



**Town of Cheswold**  
**Minutes of the Monthly Town Council Meeting**  
**691 Main Street**  
**Cheswold, Delaware 19936**  
**Monday – November 3, 2025**  
**5:00 p.m.**

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**ZOOM Teleconference**  
**1-929-205-6099 Meeting ID: 9728359352#**  
**<https://us02web.zoom.us/j/9728359252>**

The following were in attendance in person/Zoom:

Sal Leone  
Greg Rishel  
Steve Anderson  
James LaRocca  
Matt Mast  
Doug Barry  
Dave Heatwole  
Tyler Patterson  
Serina (Bill) Allan

**Police Department:** Chief Chris Workman (Excused)

**Administration:** Mrs. Camryn Jones – Town Clerk

Mrs. Shadina Jones – Town Manager

Ms. Sarah Cahall – Asst. Land Use Administrator

**Public Works:** Code Enforcement Officer Mr. Mike Callender

Mayor Santo Faronea  
Vice Mayor Judith Johnson  
Secretary/Treasurer Sam Callender  
Councilperson Mark Moxley  
Councilperson Robin Ridgway  
Councilperson Jamie Bartlett

## Monthly Town Council Meeting

Meeting Notice Posted: *December 16, 2024*

November 3, 2025

Agenda Posted: October 27, 2025

### **NOTICE:**

Notice of this meeting has been made in accordance with the Delaware Open Meeting Act, by properly posting it on December 16, 2024 on the Town of Cheswold website at: <http://cheswold.delaware.gov>. Copies of the agenda were posted outside the Cheswold Town Hall; in the local Post Office; at the Fox Pointe Management Office and on the Official Web Site for the Town of Cheswold, at <http://cheswold.delaware.gov>; and was filed with the Clerk of the Town of Cheswold on October 27, 2025. Copies of the agenda were available for pick-up at the Town Hall.

### **MEETING:**

The meeting was called to order by Mayor Faronea at 5:01 pm.

### **PLEDGE of ALLEGIANCE and MOMENT of SILENCE**

The Pledge of Allegiance and Moment of Silence were conducted at the start of the Town Council Meeting.

### **PROPERLY POSTED:**

Town Clerk Camryn Jones noted that the meeting was properly posted.

### **ROLL CALL:**

A roll call of the Council was conducted by Town Clerk Camryn Jones.

### **REVIEW of AGENDA**

Mayor Faronea requested the Council review the accuracy of the agenda and for a motion to accept as presented or to make changes and amendment requests as needed.

Mrs. S. Jones requested that Council make a motion to amend the Agenda to have Item 16 removed and revisited at a later date.

A motion was made by Secretary/Treasurer Callender to amend the agenda. The motion was seconded by Vice Mayor Johnson and passed unanimously with a roll call vote of the present Council.

### **REVIEW of PREVIOUS MONTH'S MINUTES**

The previous month's minutes were presented for approval. A motion was made by Vice Mayor Johnson to approve the previous minutes as submitted. The motion was seconded by Councilperson Bartlett.

## **TOWN of CHESWOLD**

P.O. Box 220 – Cheswold, Delaware 19936  
Phone: (302) 734-6991 – Fax: (302) 734-1355

Town Council Minutes – October 2025

**TREASURER’S REPORT:** *Town Manager Shadina Jones*

- a. The Treasurer’s Reports for the **Month of October 2025**, is as follows:

**Monthly Cash Flow Comparisons**

<b>TOWN of CHESWOLD</b>	<b>OCTOBER 2025</b>
Cash Receipts	\$ 98,108.06
Cash Disbursements	\$ 99,813.50
<b>Monthly Cash Flow</b>	<b>\$ (1,705.44)</b>

<b>ADMINISTRATION</b>	<b>OCTOBER 2025</b>
Cash Receipts	\$ 45,495.06
Cash Disbursements	\$ 40,242.33
<b>Monthly Cash Flow</b>	<b>\$ 5,252.73</b>

