

**Town of Cheswold**  
1856



**State of Delaware**  
1787

**Town of Cheswold  
Monthly Town Council Meeting  
Monday - December 5, 2022  
5:30 p.m.  
CHESWOLD TOWN HALL  
691 MAIN STREET  
Cheswold, Delaware 19936  
COUNCIL MEMBERS ONLY**

**ALL OTHERS:  
VIA ZOOM ONLY**

**ZOOM ACCESS**

Via Computer:

<https://us02web.zoom.us/j/9728359352>

Meeting ID: 972 835 9352 k

Via Cell Phone:

1-929-205-6099 Meeting ID: 9728359352#

**A G E N D A**

**Meeting Notice Posted:** December 15, 2021

**Agenda Posted:** November 28, 2022

1. Call the meeting to order – Acting *Mayor Sam Callender*
2. Pledge of Allegiance
3. Moment of Silence
4. Note: The meeting was properly posted – *Ms. Camryn Tunnell, Administrative Clerk*
5. Roll call of the Council Members ensure a quorum – *Ms. Camryn Tunnell*
6. Review of Agenda  
Motion to accept as presented or as amended

7. **Review of Previous Month's Minutes** – *Acting Mayor Sam Callender*  
Motion to accept as presented or as amended:  
Monthly Town Council Meeting – October 3, 2022

8. **Treasurer's Report** – *Town Clerk Shadina Jones*

a. **Requisitions** –

<u>Req. #</u>	<u>Dept.</u>	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>	<u>To Be Paid By:</u>
<i>NOTHING TO REPORT</i>					

b. **Proposed Purchase/s** -

<u>Req. #</u>	<u>Dept.</u>	<u>Vendor</u>	<u>Item/s</u>	<u>Amount</u>	<u>To Be Paid By:</u>
<i>NOTHING TO REPORT</i>					

c. **Monthly Revenue & Expenditures by Department**

d. **Account Balances**

9. **Tax Collector's Report** – *Town Clerk Shadina Jones*

10. **Police Department Report** – *Chief Christopher Workman*

a. **Monthly Report**

11. **Public Works Department Report** – *Code Enforcement Officer Mike Callender*

- a. **Monthly Report**  
b. **Developments Report**

12. **Planning Commission Report** – *Land Use Administrator Sam Callender*

- a. **Next Planning Commission Meeting:**  
Thursday, November 10, 2022  
5:00 p.m.  
Cheswold Town Hall  
691 Main Street  
Attendance available via ZOOM at location on Page 1 of this agenda  
Commissioners and applicants may attend in person

12. Planning Commission Report – “continued”

- b. Council Review – Preliminary Plan Application 2022-06-06-112
  - o Lot Development Request
    - New Building Construction
    - Parking Lot
    - Offices
    - Sales
    - Storage
  - o Central Delaware Business Park – Rye Oak Court
  - o **Map ID:** 4-03-04600-01-0717-000
  - o **Acres** = 4.01
  - o **Zoned** = I-1 (Light Industrial)
  - o **Utilities** = Well; Delmarva Power; Kent County Sewer
  - o **Owned by:** Mr. Rich Julian (302-999-9700)
  - o **Represented by:** Mr. Jonathan D. Richard, P.E.

13. Ordinances – Acting Mayor Sam Callender

3<sup>rd</sup> Readings - For Vote:

- a. **08-29-22-067 Ordinance to Re-Zone Parcels with Outdated M-1 Designations to I-1, (Industrial) Designations Consistent with the Current Land Use Ordinance and the 2020 Comprehensive Plan**

**Purpose:** This Ordinance is in accordance with the Charter and the amendment of the current 2020 Comprehensive Plan of the Town of Cheswold and is intended to provide for the rezoning designations of Map ID’s identified within the Ordinance, and located in the Central Delaware Business Park, from a M-1, (*Industrial*), zoning code to the specific designation of I-1, (*Light Industrial*), zoning code to comply with the rezoning designations currently applicable to the zoning codes of the Town’s Land Use Ordinance.

- b. **08-29-22-068 Ordinance to Re-Zone Parcels with Outdated M-1 Designations to I-2 (Industrial) Designations Consistent with the Current Land Use Ordinance and the 2020 Comprehensive Plan**

**Purpose:** This Ordinance is in accordance with the Charter and the amendment of the current 2020 Comprehensive Plan of the Town of Cheswold and is intended to provide for the rezoning designations of Map ID’s identified within the Ordinance, and located in the Central Delaware Business Park, from a M-1, (*Industrial*), zoning code to the specific designation of I-2, (*Heavy Industrial*), zoning code to comply with the rezoning designations currently applicable to the zoning codes of the Town’s Land Use Ordinance.

