

**Newlin Township
Board of Supervisors
Meeting Minutes
April 8, 2024**

Call to Order: The Board of Supervisors' monthly meeting convened at 7:30 p.m. on Monday, April 8, 2024, at the Township Garage located at 1751 Embreeville Road. Present were Supervisors Bill Kelsall (Chair), Jim Cornell (Vice-Chair) and Secretary/Treasurer Gail Abel. Bob Pearson was unable to attend.

Announcements: Mr. Kelsall announced the Township's recent receipt of a Zoning Hearing Application submitted by Newlin Development 15, LLC (the "Developer") relating to property located at 1117 Strasburg Road, Coatesville, PA (also known as the "Davis Tract"). He advised that the Developer has filed a preliminary subdivision and land development plan seeking to subdivide the Davis Tract into 17 lots (16 in Newlin Township and one in West Bradford Township), and now seeks a variance that would allow a 45.01-acre greenway (1.56 acres less than the minimum greenway acreage required by the Township's Zoning Ordinance). The hearing has been scheduled for 7:00 p.m. on Thursday, April 25, 2024 at the Township Maintenance Facility.

Comments: Ray Rissmiller commented that the new drains on Wheatland Drive are working well but that when it rains, the side of Laurel Road that adjoins their property at 1001 Wheatland Drive is starting to erode.

Erica Lee recognized the new stop sign that has been installed at the Ridings Way intersection with Laurel Road and the electronic speed limit sign now in use, and thanked the Supervisors.

Minutes for Approval: Ms. Abel presented the minutes of the March 11, 2024, Board Meeting. Mr. Cornell's motion to approve those minutes was seconded by Mr. Kelsall and unanimously approved.

Financial Report: Ms. Abel presented the monthly Financial Report: As of March 31, 2024, the Township had \$526,143.64 on deposit, including \$137,900.35 in general and unrestricted funds. Overall, this represents a net increase of \$110,529.28 since February 29, 2024. Mr. Cornell's motion to accept the Financial Report was seconded by Mr. Kelsall and unanimously approved.

Bill Payment Authorization: Ms. Abel presented a list of pending bills, invoices, and other recurring/routine payments totaling \$55,154.84 (\$19,379.84 from the General Fund Account and \$35,775.00 from the Fire & EMS Tax Account) and requested payment authorization. Mr. Cornell's motion to approve the requested payments was seconded by Mr. Kelsall and unanimously approved.

Richard Rasmussen Property addition to Agricultural Security Area: Mr. Kelsall advised that on August 30, 2023, Richard Rasmussen (also known as Brandywine Outfitters, Inc.) had submitted an application for inclusion of 4.35 of his property in Newlin Township's Agricultural Security Area. He noted that the Supervisors have two options when they receive such an application: They can advertise a hearing or they can avoid advertising and hearing expenses by simply allowing 180 days to elapse and then adopting a resolution to include the property. Mr. Cornell's motion to adopt Resolution 2024-02 in order to add the property specified by Mr.

Rasmussen to Newlin Township's Agricultural Security Area was seconded by Mr. Kelsall and unanimously approved.

2024 Bid Advertisement Authorization: Mr. Kelsall advised that the Township's invitation for annual bids for materials and equipment used for various road projects and maintenance throughout the year should be published soon for bid letting at the Supervisors' May 13th meeting. Mr. Cornell's motion to advertise the annual bids in the Daily Local News was seconded by Mr. Kelsall and unanimously approved.

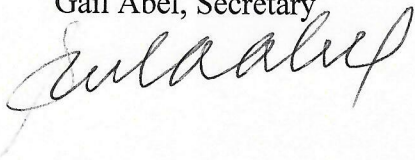
Road Master Update: No update.

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

Time: 7:39pm

Respectfully Submitted,

Gail Abel, Secretary

A handwritten signature in cursive script, appearing to read "Gail Abel", is written over the typed name of the secretary.