,418.00
Storm Sewer	$421,120.00
SWM Facilities	$840,325.00
Lighting	$246,000.00
Landscaping	$307,935.00
Miscellaneous	$14,500.00
Sub-total: Construction Cost	$1,976,311.00
Contingency (10%)	$197,630.00
Inspection (5%)	$98,815.00
Total	**$2,272,756.00**

A full breakdown of the cost estimate is attached to this letter.

Additional items that need to be resolved prior to the plans being signed and released for recording:

- Any remaining comments from the Township Sanitary and Traffic Consultants should be addressed.

- A Financial Security Agreement and Land Development Agreement will need to be executed
- A street address needs to be assigned to the new building, and noted on the plans.

The applicant will also need to have the O&M agreement recorded, and provide the Township a copy of the agreement bearing the recorder's stamp, prior to the start of construction.

Our complete review letter is attached. If you have any questions, please call.

cc: Ryan Jennings, Esq.
Matt Caucci, RGS Associates
Cory Salmon, HRG
Jeff Simpson, East Marlborough Department of Public Works
Marc Henderson PE, Meliora Design

Escrow Estimate Worksheet

Project Name: New Bolton Diagnostic Lab

Project Number: 25800.41

ITEM	QUANTITY	UNIT COST	ITEM COST	
Construction Mobilization:	1 LS	$ 40,000.00	$ 40,000.00	
				$ 40,000.00
Clearing And Demolition:				
Remove Bituminous Paving	11,556 SF	$ 1.75	$ 20,223.00	
Tree/Stump Removal	14 EA	$ 765.00	$ 10,710.00	
Remove SWM Piping	376 LF	$ 17.50	$ 6,580.00	
Remove Inlets	3 EA	$ 1,250.00	$ 3,750.00	
Remove MH	2 EA	$ 1,750.00	$ 3,500.00	
Remove Headwall	2 EA	$ 1,000.00	$ 2,000.00	
Remove Fence	500 LF	$ 8.50	$ 4,250.00	
				$ 51,013.00
Erosion And Sediment Controls:				
Erosion Control - General	5 AC	$ 2,500.00	$ 12,500.00	
12" CFL	942 LF	$ 4.00	$ 3,768.00	
18" CFL	130 LF	$ 6.50	$ 845.00	
24" CFL	223 LF	$ 8.00	$ 1,784.00	
Construction Fencing	2,405 LF	$ 4.00	$ 9,620.00	
Tree Protection Fencing	2,354 LF	$ 4.00	$ 9,416.00	
Concrete Washout	2 EA	$ 1,600.00	$ 3,200.00	
Concrete Washout Maint.	1 LS	$ 1,600.00	$ 1,600.00	
Inlet Protection	25 EA	$ 250.00	$ 6,250.00	
Rock Construction Entrance (AASHTO #3 Stone)	2 EA	$ 2,500.00	$ 5,000.00	
Erosion Control Matting	4,100 SF	$ 0.35	$ 1,435.00	
				$ 55,418.00
Storm Sewer				
6" HDPE	281 LF	$ 55.00	$ 15,455.00	
8" HDPE	41 LF	$ 75.00	$ 3,075.00	
12" HDPE	1,031 LF	$ 80.00	$ 82,480.00	
15" HDPE	106 LF	$ 85.00	$ 9,010.00	
18" HDPE	375 LF	$ 100.00	$ 37,500.00	
24" HDPE	204 LF	$ 125.00	$ 25,500.00	
36" HDPE	193 LF	$ 200.00	$ 38,600.00	
Trench Drain	160 LF	$ 250.00	$ 40,000.00	
Manhole	10 EA	$ 7,500.00	$ 75,000.00	
Inlet	19 EA	$ 4,000.00	$ 76,000.00	
Endwall w/ ROP	3 EA	$ 4,500.00	$ 13,500.00	
Flared End	5 EA	$ 1,000.00	$ 5,000.00	
				$ 421,120.00
Subsurface Basin Stormwater Management Facilities:				
SCM 6 (Complete, w/outlet struct)	1 LS	$ 122,230.00	$ 122,230.00	
SCM 7 (Complete, w/outlet struct)	1 LS	$ 91,060.00	$ 91,060.00	
SCM 8 (Complete, w/outlet struct)	1 LS	$ 345,420.00	$ 345,420.00	
SCM 9 (Complete, w/outlet struct)	1 LS	$ 281,615.00	$ 281,615.00	
				$ 840,325.00
Site Lighting:				
Bollard Lights	27 EACH	$ 2,500.00	$ 67,500.00	
Light Pole	21 EACH	$ 8,500.00	$ 178,500.00	
				$ 246,000.00
Landscaping:				
Fine Grade/Seed	5,400 SY	$ 10.00	$ 54,000.00	
Tree 6-8 ft	83 EA	$ 850.00	$ 70,550.00	
Tree 10-12'	4 EA	$ 850.00	$ 3,400.00	
Tree 2.5-3"	23 EA	$ 1,250.00	$ 28,750.00	
Shrub/Vine #2/3	318 EA	$ 80.00	$ 25,440.00	
Shrub/Vine #5	94 EA	$ 105.00	$ 9,870.00	
Shrub/Vine #7	15 EA	$ 135.00	$ 2,025.00	
Shrub/Vine #10	77 EA	$ 175.00	$ 13,475.00	
Perennials/Grasses #1 Cont.	2,530 EA	$ 35.00	$ 88,550.00	
Planting Bed/Mulch	950 SY	$ 12.50	$ 11,875.00	
				$ 307,935.00
Miscellaneous:				

Escrow Estimate Worksheet

Project Name: New Bolton Diagnostic Lab

Project Number: 25800.41

ITEM	QUANTITY		UNIT COST	ITEM COST	
Critical Stage Inspections	1	LS	$ 7,500.00	$ 7,500.00	
As-Built Survey	1	LS	$ 3,500.00	$ 3,500.00	
Notice of Termination	1	LS	$ 3,500.00	$ 3,500.00	
					$ 14,500.00
Sub-total - Cost of Construction				**$ 1,976,311.00**	
10% Contingency	1	LS	$ 197,630.00	$ 197,630.00	
Construction review / inspection (5%)	1	LS	$ 98,815.00	$ 98,815.00	
	Total			**$ 2,272,756.00**	

Prepared by:

Ryan M. Jennings, Esquire
Unruh Turner Burke & Frees
P.O. Box 515
West Chester, PA 19381
(610) 692-1371

Return to:

Ryan M. Jennings, Esquire
Unruh Turner Burke & Frees
P.O. Box 515
West Chester, PA 19381
(610) 692-1371
UPI #: 61040017000E

STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AND CONVEYANCES OPERATION AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2026, by and between Trustees of the University of Pennsylvania, (hereinafter the "Landowner"), and East Marlborough Township, Chester County, Pennsylvania, (hereinafter "Municipality");

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property being Chester County Tax Parcel No. 61040017000E (hereinafter the "Property"); and

WHEREAS, the Landowner is proceeding to build and develop a portion of the Property; and

WHEREAS, the stormwater Best Management Practices (herein after BMP(s)) And Conveyances Operations and Maintenance Plan approved by the Municipality (hereinafter referred to as the "O&M Plan") for the Property, which is attached hereto as Appendix A and made part hereof, provides for management of stormwater within the confines of the Property through the use of BMP(s) and conveyances; and

WHEREAS, the Municipality and the Landowner, for itself and its administrators, executors, successors, heirs, and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that stormwater BMP(s) and conveyances be constructed and maintained on the Property; and

WHEREAS, for the purposes of this agreement, the following definitions shall apply:

BMP – "Best Management Practice" – Those activities, facilities, designs, measures, or procedures as specifically identified in the O&M Plan, used to manage stormwater impacts from land development, to meet state water quality requirements, to promote groundwater recharge, and to otherwise meet the purposes of the Municipality's Stormwater Management Ordinance. BMPs may include, but are not limited to, a wide variety of practices and devices, from large-scale retention ponds and constructed wetlands to small-scale underground treatment systems, infiltration facilities, filter strips, low impact design, bioretention, wet ponds, permeable paving, grassed swales, riparian or forested buffers, sand filters, detention basins, manufactured devices, and operational and/or behavior-related practices that attempt to minimize the contact of pollutants with stormwater runoff. The BMPs indentified in the O&M Plan are permanent appurtenances to the Property; and

Conveyance – As specifically identified in the O&M Plan, a man-made, existing or proposed facility, structure or channel used for the transportation or transmission of stormwater from one place to another, including pipes, drainage ditches, channels and swales (vegetated and other), gutters, stream channels, and like facilities or features. The conveyances identified in the O&M Plan are permanent appurtenances to the Property; and

WHEREAS, the Municipality requires, through the implementation of the O&M Plan, that stormwater management BMPs and conveyances, as required by said O&M Plan and the Municipality's Stormwater Management Ordinance, be constructed and adequately inspected, operated and maintained by the Landowner, its administrators, executors, successors in interest, heirs, and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto, intending to be legally bound hereby, agree as follows:

1. The foregoing recitals to this Agreement are incorporated as terms of this Agreement as if fully set forth in the body of this Agreement.

2. The Landowner shall construct the BMP(s) and conveyance(s) in accordance with the final design plans and specifications as approved by the Municipality generally entitled "Veterinary Diagnostic Laboratory" prepared by Meliora Design, dated September 30, 2025, last revised _____, consisting of 41 sheets.

3. The Landowner shall inspect, operate and maintain the BMP(s) and conveyance(s) as shown on the O&M Plan in good working order acceptable to the Municipality and in accordance with the specific inspection and maintenance requirements in the approved O&M Plan.

4. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the Property from a public right-of-way or roadway, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) and conveyance(s) whenever it deems necessary for compliance with this Agreement, the O&M Plan and the

Municipality's Stormwater Management Ordinance. Whenever possible, the Municipality shall notify the Landowner prior to entering the Property.

5. The Municipality shall have the right, but not the obligation to inspect the BMP(s) and conveyance(s) at a minimum of once every three years to determine if they continue to function as required.

6. The Landowner acknowledges that, per the Municipality's Stormwater Ordinance, it is unlawful, without written approval of the Municipality, to:

a. Modify, remove, fill, landscape, alter or impair the effectiveness of any BMP or conveyance that is constructed as part of the approved O&M Plan;

b. Place any structure, fill, landscaping, additional vegetation, yard waste, brush cuttings, or other waste or debris into a BMP or conveyance that would limit or alter the functioning of the BMP or conveyance;

c. Allow the BMP or conveyance to exist in a condition which does not conform to the approved O&M Plan or this Agreement; and

d. Dispose of, discharge, place or otherwise allow pollutants including, but not limited to, deicers, pool additives, household chemicals, and automotive fluids to directly or indirectly enter any BMP or conveyance.

7. In the event that the Landowner fails to operate and maintain the BMP(s) and conveyance(s) as shown on the O&M Plan in good working order acceptable to the Municipality, the Municipality shall send written notice to the Landowner specifying the areas of non-compliance and the steps that shall be taken to cure the noncompliance. In the event that the Landowner does not cure the noncompliance within fifteen (15) days of the date thereof, or diligently pursue noncompliance in circumstances where compliance is not possible within fifteen (15) days, the Landowner shall be in violation of this Agreement, and the Landowner agrees that the Municipality or its representatives may, in addition to and not in derogation or diminution of any remedies available to it under the Stormwater Ordinance or other statutes, codes, rules or regulations, or this Agreement, enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s) and conveyance(s). It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.

8. In the event that the Municipality, pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within 30 days of delivery of an invoice from the Municipality. Failure of the Landowner to make prompt payment to the Municipality may result in enforcement proceedings, which may include the filing of a lien against the Property, which filing is expressly authorized by the Landowner.

9. The intent and purpose of this Agreement is to ensure the proper maintenance of the on-site BMP(s) and conveyance(s) by the Landowner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability on any party for damage alleged to result from or be caused by stormwater runoff.

10. The Landowner, for itself and its executors, administrators, assigns, heirs, and other successors in interest, hereby releases and shall release the Municipality's employees, its agents and designated representatives from all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees, agents or representatives arising out of the construction, presence, existence, or maintenance of the BMP(s) and conveyance(s) either by the Landowner or Municipality, except to the extent arising from the Municipality's negligence or willful misconduct. In the event that a claim is asserted or threatened against the Municipality, its employees, agents or designated representatives, the Municipality shall notify the Landowner, and the Landowner shall, , except to the extent arising from the Municipality's negligence or willful misconduct, defend, at his own expense, any claim, suit, action or proceeding, or any threatened claim, suit, action or proceeding against the Municipality, or, at the request of the Municipality, pay the cost, including attorneys' fees, of defense of the same undertaken on behalf of the Municipality. If any judgment or claims against the Municipality's employees, agents or designated representatives shall be allowed, the Landowner shall pay all damages, judgments or claims and any costs and expenses incurred by the Municipality, including attorneys, regarding said damages, judgments or claims, except to the extent arising from the Municipality's negligence or willful misconduct.

