

**Newlin Township
Board of Supervisors
Meeting Minutes**

June 10, 2019

Call to Order: The monthly Board of Supervisors meeting on Monday, June 10, 2019, convened at 8:00 p.m. at the Township Maintenance Facility located at 1751 Embreeville Road, Coatesville, PA. Present were Chair, Janie Baird, Bill Kelsall, Bob Pearson and Secretary, Gail Abel.

Proclamation: Janie Baird announced that Ruth Thompson turned 100 years old on June 8th. The Township presented Ruth with a Proclamation which was read by Janie Baird:

Recognizing the 100th Birthday of Ruth Smedley Thompson
Newlin Township, Chester County, Pennsylvania

WHEREAS, the longevity of life is a blessing for an individual and for a community which benefits from the knowledge, creativity, and experiences this individual brings to all; and WHEREAS, the Township of Newlin, Chester County, Pennsylvania recognized with respect and admiration the contribution of senior citizens to our community; and WHEREAS, Ruth Thompson was born June 8, 1919, in West Grove, Pennsylvania. She lived with her family on a farm on Laborntown Road off Route 926. She married Harold Earle Thompson in June 1942, and then moved into Newlin Township; and WHEREAS, Ruth Thompson served as Tax Collector and Committee Woman for several decades in Newlin Township; and WHEREAS, Ruth still likes to know what goes on in Newlin Township. She still lives on Green Valley Road; and WHEREAS, the United States has the greatest number of centenarians in the world, and today Ruth Thompson shall be honored for her 100 years on this earth; and NOW, THEREFORE, BE IT PROCLAIMED that the Board of Supervisors of the Township of Newlin, Chester County, Pennsylvania and the citizens of Newlin Township honor Ruth Smedley Thompson for her long life and prosperity.
This 10th day of June 2019 and signed by all three Supervisors.

Pledge of Allegiance

Announcement Period: Janie Baird stated that at the May meeting, Doug Mooberry and Andrew Egan, residents of Harvey's Bridge Road, requested signs due to the heavier traffic with the closing of Brandywine Creek Road. She announced that Rob Mastrippolito had installed "No Trucks", "No Thru Traffic", and "Not a detour" signs on Harvey's Bridge Road. Janie thanked Rob for getting the signs ordered and installed.

Janie also announced that the July meeting will be back at The Lenfest Center. Natural Lands had a conflict for tonight's meeting.

Comment Period:

John Hughes Laurel Road brought the Board's attention what a great job Rob Mastrippolito does. Rob was out of State on vacation not long ago, and he still mitigated a situation on Laurel Road and got the job done.

Minutes: The minutes of the Board of Supervisors meeting, held on Monday, May 13, 2019, were read and reviewed. Bill Kelsall made a motion to accept the minutes, seconded by Bob Pearson and the vote was unanimous.

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: May reports were received:

West Bradford: 26 total calls, 1 in Newlin.

Modena Fire Company: zero calls in Newlin

Good Fellowship Ambulance: 2 calls in Newlin.

Po Mar Lin, Modena Fire Co & Longwood Ambulance reports are received by the Regional Fire Committee.

Right to Know Requests: The Township has had four right to know requests since the last meeting.

605 South Bay Road, LLC – 1066 Unionville Wawaset Final Minor Sub Division Plan:

Janie Baird provided an update for the Sub Division application that was received on January 21st from Regester Associates on behalf of their client 605 South Bay Road, LLC, for the property known as 1066 Unionville Wawaset Road. The application was reviewed by Newlin's Planning Commission at their March 27th meeting. The Planning Commission recommended conditional approval based upon changes to the plan.

RESOLUTION NO. 2019-10

BOARD OF SUPERVISORS OF NEWLIN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA

IN THE MATTER OF: FINAL MINOR SUBDIVISION PLAN FOR 605 SOUTH BAY
ROAD, LLC – 1066 UNIONVILLE-WAWASET ROAD

- I. The Board of Supervisors of Newlin Township hereby grants final approval to the Final Minor Subdivision Plan of 605 South Bay Road, LLC, (two lots) prepared by Regester Associates, Inc., consisting of six (6) sheets, dated 01-07-19, last revised 05-21-19 (the "Final Plan"), subject to Applicant's compliance with all of the notes and conditions contained on the Final Plan and the following conditions:

- a. A copy of the Sewage Facilities Planning Module for Lot 1 approved by the Pennsylvania Department of Environmental Protection shall be submitted to the Township.
 - b. A copy of the NPDES permit for Lot 1 approved by the Chester County Conservation District shall be submitted to the Township.
 - c. A copy of the Highway Occupancy Permit for Lot 1 approved by the Pennsylvania Department of Transportation shall be submitted to the Township.
 - d. The Township-approved Stormwater Best Management Practices and Conveyances Operations and Maintenance Agreement is executed by the Applicant and recorded in the chain of title for Lot 1 immediately following the recording of the Final Plan. A copy of the recorded Agreement shall be provided to the Township.
 - e. The deeds for Lot 1 and Lot 2 shall include the restrictions set forth in Notes 23 through 26 of the Final Plan, as applicable to each lot (subdivision, use and building area restrictions), including a right of enforcement of the restrictions by Newlin Township. The restrictions shall run with the land in perpetuity. The draft deeds shall be submitted to the Township Solicitor for review and approval. The deeds shall be recorded immediately following the recording of the Final Plan and copies of the recorded deeds shall be provided to the Township.
- II. Based on the recommendations of the Township Planning Commission and Vandemark & Lynch, Township Engineer, in its correspondence dated May 24, 2019, the Board of Supervisors grants waivers from compliance with the following Sections of the Township Subdivision and Land Development Ordinance (“SLDO”) and the Township Stormwater Management Ordinance (“SWMO”):
- a. SLDO Section 302.A.1 and 302.C – requirement for a site context map.
 - b. SLDO Section 303.C – requirement for lots to be deeded to the edge of the ultimate right-of-way.
 - c. SLDO Section 303.F.1 and 303.F.2 – requirement for final resource impact and conservation plan.
 - d. SLDO Section 919.F – requirement that all contours and elevations shown on the Final Plan be based on the 1929 mean sea level datum.
 - e. SWMO Section 402.B.8.p – requirement for a fifty-foot non-disturbance buffer to protect streams, wetlands and other water bodies during construction.
- III. The Board makes the following determinations:
- a. The subdivision is consistent with SLDO Section 601.I which encourages preservation of the Route 842 scenic corridor since the proposed residential structures on Lot 1 will be setback 700 feet from Route 842.
 - b. Paths and walkways are not required in accordance with SLDO Section 917.B.1 since the Final Plan is for only two (2) lots.

The Final Plan shall be revised to include notes indicating the foregoing waivers granted and determinations made.

The Final Plan shall not be released for recording until the Applicant complies with all of the foregoing conditions. Three copies of the recorded Final Plan and the documents required above shall be provided to the Township within five (5) days of recording.

Bob Pearson commented this Board has never provided a conditional approval. They always approve plans once all documents are finalized. After a discussion, Bob Pearson made a motion to provide conditional approval to the Plan and adopt Resolution 2019-10. Bill Kelsall seconded the motion, and the vote was unanimous. Plans will not be signed until everything is in order, reviewed and approved by the Solicitor and Township Engineer.

Stormwater Best Management Practices and Conveyances Operation and Maintenance Agreement for 605 South Bay Road, LLC has been signed and notarized by the applicant. Bob Pearson made a motion to sign and approve the Stormwater Operation and Maintenance Agreement, Bill Kelsall seconded, and the vote was unanimous.

Speed Limit Ordinance Review: Rob Mastrippolito has been taking LTAP classes and working toward his roads scholar certification through Penn Dot. After taking the sign class, he learned about the requirements for municipalities regarding posting road signage. He put together a fact sheet about signs for the Board to review. He indicated the Township is out of compliance in many of the required areas and getting in compliance will not be an overnight process. The Board reviewed and it was agreed that Bob Pearson and Rob Mastrippolito would discuss Rob's proposal and come up with a plan to come into compliance.

Kelsall Road Bid Opening: Sealed proposal for the procurement and delivery of construction materials needed for Kelsall Road Dirt & Gravel Road Project was advertised on May 22nd & May 29th in the Daily Local News. Two sealed bids were presented to the Road Master for opening. Bob Pearson commented the storm drains crossing needs to be replaced on Kelsall Road. We received a grant from the Chester County Conservation District for \$203,000. The Township's in-kind contribution match is \$130,000. A bid from Terre Hill Concrete for the storm drain boxes and grates was received. Bill Kelsall made a motion to accept the bid from Terre Hill Concrete, Bob Pearson seconded, and the vote was unanimous. A bid from Old Castle Infrastructure for construction materials, precast pipe, and fittings was received. Bob Pearson made a motion to accept the bid from Old Castle, seconded by Bill Kelsall and the vote was unanimous.

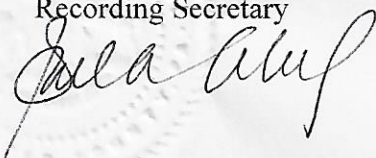
Adjournment: With no further business, Janie Baird made a motion for adjournment, seconded by Bob Pearson and the vote was unanimous.

Time: 8:40pm

Respectfully Submitted,

Gail Abel

Recording Secretary

A handwritten signature in cursive script, appearing to read 'Gail Abel', is written over a faint circular official seal.