

July 9, 2025

7:00 P.M.

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

Present:

Chair Sosangelis
Vice Chair Sarro (absent)
Supervisor Chance
Supervisor Elks
Supervisor Peuquet

Township Staff & Consultants:

Ryan Jennings, Township Solicitor
Neil Lovekin, Township Manager
Mickey Bailey, Recording Secretary
Jeff Simpson, Public Works Director
Robert Clarke, Police Chief (absent)
Peter Barsz, Treasurer

1. CALL TO ORDER

Meeting had a late start (7:25pm). Prior meeting ran over.

2. PLEDGE OF ALLEGIANCE (Participation is Voluntary)

3. ANNOUNCEMENTS

Chair Sosangelis read the following announcements:

- a. A public hearing was held before tonight's meeting regarding amending a Conditional Use Application for Gerald B. Auman, Jr., VMD, Kenneth H. Barnsley, VMD, and Kennett Square Veterinary Hospital, located at 619 North Mill Road, Kennett Square, PA 19348.
- b. A special work session of the Board of Supervisors was held on Wednesday, June 25, 2025, at 6:00 p.m. to continue EIT discussions.
- c. The Board of Supervisors' next monthly meeting will be held on Wednesday, August 13, 2025.

4. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Discussion and possible approval of the monthly expenditures.

- a. Township Treasurer Peter Barsz summarized the Township's existing funds giving each fund's totals for the end of June.
- b. Marie DiConstanza asked Peter if he had a projected revenue of Real Estate Taxes. Township Manager Neil Lovekin offered to email the numbers to her.
- c. Chair Sosangelis moved to approve the financial reports and pay the monthly bills. Supervisor Chance seconded. Approved 4/0.

5. CODIFICATION OF TOWNSHIP LEGISLATION – PUBLIC HEARING

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

- a. Township Solicitor Jennings led the discussion of this ordinance detailing the exhibits which were reviewed last month. He asked if the supervisors or the audience had any questions or concerns. There were none.
- b. Township Manager Neil Lovekin gave a demonstration of the ordinance codes now available on our website.

6. **ORDINANCE 02-2025: CODIFICATION OF TOWNSHIP LEGISLATION**

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

- a. Supervisor Peuquet motioned to approve Ordinance 02-2025: **CODIFICATION OF TOWNSHIP LEGISLATION**. Supervisor Chance seconded. Ordinance being signed tonight takes effect immediately.

7. **101 EAST STREET ROAD – LANDHOPE INVESTORS, L.P. LAND DEVELOPMENT PLAN**

Discussion of the revised land development plan, pursuant to the Land Development Ordinance and subject to any waiver relief and conditions in which the Applicant proposes to modify the 'Grey Barn' for use as an event space on an existing 156.9.0+/- acre parcel located adjacent to the Landhope Farms convenience store with fuel service, in the Willowdale Multiple Use (WMU) District. Conditional Use approval was granted on December 14, 2017.

- a. Jim Fritsch from Regester Associates gave a presentation on behalf of Landhope Investors. Solicitor Jennings asked Cuyler Walker, Chair of the EMT Planning Commission, for any comments from the Planning Commission.
- b. Neil Carlson from Vandemark and Lynch expressed that he had concerns about the driveway coming off Route 926. With the expected increased traffic from events on the property it could become an issue. Mr. Carlson asked for PennDOT approval before moving forward. Cuyler Walker said he appreciated the concern, however the EMT lawyers have agreed that if this becomes a problem the township can compel the applicant to take corrective measures including traffic control by police and/or to call PennDOT for recommended changes.

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

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

- i. Chair Sosangelis motioned for approval for Solicitor Jennings to draft the resolution, to include the conditions and recommendations outlined by the Planning Commission. Supervisor Peuquet seconded, carried 4/0.

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

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

- a. Neil Carlson said he’s been working on this for years. He gave a summary and background to the Supervisors then presented the plan.
- b. Joe Misiewicz asked if a recent assessment has been done.
- c. Chair Sosangelis moved to adopt Resolution 2025-22. Supervisor Chance seconded, carried 4/0.
- d. Jeff Simpson stood and asked for Neil Carlson to be recognized for going above and beyond on this project. (A round of applause from the audience.)