<b>POLICE DEPARTMENT</b>	<b>OCTOBER 2025</b>
Cash Receipts	\$ 11,584.92
Cash Disbursements	\$ 49,543.78
<b>Negative Monthly Cash Flow</b>	<b>\$ (37,958.86)</b>

<b>PUBLIC WORKS</b>	<b>OCTOBER 2025</b>
Cash Receipts	\$ 41,028.08
Cash Disbursements	\$ 10,027.39
<b>Monthly Cash Flow</b>	<b>\$ 31,000.69</b>

- b. The Treasurer’s Report, **(Account Balances)**, for the **Month of October 2025**:

<b>as of:</b>	<b>OCTOBER 2025</b>
Capital Account	\$ 134,579.14
Cheswold Heritage Day Account	\$ 12,770.37
Eide Grant Fund Account	\$ 5,659.44
Public Safety Account	\$ 152,169.14
General Fund Account	\$ 1,309,664.43
Land Use Applicant’s Account	\$ 70,089.21
Municipal Street Aid Account	\$ 65,246.41
Salle Grant Fund Account	\$ 1,308.01
DelDOT Projects	\$ 72,890.90
ARPA	\$ 404,185.71
Municipal Complex Building	\$ 1,285,975.91

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**TAX COLLECTOR'S REPORT** – *Town Clerk Camryn Jones*

**TAX REPORT: FISCAL YEAR 2024-2025**

Total Amount Billed: \$410,274.84

Total Amount Paid: \$398,220.98

Paid As of:    Current Year: Past Due Paid:		
07/31/2025	\$ 75,767.76	\$ 225.75
08/31/2025	\$ 78,445.90	\$ 351.22
09/30/2025	\$ 240,980.14	\$ 1,403.09
<b>10/31/2025</b>	<b>\$ 906.09</b>	<b>\$ 141.03</b>
11/30/2025	\$	\$
12/31/2025	\$	\$
01/31/2026	\$	\$
02/29/2026	\$	\$
03/31/2026	\$	\$
04/30/2026	\$	\$
05/31/2026	\$	\$
06/30/2026	\$	\$

Mrs. C. Jones stated that the majority of tax bills have been paid thus far. She then stated past due bills would be mailed out in December.

**POLICE DEPARTMENT REPORT** – *Chief Christopher Workman:*

*Due to a death in Chief Workman's family, he was unable to attend the Council Meeting. Therefore, his October Police Report was not presented. However, the report can be viewed on the Town's website.*

**PUBLIC WORKS DEPARTMENT REPORT** - *Code Enforcement Officer Michael Callender*

*Monthly Report*

	New Permits <u>Issued</u>	New <u>Violations</u>	Building <u>Violations</u>	<u>Inspections</u>
October 2025	16	4	1	0

*After the Status Report, the following information was presented concerning Town properties:*

**Code Enforcement Properties:**

- 41 Commerce St. – The exterior property work is not completed as was stated by the property owner's representative. The property is currently in violations and thus far has acquired three for the month of October.

**Violations:**

- Three issued this month.
- 9 School Ln. – Work without a permit.
- 41 Commerce St. – Exterior Property Areas.

**Updates:**

- **Stonington** – Nine (9) permits pulled by Ryan Homes last month, construction continuing. After my contact last month with DEC regarding the anticipated timeline for the installation of lighting on the property. While I have yet to receive any responses, I have observed that lighting has been installed in several complete phases during my routine drives through town.
- **Alston's Walk** – Six (6) permits pulled by Ashburn Homes last month.
- **Noble's Pond** – One (1) permit pulled by Regal/Noble builders.
- **Construction** - The crosswalk located on Rt.42 Main St. parking lot to the sidewalk of the Cheswold Vol. Fire Co. has been completed and is awaiting installation of the pedestrian flashing beacons.
- **Water Project** – The majority of addresses scheduled for water connection service have been completed with three addresses to be completed at another date due to Tidewater realizing there are technical issues that will need to be addressed prior to water meter installation.