11. The Municipality may enforce this Agreement in accordance with its Stormwater Ordinance, at law or in equity, against the Landowner for breach of this Agreement. Remedies may include fines, penalties, damages or such equitable relief as the parties may agree upon or as may be determined by a Court of competent jurisdiction. Recovery by the Municipality shall include its reasonable attorney's fees and costs incurred in seeking relief under this Agreement.

12. Failure or delay in enforcing any provision of this Agreement shall not constitute a waiver by the Municipality of its rights of enforcement hereunder.

13. The Landowner shall inform future buyers of the Property about the function of, operation, inspection and maintenance requirements of the BMP(s) prior to the purchase of the Property by said future buyer, and upon purchase of the Property the future buyer assumes all responsibilities as Landowner and must comply with all components of this Agreement.

14. This Agreement shall inure to the benefit of and be binding upon, the Municipality and the Landowner, as well as their heirs, administrators, executors, assigns and successors in interest.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Chester County, Pennsylvania, and shall constitute a covenant running with the Property, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

EAST MARLBOROUGH TOWNSHIP

_____
Secretary

By: _____
Ellen Sosangelis
Chair, Board of Supervisors

DEVELOPER:
TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA

Attest:

_____

By: _____
Anne Papageorge
Senior Vice President

_____

By: _____
Robert Schieri
Vice Dean, School of Veterinary Medicine

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF Philadelphia :

On this 16 day of Sept , 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Anne Papageorge, who acknowledged herself to be the Senior Vice President of Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Laura R Marra

Notary Public

Commonwealth of Pennsylvania - Notary Seal
LAURA R MARRA - Notary Public
Philadelphia County
My Commission Expires September 16, 2030
Commission Number 1425806

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF Philadelphia :

On this 16 day of Sept., 2026, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Robert Schieri, who acknowledged himself to be the Vice Dean, School of Veterinary Medicine of the Trustees of the University of Pennsylvania, a Pennsylvania non-profit corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Laura R Marra

Notary Public

Commonwealth of Pennsylvania - Notary Seal
LAURA R MARRA - Notary Public
Philadelphia County
My Commission Expires September 16, 2030
Commission Number 1425806

Appendix “A”

O&M Plan

VETERINARY DIAGNOSTIC LABORATORY

PRELIMINARY/FINAL LAND DEVELOPMENT

EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PA

CONTACT DATA

1. APPLICANT:

   TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA
   600 CHESTNUT STREET, STE 944
   PHILADELPHIA, PA 19106
   215-307-6837

2. LANDOWNER:

   TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA
   382 W. STREET ROAD
   KENNETT SQUARE, PA 19348
   215-307-6837

3. ENGINEER:

   MARC HENDERSON, PE
   MELIORA DESIGN
   259 MORGAN STREET
   PHOENIXVILLE, PA 19460
   610-933-0123

TRACT DATA:

PARCEL NO.: 61-4-17

ZONING: EDUCATIONAL, SCIENTIFIC, AND INSTITUTIONAL (ESI)

PROJECT PERMITTING:

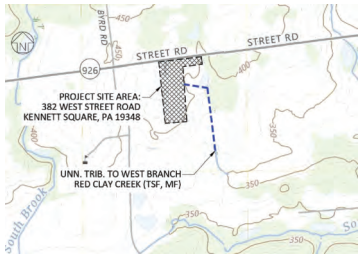
IN ADDITION TO EAST MARLBOROUGH TOWNSHIP LAND DEVELOPMENT, THE FOLLOWING REGULATORY APPROVALS ARE REQUIRED.

1. NPDES SUBMISSION TO CHESTER COUNTY CONSERVATION DISTRICT: 01/05/2026
   APPROVAL ISSUED: 06/17/2026
2. ACT 537 MAILER TO DEP: 10/17/2025
   COMPONENT 3 SUBMISSION: 06/12/2026

STORMWATER NOTE:

REFERENCE THE POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT PREPARED FOR NEW BOLTON CENTER VETERINARY DIAGNOSTIC LABORATORY AS PREPARED BY MELIORA DESIGN, DATED SEPTEMBER 30, 2025, AS LAST REVISED ON MAY 19, 2026, FOR POST-CONSTRUCTION STORMWATER MANAGEMENT CALCULATIONS ASSOCIATED WITH THIS PROJECT.

LOCATION MAP



VETERINARY DIAGNOSTIC LABORATORY LOCATION MAP - SCALE 1:1000

SHEET LIST	
Sheet Number	Sheet Title
CS	COVER SHEET
C0.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS - NET LOT AREA PLAN
C1.01	EXISTING CONDITIONS PLAN
C1.02	PCSM EXISTING CONDITIONS PLAN
C1.10	EROSION AND SEDIMENT CONTROL NOTES - SHEET 1
C1.11	EROSION AND SEDIMENT CONTROL NOTES - SHEET 2
C1.12	EROSION & SEDIMENT CONTROL PLAN
C1.20	DEMOLITION PLAN
C1.21	TREE DEMOLITION & PROTECTION PLAN
C1.30	SITE PLAN
C1.31	FIRE MARSHAL TURNING PLAN
C1.32	SITE ENLARGEMENTS
C1.40	PCSM NOTES
C1.41	PCSM PLAN
C1.42	STORMWATER EASEMENT
C1.43	FACILITY PLAN - SCM 6
C1.44	FACILITY PLAN - SCM 7
C1.45	FACILITY PLAN - SCM 8 - SHEET 1
C1.46	FACILITY PLAN - SCM 8 - SHEET 2
C1.47	FACILITY PLAN - SCM 9
C1.49	PCSM TABLES
C1.50	DRAINAGE AREA PLAN - EXISTING
C1.51	DRAINAGE AREA PLAN - PROPOSED
C1.60	UTILITY PLAN
C3.00	STORMWATER PROFILES - SHEET 1
C3.01	STORMWATER PROFILES - SHEET 2
C3.02	STORMWATER PROFILES - SHEET 3
C3.10	UTILITY PROFILES
C5.10	EROSION & SEDIMENT CONTROL DETAILS
C5.20	SITE DETAILS - SHEET 1
C5.21	SITE DETAILS - SHEET 2
C5.22	SITE DETAILS - SHEET 3
C5.30	PCSM DETAILS - SHEET 1
C5.31	PCSM DETAILS - SHEET 2
C5.40	UTILITY DETAILS - SHEET 1
C5.41	UTILITY DETAILS - SHEET 2

