

NOTE: The following minutes could not be approved due to the removal of Nobles Pond per HB 472, which resulted in the resignation of four (4) Councilmembers.

Town of Cheswold
1856



State of Delaware
1787

**Town of Cheswold
Minutes of the Monthly Town Council Meeting
691 Main Street
Cheswold, Delaware 19936
Monday – June 1, 2026
5:00 p.m.**

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

The following were in attendance in person/Zoom:

Amy
Camille Collins
CWB MRA
iPhone 83
Kirk Lazarus
Tracey
John
Zach
1-216-403-2771
iPhone 15 Pro

Administration: Mrs. Theon Callender – Interim Town Manager
Mrs. Camryn Jones – Town Clerk
Ms. Sarah Cahall – Asst. Land Use Administrator
Public Works: Code Enforcement Officer Mr. Mike Callender

Mayor Santo Faronea
Vice Mayor Max Flaxman
Secretary/Treasurer Chris Jenerick
Councilperson Robin Ridgway (Excused)
Councilperson Jamie Bartlett (Excused)
Councilperson Tom Reynolds

TOWN of CHESWOLD
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Monthly Town Council Meeting

June 1, 2026

Meeting Notice Posted: *December 19, 2025*

Agenda Posted: May 21, 2026

NOTICE:

Notice of this meeting has been made in accordance with the Delaware Open Meeting Act, by properly posting it on December 19, 2025, 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 May 21, 2026. Copies of the agenda were available for pick-up at the Town Hall.

MEETING:

The meeting was called to order by Mayor Faronea at 5:05pm.

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 at the start of the Public Hearing, prior to the Town Council Meeting.

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.

A motion was made by Councilperson Reynolds to accept the agenda. The motion was seconded by Vice Mayor Flaxman 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 via email, however, they were tabled for approval due to the present Councilmembers needing more time to review the previous minutes. It was discussed that Executive Session minutes will also be approved at the next meeting.

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Town Council Minutes – May 2026

TREASURER'S REPORT: Town Clerk Camryn Jones

- a. The Treasurer's Reports for the **Month of May 2026**, is as follows:

Monthly Cash Flow Comparisons

TOWN of CHESWOLD	MAY 2026
Cash Receipts	\$ 166,320.83
Cash Disbursements	\$ 104,736.58
Monthly Cash Flow	\$ 61,584.25

ADMINISTRATION	MAY 2026
Cash Receipts	\$ 104,365.64
Cash Disbursements	\$ 26,867.77
Monthly Cash Flow	\$ 77,497.87

POLICE DEPARTMENT	MAY 2026
Cash Receipts	\$ 28,919.00
Cash Disbursements	\$ 66,698.29
Negative Monthly Cash Flow	\$ (37,779.29)

PUBLIC WORKS	MAY 2026
Cash Receipts	\$ 33,036.19
Cash Disbursements	\$ 11,170.52
Monthly Cash Flow	\$ 21,865.67

- b. The Treasurer's Report, **(Account Balances)**, for the **Month of May 2026**:

as of:	MAY 2026
Capital Account	\$ 134,761.77
Cheswold Heritage Day Account	\$ 12,564.89
Eide Grant Fund Account	\$ 6,326.07
Public Safety Account	\$ 135,688.57
General Fund Account	\$ 1,616,615.21
Land Use Applicant's Account	\$ 96,816.84
Municipal Street Aid Account	\$ 50,336.79
Salle Grant Fund Account	\$ 4,413.39
DelDOT Projects	\$ 72,890.90

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ARPA	\$ 405,025.96
Municipal Complex Building	\$ 1,288,649.27

Monthly Town Council Meeting

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TREASURER'S REPORT: *Town Clerk Camryn Jones (cont.)*

The Administration Department requested a purchase in the amount of \$12,750.00, which was the quoted amount for the reversion to Edmunds Software. The Town has been using QuickBooks and has been looking into the best way to accommodate all departments who use and need access to the software systems.

The purchase request was approved with a motion from Vice Mayor Flaxman, which was then seconded by Councilperson Reynolds. The motion was carried with a unanimous roll call vote of the present Council.

