

**Newlin Township  
Board of Supervisors  
Meeting Minutes  
April 14, 2025**

**Call to Order:** The Board of Supervisors' monthly meeting convened at 7:30 p.m. on Monday, April 14, 2025 at the Township Garage located at 1751 Embreeville Road. Present were Supervisors Jim Cornell (Chair), Bill Kelsall (Vice-Chair), Bob Pearson and Secretary/Treasurer Gail Abel.

**Announcements:** Mr. Cornell announced that PennDOT will appear at the Supervisors' May 12 meeting to present an update on the planning and design of the Harveys Bridge replacement.

**Comments:** Erin Finnerty commented that Laurel Road is starting to fall apart/crumble near the guide rail area. Mr. Pearson advised this will be addressed in the RoadMaster update.

**Minutes for Approval:** Ms. Abel presented the minutes of the March 10, 2025 Board Meeting. Mr. Pearson's motion to approve those minutes was seconded by Mr. Kelsall and unanimously approved.

**Financial Report:** Ms. Abel presented the monthly Financial Report: As of March 31, 2025 the Township had \$691,831.14 on deposit, including \$306,715.55 in general and unrestricted funds. Overall, this represented a net increase of \$122,911.35 since February 2025. Mr. Pearson's motion to accept the Financial Report was seconded by Mr. Kelsall and unanimously approved.

**Bill Payment Authorization:** Ms. Abel presented a list of pending bills, invoices, and other recurring/routine payments totaling \$137,242.44 (\$94,296.69 from the General Fund Account and \$42,945.75 from the Fire and EMS Tax Account) and requested payment authorization. Mr. Pearson's motion to approve the requested payments was seconded by Mr. Kelsall and unanimously approved.

**Newlin Ridge Preliminary Subdivision Resolution 2025-03:** Mr. Cornell advised that the Planning Commission and the Township Engineer had recommended that the Supervisors take a number of steps relating to a Preliminary Subdivision and Land Development Plan (the "Plan") for a development to be known as "Newlin Ridge" (also generally referred to as the "Davis Tract"), consisting of 16 single-family lots in Newlin Township on 61.4 acres, with one additional adjoining lot located in West Bradford. He recalled that the Plan, initially submitted in May 2022 by the "Applicant", Newlin Development 15, LLC) has since gone through extensive reviews and revisions, and that in May 2024 the Zoning Hearing Board had granted the Applicant a zoning variance, reducing the development's required open space/greenway from 46.57 acres to 45.01 acres.

He noted that Resolution 2025-03 included the following items:

- (i) approval of the Plan;
- (ii) two waivers under the Township's Subdivision and Land Development Ordinance ("SALDO");

- The first would permit the Applicant to identify existing trees of at least six-inch-diameter only if they are located within 25 feet of the proposed limits of disturbance, instead of the entire preliminary landscape plan; and
  - The second would permit eight houses to be closer to conservation areas than the required 50- or 100-foot setbacks from moderate or steep slopes;
- (iii) approval a length of 2,190 feet for the *cul de sac* private street that will serve the proposed houses, instead of the 1,000-foot limit set forth in the SALDO.

He added that in granting those approvals and waivers, Resolution 2025-03 would impose numerous conditions, and offered to summarize them if requested by those attending (but there was no such request).

Mr. Pearson's motion to approve Resolution 2025-03 was seconded by Mr. Kelsall and unanimously approved.

**Newlin Ridge Subdivision Sewage Facilities Planning Module Resolution 2025-04:** Mr. Cornell advised that the Township's Zoning Officer had reviewed the Sewage Facilities Planning Module for the Newlin Ridge development and had recommended that the Supervisors adopt Resolution 2025-04, approving the Module and authorizing the Township Secretary to sign all required pages therein and to submit the Module to the Pennsylvania Department of Environmental Protection ("PADEP") for its approval. Mr. Pearson's motion to adopt Resolution 2025-04 was seconded by Mr. Kelsall and unanimously approved.

