

September 9, 2024
7:00 P.M.

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

1. CALL TO ORDER

Present:

Chair Monahan (absent)

Vice-Chair Sosangelis (acting chair)

Supervisor Sarro

Supervisor Elks

Supervisor Auger

Township Staff & Consultants:

Ryan Jennings, Township Solicitor

Neil Lovekin, Township Manager

Mickey Bailey, Recording Secretary

Jeff Simpson, Public Works Director

Robert Clarke, Police Chief

Peter Barsz, Treasurer

2. PLEDGE OF ALLEGIANCE (Participation is Voluntary)

Vice-Chair Sosangelis opened the meeting by leading the Pledge of Allegiance.

3. ANNOUNCEMENTS

a. An executive session was held on Monday, August 26, 2024, to discuss personnel matters.

b. There will be a Work Session Meeting of the Board of Supervisors on Wednesday, September 11, 2024, from 10:00 a.m. to 12:00 p.m. to discuss the 2025 Budget, including tax increases and other revenue sources to meet township obligations.

c. *100th Annual Unionville Community Fair* will be held on October 4-6, 2024, located at the Landhope Farms Steeple Chase Grounds.

d. *Kennett Area Joint Fire Companies Fundraiser* will be held on October 19, 2024, at the Po Mar Lin Fire Company, located at 36 Firehouse Drive, Unionville, PA 19375.

e. *Mushroom Cap Half Marathon* will occur on November 2, 2024, in the Kennett Square area

4. PUBLIC COMMENTS (For matters not on the agenda)

a. Tomica and Robert Harnos of 811 Waverly Rd. They have lived there since 2019. They wanted to bring to our attention the fact that their driveway was altered sometime in the past and the opening onto the road is significantly narrower than the driveway causing them a problem exiting. They said there is no record of the former owners securing a permit to expand the driveway. This is not a township problem to fix.

b. Shelly Mincer asked if the Verizon Cell tower had been turned on yet. Township Manager, Neil Lovekin answered that as of this date we do not know.

5. REVIEW OF TREASURER'S REPORT & POSSIBLE AUTHORIZATION FOR PAYMENT OF MONTHLY BILLS

- a. Township Treasurer, Peter Barsz, BGAF, summarized his financial report by saying that township cash is about the same as last year.
- b. Supervisor Auger moved to approve the financial reports and paid the monthly bills. Supervisor Elks seconded; motion carried 4/0.

6. LONGWOOD FUNERAL HOME & CREMATORY – MATTHEW GENEREUX LAND DEVELOPMENT PLAN

Discussion and possible approval 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 consolidate three existing parcels into a single parcel and show construction of a crematorium in the northwest corner of the site. The 2004 Conditional Use order for the site was modified to allow the crematorium on July 1, 2024.

Kenn Hoffman, Landscape Architect for the Longwood Funeral Home brief that they will be needing 3 waivers.

a. **RESOLUTION NO. 2024-32: APPROVAL OF REVISED LAND DEVELOPMENT PLAN FOR LONGWOOD FUNERAL HOME & CREMATORY – MATTHEW GENEREUX**

Discussion and possible adoption of Resolution No. 2024-32, to approve subject to conditions, the plan titled, *Longwood Funeral Home & Cremation of Matthew Generaux, Inc*, dated March 26, 2024, last revised August 23, 2024.

- i. Supervisor Auger asked if there were any emission from the Crematorium. He was told that emissions were controlled by the state.
- ii. Supervisor Elks motioned to approve Resolution 2024-32, Supervisor Auger seconded, carried 4/0.

7. 532 NORTH WALNUT ROAD – MONTCHANIN BUILDERS, LAND DEVELOPMENT PLAN

- a. Discussion and possible approval 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 construct 33 townhomes on an existing 9.0+/- acre parcel located adjacent to the Longwood Preserve community, in the Limited Industrial (LI) District. Conditional Use approval was granted July 10, 2023.
- b. Township Manager, Neil Lovekin, introduced two speakers from the Montchanin Builders, Mike Shiring and Tim Jones who then turned the floor over to Kevin Ember (Rettew Associates) who briefed the layout for the townhomes, plans and recent changes to the plans. He highlighted the open space areas, emergency access, parking, exercises areas and 14-16 parking spaces for visitors.

