

*Town of Cheswold*  
1856



*State of Delaware*  
1787

**Town of Cheswold  
Monthly Town Council Meeting  
Monday - June 1, 2026  
4:00 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 19, 2025*

Agenda Posted: *May 21, 2026*

*Revised: May 21, 2026, 2:30pm to add Item #7*

1. Call the meeting to order
2. Pledge of Allegiance
3. Moment of Silence
4. Note: The meeting was properly posted – *Ms. Camryn Jones, Town Clerk*
5. Roll call of the Council Members ensure a quorum – *Ms. Camryn Jones*

6. Review of Agenda  
Motion to accept as presented or as amended.
7. New Town Council Introduction to Government – *Attorney Max Walton*
8. Review of Previous Month’s Minutes –  
Motion to accept as presented or as amended:

Town Council Monthly Meeting – *May 2026*

9. Treasurer’s Report – *Camryn Jones*  
*May 2026*

Req. Dept.            Vendor            Item            Amount            to Be Paid By:

*NOTHING TO REPORT*

10. Tax Collector’s Report – *Town Clerk Camryn Jones*
11. Police Department Report – *Chief Christopher Workman*
  - a. Monthly Report
12. Public Works Department Report – *Code Enforcement Officer Mike Callender*
  - a. Monthly Report
13. Planning Commission Report – *Land Use Administrator Sarah Cahall & Land Use Attorney Max Walton*
  - a. Next Planning Commission Meeting:  
Thursday, June 11th, 2026  
5:00 p.m.  
Cheswold Town Hall  
691 Main Street
  - b. *Aquila Farms Annexation Application #2026-150 - **VOTE***  
  
*Aquila Farms Annexation Agreement - **VOTE***

14. Ordinance for Review – *Planning Commission Administrator Sarah Cahall*

- **SECOND READING/VOTE: ORDINANCE NO. 11-03-25-076** AN ORDINANCE APPROVING THE 2025 FIVE-YEAR REVIEW OF THE COMPREHENSIVE PLAN OF THE TOWN OF CHESWOLD AND AMENDING MAP 7 -FIVE YEAR GROWTH PLAN AND PROPOSED LAND USE PLAN AND AMENDING MAP 8 – FUTURE GROWTH AREA
- **FIRST READING: ORDINANCE NO. 6-01-26-78** TO AMEND THE TOWN OF CHESWOLD LAND USE ORDINANCE BY REVISING ARTICLE 7 SECTION K.4 TO REMOVE THE MINIMUM DENSITY REQUIREMENT FOR CLUSTER DEVELOPMENTS
- **FIRST READING: ORDINANCE NO. 6-01-26-79** TO AMEND THE TOWN OF CHESWOLD LAND USE ORDINANCE TO MODIFY ZONING MAP IN ORDER TO REZONE ANNEXED PROPERTY IN ACCORDANCE WITH APPROVED R-3 ZONING.
- **FIRST READING: ORDINANCE NO. 6-01-26-80** TO AMEND THE TOWN OF CHESWOLD LAND USE ORDINANCE BY REVISING ARTICLE 8 SECTION 8-2. E.2 TO REMOVE THE REQUIREMENT THAT WHEN THE REAR LOT LINES OF TOWNHOUSES ABUT ONE ANOTHER, A 20-FOOT-WIDE ALLEY MUST BE PROVIDED.

15. Resolutions for Review & Vote – *Planning Commission Administrator Sarah Cahall*

- **RESOLUTION 06-01-26-127** NOTIFYING PROPERTY OWNERS AND RESIDENTS OF THE TOWN OF CHESWOLD OF PROPOSED ANNEXATION INITIATED BY AQUILA FARM LLC, SETTING PUBLIC HEARING DATE, AND INITIATING AMENDMENTS TO ZONING MAP

16. Proclamations - *Interim Town Manager- Theon Callender*

**NOTHING TO REPORT**

17. Old Business – *Interim Town Manager- Theon Callender*

**NOTHING TO REPORT**

a. Town Projects

- **Municipal Services Building** – *Interim Town Manager- Theon Callender*  
*Current Status:*  
Financial  
Structural
- **Activities Committee** – *Town Clerk- Camryn Jones*  
**NOTHING TO REPORT**

18. Community Comments/Concerns –

19. Town Manager Corner: *Interim Town Manager- Theon Callender*  
Town Government – Previous  
Town Government – Current  
Town Government – Future

20. Council Member Comments:

MAYOR'S COMMENTS:

21. Executive Session\*: Meeting Purpose-

**TO HOLD AN EXECUTIVE SESSION MEETING TO DISCUSS  
PERSONNEL MATTERS AND POSSIBLE LITIGATION PURSUANT TO 29  
DEL C § 10004 Sec. (b) (9).**

22. Possible Action on Personnel Matter Discussed in Executive Session

23. 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 listed may not be considered in sequence and/or removed if warranted.