PLANS BY OTHERS	
L4.10	PLANTING PLAN ENLARGEMENT
L4.11	PLANTING PLAN ENLARGEMENT
L4.12	PLANTING PLAN ENLARGEMENT
L4.13	PLANTING PLAN ENLARGEMENT
L6.01	PLANTING SCHEDULE AND DETAILS

REVIEWED THIS ___ DAY OF ___MONTH AND _____YEAR BY THE TOWNSHIP ENGINEER, EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PA

_____
TOWNSHIP ENGINEER SIGNATURE

I, _____, HEREBY CERTIFY THAT, WITH THE EXCEPTION OF THE WAIVERS AND ZONING RELIEF NOTED ON SHC1.30, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

_____
PROJECT ENGINEER SIGNATURE

ON THIS, THE ____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE OR SHE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE OR SHE ACKNOWLEDGES THE SAME TO BE HIS OR HER ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

_____
OWNER SIGNATURE

REVIEWED THIS ___ DAY OF ___MONTH AND _____YEAR BY THE CHESTER COUNTY PLANNING COMMISSION, CHESTER COUNTY, PA

_____
PLANNING COMMISSION MEMBER SIGNATURE

_____
PLANNING COMMISSION MEMBER SIGNATURE

_____
PLANNING COMMISSION MEMBER SIGNATURE

REVIEWED THIS ___ DAY OF ___MONTH AND _____YEAR BY THE EAST MARLBOROUGH TOWNSHIP BOARD OF SUPERVISORS, EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PA

_____
EAST MARLBOROUGH TOWNSHIP SUPERVISOR

_____
EAST MARLBOROUGH TOWNSHIP SUPERVISOR

BEFORE YOU DIG ANYWHERE

IN... PENNSYLVANIA

STOP! CALL 1-800-242-1776
OR 811
(TOLL FREE)
PA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE
PENNSYLVANIA ONE CALL SYSTEM, Inc.

ALL TRENCHING, SHEETING AND SHORING SHALL BE IN STRICT ACCORDANCE WITH OSHA STANDARDS

SERIAL NO. 20251772694

UNIVERSITY OF PENNSYLVANIA

NEW BOLTON CENTER - VETERINARY DIAGNOSTIC LABORATORY

Design Team:

SMPARCHITECTS
1600 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19103
215 985 4410

CIVIL ENGINEER
Meliora Design
259 Morgan Street
Phoenixville, PA
610 933 0123

LANDSCAPE ARCHITECT
Jonathan Alderson Landscape Architects
104 Cricket Ave
Ardmore, PA
610 341 9925

STRUCTURAL ENGINEER
CVM
1002. W 9th Ave
King of Prussia, PA
610 989 3800

MEP ENGINEER
H.F. Lenz Company
1407 Scalp Ave
Johnstown, PA
814 269 9300

LAB PLANNER
HERA Laboratory Planners
230 South Broad Street, Suite 201
Philadelphia, PA
267 256 9841

ACOUSTIC CONSULTATION
Metropolitan Acoustics
1626 JFK Blvd #1902
Philadelphia, PA
215 248 4352

SECURITY DESIGN
WSP
One Washington Square
510 Walnut Street, Suite 1600
Philadelphia, PA
215 282 2167

AUDIO-VISUAL DESIGN
SM&W
3 Valley Square
Suite 302
Blue Bell, PA
610 940 4310

No.	Date	Revisions

Seal:

MARC D. HENDERSON
INDIVIDUAL
PROFESSIONAL ENGINEER
PENNSYLVANIA
No. 86268
06/19/2026

Drawn: AMN | Checked: MBH | Approved: MBH

Job Number: 781
File:

