

**Newlin Township
Board of Supervisors
Meeting Minutes**

March 13, 2017

Call to Order: The monthly Board of Supervisors' meeting of Monday, March 13, 2017, convened at 8:00 p.m. at the Lenfest Center, Cannery Road, Coatesville, PA. Present were Chair, Janie Baird, Bill Kelsall and Secretary, Gail Abel.

Announcement Period: Janie Baird announced that Bob Pearson is moving salt for Penn Dot for the blizzard that is expected and is unable to attend.

April bids for road supplies will be advertised in the local newspaper in April.

The Planning Commission meeting for March 22nd will not be held at the Lenfest Center due to a conflict with Natural Lands Trust. It will be held at the maintenance garage, same day and time, 8:00pm.

Comment Period: No public comments.

Minutes: The minutes of the Board of Supervisors' meeting, held on Monday, February 13, 2017 were read and reviewed. Bill Kelsall made a motion to accept the minutes, seconded by Janie Baird and the vote was unanimous.

Financial Report: Read by Gail Abel. Bill Kelsall made a motion to approve the financial report, seconded by Janie Baird and the vote was unanimous.

Emergency Services:

West Bradford Fire Company: February report was received, 26 total calls, zero in Newlin,

Modena Fire Company: February report was received, 18 total calls, 1 in Newlin.

Po Mar Lin Fire Company: February report was received, 16 total calls, 1 in Newlin.

Good Fellowship Ambulance: February report was received showing 1 call in Newlin.

Longwood Ambulance: report not received

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

McCormick 1812 Chestnut Hollow Road Lot Line Change

Cedarville Engineering Group has completed a review of the proposed land addition to the property at 1812 Chestnut Hollow Road for compliance with the applicable sections of the Newlin Township Subdivision and Land Development Ordinance and the Newlin Township Zoning Ordinance.

According to the submitted Add-on Plan, this project involves 1812 Chestnut Hollow Road (UPI No. 49-2-78.7E, 5.564 acres) owned by Gerald F and Anne Marie McCormick and 507 Brandywine Drive (UPI No 49-2-78.5B, 10.10 acres) owned by Robert M Curtis. The intent of the proposed project is for the Curtis tract to convey 5.000 acres to the McCormick tract. This will leave the Curtis tract with 5.1 acres and the McCormick tract with 10.564 acres. No construction of any improvements is proposed. The applicant will be required to seek

conditional relief from the section of the Township Ordinances in lieu of requiring a fully engineered Plan for the proposed Subdivision.

The following information was submitted by Gerald F McCormick and was received by Cedarville Engineering office via email on March 7, 2017:

1. One (1) plan titled “Final Lot Add-on Plan” prepared by Regester Associates, Inc dated May 25, 2016 and last revised March 7, 2017.
2. Legal descriptions dated March 7, 2017

Waivers are requested from the following sections of the (SALDO):

Section 303.B.8 – Improvement Construction Plan

An improvement Construction Plan must be provided for review and approval unless this requirement is waived by the Board. Cedarville offers no objection to this requirement being waived for this application. A waiver request for providing an Improvement Construction Plan as required by Section 303.B.8 has been added to the plan. Bill Kelsall made a motion to approve the Waiver from Section 303.B.8, seconded by Janie Baird and the vote was unanimous.

Section 303.B.9 – Sewage Disposal Authorization

The final Plan shall be accompanied with planning modules, on-site sewage disposal system permits, or commitments from public utilities regarding the allocation of sewage treatment capacity, as necessary. The request for planning waiver & non-building declaration was submitted to the CCHD by the Township for approval on February 15, 2017. A letter was received from CCHD dated March 7, 2017 confirming receipt of plans but has requested they cannot complete their review until a plan is received showing the locations of all existing septic system absorptions and wells identified for each existing lot. Upon receipt of such plan they can begin its twenty day review. The applicant and applicants engineer are working on submitting an updated plan to CCHD.

Section 303.F – Final Resource Impact and Conservation Plan

A Final Resource Impact and Conservation Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. Cedarville offers no objection to this requirement being waived for this application. A waiver request for providing a Final Resource Impact and Conservation Plan as required by Section 303.F has been added to the plan. Janie Baird made a motion to approve the Waiver from Section 303.F, seconded by Bill Kelsall and the vote was unanimous.

Section 303.G – Final Improvements Construction Plan

A Final Improvement Construction Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. Cedarville offers no objection to this requirement being waived for this application. A waiver request for providing a Final Improvements Construction Plan as required by Section 303.G has been added to the plan. Bill Kelsall made a motion to approve the Waiver from Section 303.G, seconded by Janie Baird and the vote was unanimous.

Section 303.H – Final Stormwater Management and Erosion & Sedimentation Control Plan

A Final Stormwater Management and Erosion & Sedimentation Control Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. Cedarville offers no objection to this requirement being waived for this application. A waiver request for providing a Final Stormwater Management and Erosion & Sedimentation Control Plan as required by Section 303.H has been added to the plan. Janie Baird made a motion to approve the Waiver from Section 303.H, seconded by Bill Kelsall and the vote was unanimous.