*Mr. Callender discussed his report and had a few updates on the construction going on around Town, as well as the Tidewater project which is approaching completion.*

**PLANNING COMMISSION REPORT – Asst. Land Use Administrator Sarah Cahall**

- a. **Next Meeting:** Thursday, December 11, 2025  
5:00 p.m.  
Cheswold Town Hall  
691 Main Street

*Application 2025-147: Preliminary Plans – Proposed pole barn for RV storage and mini warehouse storage; Map Tax ID #04-03-04600-01-0720-000; Holly Oak Ln, Cheswold, DE 19934; Applicant: Matthew McNicoll Property Owner: Sentinel Self Storage, LLC*

*Secretary/Treasurer Callender stated she did not recall receiving the plans. She then made a motion to table the Application until the plans are reviewed. The motion was seconded by Vice Mayor Johnson.*

*Application 2025-146: Final Plans – Residential Subdivision; Map ID #3-03-04615-01-5400-000; 90 School Lane Dover, DE 19904; Applicant: Frank DiMondi; Property Owner: Robert Coleman*

*Mr. Doug Barry representing the property of 90 School Lane, kindly requested that Council approve Application 2025-146. The application was approved by a motion from Councilperson Moxley, which was then seconded by Councilperson Ridgway. The motion was carried with a toll call vote of the present Council.*

*Ordinance #11-03-025-077 Approving the 2025 five-year review of the Comprehensive Plan of the Town of Cheswold and amending Map 8 growth plan **1<sup>st</sup> Reading***

*Ordinance #11-03-025-077 Repeal and replace the Land Use Ordinance of the Town of Cheswold from 2007 with a new Land Use Ordinance of 2025 **1<sup>st</sup> Reading***

*The above Ordinances were read for their 1<sup>st</sup> Readings with no further questions from Council.*

**New Business – Town Manager Shadina Jones**

- **Comcast Franchise Agreement**

*Mrs. S. Jones stated the Comcast Franchise Agreement is up for renewal. It was recommended by the Town's Solicitor, Mrs. Dianna Stuart, that the Town propose a 5% Franchise Fee similar to the Tidewater Franchise Agreement for permitting purposes.*

*A motion was made by Secretary/Treasurer Callender to approve the 5% Franchise Agreement. The motion was seconded by Councilperson Moxley and passed unanimously with a roll call vote of the present Council.*

**COMMUNITY COMMENTS/CONCERNS:**

*The floor was opened for community comments, starting with Mr. James LaRocca of Noble's Pond. He asked if Noble's Pond would be revisited for Voter Registration. Mrs. C. Jones stated that it was a one-time courtesy and any unregistered voters must complete the form at the Town Hall moving forward.*

*Mr. LaRocca asked for the status of the USDA loan for the new Town Hall building. Mrs. S. Jones stated the Town is at a standstill as the U.S. Government is shutdown.*

*Mr. LaRocca then asked about two (2) properties that are not in the Town of Cheswold limits.*

*Mr. Bill Allan of Noble's Pond asked what positions are opening in March for the Town Council. After several interruptions, Secretary/Treasurer Callender explained to Mr. Allan that there are three (3) Councilperson seats up in March. Mrs. C. Jones then informed Mr. Allan that candidate filing forms must be completed in January 2026 with a residency of one (1) year.*

**TOWN MANAGER'S CORNER: SHADINA JONES**

*No comments.*

**COUNCIL MEMBER COMMENTS:**

*Councilperson Moxley requested a sympathy card be sent to Chief Workman and his family.*

**MAYOR'S COMMENTS:**

No comments.

**MOTION to ADJOURN**

A motion to adjourn the regular meeting was made by Councilperson Ridgway and seconded by Secretary/Treasurer Callender. The motion passed with a unanimous roll call vote. The meeting was adjourned at 5:22pm.

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.

***Submitted by: Town Clerk Camryn Jones – November 24, 2025***