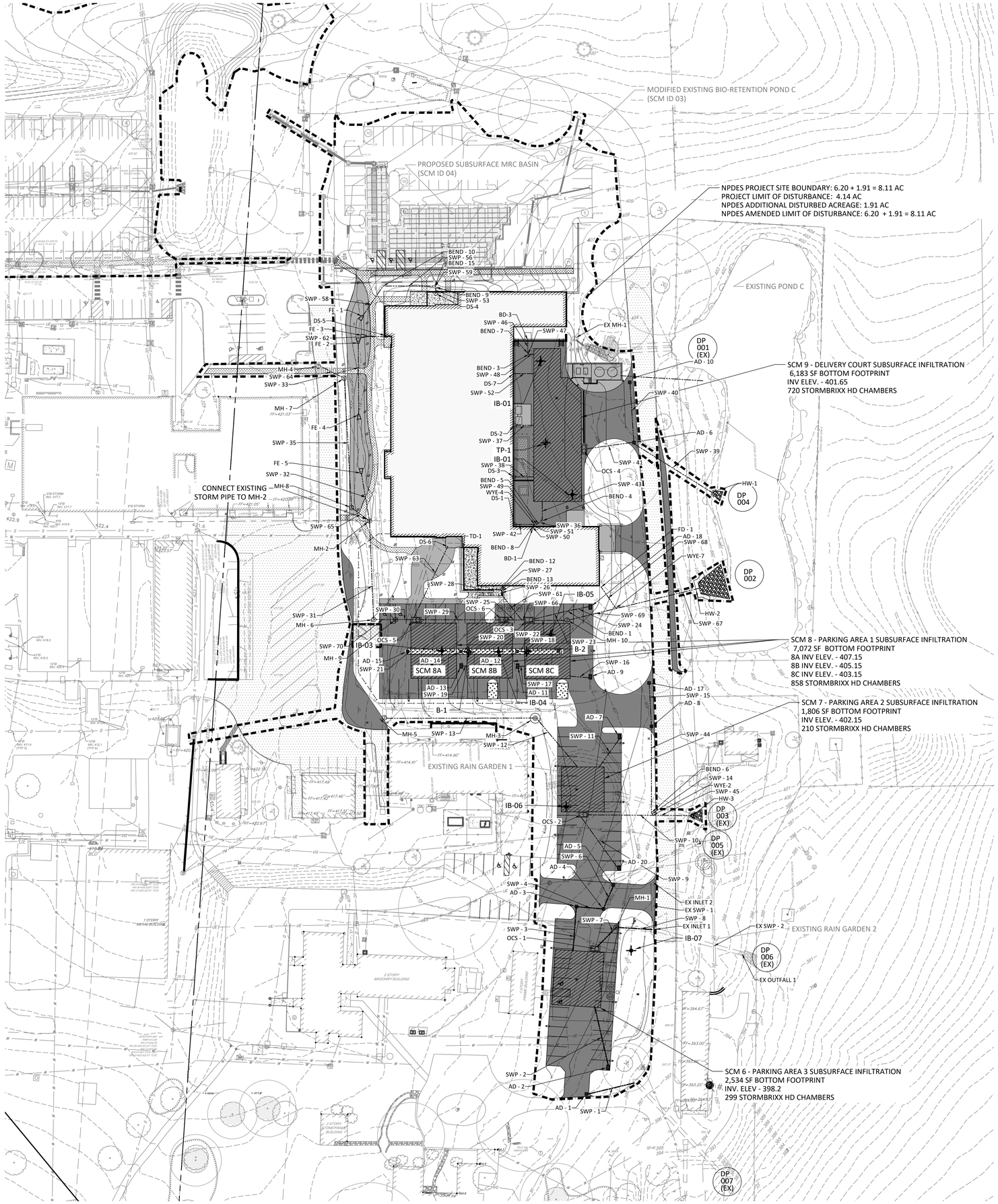
Date: 6/19/2026

Drawing Set: BID DOCUMENTS

Drawing Title: COVER SHEET

Drawing Number: CS

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LEGEND

- LIMIT OF DISTURBANCE
- EROSION CONTROL BLANKET
- MANHOLE
- CLEANOUT
- DOMED RISER
- OBSERVATION WELL
- 2' X 2' INLET
- PENNDOT TYPE M INLET
- OUTLET CONTROL STRUCTURE
- PERFORATED HDPE PIPE
- SOLID PIPE
- TRENCH DRAIN
- INFILTRATION BED
- VEGETATIVE PRETREATMENT
- HEADWALL WITH RIPRAP OUTLET PROTECTION
- FLARED END SECTION
- VEHICULAR ASPHALT PAVEMENT
- MILL AND REPAVE
- PEDESTRIAN CONCRETE PAVEMENT
- VEHICULAR CONCRETE PAVEMENT
- REINFORCED TURF FIRETRUCK ACCESS
- PROPOSED BUILDING
- SPECIMEN TREE
- BOLLARD LIGHT
- STANDARD BOLLARD
- LAMP POST AND FOUNDATION
- FENCE
- TEST BORING
- INFILTRATION TEST
- TEST PIT

PCSM PLAN NOTES

1. THE PROJECT'S RECEIVING WATERCOURSE IS AN UNNAMED TRIBUTARY TO WEST BRANCH RED CLAY CREEK AND IS CLASSIFIED AS TROUT STOCKING, MIGRATORY FISHES (TSF, MF) BY TITLE 25, CHAPTER 93 OF THE PENNSYLVANIA CODE.

   TMDL NAME: CHRISTINA RIVER BASIN
   CAUSE: ALGAE, NUTRIENTS, SILTATION, TOTAL SUSPENDED SOLIDS, BIOCHEMICAL OXYGEN DEMAND, DISSOLVED OXYGEN, ORGANIC ENRICHMENT, CHLOROPHYLL-A
   DATE: 7/7/2006

   TMDL NAME: RED CLAY CREEK WATERSHED
   CAUSE: POLYCHLORINATED BIPHENYLS
   DATE: 4/7/2007

2. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPS. A LICENSED PROFESSIONAL ENGINEER, KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPS, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

3. THE CONTRACTOR MUST COMPLETE CONFIRMATION TESTING FOR INFILTRATION CAPACITY TO VERIFY THAT INFILTRATION SCMS WILL PERFORM AS DESIGNED ANYTIME THE AREA OF AN INFILTRATION SCM HAS NOT BEEN PROTECTED AS DETERMINED BY A LICENSED PROFESSIONAL OR DEP/CCD.

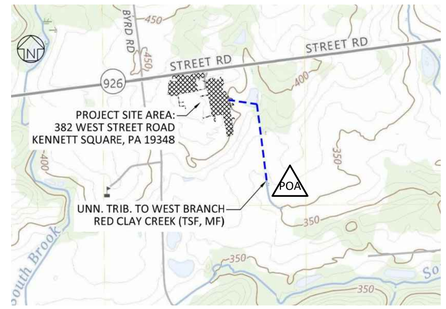
INFILTRATION TESTING TABLE

SCM ID	TP/Boring ID	Ground surface elevation (ft msl)	TP/Boring Bottom Elevation (ft msl)	Limiting Zone Elevation (ft msl)	Limiting Zone Type	Infiltration Test ID	Infiltration Test Elevation (ft msl)	Infiltration Rate (in/hr)	Proposed bottom of SCM elevation (ft msl)	Infiltration Test Method
6	IB-07	401	393	N/A	N/A	IB-07A	397	0.14	398.2	Double Ring
	IB-07	401	393	N/A	N/A	IB-07B	397	0.94	398.2	Double Ring
7	IB-06	407	398	N/A	N/A	IB-06A	402	2.5	402.15	Double Ring
	IB-06	407	398	N/A	N/A	IB-06B	402	1.44	402.15	Double Ring
8	B-1	413	399	N/A	N/A	IB-03	407.5	5.76	407.15	Cased Borehole
	B-2	411	397	N/A	N/A	IB-04	405.5	9.36	405.15	Cased Borehole
	B-2	411	397	N/A	N/A	IB-05	403.5	9.36	403.15	Cased Borehole
9	-	405.8	N/A	N/A	N/A	IB-01A	401.3	7.32	401.65	Double Ring
	-	405.8	N/A	N/A	N/A	IB-01B	401.3	9.9	401.65	Double Ring
	-	407	N/A	N/A	N/A	IB-02A	401.5	0.1	401.65	Double Ring
	-	407	N/A	N/A	N/A	IB-02B	401.5	0.14	401.65	Double Ring

SOILS TABLE

Soils	Name	Slopes	HSG	LOD (AC)	LOD (%)
EdB	Edgemont channery loam	3-8%	A	2.69	65%
GdB	Gladstone gravelly loam	3-8%	B	0.02	1%
UugB	Urban land-Udorthents, schist and gneiss complex	0-8%	C	0.73	18%
CaB	Califon loam	3-8%	D	0.70	17%
			Total:	4.14	

ADDRESS NOTE:
1. THE ADDRESS OF THE NEW BUILDING SHALL BE:
   131 SOUTHBROOK LANE
   KENNETT SQUARE, PA 19348



VETERINARY DIAGNOSTIC LABORATORY LOCATION MAP - SCALE 1:1000

PROJECT NAME: VETERINARY DIAGNOSTIC LABORATORY

TAX PARCEL NUMBER: 61-4-17

OWNER:
TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA
382 W STREET ROAD
KENNETT SQUARE, PA 19348
215-307-6837

APPLICANT:
TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA
600 CHESTNUT STREET, STE 944
PHILADELPHIA, PA 19106
215-307-6837

PREPARER:
MELIORA DESIGN
259 MORGAN STREET
PHOENIXVILLE, PA 19460
610-933-0123

ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY. A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES. THE LANDOWNER ACKNOWLEDGES THAT, PER THE PROVISIONS OF THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.

