

**Newlin Township  
Board of Supervisors  
Meeting Minutes  
August 12, 2019**

**Call to Order:** The monthly Board of Supervisors meeting on Monday, August 12, 2019, convened at 8:00 p.m. at the Lenfest Center, Cannery Road, Coatesville, PA. Present were Janie Baird, Bill Kelsall, Bob Pearson and Secretary, Gail Abel.

**Pledge of Allegiance**

**Announcement Period:** Janie Baird announced there will be an executive session immediately following the meeting on land acquisition.

The Bike the Brandywine event will be held on September 28<sup>th</sup>. The bikers will be on Northbrook Road, Brandywine Drive and Ground Hog College Road. They are expecting over 600 bikers.

**Comment Period:** No public comments

**Minutes:** The minutes of the Board of Supervisors meeting, held on Monday, July 8, 2019, were read and reviewed. Bob Pearson made a motion to accept the minutes, seconded by Bill Kelsall 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. Janie Baird announced the general fund has an excess amount over the \$250,000 FDIC limit. The Secretary is researching additional options.

**Emergency Services:**

West Bradford Fire Co: July report was received, 34 total calls, 0 in Newlin.

Modena Fire Company: has not been received.

Good Fellowship Ambulance: July report was received, 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 3 right to know requests since the last meeting.

**Kennett Library Update:** Jeff Yetter, Megan Walters, and Loren Pearson provided an update on Kennett Library. Since Mid-2016, the Board of Trustees directed the executive committee to investigate the possibility of a new library building. A final "Schematics" design was approved in December 2018. It met the design strategic criteria with 16 public meeting rooms including a 100 seat "raked" auditorium with a stage. With two floors, 25,000 ft. (versus 11,000 ft in the current building), and surface parking for 37 cars, the New Project Team feels this will fulfill the dream to be the community center for the area. The latest cost estimate for this building is \$14.9 million. The new building will be built at the corner of East State Street and S. Willow Ln., approximately two blocks "down the street" from the current library building.

The Kennett Library currently serves a population of 45,000 in Kennett Square Borough and the Townships of Kennett, Pennsbury, Pocopson, Newlin, New Garden, East Marlborough and West Marlborough in an undersized, outdated, inadequate building in downtown Kennett Square.

Jeff Yetter requested that the Board consider a three-year contribution starting in 2020. If we went with a .3 mill tax that would generate \$39,184 per year with a total of \$117,551 for the three-year total request. But Jeff said if it was done by a tax referendum, it would have to be undone by a referendum and felt that a commitment by the Board of \$39,000 a year for three years would provide the necessary funds from Newlin. If all eight townships adopted a similar .3 mill contribution for three years it would generate \$3,155,557 toward the new library. The Supervisors said they would take this proposal under consideration.

**Wireless Communications Facilities:** Federal and state regulations of traditional cell towers are relatively unchanged in recent years. However mini-cell towers are being used more and more and are often placed within a public right of way on utility poles, street lights or newly constructed poles.

Kim Venzie of Buckley Brion has worked on drafting an Ordinance for Newlin Township which will bring our current ordinance on cell towers up to date. Kim has helped several townships to modify their ordinances as well. She has worked with our Planning Commission on the drafting of this ordinance, and the Planning Commission has referred the ordinance to the Board for consideration and advertising for a hearing on the ordinance.

The proposed ordinance was submitted to Chester County Planning Commission for their 30 day review period on July 25, 2019.

Janie Baird called for a motion to set a hearing date of September 9<sup>th</sup> for possible adoption of the ordinance. Bob Pearson made a motion to advertise for possible adoption of the Wireless Communications Facilities Ordinance, Bill Kelsall seconded, and the vote was unanimous. Kristen Camp's office will draw up the advertisement for the hearing.

**Codification of Newlin Township Ordinances:**

We signed a contract with General Code in October 2017 to put our ordinances in a user-friendly format, deleting ordinances that have been replaced and providing a general review of legality. The contract price was \$11,902 to be paid in installments.

We have received their Editorial and Legal Analysis which has been reviewed by Craig Kologie, our Zoning officer, and Kim Venzie of Buckley Brion. They have made comments and answered questions posed by General Code.

The Township will return the Editorial and Legal Analysis to General Code, and within 145 business days a final draft with all authorized changes made and the entire code edit-copy ready will be sent to us, and then the Township has 45 days to review and approve for publication.

There will be extra charges for adding Ordinances adopted after the October 2017 contract.

**Laurel Road:** Jim Fritsch, the Township Engineer, provided an update on Laurel Road. Since last month's meeting, he has spoken to Barry and Cyndy Olliff, owners of Laughton & Co. The Olliff's own the landfill property where the proposed road would go through.

Jim Fritsch has also contacted Michael Rosen, the property owner in West Bradford Township where the road access would come onto Strasburg Road. Mr. Rosen is okay with the concept as long as it did not interfere with his possible construction design.

Jim Fritsch has also contacted Jack Stefferud at Natural Lands about the conservation easement on the property.

There is a tentative meeting at DEP South Eastern Regional office in Norristown on September 19<sup>th</sup> at 1:00 pm. We need to make sure the Government agencies do not have any issues with the concept plan.

At this point, everyone is willing to work together for the design of a new access road for Laurel Road. We are only at the initial work in progress stage.

Bob Pearson commented the format is lining up. Janie Baird will attend the meeting at DEP on September 21<sup>st</sup>.

Kristin Camp stated that West Bradford is discussing this idea at their board meeting tonight. She will follow up with them. Bob Pearson commented that West Bradford also has a recycle entrance which could be another alternative.

Janie Baird commented the new proposed road would be a public road but when it gets to the three common driveways that will be a private driveway off of the new proposed public road. The common drive would be installed by the Township, but not maintained by the Township after the final road is finished.

The new road will be wide enough for emergency vehicles. Bob Pearson said the road would be built to Township specifications.

John Hughes, one of the property owners on the common drive, commented he appreciated the Board moving forward with new alternatives. He does have a few concerns. If the original road was restored, the values of their homes would go back to their original values. They want to make sure they have marketable properties. The new access driveway will increase the maintenance for the three driveways. Bob Pearson said the Board has the three owners best interest in mind. The Board will do what they can to please the property owners. Thomas Ziedman 623 laurel Road, one of the property owners of the common driveway, expressed his concerns and read parts of an email of the other property owner, Jeremy Clewell.

9:15 pm, the Board recessed for an executive session with Solicitor, Kristin Camp.

9:20 pm, the Board reconvened. Janie Baird asks if there were any more questions for Jim.

Bob Pearson asked about the fire violation at 910 Stargazer Road. Kristin Camp explained this case had been heard to the District Magistrate's Office, and the defendant was found guilty on one count and found not guilty on the red flag day. The defendant has appealed the case.

Bob Pearson asks for Jack Laws input; Jack Law commented that West Bradford was called out for the incident.

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Bob Pearson commented that the Board should proceed with the appeal. With no further discussion, Bob Pearson made the motion to follow through with the summary appeal, Bill Kelsall seconded, and the vote was unanimous.

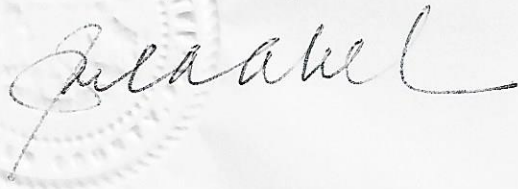
**Adjournment:** With no further business, Bob Pearson made a motion to adjourn, seconded by Bill Kelsall and the vote was unanimous.

Time: 9:28pm

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.