

**Newlin Township
Board of Supervisors
Meeting Minutes
August 10, 2026**

Call to Order: The Board of Supervisors' monthly meeting convened at 7:30 p.m. on Monday, August 10, 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: No announcements.

Comments: No comments.

Minutes for Approval: Ms. Abel presented the minutes of the July 13, 2026 Board Meeting. Mr. Kelsall's motion to approve those minutes was seconded by Mr. Pearson and unanimously approved.

Financial Report: Ms. Abel presented the monthly Financial Report: As of July 31, 2026 the Township had \$1,153,962.91 on deposit, including \$672,133.49 in general and unrestricted funds. Overall, this represented a net decrease of \$41,289.19 since June 30, 2026. Mr. Kelsall's motion to accept the Financial Report was seconded by Mr. Pearson and unanimously approved.

Bill Payment Authorization: Ms. Abel presented a list of pending bills, invoices and other recurring/routine payments totaling \$20,160.52 from the General Fund and requested payment authorization. Mr. Kelsall's motion to approve the requested payments was seconded by Mr. Pearson and unanimously approved.

Public Hearing on Ordinance 2026-02 Municipal Boundary Change Between Newlin Township and West Bradford Township: Mr. Cornell formally convened a public hearing on Ordinance 2026-02 (the "Ordinance"), which was advertised in the Daily Local News (and on the Township's website) on July 27, 2026. He recounted the following: The Supervisors had previously approved a Subdivision and Land Development application (the "Application") for the Township's portion of a 17-lot development (with 16 lots in Newlin Township, one in West Bradford) - now called "Newlin Ridge" - near Mortonville; at their April meeting, the Supervisors had discussed a petition submitted by the developer, Newlin Development 15, LLC ("NDLLC"), requesting an Ordinance for a boundary change that would shift that single West Bradford lot into Newlin Township; on May 27th, the Planning Commission had recommended against adoption of the Ordinance; at their June Meeting, the Supervisors had sought public comment (no public comments were received); and at their July meeting the Supervisors had authorized an advertisement of tonight's public hearing for a vote on the Ordinance. He next invited discussion before the vote.

Mr. Pearson advocated forcefully in favor of adoption of the Ordinance: He began by opining that the question addressed by the Planning Commission in recommending against the Ordinance, "What's in it for Newlin?", was the wrong question. He pointed out that the Newlin Ridge development would have virtually no negative impact on the Township (NDLCC was reimbursing the Township for its consideration (and, if approved, effectuation) of the boundary change, the development's private roads would require no Township snowplowing or road maintenance, and its location would involve no traffic impact on Township roads); that the development would increase the Township's tax base; and that its completion under the Township's ordinances would improve safety on Strasburg Road, because the Township's ordinances would permit better stormwater management than West Bradford's ordinances. He noted NCLLC's proactive approach through the Planning Commission's five-year Application approval process (prompt responses to correct deficiencies as they were identified; agreeing to fund the presence of a soils engineer full-time throughout the grading process; agreeing to dirt movement on a seasonal basis; and agreeing to an enhanced escrow to cover road maintenance). He also observed that a substantial delay of development in the Mortonville area ran the risk that Pennsylvania's Department of Environmental Protection might require a far more comprehensive (and expensive) Act 537 Sewage Facilities Plan for the Township.

Robert Shippee, Planning Commission Chair, was among the audience. He pointed out that the Township had already been very accommodating to NDLLC (noting, for instance, that NDLLC had been granted two more lots in Newlin Ridge than would have been permitted under the Township's ordinances), and emphasizing that the Planning Commission had warned NDLLC for years of the importance of obtaining West Bradford's approval of its access to Strasburg Road. A spirited discussion ensued. At length, in response to a question from Mr. Cornell, Mr. Shippee confirmed that the reason for the Planning Commission's May 27 recommendation against the Ordinance was that there had been no answer to the question, "What's in it for Newlin?".

Mr. Pearson's motion to adopt Ordinance 2026-02 was seconded by Mr. Cornell and approved by majority vote (Mr. Kelsall voting "Against").

Mr. Cornell then declared the public hearing concluded.

Resolution 2026-04 – Ben Barnett, Missy Shaffer and LHF LP - Minor Subdivision Plan (Lot Line Change) for 2244 and 2250 Hilltop View Road

Mr. Cornell recounted that Barbara Shaffer and Benjamin Barnett had applied for a Minor Subdivision/Lot Line Add-On Plan, proposing a lot line change between two existing parcels - 49-1-58.3A and 49-1-58.3 – located on the Northwest side of Hilltop View Road (totaling 110.16 acres); that no construction, and no additional lots, were proposed; and that at its June 26th meeting, the Planning Commission had recommended that the Supervisors conditionally approve the Plan (including documentation providing for a waiver of the Sewage Planning Module requirements). He added that the applicants had subsequently submitted a written request for a partial waiver from the monument requirements of the Township's Subdivision and Land Development Ordinance, and that Bob Shippee, Chair of the Planning Commission, had recommended that the Supervisors conditionally grant that partial waiver. He advised that Resolution 2026-04 would approve the Plan and grant the partial waiver, subject to the conditions that the applicants (i) comply with all outstanding comments in the Township

Engineer's July 30, 2026 review letter and (ii) install monuments at locations approved by the Township Engineer.

Mr. Pearson's motion to approve Resolution 2026-04 was seconded by Mr. Kelsall and unanimously approved.

Stormwater Waiver Request - Jacqueline Russell 1540-1542 Embreeville Road:

Mr. Cornell advised that Jacqueline Russell, the owner of 1540 and 1542 Embreeville Road (Tax Parcel No. 49-5-5), had requested a waiver from the Stormwater Management provisions of the Township Code (Chapter 170) in connection with her planned reconstruction of a barn on the property; that the new barn would produce 582 square feet less impervious surface than the old barn (which had already been demolished). He noted that Township's Zoning Officer, Diane Hicks, had provided a letter supporting the requested relief, and that the Planning Commission had recommended that the Supervisors grant the waiver at its July 22, 2026 meeting.

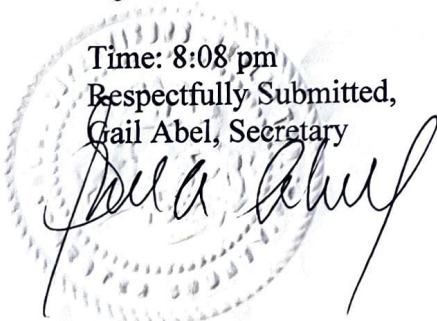
Thomas Schreier, President of Hillcrest Associates, was in attendance on behalf of the applicant. In response to a question from Mr. Pearson, Mr. Schreier promised to provide information as to where the remnants of the demolished barn had been placed. Mr. Pearson's motion to grant the requested waiver, conditioned on the delivery by the applicant of information satisfactory to the Supervisors as where the barn demolition debris had disposed of, was seconded by Mr. Kelsall and unanimously approved.

Roadmaster Update: Mr. Pearson noted that the Township had received a request from a filming company working with Home Box Office on production of the second season of the show "Task". He also advised that the Township had submitted a grant application for the repairs on Laurel Road, but that the application had not been processed because the Conservation District's representative had taken paternity leave. He promised to get to the Conservation District's offices in order to expedite the process. He also noted the mowing tractor acquired through grant funding would be arriving ahead of schedule.

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

Time: 8:08 pm

Respectfully Submitted,
Gail Abel, Secretary

A circular official seal of the township is partially visible behind the signature. The signature is written in dark ink and appears to be 'Gail Abel'.