

**Newlin Township
Board of Supervisors
Meeting Minutes
May 11, 2026**

Call to Order: The Board of Supervisors' monthly meeting convened at 7:30 p.m. on Monday, May 11, 2026 at the Township Garage located at 1751 Embreeville Road. Present were Supervisors Jim Cornell (Chair), Bill Kelsall, Bob Pearson and Secretary/Treasurer Gail Abel.

Announcements: Mr. Cornell announced that on May 4, 2026, the Supervisors held an executive session with legal counsel to discuss this evening's municipal boundary change Agenda item.

Comments: Dan Popplewell, an engineer from NePo Associates, Inc., commented for David Mustain, who had to leave unexpectedly. He advised that Mr. Mustain had received signed petitions from neighbors asking if the Township would be willing to support their request to lower Embreeville Road just East of Harveys Bridge Road in order to achieve better sight distance. Mr. Pearson responded that the Supervisors would be willing to support that request. He advised that Mr. Mustain should send the request to the Township's State Representative, Christina Sappey.

Chrissy Rissmiller advised that the bank at the edge of her property had been torn up in the process of last year's Laurel Road improvements. Mr. Pearson replied that he would address this in the Roadmaster update.

Minutes for Approval: Mr. Cornell noted that the "Minutes" Agenda item once again included a meeting from two month ago (March this time), because at the April meeting only one Supervisor was present who had attended the March meeting. Mr. Pearson's motion to approve the March minutes was seconded by Mr. Cornell and approved by majority vote (Mr. Kelsall abstaining due to his absence from that meeting). Mr. Kelsall's motion to approve the April minutes was seconded by Mr. Cornell and unanimously approved.

Financial Report: Ms. Abel presented the monthly Financial Report: As of April 30, 2026 the Township had \$888,000.21 on deposit, including \$400,134.66 in general and unrestricted funds. Overall, this represented a net increase of \$90,821.61 since March 31, 2026. 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 \$14,417.70 from the General Fund Account and requested payment authorization. Mr. Pearson's motion to approve the requested payments was seconded by Mr. Kelsall and unanimously approved.

Newlin Development 15, LLC Petition for Municipal Boundary Change – Preliminary Discussion: Mr. Cornell noted that the Supervisors had previously approved a Subdivision and

Land Development application for 16 lots in a proposed 17-lot development near Mortonville (the one remaining lot would be in West Bradford). He explained that the Supervisors had originally referred to that development as “the Davis Tract”, but that it was now known as “Newlin Ridge”.

He advised that Newlin Development 15, LLC, (the “Developer”) had recently submitted a petition requesting a Township boundary change that would shift that single West Bradford lot into Newlin Township. He advised that if the Supervisors were to go forward with that proposal, Newlin and West Bradford Townships would each need to adopt an Ordinance in an advertised public meeting. He emphasized that tonight’s meeting was not that public meeting.

He welcomed Matt Thompson of the Developer, as well as those representing him: Marc Kaplin of Messrs. of Kaplin Stewart Meloff Reiter & Stein, P.C., Dan Popplewell, Project Professional from NePo Associates, Inc. and Denny Howell, Principal Engineer from Howell Engineering. He also recognized Mark Thompson of Messrs. Lamb McErlane PC, who was present as the Township’s special counsel. He explained that Township Solicitor Kristin Camp was unable to participate because her firm also represents West Bradford Township.

Mr. Kaplin provided a brief overview, and Mr. Popplewell summarized the Township’s previous approval, the Developer’s discussions with West Bradford’s Planning Commission and the suggestion by the West Bradford Supervisors the area containing proposed Lot #1 be transferred to Newlin Township so that all of Newlin Ridge’s lots, and its entrance, would be within the same municipality. He identified reduced groundwater runoff onto Strasburg Road (resulting from differences between West Bradford’s and Newlin’s setback requirements) as the principal benefit of this boundary change. A discussion ensued among Messrs. Popplewell and Pearson and Richard Mitchell. Chrissy Rissmiller voiced “PFAS” concerns given the proximity of Newlin Ridge to the Strasburg Landfill Superfund site. Mr. Pearson noted that Newlin Ridge will have a public water source, not on-lot wells.

After further discussion, Mr. Pearson’s motion to refer the petition to the Planning Commission was seconded by Mr. Kelsall and unanimously approved.

