

***Town of Cheswold***  
1856



***State of Delaware***  
1787

**Town of Cheswold  
Monthly Town Council Meeting  
Monday - August 7, 2023  
5:00 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, 2022*

**Agenda Posted:** *July 31, 2023*

1. Call the meeting to order – *Mayor Santo Faronea*
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 – *Mayor Santo Faronea*

Motion to accept as presented or as amended:

Public Hearing -Ordinance Review, June 5, 2023

Town Council Monthly Meeting – July 10, 2023

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>
NOTHING TO REPORT					

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>
NOTHING TO REPORT					

c. Monthly Revenue & Expenditures by Department

d. Account Balances

9. Tax Collector's Report – *Administrative Clerk Camryn Tunnell*

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, August 10, 2023  
5:00 p.m.  
Cheswold Town Hall  
691 Main Street

b. Preliminary Plan Application 2022-06-06-112

- Central Delaware Business Park
- Location: Rye Oak Court
- Current Condition: Undeveloped Lot
- Map ID: 04-03-04600-01-1700-000
- Acres: 4.01
- Zoned: I-1(Light Industrial)
- Proposed Condition: Building Construction
- Proposed Usage: Office/Sales/Storage
- Available Utilities:
  - Tidewater
  - Delmarva Power
  - Kent County Sewer
- Owner: Mr. Rich Julian
- Represented By: Mr. Jonathan Richard, P.E., Becker Morgan

c. Annexation Application 2023-05-02-118

- Applicant: A Better Mind Set
- Map ID: 4-00-04602-01-1400-000 (*Currently located in Kent County*)
- Current Zone = BG (*Business General – Kent County*)
- Assigned Zoning Code = C-2 (Highway Commercial)
- Acres = 0.46
- Existing Conditions:
  - Drainage = Undeveloped
  - Zoning = Re-zoning Required from County to Town
  - Electric = Undeveloped
  - Sewer = Kent County
  - Water = Well
  - Easements = Undeveloped
  - Property Tax = \$.60 per \$100 of assessed value
- Owner Representative = Tameika Bugam; 302-480-5793

13. Ordinances for Review/Vote – *Town Administrator Sam Callender*

a. Ordinance 05-03-23-071 FARM ANIMALS Within Town Limits -2<sup>nd</sup> Reading

Purpose: The purpose of this ordinance is to clarify and specify the types of animals that are generally known as farm animals and will thus be prohibited from habitation within the corporate limits of the Town and to specify that there are no conditions or situations that will permit the housing, feeding or breeding of such animals within the corporate limits of the Town, other than the exception expressed within this Ordinance in Section 8.

In addition, this ordinance supports and additionally clarifies Article 7. Use Regulations of the Land Use Ordinance Table 7-2 Permitted Uses & Structures which states that Agriculture \_ Related Uses in Zones, R-2, ( 1 & 2 Family Residential); R-3, (1, 2, 3 Family & Townhouse Residential); R-5, ( Age-Defined Residential); C-1, (Neighborhood Commercial) and C-2, (Highway Commercial), are permitted and prohibited in Zones R-1, (Old Town Residential);

R-4, (Manufactured Home & Trailer Park); I-1, (Light Industrial) and I-2, (Heavy Residential).

The Land Use Ordinance provides that Farms, customary and conventional farming operations including the raising of vegetables, flowers, and horticulture materials not to be construed to include commercial poultry and swine production, cattle feeder lots, and fur bearing animals.

b. Ordinance 01-07-08-005 Revision #1 – DELETION of Ordinance in Its' Entirety- 2<sup>nd</sup> Reading

Purpose: The purpose of this ordinance is to delete the entirety of Ordinance 01-07-08-005 which specified the creation of a trust fund from the proceeds gained from Building Permit surcharge fees, which were to be used to benefit the Capital School District for capital improvements which solely served and benefitted the Town of Cheswold.

c. Ordinance #: 05-04-15-011– RENTAL INSPECTION – 2<sup>nd</sup> Reading

It is the intent of the Town of Cheswold to provide rental residents within the Town, the right and opportunity to inhabit environmentally and physically, clean, safe, and healthy living conditions within and immediately surrounding their rental property, through the inspection of those properties and by establishing and ensuring adherence to rules, regulations, processes, policies, fines, penalties, violations, and procedures for the maintenance of such properties.

It is additionally the intent of the Town of Cheswold to assist property owners of rental properties and surrounding properties the right and opportunity to maintain and reside in an environment as free of criminal activity as possible, by establishing and enforcing fines, penalties and violations conducted on or in rental properties with or without the knowledge of the property owner.

The health, safety, and welfare of the occupants of leased/rented dwellings are of the utmost importance to the Town, as are the neighborhoods in which these dwellings are located.

14. Resolutions for Review & Vote – *Town Administrator Sam Callender*

- Resolution 07-19-23-113 Appointment of Assistant Town Administrator
- Resolution 07-25-23-114 Appointment of Assistant Town Clerk

15. Proclamations - *Town Administrator Sam Callender*

- ***NOTHING TO REPORT***

16. New Business – *Town Administrator Sam Callender*

- ***NOTHING TO REPORT***

17. Old Business – *Town Administrator Sam Callender*

a. Town Projects:

MPO (Metropolitan Planning Organization) - *Town Administrator Sam Callender*

- Municipal Services Building – *Town Administrator Sam Callender*
- Tidewater Project - Water to Old Town – *Town Administrator Sam Callender*
- Economic Development Plan/Cheswold Business & Merchants Association  
– *Councilperson Maxwell Amoako*
- Activities Committee – *Councilperson Judith Johnson*

- Park Committee – *Town Administrator- Sam Callender*
  
- Protest Plan Team – *Chief Chris Workman*  
On Hold Until Further Notice
  
- American Rescue Plan – *Town Administrator Sam Callender*
  - ***NOTHING TO REPORT***

18. Community Comments/Concerns –

19. Council Member Comments:

Vice Mayor Amoako –

Secretary/Treasurer Callender –

Councilperson Johnson –

Councilperson Moxley –

Councilperson Ridgway -

**MAYOR'S COMMENTS:**

**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.