

**Newlin Township
Board of Supervisors
Meeting Minutes**

**May 9, 2016
PUBLIC HEARING**

Janie Baird opened the Public Hearing on the possible adoption of an amendment to the Zoning Ordinance. The Hearing was advertised on April 21st and April 28th in the Daily Local News. Present were Chair, Janie Baird, Bill Kelsall, Bob Pearson, and Secretary, Gail Abel.

Janie Baird spoke to John Good on May 13th for clarification on expiration of the tax for open space.

If the referendum passes in November, the Board must pass an ordinance for 2017 to enact the tax. This ordinance will have to be advertised and a hearing held. (This should be done in December 2016 for 2017.)

Each year thereafter starting in 2017, the Board has to act to continue the tax via resolution or motion at the December meeting when the budget is passed.

If the Board chooses not to extend the tax for the next year, no action is required.

The current assessed value of property in Newlin is approximately \$125,000,000. Our current property tax rate is .75 mils. A tax of 0.15 mils, which is what is proposed for the referendum, would generate approximately \$19,000 a year. Based on an average assessed property value of \$250,000 the 0.15 mil tax would increase an individual property owner's tax approximately \$38. per year.

All tax receipts for open space would be deposited into it's own bank account for use for that purpose only.

Ann Hutchinson from Natural Lands Trust provided a brief outline of the overall goal of the conservation easement which is to generally restrict the property to the current uses. The property could not be further subdivided, though an allowance would be made for minor lot line revisions. She presented an estimated range of easement costs that would be borne up front by the property owner for title search, environmental assessment, survey, legal costs, staff costs and stewardship fund. The estimated total ranged from \$29,800 to \$47,000. Each property is unique and costs are determined appropriately to the individual property.

Several Newlin residents were in attendance and had the opportunity to ask questions and share any thoughts they had.

Public Hearing was Closed.

SUPERVISORS' MEETING

Call to Order: The monthly Board of Supervisors meeting of Monday, May 9, 2016, convened at 8:00 p.m. at the Lenfest Center, Cannery Road, Coatesville, PA. Present were Chair, Janie Baird, Bill Kelsall, Bob Pearson, and Secretary, Gail Abel.

Proposed Open Space Ordinance Referendum 2016-01: Bill Kelsall made a motion to adopt Ordinance No 1 of 2016, Bob Pearson seconded and the vote was unanimous.

Comment Period: Muriel George of Indian Deep Farm, Brandywine Drive, spoke against the tax referendum.

Al Wells residing at 1121 Cannery Road was present on behalf of the Chester County Bee Keepers. He would like permission from the Board to put a bee hive on the Township property. Right now Chester County beekeepers are working on genetics at a very moderate cost to bee keepers. They are currently breeding queens on Brandywine Drive in West Bradford Township, and hives need to be 90 degrees apart and the Newlin property is situated perfectly.

They would be put the hive back toward the pine trees, away from the building and parking. They are only requesting one small hive for a few months. Bob Pearson made a motion that Chester County Bee Keepers can put a hive on the Township property, Bill Kelsall seconded and the vote was unanimous.

Minutes: The minutes of the Board of Supervisor's meeting, held on Monday, April 11, 2016 were read and reviewed. Bob Pearson made a motion to accept the minutes, seconded by Bill Kelsall and the vote was unanimous.

The minutes of the Board of Supervisors and Planning Commission joint work session held on April 27th were read and reviewed. Bill Kelsall made a motion to accept the minutes, seconded by Janie Baird. Bob Pearson did not attend the work session, therefore the vote was 2 in favor.

Financial Report: Read by Gail Abel. Bob Pearson made a motion to approve the financial report, seconded by Bill Kelsall and the vote was unanimous.

Emergency Services:

West Bradford Fire Company: April report showed 30 total responses, with zero responses reported in Newlin.

Right to Know Requests: The Township had one right to know request since the last meeting.

Rydings at Newlin Escrow Release Request: Bill Freas was present on behalf of Rydings Way Subdivision requesting an escrow release. A letter of recommendation was received from Cedarville Engineering dated April 11, 2016 suggesting a release of \$4,525.45. Bob Pearson made a motion to release \$4,525.45 as per Cedarville Engineering instruction, seconded by Bill Kelsall and the vote was unanimous.

