Newlin Township
Board of Supervisors
Meeting Minutes
July 14, 2025

Call to Order: The Board of Supervisors' monthly meeting convened at 7:30 p.m. on Monday, July 14, 2025 at the Township Garage located at 1751 Embreeville Road. Present were Supervisors Jim Cornell (Chair), Bill Kelsall (Vice-Chair), Bob Pearson and Secretary/Treasurer Gail Abel.

Announcements: Mr. Cornell summarized a recent conversation with David Greaves (EPA's Remedial Project Manager for the Strasburg Landfill) regarding EPA's progress on a permanent solution to the Township's PFAS problem: Mr. Greaves reconfirmed August 31 as the target date for a final Record of Decision ("R.O.D.") and added that as long as the R.O.D. gets issued before the end of EPA's current fiscal year (September 30) they will be able to commit funding for the project. When asked what solution was emerging, Mr. Greaves first cautioned that at this stage nothing he said could be considered a guarantee, but then advised that EPA is now leaning toward the combined solution the Supervisors had proposed: Installation of Point of Entry Treatment Systems in each affected household before Fall of 2026, to be replaced by public water as soon as that can be safely provided (that would be 2028 - or 2029 if Aqua Pennsylvania needs that long to meet EPA's PFAS standards). After the R.O.D., Mr. Greaves expects to have a public meeting (probably at the Township Garage) to give affected residents the details and a timetable. Mr. Cornell noted that his letter proposing the combined solution is posted on the Township's website under "News and Events", along with supporting letters from Congressional Representative Chrissie Houlahan and State Representative Christina Sappey.

Comments: Erin Finnerty inquired whether a home with PFAS levels below EPA's "Maximum Contaminant Levels" would they qualify for EPA's PFAS solution.
Mr. Cornell responded, "Probably not."

Minutes for Approval: Ms. Abel presented the minutes of the June 9, 2025 Board Meeting. Mr. Pearson'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 June 30, 2025 the Township had $884,258.00 on deposit, including $414,262.80 in general and unrestricted funds. Overall, this represented a net increase of $188,062.58 since May 2025. Mr. Pearson'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 $72,735.18 ($29,789.43 from the General Fund Account and, $42,945.75 from the Fire and EMS Tax Account) and requested payment authorization. Mr. Pearson's motion to approve the requested payments was seconded by Mr. Cornell and approved by majority vote (Mr. Kelsall abstained since Ms. Abel's request included a payment to the engineer for Mr. Kelsall's subdivision application).

Harveys Bridge Presentation: Mr. Cornell welcomed Eric Quinn, Bridge Program Manager from Chester County's Department of Facilities, and Rebecca Silver, an engineer from TransSystems Corporation, who presented design renderings for the County's Harveys Bridge replacement project. Mr. Quinn noted that while the current bridge had a solid wall, PennDOT (which will fund 95% of the project) favored the "open rail" option. Mr. Pearson voiced his preference for "open rail" option, which he noted, would better accommodate snow removal. After further discussion, Mr. Pearson's motion to approve "Option 1: PA Type 10M Bridge Barrier" as the design for Harveys Bridge replacement was seconded by Mr. Kelsall and unanimously approved.

Open Space Committee Requests: Open Space Committee Chair Joe Torchiana presented two requests:

Agricultural Preservation Easement: Mr. Torchiana advised that the Chester County Agricultural Preservation Board had requested $7,000 for ancillary expenses in connection with its acquisition of an Agricultural Preservation easement on Parcels 49-5-19.1 and 49-5-20 (totaling 42 acres) and that the Open Space Committee was in support of this request

Mr. Cornell advised that as a matter of confidentiality the property would normally be identified in Board meetings only by parcel number(s) but considered it appropriate to note in this case that the parcels to be eased were owned by Supervisor Bob Pearson, who would be abstaining from the Supervisors' vote. He pointed out that the funding request had come from the Agricultural Preservation Board, not from Mr. Pearson.

Mr. Kelsall's motion to approve a funding request in the amount of $7,000 in connection with an easement on Parcels 49-5-19.1 and 49-5-20, and to execute any necessary documents in connection therewith, was seconded by Mr. Cornell and approved by majority vote (Mr. Pearson abstaining).

Natural Lands Easement: Mr. Torchiana next advised that the Natural Lands Trust ("Natural Lands") had requested a contribution of $39,225 in connection with its acquisition of an open space easement on Parcel 49-5-29 (10.4 acres), detailed the components of that request and confirmed the Open Space Committee's support. He noted that if approved, $19,225 would be paid it at closing, $10,000 in 2027 and $10,000 in 2028.

Mr. Cornell and Mr. Pearson noted that on a per acre basis, this would be the Township's largest contribution to date. After discussion, it was the Board's consensus that Township should provide the requested funds, but that the Supervisors should arrange a work session with the Open Space Committee in order to establish guidelines for future Township open space contributions.

Mr. Pearson's motion to approve a funding request in the amount of $39,225 in connection with an easement on Parcel 49-5-29, and to execute any necessary documents in connection therewith, was seconded by Mr. Kelsall and unanimously approved.

Consideration of Supervisor Pay Increase: Mr. Cornell advised that the Pennsylvania legislature had passed a statute that would permit townships to increase the salaries of Supervisors from $1,875 per year to $3,145 per year. The first step in this process would be an authorization to advertise a public meeting for the Supervisors to consider a compensation Ordinance at the August meeting. He noted that the Supervisors' current salary level was set by the Pennsylvania legislature in 1933. After discussion, Mr. Kelsall's motion to approve the advertisement of a public meeting to consider an Ordinance to increase Supervisor compensation was seconded by Mr. Pearson and unanimously approved.

RoadMaster Update: Mr. Pearson noted that he was seeing a lot of faces from Laurel Road in attendance, and summarized the Township's current and pending Laurel Road activity, including working with PECO on vegetation removal, updating drainage and widening of the road for better emergency vehicle access. He thanked the Laurel Road residents for their patience, and recognized Jack Law for assisting in obtaining electronic "roadwork" signs for the project. In response to a question from Erin Finnerty, he estimated that it should take approximately six weeks to complete the work on Laurel Road. Mr. Pearson also advised that the Chester County Conservation District had approved a grant of $94,792.70 for Kelsall Road improvements, and had already provided $47,396.35. He noted that work on Kelsall Road will not commence until the Laurel Road work is completed.

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

Time: 8:05 pm
Respectfully Submitted,
Gail Abel, Secretary

Gail Abel