

February 11, 2026

7:00 P.M.

BOARD OF SUPERVISORS
REGULAR MEETING
721 Unionville Road
Kennett Square, PA. 19348

Present:

Chair Sosangelis
Vice Chair Elks
Supervisor Chance
Supervisor Manning
Supervisor Peuquet

Township Staff & Consultants:

Ryan Jennings, Township Solicitor
Neil Lovekin, Township Manager
Mickey Bailey, Recording Secretary
Jeff Simpson, Public Works Director
Robert Clarke, Police Chief
Amanda Gattuso, Treasurer

1.CALL TO ORDER

2.PLEDGE OF ALLEGIANCE

3.ANNOUNCEMENTS

Special Announcement:

The Board wishes to congratulate Neil on his recent endorsement by the Pennsylvania Municipal League leadership to serve on the Board of Trustees of the Penn Prime Insurance Trust. This Trust was formed solely to provide a cost-effective alternative to the traditional insurance market for municipal entities. Coverages include, but not limited to, Workers' Compensation Protection, Employer's Liability and Competitive Rates. East Marlborough Township has been a member of the Trust for years and utilizes the Workers' Compensation and Heart & Lung coverages.

I believe I speak for the Board of Supervisors *and* our entire community when I say it will be an honor to have you, Neil, represent East Marlborough Township on the Board of Trustees of the Penn Prime Insurance Trust."

- a. An executive session prior to tonight's meeting to discuss legal and personnel matters.
- b. The Board of Supervisors' next monthly meeting will be held on Wednesday, March 11, 2026.
- c. Chair Sosangelis read an announcement from PennDot advising of road and traffic restrictions on RT 1 on February 19th and 20th.

4. VETERINARY DIAGNOSTICS LABORATORY PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – NEW BOLTON CENTER, UNIVERSITY OF PENNSYLVANIA – 382 WEST STREET RD

Discussion of the land development plan, pursuant to the Land Development Ordinance and subject to any waivers, and conditions in which the Applicant proposes to construct a 36,000+/- sf Diagnostic Laboratory building and associated parking and stormwater improvements, on a 125.14 net acre parcel in the ESI District.

- a. Subject tabled for the township consultants to do a thorough review of a resubmission.

5. RESOLUTION 2026-18: APPROVING VETERINARY DIAGNOSTICS LABORATORY PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – 382 WEST STREET ROAD

Discussion and possible adoption of Resolution No. 2026-18, to approve, subject to conditions, the plan titled. *“Preliminary / Final Land Development Plan for Veterinary Diagnostic Laboratory,”* last revised September 30, 2025.

- a. Subject tabled for the township consultants to do a thorough review of a resubmission.

6. ENCLAVE AT LONGWOOD PRESERVE (MONTCHANIN BUILDERS) – ESCROW RELEASE NO. 7

Discussion and possible approval to release \$11,590.70, as recommended in the Township Engineer’s review letter, dated January 29, 2026. Overall project completion is approximately 26%.

- a. Lisa Donlon of VanDemark and Lynch explained that this release cleans up some items that hadn’t been looked at in Release 6 last month, one being the waterline installation and landscaping that was reviewed and the associated contingency.
- b. Chair Sosangelis moved to approve Escrow Release No. 7 in the amount of \$11,590.70, Supervisor Manning seconded, carried 5/0.

7. 802 EAST BALTIMORE PIKE, LLC (WRIGHT PARTNERS) – ESCROW RELEASE NO. 3

Discussion and possible approval to release \$281,026.00, as recommended in the Township Engineer’s review letter, dated January 30, 2026. Overall project completion is approximately 94%.

- a. Lisa Donlon summarized that this release included landscaping and associated contingency, sediment erosion control, sanitary sewer, earthwork, and the inspection fees so they are recommending the release of \$281,026.00.
- b. Chair Sosangelis moved to approve Escrow Release No 3 in the amount of \$281,026.00, Supervisor Peuquet seconded, carried 5/0.

