

**Newlin Township
Board of Supervisors
Meeting Minutes
September 9, 2019
PUBLIC HEARING**

Janie Baird opened the Public Hearing on a Wireless Communications Facilities Ordinance. The hearing was advertised in the Daily Local News on August 19th & 26th. The hearing was also advertised on the Newlin Township Website.

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 public right of ways 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.

A summary of where locations are allowed:

- Larger towers are allowed by conditional use in the Flexible Rural Development District but not allowed to be situated within the Village Overlay Zoning Districts or the Airport Overlay Zoning Districts or any Greenway Land.
- Smaller towers (55 feet or shorter in height) are allowed by conditional use along Route 162 and Route 842 subject to other restrictions to protect scenic vistas along the Brandywine River and lands under conservation
- Both types of towers are allowed upon municipal land when approved by the Supervisors

With no additional comments, Janie Baird closed the Public Hearing.

Call to Order: The monthly Board of Supervisors meeting on Monday, September 9, 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 the Board of Supervisors would have an advertised budget meeting on Wednesday, September 25th, at 8:30 pm, immediately following the Planning Commission meeting at the Lenfest Center.

It was announced that the Township would advertise for the 2019-2020 Winter Season for Snow removal bids in the Daily Local. Bids will be opened at the October 14th board meeting.

West Bradford Township Zoning Hearing Board was continued, the next meeting will be October 2nd at 7:00 pm. Attendance was encouraged.

Comment Period: Corporal Lewis Vitale from the Pa State Police, Embreeville Barracks, was in attendance. Lieutenant Donohue was unable to attend. Corp Vitale got promoted and relocated from Media. Janie Baird shared concerns about the intersection of Route 842 (Wawaset Road), Cannery Road & Marlboro Springs Road. There have been several accidents. Bob Pearson commented on the posted 45 MPH speed on Route 842. He said he would love speed enforcement for Route 842.

Minutes: The minutes of the Board of Supervisors meeting, held on Monday, August 12, 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. Bill Kelsall made a motion to approve the financial report, seconded by Bob Pearson, and the vote was unanimous.

Banking-Financial Institutions:

Move the existing BB&T account to an interest-bearing account with no services charges leaving a balance of approximately \$200,000.

Open a new account with WSFS Bank and move excess funds from the General Fund. WSFS provided a very favorable interest rate.

Leave the following accounts as is with no changes for now: Citizens, Escrow Account; DNB First, Embreeville Building Account; Key Bank, Savings Account; and Malvern, Savings Account.

We currently have four accounts at TD Bank. Leave Open Space, Liquid Fuel, and Fire & EMS accounts at TD Bank. Open a new bank account with Santander Bank and move the Land Acquisition to gain a better interest rate and keep the total funds at TD Bank under the \$250,000 FDIC Insurance limit.

Bob Pearson made a motion to accept the new financial structure, seconded by Bill Kelsall, and the vote was unanimous.

Emergency Services:

West Bradford Fire Co: August report was received, 30 total calls, 4 in Newlin.

Modena Fire Company: August report was received, 1 call in Newlin

Good Fellowship Ambulance: August 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 0 right to know requests since the last meeting.

Ordinance 2019-02 Wireless Communications Facilities:

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Janie Baird called for questions or comments on the Wireless Communications Facilities Ordinance update. With no questions or comments, Bob Pearson made a motion to adopt Ordinance 2019-02 Wireless Communications Facilities, seconded by Bill Kelsall, and the vote was unanimous.

Pocopson Creek Estates Trail Change Request: Matt Baichi, HOA board member of Pocopson Creek Estates, was in attendance to present to the Board a request to convert their walking trail surface from mulch to grass. After several years they realize the mulch is not the best surface to maintain. The HOA board discussed this change at two special meetings. They provided the meeting notes which summarize the decision. They followed all the protocols outlined in their bylaws. Bob Pearson commented there is no change in impervious surface. The Board of Supervisors gave their approval for the change.

Pa Act 15 (2018) Amendment to Chester County Act 167 Stormwater Plan Model Ordinance: A letter was received from Chester County announcing that in April 2018, the Pa General Assembly passed Act 15 of 2018, which amended Act 167 to require all municipalities which have adopted Act 167 ordinances to amend their ordinances to provide exception for "high tunnels" (under certain conditions) used in Agricultural applications from ordinance regulations. Newlin Township adopted the County-Wide Act 167 Stormwater Management Plan in December 2013. High Tunnels fall under Agriculture and are defined like a Quonset hut. The proposed ordinance does not need to be sent to Chester County Planning Commission for review because the County initiated the amendment. The Township will advertise for a public hearing to adopt the amendment for October 14th.

Laurel Road: Janie Baird announced that there is a meeting with DEP on September 19th. Jim Fritsch and Janie Baird will attend the meeting.

New Business: Bob Pearson announced the Township has agreed to purchase a truck from East Brandywine Township under an inter-municipal agreement for \$7,500. The truck comes with a power angle plow and stainless steel spreader. The truck will require a CDL License to drive, and Rob Mastrippolito is working on getting his CDL Driver's License. The Township will also be advertising the Ford F550 on Municibid for sale. The truck is not inspected, selling as-is with no warranty.

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

Time: 8:30pm

Respectfully Submitted,

Gail Abel

Recording Secretary