9. **NEW BUSINESS**

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

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

- i. Chair Sosangelis moved to approve the transfer. Supervisor Elks seconded, carried 4/0.
- b. Permission to Advertise and Notify Property Owners of Inclusion into Unionville Village Historic Overlay District
Discussion and possible authorization for the Township Manager and Township Solicitor to advertise a Public Hearing for Wednesday, August 13, 2025, for possible amendment to the Township's Zoning Ordinance, Unionville Village Historic Overlay District.
 - i. Township Manager Neil Lovekin addressed that this subject has been discussed at prior meetings. There are four properties to be added: 35 Cemetary Lane, 1665 W. Doe Run Rd., 251 Upland, and 3 Fire House Dr.
 - ii. Chair Sosangelis motioned to approve the advertising of the properties. Supervisor Peuquet seconded, carried 4/0.
- c. Appointment of Kari Jarmuz to the Kennett Library Board of Trustees, Term Expiration of January 1, 2026.
Discussion and possible appointment of Kari Jarmuz to fill the expired term of Margaret Egli, with a term of January 1, 2026, and possible reappointment at the January 2026 Reorganization Meeting.
 - i. Supervisor Peuquet moved to accept the appointment of Kari Jarmuz to fill the Library Board position vacated by Margaret Egli. Supervisor Chance seconded, carried 4/0.
- d. Temporary Outdoor Activity Permit Application for *The Mushroom Cap Half Marathon*
Discussion and possible approval of a temporary outdoor activity permit for the event to be held on November 8, 2025, and approval of temporary township road closure(s) for cut-thru traffic.
 - i. Supervisor Chance motioned to approve the permit for the 10th consecutive year of the *Mushroom Cap Half Marathon*. Supervisors Elks seconded, carried 4/0.
- e. Conference Audio and Video Improvements for the Township Meeting Room
Discussion and possible approval of a proposal from an Audio & Video Vendor for meeting room updates to accommodate virtual meeting requests.
 - i. Recording Secretary Mickey Bailey gave a quick synopsis of this subject. Three bids were collected, summarized and presented.
 - ii. Shelly Mincer asked about pricing.
 - iii. Joe Misiewicz suggested that the supervisors visit other townships to view their A/V systems.

iv. Supervisors decided to table discussions on this topic and discuss further in their advisory meetings.

f. Township Website Improvements to Increase Hosting, Security, and Meet ADA Compliance Discussion and possible approval of a proposal from CivicPlus to redesign, implement, and manage a new township website as outlined in the proposal dated May 28, 2025.

- i. Township Manager Neil Lovekin pointed out that funding for our website was included in the 2025 budget. He has reached out to other townships and CivicPlus comes highly recommended.
- ii. Supervisor Peuquet asked about site maintenance. Neil explained that it would be part of the contract and that training would also be included.
- iii. Chair Sosangelis moved to approve CivicPlus to host the East Marlborough Township. Supervisor Peuquet seconded, carried 4/0.
- iv. Michael Wright asked how much was budgeted. \$8k.

10. CONTINUING BUSINESS

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

- i. Supervisor Chance gave an update on the Administrator Position. The position will be advertised in September. They expect to interview the first week of October with a start date the first week of January.
- ii. Supervisor Peuquet gave an update on the Financial Data Working Group. They are tasked with coming up with standardized financial reports and expect there to be quarterly and annual reports.

b. Comprehensive Look and Approach to the Township Taxation Process Discussion and update of the township taxation activities.

- i. A township work session was held on June 25th to further discuss township taxes for 2026.
- ii. Chris Char asked if we have considered having the issue go to referendum. Supervisor Peuquet responded that for issues of this nature the supervisors are required to make decisions.
- iii. Joe Misiewicz asked about the timeline for decisions.

11. ZONING HEARING BOARD APPLICATIONS

a. No new applications have been received

12. TOWNSHIP ADVISORY COMMITTEES' UPDATES

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

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

Resident David Myers addressed the board with structured comments about a pole barn being built in his neighborhood. He had met with Charlie Shock, the Zoning Officer, about the structure and said other than a slight height violation he understood that the structure was not in violation. However, Mr. Myers suggested to the Board that the Zoning Ordinance was highly outdated and needed to be modified with respect to the current residential area. He submitted written documentation outlining the changes he suggested.

14. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

Public Works – Jeff Simpson

The pipe replacement project in Fox Hollow has been completed.

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

Police – Chief Clark on vacation

Total incidents 247 89 handled by EMPD

Administration – Neil Lovekin

Our auditors, a company called Withum have been merged or purchased by a new company called CLA (Clifton Larson Allen LLP). Audit is complete but not yet submitted.

15. APPROVAL OF MEETING MINUTES

Supervisor Chance moved to approve the minutes from June 2025. Supervisor Peuquet seconded, carried 4/0.

16. ADJOURNMENT 9:10pm

*Respectfully submitted,
Mickey Bailey, Recording Secretary*