8. PROCLAMATION 2026-01: IMPACTS OF THE PHORID FLY INFESTATION

Discussion and possible adoption of Proclamation 2026-01, to recognize the negative impacts that the Phorid fly infestation is having on the Township taxpayers and the surrounding municipalities.

a. Chair Sosangelis addressed this subject with the following message:

"At the invitation of Mayor Matt Fetick, Jim Chance and I attended a meeting on 1/14 & I attended another on 2/10 regarding this issue. Representative Sappey was present at last evening's meeting to discuss her work with the Dept. of Agriculture and her proposed legislation regarding this matter. The following municipalities have responded to the mayor's request to form a coalition: Kennett Township, New Garden Township, Penn Township, London Grove Township, Avondale Borough, Kennett Square, & East Marlborough Township. In 2024, four of these municipalities issued emergency declarations to bring attention to the havoc caused by these flying pests. Then last February, the PA Dept. of Agriculture issued a quarantine order to mitigate the Phorid flies."

Based on the legal advice from the township solicitor, East Marlborough Township will pass a proclamation tonight, like the one passed in February 2025, to demonstrate solidarity with other municipalities affected by the Phorid fly infestation.

East Marlborough Township is taking this action because an emergency declaration is considered overly aggressive and overreaching as a Board action. While other municipalities may currently be more severely impacted—with greater urgency and more apparent effects—the township cannot take such action. Without infestations or other emergency-like effects, the township solicitor sees no reason for the Township to declare a state of emergency."

b. Supervisor Chance asked the audience if they know of any East Marlborough resident or community having problems with these flies to please let us know.

c. Supervisor Chance moved to adopt Proclamation 26-01, Supervisor Manning seconded, carried 5/0.

9. **PROCLAMATION 2026-02: RECOGNIZING THE MONTH OF APRIL 2026, AS "PENNSYLVANIA 811 SAFE DIGGING MONTH."**

Discussion and possible adoption of Proclamation 2026-02, recognizing the month of April 2026, as "*Pennsylvania 811 Safe Digging Month*," an initiative sponsored by Pennsylvania 811, a utility notification information center with 54 years of continuous service to the Commonwealth of Pennsylvania.

a. Township Manager Neil Lovekin explained that this is an annual event.

b. Supervisor Peuquet moved to approved Proclamation 2026-02, Supervisor Elks seconded, carried 5/0.

10. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Discussion and possible approval of the monthly expenditures.

Amanda Gattuso gave balances of the General Fund and Sewer fund and added that in the coming months she and Neil will be working on adapting the Treasurers report providing more detailed information and different reporting data.

- a. Chair Sosangelis moved to approve the Treasurers report and the monthly bills, Supervisor Elks seconded, carried 5/0.

11. NEW BUSINESS

- a. Consideration of the Appointment of Ed Rahme, Licensed Architect, to the Historical Architectural Review Board, Term Expiration of December 31, 2028.

Discussion and possible appointment of Ed Rahme to fill the licensed architect vacancy, with a term expiration of December 31, 2028, and possible reappointment at the January 2029 Reorganization Meeting.

- i. Township Manager Neil Lovekin introduced Mr. Rahme from the audience. He came to the podium and offered to answer any questions then gave the audience and supervisors a brief introduction of his background and why he wanted to be on the Board.
 - ii. Supervisor Peuquet motioned to appoint Ed Rahme as Architect to the Historical Architectural Review Board, Supervisor Elks seconded, carried 5/0.
- b. Consideration of the Appointment of Jesse Armer, At-Large Member, to the Historical Architectural Review Board, Term Expiration of December 31, 2028.
 - i. The following candidates came forward to express and interest in serving as a member of the HARB, Rubin Soren and Jesse Armer.
 - ii. The supervisors were in agreement that both candidates brought excellent qualification however with Rubin already serving on the Planning Commission the board decided to appoint Jesse.
 - iii. Supervisor Manning moved to appoint Jesse Armer to fill the HARB vacancy, Supervisor Elks seconded, carried 5/0.