Conditional Final Approval to Final Lot Add-On Plan, prepared by Register Associates, dated May 26, 2016, last revised March 7, 2017 with the following conditions:

- * All outstanding issues identified within this letter are satisfactorily addressed
- *The Township receives written documentation of PADEP approval of the Sewage Facilities Planning Module
- * All outstanding Township invoices are paid in full.
- * Once these conditions have been satisfied by the Applicant, The Board of Supervisors will sign the Final Plan for recording with the Chester County Recorder of Deeds. Janie Baird made a motion to give Conditional Final Approval, Bill Kelsall seconded and the vote was unanimous.

Bike the Brandywine-Brandywine Conservancy September 30, 2017: A notice was received from Brandywine Conservancy saying they have an event scheduled for Saturday, September 30, 2017. The starting and ending point is Chadds Ford Historical Society. The full loop which is 100 miles is through Newlin Township. A letter was sent to Brandywine Conservancy saying no permits or approvals are required for the biking event to pass through the Township. The letter outlined the changes in the roads since last year's bike event.

Tough Mudder Event-May 20 & 21, 2017: Correspondence was received from the Event Operations Manager for Tough Mudder, Inc saying the Tough Mudder is scheduled for May 20&21, 2017. Janie shared with the Operations Manager the facts of the Green Valley Road closure, the single lane on Brandywine Creek and that better signage was needed at all the key points.

Agricultural Preservation Zoning: Janie Baird announced the public hearing is scheduled for Monday, March 20th at 8:00pm at The Lenfest Center. Advertising as required by the MPC has been done. Letters went out to the affected properties and properties have been posted. With adoption of the zoning change, there will be 17,200 contiguous acres of agriculturally preserved land within the three townships (East Marlborough, West Marlborough and Newlin).

Brandywine Creek Road Update: Janie Baird announced the official detour for Brandywine Creek Road is now in place.

Doug Mooberry resident on Harvey Bridge Road shared his concerns of increased traffic on Harvey's Bridge Rd. and drivers not obeying the speed limit. He is also concerned about Penn Railroad ethanol tankers parked where the railroad is right next to Harvey's Bridge Rd. Harvey's Bridge is very windy and barely wide enough for two cars, let alone if the train is parked there. He is concerned that drivers unaware of the conditions might swerve and hit the train. He inquired about a "road closed to through traffic" signs. Janie said she realizes his frustration but closing another road could present worse conditions.

parked there. He is concerned that drivers unaware of the conditions might swerve and hit the train. He inquired about a "road closed to through traffic" signs. Janie said she realizes his frustration but closing another road could present worse conditions.

Jim Cornell 650 Green Valley Road inquired again about installing a light on Brandywine Creek Road to allow traffic to come through both ways. Janie explained that electricity is not available in the one-lane section.

Green Valley Road Bridge closure was discussed. Bridge repair is in the planning stages and the time frame is into 2018 because it is a historic area and has wetlands.

Laurel Road Update: Janie said she has a conference call on Wednesday, March 15th with Executive Director of the Senate Transportation Committee, Nolan Ritchie at the Office of Senator John Rafferty. Senator Rafferty was instrumental in getting the law passed that set up the program for the multi modal grants. Janie Baird asked for the Board's permission to re-apply for the multi modal grant for 2017 which is due by May 31st and to seek any other grants that may be available. Bill Kelsall made a motion for Janie Baird to sign the application to re-apply and for permission to seek and apply for any additional grants that could apply. Janie Baird seconded, and the vote was unanimous.

Jack Law, Fire Chief for West Bradford Fire Company was in attendance along with Chief Nuse from Po Mar Lin. Concerns from the emergency services perspective is the Brandywine Creek one way toward Embreeville Road (Route 162) should be a one way the other way, from Embreeville Road (Route 162) toward Harvey's Bridge to allow the fire trucks access from Unionville down 162. Currently Po Mar Lin has no access to that area except from Hilltop View which takes longer. Response rates would be quicker. The other concern is Harvey's Bridge has a weight limit and most of the emergency services trucks are 72,000 GVW which exceeds the posted limit. He does not feel that the liability should fall back onto the fire department because Penn Dot has a road closed. In applying for a permit to exceed the weight limit they need to provide a \$1,000,000 liability insurance certificate and the liability if something would happen while on the bridge would go to the responding fire company crossing. He said he also asked a few years back that the ditch on Young's Road be fixed before the road is lost and that has not been taken care of yet. In his opinion it would only take rip rap to stabilize the area. Jack Law said he plans to have a meeting with Bob Kennedy at Penn Dot and bring up all of the concerns.

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

Respectfully Submitted,
Gail Abel
Recording Secretary

