

**Newlin Township  
Board of Supervisors  
Meeting Minutes  
June 12, 2023**

**Call to Order:** The Board of Supervisors' monthly meeting convened at 7:30 p.m. on Monday, June 12, 2023, at the Township Garage located at 1751 Embreeville Road. Present were Supervisors Bill Kelsall (Chair), Jim Cornell (Vice-Chair), Bob Pearson and Secretary/Treasurer Gail Abel.

**Announcements:** No announcements.

**Comments:** Rodney Wynn thanked the Supervisors for hiring the Secretary, Gail Abel. Mr. Wynn said she does a great job.

Michael Vorauer followed up on his comment made at the May monthly meeting regarding a Ridings Way stop sign. He reported that the residents of Ridings Way had advised that most people do stop when exiting Ridings Way, but when they look to the right (West) there is overgrowth, and it is hard to see oncoming traffic. Mr. Pearson responded that the Township would review the Ridings Way subdivision plans. Township Solicitor Kristin Camp commented that one cannot just install a stop sign - PennDOT regulations apply.

Mr. Vorauer also asked about the chopped trees at the intersection of Laurel Road and Harveys Bridge. Mr. Pearson surmised that the property owners have placed the logs there because they have had a hard time keeping people off of their property.

Richard Mitchell asked whether the Township could install a "Dead End" road sign in order to discourage drivers from entering the north end of Laurel Road. He complained that many people are using his driveway to turn around. Mr. Pearson confirmed that that would be done. Mr. Mitchell also asked whether stormwater management requirements were triggered only by newly-created impervious surface or by a parcel's cumulative impervious surface area. Kristin Camp explained that the property owner's compliance obligation is determined on a cumulative basis.

Mr. Mitchell also advised that Google Maps fails to show direct access to his property (615 Laurel Road) from Laurel Road. Jack Law suggested that if Mr. Mitchell were to update the Google Maps application on his smart phone, he would see that the application shows Laurel Road access to his property.

Erin Finnery inquired whether the paving at culvert on Laurel Road will be completed soon. Mr. Pearson said the project is on his list for completion.

**Minutes for Approval:** Ms. Abel presented the minutes of the May 8, 2023, Board Meeting. Mr. Pearson's motion to approve those minutes was seconded by Mr. Cornell and unanimously approved.

**Financial Report:** Ms. Abel presented the monthly Financial Report: As of May 31, 2023, the Township had \$1,205,598.13 on deposit, including \$683,092.16 in general and unrestricted funds. Overall, this represents a net increase of \$51,821.05 since April 30, 2023. Mr. Pearson's motion to accept the Financial Report was seconded by Mr. Cornell and unanimously approved. Ms. Abel suggested closing the Township's Meridian Bank Savings Account. She advised that this account held American Plan Act ("ARP") funds pending periodic audits, and that all ARP-

required audits have been completed. Mr. Pearson's motion to approve the closure of the Meridian Bank Savings Account and transfer the balance of \$21,246.28 to the TD Bank Account 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 \$266,067.31 (\$218,492.31 from the General Fund Account and \$47,575.00 from the State Liquid Fuel Fund Account) and requested payment authorization. Mr. Pearson's motion to approve the requested payments was seconded by Mr. Cornell and unanimously approved.

**Storage Area Project:** Mr. Kelsall explained the Township had stored its paper files in the rental house prior to renovations that had facilitated additional rentals, and that it would now be preferable to renovate a section of the Township Maintenance Building above the Township Office in order to create a records storage area. He advised that the Township had obtained three quotes for the renovation. Mr. Pearson outlined the quote information:

- Modern Exteriors: \$16,310
- Cavallari Builders: \$21,800
- Gregor Construction: \$19,960

Mr. Kelsall noted that the Township has used Modern Exteriors for past renovations, and that their work has always been satisfactory.

Mr. Pearson's motion to authorize Modern Exteriors to perform the renovation was seconded by Mr. Cornell and unanimously approved.

**AT&T Land Development Plan-Discussion of Planning Issues:** Christopher Shubert, Esq., appeared on behalf of New Cingular Wireless PCS, LLC, d/b/a/ AT&T Mobility ("AT&T") for preliminary discussions regarding the driveway that will lead to AT&T's cell tower on at 1001 Unionville-Wawaset Road. He noted that one of the conditions of the Supervisors' January 10, 2022 Conditional Use Order approving the cell tower was that the entire driveway should be paved. Mr. Shubert requested a reduction of this requirement, since AT&T anticipates a need for access only 4-6 times per year after construction. He discussed with the Supervisors and the Jim Fritsch, the Township engineer, a number of driveway alternatives that AT&T had considered, including a large paved area just at the entrance from Route 842 that had recently been presented to PennDOT. Mr. Pearson stressed the importance of a PennDOT permit.

Caroline Haas, representing the Newlin Greene Homeowners Association, voiced concern that stormwater management structures might impinge upon the unnamed tributary on the Wickersham property. She also noted that she had submitted to the Township a Right-to-Know request for all permits and approvals AT&T needed in order to complete the cell tower project. Ms. Abel assured Ms. Haas that all such permits/approvals in the Township's possession would be provided to her. Mr. Shubert advised that the approvals received to date related to a "NEPA" study and a Pennsylvania State Historical Preservation study, that approvals were not required from either the Chester County Conservation District or Pennsylvania's Department of Environment Protection, and that AT&T is currently seeking the required PennDOT approvals.

Mr. Shubert undertook to present a more formalized Conditional Use Order amendment request at a future Supervisors, meeting.



**Road Master Update:** Mr. Pearson advised that the work on Indian Hannah Road is continuing, and that the Township had recently graded and added dust oil to Kelsall Road, Scott Road, Oak School Road and Beagle Road.

**Employee Information:** Mr. Pearson advised that Joe Cornelius resigned, but that he had been able to quickly find a replacement - Mr. Guy Swift.

**Bid Opening Harvey's Bridge Road Project:** Mr. Pearson advised that bids had been advertised for the slope remediation for Harveys Bridge Road, and that two bids had been received. Opening and reviewing the bids, he noted that each included a bid bond. Bid totals were as follows:

D'Angelo Bros., Inc.: \$315,000;  
Road-Con, Inc.: \$392,300.

Mr. Cornell's motion to accept the D'Angelo Bros., Inc. bid, at \$315,000, was seconded by Mr. Kelsall and unanimously approved.

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

Time: 8:39 p.m.

Respectfully Submitted,

Gail Abel, Secretary