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

TAX REPORT: FISCAL YEAR 2024-2025

Total Amount Billed: \$410,274.84

Total Amount Paid: \$408,378.03

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
10/31/2025	\$ 906.09	\$ 141.03
11/30/2025	\$ 2,164.46	\$ 1,140.71
12/31/2025	\$ 337.51	\$ 133.46
01/31/2026	\$ 11.08	\$ 101.40
02/28/2026	\$ 1,235.72	\$ 380.14
03/31/2026	\$ 1,067.34	\$ 292.81
04/30/2026	\$ 258.28	\$ 183.47
05/31/2026	\$ 1,971.56	\$ 879.11
06/30/2026	\$	\$

POLICE DEPARTMENT REPORT – *Chief Christopher Workman:*

Chief Workman was away during the meeting, while at the 2026 FBI-LEEDA Conference being sworn in as President. The report was presented to the Council via email, where it was then reviewed and also briefly discussed the new Advantech Camera System.

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The full Police Department report with stats can be found on the Town of Cheswold website for the Police Department.

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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>
May 2026	12	3	1	0

After the Status Report, information about Town properties was provided to the present Councilmembers during the meeting:

Code Enforcement Properties:

- 41 Commerce St. – Currently up for Sale with Fines Owed on the Property

Violations:

- 44 New St. – Exterior Property Areas Violation – Abated
- 97 New St. – Abandoned Unregistered Vehicles
- 102 New St. – Abandoned Unregistered Vehicles – Abated
- 121 New St. – Condemnation & Abandoned Unregistered Vehicles
- 142 Main St. – Exterior Property Areas Violation – Abated
- 151 Commerce St. – Unregistered Vehicles – Abated
- 163 Commerce St. – Unregistered Vehicles

Updates:

- 153 Commerce St. – A fire took place at this residence on April 1, 2026, the structure is near a complete loss. There were no injuries to the residents, the property owner was notified, and I met him on-site to make sure the structure was boarded and secured from unauthorized entry.
- *Stonington – Fourteen (8) permits pulled by Ryan Homes last month, construction continuing. Proof roll and base paving were completed in the development for construction to begin on the final street in Phase 7.*
- *Alston's Walk – Six (6) permits pulled by Ashburn at Patriot Homes as Building M construction has begun and continues to proceed at a brisk pace. There was a meeting held on site with the property owners and DelDOT for a Primary Inspection.*

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· Carload Express – Railroad representatives have been contacted regarding the removal of the dumpsters located on their property. I have and will continue to petition them about how unsightly they are, how much of an attractive nuisance they have been in the area and how they continually invite illegal dumping on their property. I have also petitioned the railroad to complete some sort of restoration, grading and stone, if possible, along the section of tracks within the Towns boundaries. Thus far no decisions have been made and the Town is waiting for a decision on both requests.

Monthly Town Council Meeting

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PLANNING COMMISSION REPORT – Asst. Land Use Administrator Sarah Cahall

- a. Next Meeting: Thursday, June 11, 2026
5:00 p.m.
Cheswold Town Hall
691 Main Street

- b. Aquila Farms Annexation Application #2026-150 - **VOTE**

A motion was made by Councilperson Reynolds to accept the agenda. The motion was seconded by Secretary/Treasurer Jenerick and passed unanimously with a roll call vote of the present Council.

- c. Aquila Farms Annexation Agreement – **VOTE**

After discussion, Vice Mayor Flaxman advised that he felt it was best to hold off on voting until revisions are completed.

A motion was made by Councilperson Reynolds and seconded by Vice Mayor Flaxman to defer voting until revisions have been made to the Aquila Farms Annexation Agreement.

Ordinances for Review/Vote – Asst. Land Use Administrator Sarah Cahall

- **SECOND READING PUBLIC HEARING/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**

A motion was made by Vice Mayor Flaxman to move to a Public Hearing for Ordinance No.: 11-03-25-076. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

A public hearing was held, with no responses from the community.