_____
APPLICANT SIGNATURE

I, MARC HENDERSON, ON THIS DATE _____, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST MARLBOROUGH TOWNSHIP ORDINANCE CHAPTER 381, STORMWATER MANAGEMENT ORDINANCE.

_____
CIVIL ENGINEERING
_____
DISCIPLINE OF PROFESSIONAL LICENSE

SEAL & SIGNATURE:

ON BEHALF OF EAST MARLBOROUGH TOWNSHIP, _____ ON THIS DATE _____, HAS REVIEWED AND HEREBY CERTIFIES TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE CHAPTER 381.

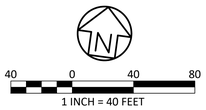
_____
SIGNATURE OF TOWNSHIP REVIEWER

INLET PROTECTION NOTE
ALL INLETS AND/OR AREA DRAINS ARE TO HAVE PERMANENT INLET PROTECTION INSTALLED AFTER TEMPORARY E&S MEASURES ARE REMOVED. PERMANENT INLET PROTECTION TO BE ADS FLEXSTORM PURE OR EQUIVALENT

STORMWATER NOTE:

REFERENCE THE POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT PREPARED FOR NEW BOLTON CENTER VETERINARY DIAGNOSTIC LABORATORY AS PREPARED BY MELIORA DESIGN, DATED SEPTEMBER 30, 2025, AS LAST REVISED ON May 19, 2026, FOR POST-CONSTRUCTION STORMWATER MANAGEMENT CALCULATIONS ASSOCIATED WITH THIS PROJECT.

FOR POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) STORMWATER CONTROL MEASURES (SCMS), APPLICABLE DETAILS, GENERAL NOTES, OPERATION & MAINTENANCE, AND CONSTRUCTION SEQUENCE RELATED TO **THE RIEPE CENTER FOR ADVANCED VETERINARY EDUCATION**, PLEASE SEE SHEETS CS9001, CS9501, CS9502, AND CS9503 FOR ADDITIONAL PCSM INFORMATION RELATED TO NPDES PERMIT # PAC150392



UNIVERSITY OF PENNSYLVANIA

NEW BOLTON CENTER - VETERINARY DIAGNOSTIC LABORATORY

Design Team:

SMPARCHITECTS
1600 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19103
215 985 4410

CIVIL ENGINEER
Meliora Design
259 Morgan Street
Phoenixville, PA
610 933 0123

LANDSCAPE ARCHITECT
Jonathan Alderson Landscape Architects
104 Cricket Ave
Ardmore, PA
610 341 9925

STRUCTURAL ENGINEER
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SECURITY DESIGN
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One Washington Square
510 Walnut Street, Suite 1600
Philadelphia, PA
215 282 2167

AUDIO-VISUAL DESIGN
SM&W
3 Valley Square
Suite 302
Blue Bell, PA
610 940 4310



No.	Date	Revisions
1	12/19/25	NPDES MAJOR AMENDMENT
2	02/06/26	NPDES RESPONSE 1
3	04/30/26	NPDES RESPONSE 2
4	05/19/26	NPDES RESPONSE 3
5	08/21/26	FOR RECORDATION

Seal:

Drawn: AMN	Checked: MBH	Approved: MBH

Job Number: 781
File:

Date: 09/30/2025

Drawing Set: PRELIMINARY/FINAL LAND DEVELOPMENT

Drawing Title: PCSM PLAN

Drawing Number: C1.41

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Return to Agenda

East Marlborough Township

Public Works Department

9/1/2026 – 9/30/2026

PROJECTS AND ACTIVITIES

- Rt. 1 project – They are still working on punch list items.
- Repaired several storm drains, with numerous scheduled in the coming weeks.
- Base repair on several areas in Willowdale Crossing.
- Completed annual road inspection to assist with budget preparation and future projects.
- Mowed around trees at URA and assisted with new tree planting project.
- Replaced failed emergency lights.
- Marking sewer lines for the PECO cable replacement project in La Reserve.
- Pre-construction meeting at EM Kutz building the new 1-ton dump truck.
- Started winter equipment preparations.

MEETINGS

- 9/9/26 Monthly Supervisors.
- 9/29/26 EIT Special Meeting.

OVERTIME

- 9/1/26 6 hrs. Trees Down.
- 9/2/26 2 hrs. Traffic Signal power outage.
- 9/3/26 2 hrs. Tree Down.
- 9/5/26 2 hrs. Schoolhouse PS generator failures.
- 9/11/26 2 hrs. PA 1 Call Emergency notification.
- 9/16/26 2 hrs. Hicks NW controller failure.
- 9/26/26 2 hrs. Tree Down.
    - 4 hrs. Replacing grinder pumps

TRAINING

- 9/21/26 LTAP Winter Maintenance at LGT, everyone attended.
- 9/22/26 PRWA Confined Space and fall hazards, Hicks, Hoover, Nash, Simpson attended.
- 9/25/26 Pesticide Applicator for Right of Ways, Miller, Dopirak attended.
- 9/30/26 Pesticide Applicator certification exam, Miller, Dopirak attended.

FUNCTIONS

- Empty trash cans at the park daily.
- Clean the park restrooms.

- 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/marking.
- 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:	7,963,575 Gallons	Total gallons received 2026: 77,595,152
Average Daily Flow:	265,453 Gallons	
Maximum Daily Flow:	312,039 Gallons	
Rainfall Measured:	4,47”	
Storage Capacity:	100 days	
Gallons sprayed:	8,659,399 Gallons	Total gallons sprayed 2026: 79,862,179
PA 1 Call Notifications:	132 (6 Emergency)	
Grinder Pump Repairs:	8	

- The treatment ponds continue to operate normally, and the storage level is normal for this time of year, spraying at every opportunity.
- There are several capital improvement repair projects being investigated at the treatment plant, including baffle replacement, dredging, bar screen and bio-filter replacements.
- An Effluent Spray pump was replaced, $29,000.00 estimate. ON GOING ISSUES
- The GPS mapping project first phase was conducted for the gravity sewers and the next phase of locating the low-pressure force mains is scheduled in early October.
- Schoolhouse pump station electrical problems with PECO continue and pump 2 needs repaired to correct a hole in the volute. Parts are ordered.
- DEP and HRG completed the annual dam inspection at the storage pond.
- Annual groundwater report was submitted.
- Longwood Preserve pump station communications failed, new alarm ordered.
- Bayard pump station dialer failed, new one ordered.

