

**Newlin Township  
Board of Supervisors  
Meeting Minutes  
November 14, 2022**

**Public Hearing:** Township Solicitor Kristin Camp reopened the Public Hearing on proposed Ordinance 2022 – 01 “**AN ORDINANCE...VACATING A PORTION OF LAUREL ROAD (PUBLIC ROAD T-376) FOR A DISTANCE OF APPROXIMATELY 1,584.16 LINEAR FEET**” (continued from its commencement on October 10, 2022), at 7:30 p.m. on Monday, November 14, 2022 at the Township Garage located at 1751 Embreeville Road.

Bill Kelsall, Chair of Newlin Township’s Board of Supervisors, reopened the floor for public comments.

Richard Mitchell advised that GoogleMaps no longer shows direct Laurel Road access to his home at 615 Laurel Road even though Laurel Road is open from Strasburg Road to his driveway. Mr. Cornell undertook to notify Modena and West Bradford Fire Companies of this problem, and to seek a correction from GoogleMaps. After reviewing a map showing the portion of Laurel Road proposed to be vacated, Mr. Mitchell also revisited his concerns regarding turnarounds using his driveway. Messrs. Kelsall and Pearson assured him that this problem would subside as people gradually realize that Laurel Road is not a through road.

Paul Murphy inquired as to the Board’s plan for the three properties that the Township had acquired in 2021 along the proposed-to-be-vacated portion of Laurel Road. Mr. Pearson confirmed that those properties will most likely end up in the hands of some conservation organization. Mr. Murphy also asked about the proposed development of the property bounded on the north by Strasburg Road and on the west by Laurel Road. Robert Shippee (Chair of the Township’s Planning Committee) advised that because of its location almost all of that development would be within West Bradford Township’s jurisdiction.

John String and Madeline Lewis voiced considerable displeasure that the Township had not presented a written report documenting the effect of the Laurel Road proposal on Fire and EMS response times to Wheatland Drive (where they now live). In particular, they expressed concern as to Modena Fire Company’s response time to Wheatland Drive now that access from Strasburg Road was unavailable. Erica Lee added that it had recently taken 20 minutes for a Modena Fire Company ambulance to arrive at a Laurel Road location near Wheatland Drive. In the ensuing discussion, Jack Law (West Bradford Fire Company’s Fire Chief) advised that pursuant to a Mutual Aid arrangement, both Modena and West Bradford Fire Companies provide Fire service to Wheatland Drive, and that West Bradford’s response time had not been affected by the 2014 washout of Laurel Road. Mr. Kelsall added that in addition to Modena Fire Company, Good Fellowship Ambulance & EMS Training Institute provides Advanced Life Support EMS service to Wheatland Drive.

Mr. Cornell undertook to arrange for the requested response time report.

Mr. Pearson advised that during a recent on-site visit, he and Mr. Kelsall had developed a solution to the turnaround concerns raised by Andrew Gentile at the October 10 Public Hearing, and would be meeting with Mr. Gentile and the Township Engineer to discuss that solution in the near future.

At the request of Mr. Kelsall, Ms. Camp announced that the hearing would be continued until December 12, 2022 at 7:30 PM.

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**Call to Order:** The Board of Supervisors' monthly meeting convened at the same date and location. Present were Supervisors Bill Kelsall (Chair), Jim Cornell (Vice-Chair) and Bob Pearson, and Secretary/Treasurer Gail Abel.

**Announcements:** Mr. Kelsall advised that approval of the October Minutes would be deferred until a future meeting.

**Comments:** Erica Lee inquired if there was any update on the proposed subdivision near the north end of Laurel Road. Mr. Kelsall advised that there was no such update. Richard Mitchell noted that the Board's monthly meetings presented an important opportunity for residents to speak to the Supervisors.

**Financial Report:** Ms. Abel presented the monthly Financial Report: As of October 31, 2022, the Township had \$1,123,097.28 on deposit, including \$748,320.55 in general and unrestricted funds. Overall, this represents a net decrease of \$128,780.97 since September 30, 2022. Mr. Pearson's motion to accept the Financial Report was seconded by Mr. Cornell and unanimously approved.

**Bill Payment Authorization:** Ms. Abel presented a list of pending bills, invoices and other recurring/routine payments totaling \$178,367.13; \$174,771.95 from General Funds and \$3,595.18 from the State Liquid Fuel Fund, and requested payment authorization. Mr. Pearson's motion to approve the requested payments was seconded by Mr. Cornell and unanimously approved.