13. Ordinances for Vote – “continued”:

- c. 08-29-22-069 Ordinance to Re-Zone Parcels with Outdated M-1 Designations to C-2, (Commercial) Designations Consistent with the Current Land Use Ordinance and the 2020 Comprehensive Plan

**Purpose:** This Ordinance is in accordance with the Charter and the amendment of the current 2020 Comprehensive Plan of the Town of Cheswold and is intended to provide for the rezoning designations of Map ID's identified within the Ordinance, and located in the Central Delaware Business Park, from a M-1, (*Industrial*), zoning code to the specific designation of C-2, (*Highway Commercial*), zoning code to comply with the rezoning designations currently applicable to the zoning codes of the Town's Land Use Ordinance.

- d. 08-29-22-070 Ordinance to Amend the Town of Cheswold Land Use Ordinance to Delete Section 16-6 in its Entirety

**Purpose:** This Ordinance is in accordance with the Charter and the amendment of the current 2020 Comprehensive Plan of the Town of Cheswold and is intended to provide for the removal of Section 16-6 in its' entirety from the Town Land Use Ordinance which is no longer applicable due to the passage and approval of Ordinances 07-28-22-065 and 07-28-22-066

**For Review:**

- a. **Draft** Ordinance 05-02-12-035 Ordinance to Define Regulations for Peddlers, Solicitors, Street Vendors and Professional Promotors within the Corporate Limits of the Town of *Cheswold* (*aka: No Solicitation Ordinance*)

**Purpose:** The purpose of this Ordinance is to define the regulations, processes, applications, requirements, fees and fines to obtain a Business License to authorize door-to door, (house-to-house), sales, offers, trades or trafficking in tangible or intangible goods or services, and to provide for the safety of Town residents and property owners through the pre-identification of such persons engaged in such services. The Ordinance shall also specify situations and conditions in which street vendors may offer goods and services for purchases and the requirements for the services of a Professional Promotor to and for charitable organizations.

13. Ordinances for Review – *“continued”*:

**b. Draft Ordinance 11-16-20-062 Ordinance for the Adoption of the 2018 International Property Maintenance Code – Revision #1**

Purpose: The purpose of this Ordinance is to eliminate Sections 111.1 and 111.8 of the 2018 Property Maintenance Code and to modify Section 111.2; 111.2.1; and 111.2.5 of the same code to transfer the functions of the Board of Appeals to the Board of Adjustment of the Town of Cheswold.

14. Resolutions for Review & Vote – *Acting Mayor Sam Callender*

- a. Resolution 10-21-22-106 Appointment of Stephen Williams as a Planning Commissioner for the Town of Cheswold
- b. Resolution 10-21-22-107 Appointment off Dingle & Kane PA as Town of Cheswold Account

15. Proclamations – *Acting Mayor Sam Callender*

***NOTHING TO REPORT***

16. New Business – *Acting Mayor Sam Callender*

- a. Litigation Plaintiff Request

17. Old Business – *Acting Mayor Sam Callender*

- a. Response from Litigation Plaintiff on Final Settlement Payment
- b. TAP, (Transportation Alternatives Program) Applications
  - Railroad Crossing Improvement
  - Main Street (St. Rte. 42) ADA Compliant Pedestrian Safe Crosswalks
- c. Town Projects:
  - Municipal Services Building – *Acting Mayor Sam Callender*
    - Results of Infiltration Test
    - Architectural Status
  - Tidewater Water to Old Town – *Acting Mayor Sam Callender*

17. Old Business – *“continued”*

- Economic Development Plan/Cheswold Business & Merchants Association  
– *Councilperson Maxwell Amoako*
  
- **Activities Committee** – *Acting Mayor Sam Callender & Councilperson Judith Johnson*
  - New Members
  
- **Park Committee** – *Vice Mayor Michael Wysong (Excused)*
  - Boundary Survey Plan
  
- **Protest Plan Team** – *Chief Chris Workman*  
On Hold Until Further Notice
  
- **American Rescue Plan** – *Acting Mayor Sam Callender*
  - Status Report

18. Community Comments/Concerns –

19. Council Member Comments:

Vice Mayor Wysong –

Secretary/Treasurer Callender -

Councilperson Johnson –

19. Council Member Comments: *"continued"*

Councilperson Moxley –

Councilperson Amoako -

Mayor Santo Faronea -

20. Motion to Adjourn

29 Del C 10004 Sec. (e) (2)....."The agenda shall be subject to change to include additional items, including executive sessions or the deletion of items, including executive sessions which arise at the time of the public body's meeting".

The Agenda items as listed may not be considered in sequence and/or removed if warranted.