A motion was made by Vice Mayor Flaxman to approve Ordinance No.: 11-03-25-076. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

- **FIRST READING: ORDINANCE NO. 6-01-26-78 TO AMEND THE TOWN OF CHESWOLD LAND USE**

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ORDINANCE BY REVISING ARTICLE 7 SECTION K.4 TO REMOVE THE MINIMUM DENSITY REQUIREMENT FOR CLUSTER DEVELOPMENTS

A motion was made by Vice Mayor Flaxman to move Ordinance No.: 06-01-26-78 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

Monthly Town Council Meeting

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- **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.**

A motion was made by Vice Mayor Flaxman to move Ordinance No.: 06-01-26-79 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

- **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.**

A motion was made by Vice Mayor Flaxman to move Ordinance No.: 06-01-26-80 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

15. Resolutions for Review & Vote – Asst. Land Use Administrator Sarah Cahall

- **RESOLUTION 06-01-2026-127 - 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**

A motion was made by Vice Mayor Flaxman to move Resolution No.: 06-01-2026-127 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

- **RESOLUTION 05-28-2026-130 - APPROVAL OF THE APPOINTMENT OF AN INTERIM TOWN MANAGER**

A motion was made by Vice Mayor Flaxman to move Resolution No.: 05-28-2026-130 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

- **RESOLUTION 05-29-2026-131 - APPROVAL OF THE RE-SCHEDULING OF THE 2027 TAX**

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COLLECTION PERIOD

A motion was made by Vice Mayor Flaxman to move Resolution No.: 05-29-2026-131 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

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- **RESOLUTION 05-29-2026-132** - ADOPTION OF 2027 KENT COUNTY TAX ASSESSMENTS

A motion was made by Vice Mayor Flaxman to move Resolution No.: 05-29-2026-132 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

- **RESOLUTION 05-29-2026-133** - APPOINTMENT OF TOWN OF CHESWOLD 2027 TAX COLLECTOR

A motion was made by Vice Mayor Flaxman to move Resolution No.: 05-29-2026-133 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

- **RESOLUTION 05-29-2026-135** - CORRECTING A CLERICAL ERROR IN ORDINANCE NUMBERING

A motion was made by Vice Mayor Flaxman to move Resolution No.: 05-29-2026-135 to Second Reading. The motion was seconded by Councilperson Reynolds and passed with a unanimous roll call vote of the present Council.

TOWN PROJECTS: – INTERIM TOWN MANAGER THEON CALLENDER

Current Status:

Financial – Interim Town Manager Callender informed the Mayor and Council that the ARPA Report was completed and disclosed the current bank account status regarding ARPA. She then discussed the status of the Municipal Services bank account.

Structural – Secretary/Treasurer Jenerick, asked about the current drawings of the Municipal Services Building, in which he can view at a later time.

COMMUNITY COMMENTS/CONCERNS:

No Comments.

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TOWN MANAGER'S CORNER: *INTERIM TOWN MANAGER THEON CALLENDER*

Interim Town Manager Callender thanked the Mayor and Council for having her back. She discussed the history of the Town and her role over the last 18 years. Mrs. Callender informed the Council that shortly following her return to the office at the end of May, it had been determined that all responsibilities were not turned over to the Town Clerk as they should have been. In the future, Mrs. Callender will be updating policies and procedures to ensure the Town runs properly.

Mrs. Callender then informed the Council that Mr. Michael Callender will not be reporting to her as the Interim Town Manager, due to their relationship as mother and son. Mrs. Callender believes that appearance is everything. Therefore, Mr. Callender will report directly to Town Clerk, Mrs. Camryn Jones. Public Works Assistant, Mr. Andrew Carney, will report directly to Mr. Callender, Public Works Director.

COUNCIL MEMBER COMMENTS:

No comments.

MAYOR'S COMMENTS:

No comments.

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)

MOTION to ADJOURN

At 6:14pm, a motion to adjourn the regular meeting and move to an Executive Session was made by Vice Mayor Flaxman seconded by Councilperson Reynolds. The motion passed with a unanimous roll call vote.

Following the Executive Session, the Council returned to the Regular Session, which was adjourned moments later at 6:50pm.

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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 – June 29, 2026

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