**AT&T Conditional Use Settlement:** Township Solicitor Kristin Camp presented a proposed Settlement Stipulation for execution by the Township, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (AT&T") and Intervenor Samuel Wickersham, George Wickersham, Jr. and Earle Wickersham (the "Landowners") relating to AT&T's appeal of various conditions included in of the Supervisors' July 12, 2021 Decision and Order on AT&T's Conditional Use Application to construct a cell tower at 940 Union Wawaset Road. She explained the principal items resolved by the Settlement Stipulation:

1. The restriction on non-agricultural use of the Landowners' property while the cell tower is in place will be removed.
2. Cell tower appurtenances (lightning rod and faux branches) will be included in determining AT&T's compliance with the Cell Tower's 120-foot height restriction.
3. AT&T will pay the Township's legal fees of \$48,441.77.

Mr. Pearson stated his expectation that AT&T will submit a Land Development Application before constructing the cell tower. In response to a question from Mr. Mitchell, he confirmed that the cell tower would be designed to look like a pine tree. Mr. Pearson's motion to approve the Settlement Stipulation was seconded by Mr. Cornell and unanimously approved.

**Embreeville Redevelopment, L.P. – Consent for owner to Seek Court Approval for Subdivision Plan:** Ms. Camp advised that in connection with the pending conveyance of 195 acres from Embreeville Redevelopment, L.P. ("ERLP") to West Bradford Township, ERLP needed to

subdivide its larger property so that the two tax parcels located within Newlin Township - parcel 49-2-54 (17.02 acres) and parcel 49-2-75.1 (4.447 acres) - would be excluded from that conveyance, and that ERLP had requested Newlin Township's consent to a court-ordered approval of the subdivision. She provided a July 11, 2022 subdivision plan prepared by the West Bradford Township Engineer, Edward B. Walsh & Associates, Inc. (the "Subdivision Plan") (which establishes no new or additional lots within those two parcels). Mr. Cornell's motion to authorize ERLP to seek approval from the Court of Common Pleas to subdivide its property in accordance with the Subdivision Plan was seconded by Mr. Pearson and unanimously approved.

**131 Ridings Way – Chadd & Stephanie Ingram Stormwater Agreement:** Mr. Kelsall advised that Regester Associates, Inc. had reviewed the filing relating to the Stormwater Management Agreement and Plan for 131 Ridings Way located in the Ridings Subdivision and that all of his comments had been resolved to his satisfaction. Mr. Pearson's motion to approve the Stormwater Management Agreement and Plan was seconded by Mr. Cornell and unanimously approved.

**150 Ridings Way – Joseph & Tiffany Sullivan Stormwater Agreement:** Mr. Kelsall advised that Regester Associates, Inc. had reviewed the filing relating to the Stormwater Management Agreement and Plan for 150 Ridings Way located in the Ridings Subdivision and that all of his comments had been resolved to his satisfaction. Mr. Pearson's motion to approve the Stormwater Management Agreement and Plan was seconded by Mr. Cornell and unanimously approved.

**Bid Opening for Laurel Road Culvert Project:** Ms. Abel noted that at their October meeting, the Supervisors had authorized an advertisement for bids to reline the storm sewer pipe located on Laurel Road. She presented the sole sealed bid submitted in response to the advertisement. Mr. Pearson mentioned that the pipe is for the culvert on Laurel Road closest to Youngs Road, and advised that the work must be completed before April 1, 2022 due to bog turtle concerns. He opened the bid, which was from Standard Pipe Services in the amount of \$35,500. Mr. Cornell's motion to accept Standard Pipe Services' bid was seconded by Mr. Kelsall and unanimously approved.

**Road Master Update:** Mr. Pearson noted that the Indian Hannah Road project had required easements from four adjacent property owners, and was happy to report that none of them had objected or asked for compensation. He praised Barbara Forney for all of her work on Dirt & Gravel grants for Indian Hannah Road and numerous other projects, and mentioned that the Township may qualify for a new grant for Scott Road. He also recognized and complimented the Township's new road employee, Joe Cornelius who was present at the meeting.

**Proposed Budget for 2023:** Mr. Kelsall provided an overview of the proposed 2023 Budget (copies of which - previously included in public advertisements - were distributed to those in attendance). He noted the proposed 2023 Budget reflected the recently-adopted increases in Fire & EMS Taxes. Mr. Pearson's motion to approve public advertisement for the proposed 2023 Budget was seconded by Mr. Cornell and unanimously approved.

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

Time: 8:25 p.m.  
Respectfully Submitted,  
Gail Abel, Secretary