**Strasburg Landfill PFAS Update:** Mr. Cornell recapped the April 2, 2025 public meeting at the Township Garage, at which the US Environmental Protection Agency ("EPA") had presented its proposed plan to address PFAS contamination in residential wells resulting from discharges from the Strasburg Landfill Superfund site<sup>1</sup>:

David Greaves, EPA's Remedial Project Manager, advised that EPA had considered three alternatives: No Action; Point-of-Entry Treatment Systems (which EPA refers to as "POETS"); and Public Waterline. They dismissed the No Action alternative immediately.

As to POETS: These systems could be installed in the affected homes by mid-2026 at a cost considerably lower than the Public Waterline, but would require ongoing inspection, filter replacement, maintenance and repair.

Public Waterline installation would take three years but would represent a more permanent solution with little (if any) ongoing inspection or maintenance at the homesites, EXCEPT: Aqua Pennsylvania, the nearest public water company, is not currently in compliance with EPA's PFAS standards, and has until 2029 to come into compliance. All eligible homes be connected to Aqua's water during the installation period, but the residents could elect not to receive that water until it meets EPA's standards. Until then – up to four years from now – EPA (or PADEP) would continue to provide bottled water or filter pitchers.

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<sup>1</sup> "PFAS" are "forever chemicals", such as perfluoro-octonic acid and perfluoro-octane sulfonic acid, that were not recognized as hazardous when EPA declared the Landfill to be 'remediated' decades ago.



Mr. Greaves announced that Public Water is currently EPA's preferred alternative.

There was much discussion and many questions during the presentation, but the most challenging question was raised by Supervisor Pearson:

"Why make people wait 4 years before they can shower in safe water – why not install the POET systems immediately, and take the steps necessary to be able to switch to Public Water as soon as Aqua is in compliance?"

EPA did not have an immediate response to Mr. Pearson's question.

Mr. Cornell reminded those in attendance that the deadline for comments on EPA's proposal is April 24, 2025, and that those comments could be sent to Mr. Greaves at [Greaves.David@epa.gov](mailto:Greaves.David@epa.gov).

Mr. Pearson suggested that the Township issue a letter to EPA: (i) stating the Township's preference for POETS as a temporary solution, with Public Waterline as the permanent solution, and (ii) pointing out that in light of offers of free easements by Newlin Township landowners, Public Waterline installation would be much less expensive than EPA had estimated. POETS would eliminate the inconvenience and safety concerns of filter pitchers during the three-year Public Waterline installation period (and pending Aqua's compliance with EPA's PFAS limits); and completion of a public waterline – with fire hydrants – would reduce fire insurance premiums and enhance property values.

**2025 Bid Advertisement Authorization:** Ms. Abel presented a proposed advertisement of the Township's annual invitation for bids for materials and equipment to be used for road projects and maintenance, for bid letting at the Supervisors' May 12<sup>th</sup> meeting. Mr. Pearson requested that the Secretary change the referenced "Contract #2", removing Item 1 (a milling machine) and adding a water truck. Mr. Pearson's motion to authorize the advertisement, as so amended, in the Daily Local News was seconded by Mr. Kelsall and unanimously approved.

**RoadMaster Update:** Mr. Pearson advised that the Township has been working hard on several roads, with paving completed at Station Way Creek/Laurel Road and paving on Marlboro Springs Road expected within the next week. It appears that the Township has qualified for a Grant from the PA Dirt and Gravel, Low Volume Asphalt Road Program for repairs to be made on Laurel Road, which will fund the addition or replacement of some pipes and inlets and the widening the road, where possible. The Township is also under consideration for a separate Dirt and Gravel Road Grant for stormwater and road surface work on Kelsall Road.

**Adjournment:** Upon Mr. Pearson's motion, seconded by Mr. Kelsall, the meeting was adjourned.

Time: 8:03 pm

Respectfully Submitted,

Gail Abel, Secretary