- c. Lisa Donlon, VanDemark and Lynch, township engineers, pointed out several items for discussion and consideration of the supervisors.
 - d. Township resident Robert Reilly asked about the basin at the north end of the plan and where it flowed.
 - e. Ann Marie Wheatcraft from Longwood Preserve addressed a concern that residents were told by their developer that there would never be any building on the property (where the Montchanin development is proposed). They are concerned about the impact to the community the additional 33 townhomes will bring. There is also concern that the residents of the new development will be using their roads, their play areas, their dog areas and their exercise areas. They are opposed to the Montchanin development having to use the Longwood Preserve entrance to access the Montchanin development and they want it changed. Longwood Preserve resident, Lynn Morici, addressed the group adding that she agreed with Ms. Wheatcraft and added that there would be more cars and more speeding. Robin Martin, also of Longwood Preserve added that the new development would change the dynamics of the neighborhood adding increased traffic and more families with children. Her concern was with all the increased traffic it would be dangerous for the children to be outside playing.
 - f. Nancy Gifford, also of Longwood Preserve raised a concern about power. She said that the new development would add an additional load to the already overloaded power grid. She said they lose power at least once a month now.
 - g. Tim Jones from Montchanin Builders responded that they have approached the owner of the mushroom farm adjacent to the Montchanin development about selling or providing access across his property so that the new development could be entered from Walnut Road but they have been unable to sway him. He believes providing that access would affect his business operations.
 - h. Township Solicitor Ryan Jennings then expressed that the Montchanin developers have “checked all the boxes” for development. The project has been in the planning stage for some time, and it’s been reviewed and publicized, so he sees no reason not to move forward.
 - i. Robert Reilly, Northridge, suggested that at this point it should be up to the individual HOA’s to “govern” their residents on the rules and terms of use for each development.
 - j. **RESOLUTION NO. 2024-33: APPROVAL OF REVISED LAND DEVELOPMENT PLAN FOR 532 NORTH WALNUT ROAD – MONTCHANIN BUILDERS**
 - i. Discussion and possible adoption of Resolution No. 2024-33, to approve subject to conditions, the plan titled, “*Preliminary / Final Land Development Plan for 532 N. Walnut Road*”, dated March 4, 2024, last revised August 1, 2024.
 - ii. Supervisor Auger motioned to approve Resolution 2024-33, Supervisor Elks seconded, carried 4/0.
8. **RESOLUTION 2024-34: RATIFYING AND CONFIRMING THE ACCEPTANCE OF DEDICATION OF CERTAIN ROAD RIGHTS-OF-WAY IN UNIONVILLE WALK**

- a. Discussion and possible adoption of Resolution 2024-34, accepting the road rights-of-way as set forth in the Deed of Dedication of Road Rights-of-Way for Unionville Walk of Lily Lane, and Lyndsey Lane, and additional right-of-way of Unionville Road as public roads within East Marlborough Township, together with all sanitary sewer water and storm sewer infrastructure within the rights-of-way.
- b. Township Manager, Neil Lovekin, explained that Resolution 2024-34 was just a clean-up. Approval of Unionville Walk had already occurred.
- c. Supervisor Sarro motioned to approve Resolution 2024-34, Supervisor Auger seconded, carried 4/0.

9. CONTINUING BUSINESS

a. RESOLUTION 2024-35: APPOINTMENT OF SHELLEY MINCER TO THE ZONING HEARING BOARD

- i. Discussion and possible adoption of Resolution No. 2024-35, to appoint Shelley Mincer to the Zoning Hearing Board, to fill the unexpired term of Tom Simpser with a term expiration of January 1, 2025.
- ii. Supervisor Sarro moved to approve Resolution 202-35, Supervisor Elks seconded, carried 4/0.