- c. Consideration of Reimbursement for Raw Sewage Backup That Was Not Covered By Township Insurance.

Discussion and possible approval for the township solicitor and township manager to draft an agreement for Mr. William Bagnell, 202 River Birch Circle, to cover costs for home remediation, repairs, and content damages.

- i. A sewer alarm that would have alerted an on-call employee, failed to go off which would have prevented raw sewage from backing up into a resident's finished basement.
 - ii. The Board would like to authorize the Township Solicitor and the Township Manager to negotiate a resolution with Mr. Bagnell that would be brought before the board for approval.
 - iii. Jeff Simpson, Director of Public Works, provided detailed background on what the township crews did to assist the homeowner and what we have done to prevent this from happening in the future.
 - iv. A discussion followed about how this scenario and potentially others could affect the township. Supervisor Peuquet suggested that a future agenda item should be drafted to explore this issue further. "The potential liability the township faces with respect to how the sewer system, (grinder pumps) is structured."
 - v. Chair Sosangelis made a motion to authorize Neil, Ryan and Jeff to negotiate a resolution with Mr. Bagnell of 202 River Birch Circle that will be brought before the board for approval. Supervisor Elks seconded. Carried 5/0.
- d. Longwood Gardens, 2026 Fireworks Show – Township Permission to Close Certain Roads
- Discussion and possible approval to temporarily close roads for six firework shows in Longwood Gardens. Township roads to be closed for fireworks shows are Greenwood Road, Conservatory Road, and Longwood Road.

- i. Schedule is: July 2nd, July 18th, August 18th, August 22, September 6th and September 26th.
- ii. Neil Lovekin explained that we do this every year, however, we have Longwood representatives here to answer questions.
- iii. Greg Papiernik, Director of Public Safety from Longwood Gardens addressed the board saying that this is a yearly request for the 6 seasonal fireworks shows. He brought colleagues Thad Brennan and Chris Benevento explaining that they work together to make sure the shows go well. They also work closely with East Marlborough Police Department and the fire department to make sure everything goes as smoothly as possible.
- iv. Supervisor Peuquet moved to authorize the temporary closure of certain roads for six fireworks shows in 2026. Chair Sosangelis seconded, carried 5/0.

12. CONTINUING BUSINESS

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

- i. Supervisor Chance explained that January was the first meeting where the newly appointed paid Administrator attended and things went very well. There was a

discussion on whether or not the by-laws needed to include verbiage on procedures for leaving the Commission and rejoining. Cuyler Walker stated that the way he read the document was that there is no stipulation about returning. He went on to say that he believed there are issues that the Kennett Borough is requiring the Commission to go along with that have to be played out.

- ii. Cuyler added that the Fire Commission's website now must become ADA compliant.

13. ZONING HEARING BOARD APPLICATIONS

a. 100 Wyndham Hill Drive – Khobragade Residence, Variance for Inground Pool

Discuss whether to take a position on the application for a variance to build an inground pool with related improvements in the rear yard setback. The hearing is scheduled for Wednesday, February 25, 2026.

b. 121 Gideon Drive – Turry & Slovin Residence, Variance for Inground Pool

Discuss whether to take a position on the application for a variance to build an inground pool with related improvements in the rear yard setback. The hearing is scheduled for Wednesday, February 25, 2026.

c. 721 Northbrook Road – McGraw Residence, Variances for Inground Pool

Discuss whether to take a position on the application requesting variances to build an inground pool with associated improvements, which will increase the impervious coverage above the allowed 10% (i.e., 11.4%) and encroach into the front yard setback. The hearing is scheduled for Monday, March 9, 2026.

