

**Newlin Township
Board of Supervisors
Meeting Minutes
November 9, 2020**

Call to Order: The Board of Supervisors' monthly Board Meeting convened at 7:00 p.m. on Monday, November 9, 2020, at The Newlin Township Maintenance Facility, 1751 Embreeville Road, Coatesville, PA. Present were Supervisors Bill Kelsall (Chair), Bob Pearson and Jim Cornell, and Secretary/Treasurer Gail Abel.

Announcements: Mr. Kelsall announced the board held an executive session on November 4th to discuss Retirement Plans, an item on tonight's agenda.

Comments: No public comments.

Minutes: Gail Abel presented the minutes of the Supervisors' October 12, 2020 Board Meeting and October 20, 2020 budget work session. Mr. Pearson's motions to approve those minutes were seconded by Mr. Cornell and unanimously approved.

Financial Report: Ms. Abel presented the monthly Financial Report: As of October 31, 2020, the Township had \$1,654,034.74 on deposit, including \$1,331,254.71 in general and unrestricted funds. Overall, this represented a net decrease of \$124,173.90 since September 30, 2020. Mr. Pearson's motion to approve the Financial Report was seconded by Mr. Cornell and unanimously approved.

Payment Authorization: Ms. Abel presented a list of pending bills, invoices, and other recurring/routine payments totaling \$54,946.26 (\$39,090.06 from the general fund, and \$15,856.20 from the State Liquid Fuel Fund) and requested payment authorization. Mr. Pearson's motion to authorize payment of the listed items was seconded by Mr. Cornell and unanimously approved.

Building Committee Appointments: Mr. Kelsall advised that it would be appropriate to fill two vacancies on the Building Committee. Mr. Cornell's motion to appoint Marilyn Tully was seconded by Mr. Pearson and unanimously approved. Mr. Kelsall's motion to appoint Dan Finnerty was seconded by Mr. Pearson and unanimously approved.

Marsh Creek Homes – 1050 Glenhall Road-Subdivision: Mr. Kelsall advised that the Planning Commission had recommended that the Board of Supervisors (1) approve the Subdivision and Land Development Plans for the development of 1050 Glenhall Road (the “Plans”), as submitted in final form by Marsh Creek Homes LLC (the “Applicant”), subject to three conditions, and (2) grant three Ordinance waivers in order to facilitate the implementation of the Plans. Mr. Cornell's motion to approve the Plans, subject to the three conditions referenced below, and to grant the three waivers referenced below from the Township's Subdivision and Land Development Ordinance, was seconded by Mr. Pearson, and unanimously approved:

Conditions:

1. Compliance with any outstanding comments in the October 14, 2020 letter from Regester Associates, Inc.
2. Compliance with any outstanding comments in the October 20, 2020, Memorandum of Castle Valley Consultants, Inc.
3. Revision of the proposed Homeowners Association Declaration in accordance with the November 5, 2020 letter from the Township's Solicitor to Applicant's counsel, Art Sagnor.

Waivers:

1. Section 406.1, in order to allow the Plans to be approved as preliminary/final plans.
2. Section 919, in order to eliminate a requirement to replace an existing iron pin with a concrete monument.
3. Section 921.D.3, in order to allow grading to cross over proposed internal lot lines

Marsh Creek Homes – 1050 Glenhall Road-Sewage Planning Module Component 1:

Consistent with approvals recently granted by the Township's Sewage Enforcement Officer and the Planning Commission, Mr. Pearson requested authorization to execute on behalf of the Township a Pennsylvania Act 537 Sewage Planning Module Component 1 in order to confirm that no revision to the Township's Official Plan is required in connection with the Glenhall Road project. Mr. Pearson's motion was for authorization was seconded by Mr. Cornell and unanimously approved.

Selection of Retirement Plan Administrator: Mr. Cornell advised that the Supervisors were considering the adoption of two defined contribution retirement plans (a 401(a) plan and a 457 plan); that in anticipation of such adoption the Township had recently advertised a Request for Proposals for investment counseling, custodial and related services; and that because two service providers had responded to the advertisement, the evaluation of their competing proposals was not yet complete. He noted that in order for the Township to become eligible at the earliest possible date for funding under the General Municipal Pension System State Aid Program (Act 205), the Supervisors would need to approve all plan documentation at the December Board Meeting and arrange for initial plan contributions before 2021. Accordingly, he requested authorization to complete the evaluation of the competing proposals and select and notify the successful applicant as soon as practicable.

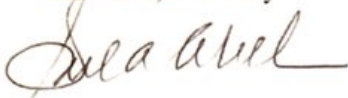
After discussion, Mr. Pearson's motion to approve Mr. Cornell's request was seconded by Mr. Kelsall and unanimously approved.

Proposed 2021 Budget: Mr. Kelsall noted that each year in November the Supervisors present a proposed annual budget for the following year, with formal adoption scheduled for December. He advised that copies of the proposed 2021 budget were available for those in attendance. He noted that the proposed State Liquid Fuel budget was balanced (with expenditures matching anticipated receipts from Pennsylvania's Municipal Liquid Fuels Tax Fund), and that the proposed General Fund budget showed Revenues of \$691,196 and Expenditures of \$640,486, resulting in a surplus of \$50,710 for 2021. There were no questions from those in attendance.

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

Time: 7:11 p.m.

Respectfully Submitted,
Gail Abel, Secretary



CONDITIONAL USE HEARING

Immediately followed the Board of Supervisors meeting, the Supervisors resumed the Conditional Use Hearing that had commenced on August 10, 2020. Michael Gill, Esquire, from Buckley, Brion, McGuire & Morris LLP, represented the Township. That hearing involves the Application of New Cingular Wireless PCS, LLC, d/b/a/ AT&T Mobility for conditional use approval (and any other relief/approvals that might be required) under Newlin Township's Zoning Ordinance for a 120-foot cell tower and associated structures proposed to be located at 940 Unionville Wawaset Road (Tax Parcel No. 49-5-16, owned by Samuel and George Wickersham).