Return to Agenda

MEETING MINUTES

1. CALL TO ORDER

Supervisor Sosangelis called the meeting to order at 7:00 p.m.

Present:

Board of Supervisors	**Township Staff & Consultants**
Ellen L. Sosangelis, Chair	Neil Lovekin, Township Manager/Secretary
Jake C. Elks, Vice-Chair	Amanda Gattuso, Finance Officer/Treasurer
James M. Chance, Member	Jeff Simpson, Public Works Director
Steven W. Peuquet, Member	Ryan Jennings, Esq., Township Solicitor
Chris Manning, Member	Lisa Donlon, P.E., Township Engineer

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

Supervisor Sosangelis read aloud the following announcements:

a. A public hearing will be held on Tuesday, September 22nd at 6:00 p.m. on the Walmart application to amend its Conditional Use approval to expand its building for an online purchase and drive-up pickup program.
b. Supervisors Sosangelis and Chance attended the PSATS two-day Zoning Academy on August 26 & 27, 2026.
c. The Board of Supervisors' next monthly meeting will be held on Wednesday, October 14, 2026.

4. RESOLUTION 2026–34: FINAL MINOR SUBDIVISION PLAN FOR 713 & 715 FOLLY HILL ROAD

Supervisor Elks made a motion, seconded by Supervisor Manning, and carried by a vote of 5-0, to adopt Resolution 2026-34, approving, subject to conditions, the plan entitled "Final Minor Subdivision Plan for 713 Folly Hill Road and 715 Folly Hill Road," dated July 22, 2026, which proposes to subdivide approximately 0.16 acres from the existing Parcel 61-6-31 and add them to Parcel 61-6-30 to facilitate the replacement of an on-lot septic system located along the west side of Folly Hill Road in the Residential District (RB).

5. 311 EAST STREET ROAD: ESCROW RECOMMENDATION

Supervisor Sosangelis moved, seconded by Supervisor Chance, and carried by a 5-0 vote, to approve the escrow amount of $514,795.96, as recommended in the Township Engineer's August 20, 2026, review letter for the construction of four single-family homes in the Residential Business (RB) District.

6. 207 MARLBOROUGH ROAD: ESCROW RECOMMENDATION

Supervisor Sosangelis moved, seconded by Supervisor Manning and carried by a 5-0 vote, to approve the escrow amount of $56,668.09, as recommended in the Township Engineer's August 21, 2026, review letter, for creating a second buildable lot in the Residential Business (RB) District.

7. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Amanda Gattuso, Finance Officer & Treasurer, provided an analysis of August 2026 financials, including bank statements, fund balances, and budget-versus-actuals for the township's budget.

Ms. Gattuso's summary of August 2026 shows cash on hand for:

a. Cash on hand for the Operating Funds (General, Operating Reserve, and Capital Improvement) totaled $5,703,470.42 on August 31, 2026, versus $5,757,677.45 on August 1, 2026, reflecting a decrease of $54,207.03 for the month.
b. Cash on hand for the Restricted Funds (Sewer, Fire & Emergency Services, Liquid Fuels, Parks, Open Space, Library, Rebill, Willowdale Chapel Escrow, and Escrow) totals $8,200,881.99 as of August 31, 2026, versus $8,205,903.70 as of August 1, 2026, reflecting a decrease of $5,021.71 for the month.
c. The Township cash balance for Operating Funds on August 31, 2026, is up $113,576.98 from August 31, 2025 ($5,703,470.42 versus $5,589,893.44, respectively).
d. The Township cash balance for Restricted Funds on August 31, 2026, is up $30,564.01 from August 31, 2025 ($8,200,881.99 versus $8,170,317.98, respectively).
e. Details by fund are included within the Treasurer's Report.

Supervisor Manning thanked staff, specifically Amanda Gattuso and Neil Lovekin, for their professional discipline in managing the township's expenses.

Supervisor Sosangelis made a motion, seconded by Supervisor Chance, and carried by a 5-0 vote to approve the monthly bills for expenditures.

8. NEW BUSINESS

a. **Assignment of Tax Parcel Number to 17.465 acres of UPI #61-1-7.1 (Mary Snow Hazzard)**

Supervisor Sosangelis made a motion, seconded by Supervisor Chance, and carried by a 5-0 vote to approve assigning a separate tax parcel number to the 17.465-acre parcel of land identified as "PARCEL 2" in the deed of Mary Snow Hazzard, dated September 10, 1990, and recorded in Record Book 2165, page 140.

b. **Lights Fest at Plantation Fields – Temporary Outdoor Activity Permit Application**

Supervisor Chance made a motion, seconded by Supervisor Sosangelis, and carried by a 5-0 vote to approve, subject to conditions, a Temporary Outdoor Activity Permit for the Lights Fest to be held on October 17, 2026, at the Plantation Fields.

BEFORE the event:

1) Who is the lead point of contact for the person who will give the go-ahead for the launch?
2) Who will lead the active fire patrol after the event for off-site cleanup, and what is their contact information?

3) Who is the tree service provider, and who is their point of contact?
4) Contact information for the person who will lead the cleanup efforts.
5) Schedule a virtual meeting with the township manager to review the above information.

AFTER the event:

6) How many lanterns did the cleanup teams pick up NOT on the Plantation Fields grounds? On what neighboring farm(s) were they found (i.e., Farm name and street address)?
7) How many lanterns did your tree service recover? On what days were they out collecting?
8) What community members, neighboring property owners, or residents called your response system?
    a) Please provide a list of their names, addresses, and phone numbers.
    b) What was the outcome of your response to them?

c. **2027 Minimum Municipal Obligations (MMO) for Adopted Pension Plans**
Neil Lovekin, Township Manager, stated that Act 205 of 1984, as amended, requires the Chief Administrative Officer to inform the Board of Supervisors of the Township's expected financial obligations for the coming calendar/fiscal year for the Non-Uniformed Pension Plan and the Uniformed Pension Plan. The MMO is the municipality's 2027 bill for these pension plans and must be paid by December 31, 2027. 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. The 2027 MMO Calculations for the Uniformed Pension Plan are $59,828, and for the Non-Uniformed Pension Plan are $129,657. The estimated 2026 state aid that may supplement the MMO is $85,056.52, which will be deposited into the township's General Fund toward the end of the month.

d. **Acceptance of Soren Rubin's Resignation from the Planning Commission; Term Expiration of December 31, 2026**
Supervisor Chance made a motion, seconded by Supervisor Manning, and carried by a 5-0 vote, to accept Soren Rubin's resignation from the Planning Commission. Neil Lovekin, Township Manager, will advertise the vacancy in the local news publication, *The Daily Local*, and on the Township's website.