- i. Chair Sosangelis addressed all three of these very similar applications saying she believed the Board should not take a position but allow the Zoning Hearing Board to address them. All Supervisors, Township Manager and Solicitor agreed.
- ii. Solicitor Jennings commented to the audience that if they had interest in any of the Variances to please attend the Zoning Hearing Board meetings on the dates above and voice their concerns and if their property is adjacent to the property in question then they would be granted Party Status.
- iii. Joe Misiewicz commented that over the last several months there have been several of these types of variance requests and he wondered if our Zoning requirements are too stringent or can any of these be avoided. Solicitor Jennings and Supervisor Manning's responses were basically that it is very difficult to write ordinances to cover all the different zones and properties in our township.

14. TOWNSHIP ADVISORY COMMITTEES' UPDATES

- a. Discussion and status updates of committees' activities:
 - i. Organizational Sustainability: Ellen L. Sosangelis & Steve W. Peuquet
 - 1. Working on getting an A/V set up for this meeting room. Nailing down requirements, vendors and potential set up ideas.
 - ii. Community Development: Jake C. Elks & Chris Manning
 - 1. Working on some of the logistics involved with the township's relationship with Friends of Unionville. Spent the bulk of time talking about grant funding opportunities.
 - iii. Health & Safety: James M. Chance & Steve W. Peuquet
 - 1. No meeting due to illness.

15. TOWNSHIP LIAISONS' UPDATES

- a. Discussion and review of volunteer groups' activities as provided by designated supervisors/liaisons. Liaison Assignments:
 - i. Ellen L. Sosangelis – Environmental Advisory Council (EAC)
 - 1. No meeting
 - ii. Jake C. Elks – Historical Architectural Review Board (HARB)
 - 1. No meeting
 - iii. James M. Chance – Historical Commission (HC)
 - 1. Ongoing work, plus they are working on providing new historical markers for the township, one at a Trolley Stop, one for Unionville Village and one for Marlborough Village.
 - iv. Steve W. Peuquet – Planning Commission (PC)
 - 1. Item on their agenda was the Veterinary Hospital at New Bolton. The Planning Commission made their recommendation.
 - v. Chris Manning – Zoning Hearing Board (ZHB)
 - 1. John Laffey and Dick Pratt reappointed and chair and co-chair. Interesting agenda. Committee spent a lot of time trying to figure out how best to make the project fit the construct. Charlie Shock and Neil Lovekin did a great job representing the township's position.

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

- a. Soren Rubin asked if there was any mechanism by which a township can encourage a utility company to improve an infrastructure. For example, getting a gas line extended.
- b. Shelly Mincer wanted to personally thank Chief Clarke for his services. Her husband had a medical issue and the first person to respond was Chief Clarke.
- c. Frank McGrail wanted to thank the road crew for how well they handled all the snow we'd received. A round of applause followed.

17. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

a. Jeff Simpson – Public Works

- Met with consultants and contractors to design and install streambank stabilization on N Mill Road north of Wollaston Road where the stream is eroding the bank close to the road.
- PennDOT is still working on Rt. 1, and all of the traffic signals are affected due to the lane shifts. They are hopeful the weather will warm up enough to finish the section between Schoolhouse and Bayard Rd in the coming weeks.
- Repaired a water leak at the post office.
- 2024 Peterbilt dump truck is having computer issues related to emissions.
- We've used 968.88 tons of rock salt YTD. 657.37 tons in January. \$81,430.10 YTD.
- Started inventory and inspection of inlets and pipes in Willowdale Crossing for repair/replacement.
- Replaced broken windshield in F-600 truck.

b. Chief Clarke – Police

- i. During the month of January there were 186 911 calls, 78 of which were handled by EMT. Busiest day Thursday, Busiest time 7am -9pm

c. Neil Lovekin – Administration

- i. Neil announced that it's nice having Amanda on board to help with check and balances and to dig down into the finances. Doing some strategic planning.

18. APPROVAL OF MEETING MINUTES

- a. Supervisor Elks moved to approve the minutes from January's meeting. Supervisor Manning seconded, carried 5/0.

19. ADJOURNMENT

9:01pm

*Respectfully submitted,
Mickey Bailey, Recording Secretary*