10. NEW BUSINESS

a. 10-Year Winter Maintenance Services Agreement between PennDOT and the Township

Discussion and possible authorization for the Township Manager to execute the 10-year contract between PennDOT and the Township for completing winter maintenance services on certain state roads with an annual compensation payment, and with a total compensation to be not less than \$216,617.24 at the expiration of the contract.

Township Manager, Neil Lovekin and Public Works Director Jeff Simpson explained that this is something that has been done for decades.

Supervisor Sarro moved to approve the 10 Year Winer Maintenance Services Agreement, Supervisor Auger Seconded, caried 4/0.

b. 2024-2029 Certified Local Government – Master Grant Contract

Discussion and possible authorization to execute a new Master Grant Contract 2025-2029 (5-year contract) with the Pennsylvania Historical and Museum Commission for the Certified Local Government Grant Program.

After a small discussion the Board decided to table this decision until they could receive a recommendation for the Historic Commission and the HARB.

i. RESOLUTION 2024-36: AUTHORIZING A NEW MASTER GRANT CONTRACT 2025-2029 (5-YEAR CONTRACT) WITH THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION FOR THE CERTIFIED LOCAL GOVERNMENT GRANT PROGRAM.

After a small discussion the Board decided to table this decision until they could receive a recommendation for the Historic Commission and the HARB.

c. 2025 Minimum Municipal Obligations (MMO) for Adopted Pension Plans

Act 205 of 1984, as amended, requires the Chief Administrative Officer to inform the Board of Supervisors of the

Township's expected financial obligations for the coming calendar/fiscal year.

- i. Non-Uniformed Pension Plan MMO = \$88,278.00
- ii. Uniformed Pension Plan MMO = \$29,000.00

d. Township Manager, Neil Lovekin announced that no vote was required for this item.

11. ZONING HEARING BOARD APPLICATIONS

a. No new applications to discuss

12. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

a. Jeff Simpson, Director of Public Works gave the following highlights for the month of August 2023

The 2023 Peterbilt is being upfitted now for delivery before the end of the year.

- o The crack sealing patches in Wiltshire were inspected after the meeting with the residents and
 - o there are some very minor areas of loose stone that we will sweep again soon.
 - o Marlborough Road and Marlboro Woods were fog sealed.
 - o The paving projects and shoulder restoration on Valley Road and Schoolhouse Road are complete.
 - o Remnants of Tropical Storm Debby washed out a few areas on Byrd Road and have since been repaired.
 - o Repaired a sinkhole on Rt. 82 at Rt. 162 and repaired a collapsed manhole on Rt. 926 at Rt. 82.
 - o Scheduled a repair for a pavement defect on Marlbrooke Way to be milled and overlay.
 - o Repainted crosswalks on Rt. 82, and several stop bars throughout.
 - o Repaired a severely undermined headwall on Lenape Unionville Road.
- b. Chief Clark summarized, there were 214 incidents during the month of August, 72 of which were handled by EMTDP. Busiest day was Tuesday. A new generator was delivered. After last power outage there was a power surge that destroyed computer equipment.
- c. Township Manager Neil Lovekin gave a rundown on the major activities of the Admin Department. They are primarily working on the 2025 budget and tax information. The township newsletter needs articles

13. TOWNSHIP ADVISORY COMMITTEES' UPDATES

a. Topic(s): 2025 Budget – Initial Discussion

Organizational Sustainability – Met on August 19, 2024

Community Development – Met on August 20, 2024

Health & Safety – Met on August 21, 2024

14. APPROVAL OF MEETING MINUTES

Supervisor Sarro made the motion to approve the minutes from the August 2024 meeting.
Supervisor Auger seconded. Carried 4/0.

18. ADJOURNMENT

*Respectfully submitted,
Mickey Bailey, Recording Secretary*