Natural Lands Contribution: Mr. Cornell advised that the Open Space Committee had recommended that the Township contribute \$20,000 of Open Space funds - payable in four annual installments - to Natural Lands in order to assist it in acquiring the 4-acre parcel owned by Embreeville Redevelopment, LP (the “Parcel”) that is currently nearly surrounded by the Cheslen Preserve just South of Route 162 (noting that the Parcel was the site of the deactivated sewage treatment facility that used to service the mental institution that operated many years ago West Bradford. Mr. Cornell noted that the Township Solicitor had confirmed that the Township was permitted to use funds from its Open Space Tax Account in support of an outright purchase of real estate so long as the Township derives an “open space benefit” from that purchase, and that the Open Space Tax account had a balance of over \$150,000. In the ensuing discussion, the consensus emerged that Natural Lands would benefit from a lump-sum payment instead of a multi-year payment.

Mr. Pearson’s motion to approve the payment of \$20,000 to Natural Lands, as a lump sum, to facilitate its purchase of the Parcel, so long as Natural lands provides appropriate documentation

that the Township will derive an “open space benefit” from the transaction, was seconded by Mr. Kelsall and unanimously approved.

Resolution 2026-02: Waiver of Preliminary/Final Subdivision Approval for 2065 W.

Strasburg Road: Mr. Cornell advised that (i) the Estate of Richard V.B. Rudolph had requested that the Township waive formal approval under its Subdivision and Land Development Ordinance (or “SALDO”) for the subdivision of a 42.35-acre parcel located in West Bradford and Newlin Townships. He noted that most of the property was in West Bradford and no lot line changes or improvements were contemplated within Newlin Township, that the Planning Commission had recommended that the Supervisors grant the requested waiver, subject to the condition that in the future if any portion of the property within Newlin Township is subdivided, or if access to the property is proposed from Strasburg Road in Newlin Township, the Estate or its successor must comply with all of the Township’s ordinances, including the SALDO. He added that the Township Solicitor had recommended that if the Supervisors grant the waiver, it should be in the form of Resolution 2026-02. He welcomed Mark Baurey, who was in attendance on behalf of the Estate. Mr. Pearson’s motion to adopt Resolution 2026-02 was seconded by Mr. Kelsall and unanimously approved.

Resolution 2026-03; Re-Adoption of Sewage Facilities Planning Module for Newlin Ridge

Subdivision: Mr. Cornell recounted that (i) in 2025 the Supervisors had approved a Sewage Planning Module for the Newlin Township portion of the Newlin Ridge development, but Pennsylvania’s Department of Environmental Protection had decided that that approval had been granted before the developer’s Planning Module submission was “administratively complete”. (ii) those deficiencies having been corrected, the Supervisors were now required to document their approval again, through Resolution 2026-03. He noted that aside from dates, Resolution 2026-03 was the same as the previously-adopted Resolution. Mr. Pearson’s motion to adopt Resolution 2026-03 was seconded by Mr. Kelsall and unanimously approved.

Open Space Committee Membership Adjustment: Mr. Cornell advised that in April the Supervisors had reappointed Melina McConatha to the Open Space Committee, but that she had declined to serve. He apologized for this communications breakdown. Mr. Pearson’s motion to remove Melina McConatha from the Open Space Committee was seconded by Mr. Kelsall and unanimously approved.

Roadmaster Update: Mr. Pearson first addressed Chrissy Rissmiller’s Laurel Road question: He confirmed that the Township would perform any necessary cleanup but that he might need her formal consent in order to enter her property to do so. Mr. Pearson next advised that the Township had applied for a low-volume asphalt grant in order to complete the paving of Laurel Road, but that he would not know until July if the Township would qualify. He voiced concern that increased oil prices might dramatically increase asphalt costs, which could conceivably delay this phase of the Laurel Road project. In response to a question from Michael Vorauer, he said that he or Mr. Mastrippolito would look into the problem of some pieces of rock and debris that had fallen down the Laurel Road embankment.

Mr. Pearson also noted that at last month’s meeting Mr. Vorauer had requested a Harveys Bridge update. He advised that based on a discussion with Chester County’s consulting

engineer as to the various plans, reviews and PennDOT approvals required, he expected that the bridge project should be completed in 2028.

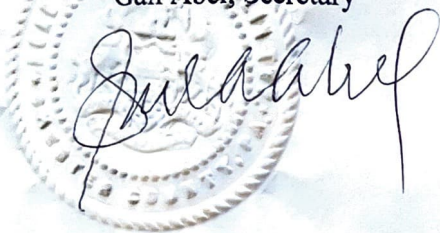
Mr. Pearson also confirmed that the road crew was currently mowing road banks.

Departing from his Roadmaster update, he alerted those attending that Barnard's Orchard has lost its 2026 crops due to the unusual late freeze this year. He noted that this has happened to many Orchards across the Commonwealth.

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

Time: 8:12 pm

Respectfully Submitted,
Gail Abel, Secretary

A circular official seal is partially visible on the left side of the page, featuring a scalloped outer edge and a central emblem. Overlaid on the seal is a handwritten signature in dark ink, which appears to read "Gail Abel".