Pa American Water-Rock Run Water Treatment Facility Notification: A letter was received from Pa American Water Water Co which owns and operates the Rock Run Water Treatment Facility at 198 Waterworks Road in Coatesville, Pa, proximate to the Rock Run stream, dated April 28, 2016. The Plant uses and stores various chemicals on site as part of daily operations to treat the water.

In accordance with PA Senate Bill 280, Act 32, the Storage Tank and Spill Prevention Act of 1989 which provides for the regulation of storage tanks. The Act requires annual public notice to all downstream municipalities, within twenty (20) downstream miles from the facility.

Inventory:

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|---------------------------------|----------------|
| Sodium Hypochlorite | 9,813 gallons |
| Sodium Hydroxide (caustic soda) | 16,715 gallons |
| Diesel Fuel | 1,500 gallons |

Embreeville Update: Janie Baird attended West Bradford on May 4 for the continuation of the Embreeville Redevelopment Zoning hearing.

Ken Hellings testified regarding the purchase of the 225 acres and the events preceding the purchase. He is a partner in Embreeville Redevelopment and is acting as the agent for the other partners. Their intention is to:

1. Clean up mess
2. Abatement
3. Remediation
4. Demolition
5. Redevelopment

He was asked by W. Bradford's attorney if he was aware that the zoning was institutional when he purchased the property. He had spoken with W. Bradford managers and was aware of the institutional zoning at that time. He said that the W. Bradford Township managers (at that time), Jack Hines and Tommy Ryan, approached him prior to his purchase and proposed a public/private venture on the site. So Mr. Hellings hoped for cooperation from W. Bradford in the issue of zoning.

The timeline was the first quarter of 2012 when he started looking at the property; April of 2013 plans were submitted to W. Bradford; and the property was purchased in May of 2013.

He was questioned about the 20 acre SPCA property which is under agreement to Embreeville Redevelopment with closing subject to the Zoning Hearing and favorable zoning for the main site.

Mr. Hill, Chairman of the Zoning Hearing Board, related that he had received an email directed to him through W. Bradford Township with comments about the redevelopment. As soon as he realized that the comments were about Embreeville, he quit reading. He told those in attendance not to send the Hearing members any information or comments regarding Embreeville as it was not appropriate for him or anyone of them to see that information unless it was presented to all of the principals involved. He assured the

information unless it was presented to all of the principals involved. He assured the audience that once all the testimony had been received, there would be a chance for the audience to make comments.

The next Hearing is June 1st at 7 pm when there will be one last witness presented by the attorney for the Redevelopment group. On July 6 W. Bradford's lawyer will begin his case on behalf of the Township.

Bids: Advertisements for the 2016-2017 bids were placed in the Daily Local on April 15th and April 26th indicating sealed bids would be received by the Township until 12 noon on Friday May 8th. A total of 5 bids were received. The secretary presented the 5 sealed bids to the Board for review and consideration.

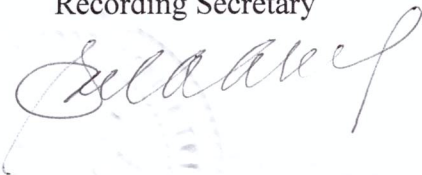
After opening and reviewing the bids, Bob Pearson made a motion to award New Enterprise formally Martin Limestone, Contract #2 aggregate bid, seconded by Bill Kelsall and the vote was unanimous.

Bob Pearson made a motion to award Allan Myers Contract #1 asphalt bid, seconded by Bill Kelsall and the vote was unanimous.

Bob Pearson made a motion to award Asphalt Industries Contract #3 Oil and Equipment, seconded by Bill Kelsall and the vote was unanimous.

Adjournment: With no further business, Bill Kelsall made a motion for adjournment, seconded by Bob Pearson and the vote was unanimous.

Respectfully Submitted,
Gail Abel
Recording Secretary

A handwritten signature in cursive script, appearing to read "Gail Abel", is written over a faint circular stamp.