9. KENNETT FIRE & EMS REGIONAL COMMISSION (KFERC) – 2027 ANNUAL BUDGET

Alison Dobbins, Regional Administrator for the commission, presented the preliminary 2027 Annual Budget that the commission will consider adopting on Tuesday, September 27th, at a special meeting at the Kennett Township municipal building.

10. CONTINUING BUSINESS

a. **Farmer & Co. Parking Plan Proposal – Discussion and Possible Approval**
Jessie Mooberry and Soren Rubin, property owners and proprietors of Farmer & Co., were present, along with their legal counsel, Gina Gerber, Esq.

Gina Gerber presented the proposed parking plan for Farmer & Co., located at 5 Cemetery Lane in the Unionville Village. The plan notes 27 existing parking spaces on the Property, associated with the takeout restaurant use, which were in place when Farmer & Co. acquired the Property. Farmer & Co. will add 11 parking spaces on an abutting property at 1721 W. Doe Run Road (UPI No. 61-2N-18) through a Shared Parking Agreement to accommodate Farmer & Co. customers and employees on Saturday and Sunday. The 27 existing parking spaces on the Property meet and exceed the required number for the 1,000-square-foot takeout restaurant use, as outlined in the East Marlborough Township Zoning Ordinance. The Shared Parking Agreement will increase available parking by 11 spaces during peak business hours.

The board tabled further discussion and a decision on the proposed parking plan until a later meeting.

11. ZONING HEARING BOARD APPLICATIONS

a. **619 North Mill Road – Kennett Square Veterinary Hospital, Special Exception**
Ryan Jennings, Township Solicitor, summarized why the board should take a position on the application for a special exception under Section 450-1901.B of the township zoning ordinance, which was previously approved as a Conditional Use Amendment in 2025 that included: Extend the Hospital use to permit a total of four veterinarians to operate at the Hospital. Condition No. 2 in the 2005 CU Approval restricts the number of veterinarians to a maximum of two; extends the Hospital's hours of operation to Monday through Friday, 7:00 A.M. to 7:00 P.M., and Saturday, 8:00 AM to 2:00 PM, with no Sunday hours. Condition No. 5 of the 2005 Decision restricted the hours of operation to Monday, Tuesday, Wednesday, and Friday - 8:00 AM to 5:00 PM; Thursday - 8:00 AM to 7:00 PM; and Saturday - 8:00 AM to 12:00; and Extend the permitted hours for supervised walks of animals outside the building to 8:00 A.M. and 8:00 P.M. Condition No. 6 of the 2005 CU Approval restricted the time for supervised walks of animals outside the building to 8:00 A.M. to 6:00 P.M. The hearing is scheduled for Tuesday, October 27, 2026.

Supervisor Chance made a motion, seconded by Supervisor Elks, and carried by a 5-0 vote to authorize Ryan Jennings, Township Solicitor, to attend the zoning hearing on behalf of the board to present its position supporting the application.

b. **5 Cemetery Lane – Farmer & Co. – Appeal of the Zoning Officer's Determination**
Ryan Jennings, Township Solicitor, summarized why the board should take a position on the application to appeal the Zoning Determination of July 28, 2026, issued by the East Marlborough Township Zoning Officer. The July 28, 2026 Zoning Determination replaced the June 29, 2026 Zoning Determination, which the Zoning Officer retracted/revoked. This appeal includes both the July 28, 2026 Zoning Determination and the June 29, 2026 Zoning Determination, along with email correspondence from the Township Manager confirming that the June 29, 2026 Zoning Determination was revoked and is null and void. Applicants appeal the July 28, 2026 Zoning Determination and the representations made therein regarding a lack of compliance with the approved.

Conditional Use Decision & Order of April 1, 2013, compliance of the second floor of the building with ADA and the building, the use of the second floor of the building, and such other determinations and representations therein as may be addressed at the time of a hearing on this appeal. The issuance of any Zoning Determination was improper and was not made at the request of the Applicants as the Property's owners. The hearing is scheduled for Tuesday, October 20, 2026.

Supervisor Sosangelis made a motion, seconded by Supervisor Elks, and carried by a 5-0 vote to authorize Ryan Jennings, Township Solicitor, to attend the zoning hearing to defend the Zoning Officer's Determination.

12. TOWNSHIP ADVISORY COMMITTEES' UPDATES

Supervisor Sosangelis requested a monthly update for each advisory committee.

a. **Organizational Sustainability –** Supervisor Peuquet stated that the committee met in August to review budget items with department heads.

b. **Community Development -** Supervisor Manning stated that the committee did not convene in August.

c. **Health & Safety –** Supervisor Peuquet stated that the committee met to discuss township initiatives for 2027 and beyond as part of the Capital Improvement Plan.

13. TOWNSHIP LIAISONS' UPDATES

Supervisor Sosangelis requested a monthly update from each liaison supervisor.

a. **Environmental Advisory Council** – Supervisor Sosangelis stated that there is a meeting scheduled for Monday, September 28, 2026.

b. **Historical Architectural Review Board** – Supervisor Elks stated that the board did not meet in August.

c. **Historical Commission** – Supervisor Chance stated that the commission is reviewing its bylaws and spreadsheet of historic properties.

d. **Planning Commission** – Supervisor Peuquet stated that the commission recommended approval of a minor subdivision plan for a lot line change for 713 and 715 Folly Hill Road.

e. **Zoning Hearing Board** – No update; Supervisor Manning stated that the board has not met since the last supervisor's meeting.

f. **Unionville Village Master Plan Task Force** – Supervisor Manning stated that the Bowman Group, LLC, is finalizing the plan's final draft and that a public comment period will follow before the plan is presented to the board for adoption before the end of the calendar year.

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

Richard Mitchell, 902 Unionville Wawaset Road, addressed the board on the possibility of the township installing a sidewalk from Unionville Village to Landhope Farms.

15. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

Supervisor Sosangelis noted that the monthly department reports were in the meeting packet, said she had no questions, and asked the other supervisors if they had any questions for the department heads. Hearing none, the Supervisor continued to the next items of business.

16. APPROVAL OF MEETING MINUTES

Supervisor Manning made a motion, seconded by Supervisor Elks, and carried by a 5-0 vote, to approve the August 12, 2026 meeting minutes, as amended to correct page 2 regarding Supervisor Manning's position.

17. ADJOURNMENT

Supervisor Sosangelis adjourned the meeting at 11:15 p.m.

Respectfully submitted,

Neil Lovekin
Township Manager/Secretary