

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

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ANNOUNCEMENTS**

- a. An executive session was held prior to tonight's regular meeting to discuss a personnel matter.
- b. An executive session was held before the October 8, 2025, regular meeting to discuss personnel matters.
- c. Operation Green Light, November 9–15, by displaying a green light at home. Free light bulbs are available at the Veterans Affairs Office, Government Services Center, 601 Westtown Rd., West Chester.
- d. The Board of Supervisors' next monthly meeting will be held on Wednesday, December 10, 2025.

**4. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS**

Discussion and possible approval of the monthly expenditures.

**5. 802 EAST BALTIMORE PIKE, LLC (WRIGHT PARTNERS) – ESCROW RELEASE NO. 2**

Discussion and possible approval to release \$511,731.08, as recommended in the Township Engineer's review letter, dated October 28, 2025.

**6. CHESHIRE LAND CONSERVANCY, LLC – MINOR SUBDIVISION AMENDMENT**

Discussion and possible approval to allow recording of a modified plan set of a previously approved (2023) minor subdivision spanning the East and West Marlborough Township boundaries.

**7. 101 EAST STREET RD (LANDHOPE FARMS) – GREY BARN ESCROW RECOMMENDATION**

Discussion and possible approval to accept the recommended financial security amount of \$261,615.29, in the Township Engineer's review letter, dated November 5, 2025.

**8. RESOLUTION 2025-29: AGRICULTURAL SECURITY AREA ADDITION**

Discussion and possible adoption of Resolution NO. 2025-29, approving a 156.9-acre parcel at 101 East Street Road, owned by Landhope Investors LP (UPI 61-5-43), for inclusion in the Township's Agricultural Security Area.

**9. RESOLUTION 2025-30: FUND TRANSFER FROM CAPITAL IMPROVEMENT FUND**

Discussion and possible adoption of Resolution NO. 2025-30, approving the appropriation of funds from the Capital Improvement Fund to cover the emergency repairs to the Police Department's modular office in the amount of \$9,705.18.

**10. PROPOSED PRELIMINARY 2026 BUDGET**

Discussion and possible approval of the Preliminary 2026 Budget, and authorization to advertise the Preliminary 2026 Budget, prior to possible adoption at the December 10, 2025, meeting.

**11. NEW BUSINESS**

- a. Approval of the 2026 Salt Bid Award  
Discussion and possible authorization to award the 2026 *Salt Bid* to Eastern Salt Company, Inc. of Lowell, MA, for 500 tons of rock salt, in the amount of \$41,250 (\$82.50/ton) as duly solicited and recommended by the Municipal Cooperative of Southern Chester County.
- b. Township Support - Rain Garden Educational Signage - Grant Application Assistance  
Discussion and possible authorization for the Township Manager to execute necessary documents to support the Brandywine Conservancy's grant application for educational signage at the township's rain garden at the municipal complex. Township support includes in-kind services of installing and ongoing maintenance of the signage.
- c. Selection to Award Professional Audit Services  
Discussion and possible authorization for the Township Manager to award professional audit services to a firm for the fiscal calendar years of 2025, 2026, and 2027.

**12. CONTINUING BUSINESS**

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

- b. Certificate of Appropriateness for 1706 West Doe Run Road – 3 Meadows, LLC  
Discuss whether to accept the Historic Architectural Review Board's recommendation for issuing a certificate, as recommended in its recommendation letter, dated September 9, 2025.

**13. ZONING HEARING BOARD APPLICATIONS**

- ~~a. 370 Valley Road – Whitewing Farm (Shortt Residence), Special Exception for an Accessory Dwelling Unit  
Discuss whether to take a position on the application that seeks a special exception to construct an accessory dwelling consisting of 3 bedrooms. The hearing date has been scheduled for Monday, December 22, 2025.~~

**14. TOWNSHIP ADVISORY COMMITTEES' UPDATES**

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

**16. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS**

**17. APPROVAL OF MEETING MINUTES**

**18. ADJOURNMENT**

**Sequential Classification**

Ordinance: 03-2025  
Proclamation: 2025-03  
Resolution: 2025-31