



**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP
PUBLIC MEETING AGENDA
November 5, 2025 7:00 PM**

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER PUBLIC HEARING FOR HR-492

ENLOSURE

A public hearing to consider and possibly adopt HR-492, an ordinance reapportioning the first, second and third voting districts for Tredyffrin Township, a home rule municipality

Before adjourning Public Hearing – Motion to adopt Ordinance HR-492 reapportioning the first, second and third voting districts for Tredyffrin Township, a home rule municipality

3. ADJOURN PUBLIC HEARING FOR HR-492 AND CALL TO ORDER PUBLIC HEARING FOR 2026 PRELIMINARY BUDGET

A public hearing to consider and possibly adopt the 2026 Preliminary Budget

[Link to 2026 preliminary budget](#)

Before adjourning public hearing - Motion to adopt the 2026 Preliminary Budget

4. ADJOURN PUBLIC HEARING AND CALL TO ORDER PUBLIC MEETING

5. ANNOUNCEMENTS

A. In observance of Veterans Day, Township offices will be closed Tuesday, November 11.

B. The 2026 Budget Open House will be held on Thursday, November 13 from 10 AM – 12 PM at the Township Building.

6. APPROVAL OF MINUTES

ENLOSURE

A. Motion to approve minutes of October 20, 2025, public meeting

7. TOWNSHIP BUSINESS

A. EAC and Library Board of Trustees Supervisor Liaison Reports

B. Motion to confirm Phil Witmer to complete Tom Szwec's term on the Environmental Advisory Commission

C. Motion to reappoint Robyn Forbes Drucker, Brad Murphy and Erika Diaz to the Zoning Hearing Board

D. 2026 Budget Discussion

ENLOSURE

E. Motion to ratify emergency sanitary sewer project on Old State Road

- ENLOSURE* F. Motion to adopt Resolution #2025-18 authorizing submission of an application to the Pennsylvania Department of Community and Economic Development (DCED) Local Share Account (LSA) Program for the Tredyffrin Heritage Center at Duportail House project in the amount of \$80,000
- ENLOSURE* G. Motion to adopt Resolution #2025-19 authorizing staff to submit an LSA Grant Application for repairs/rehabilitation of the Glenhardie Road Bridge South over Trout Creek and West Valley Road Bridge over Norfolk/Southern

H. Discussion of the Parks Foundation status

8. NEW MATTERS

A. Board Members

B. Citizens

9. NEXT MEETING - The next meeting is scheduled for Monday, November 17, 2025.

10. ADJOURN PUBLIC MEETING

**TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

Ordinance No. HR- 492

**AN ORDINANCE REAPPORTIONING THE FIRST, SECOND
AND THIRD VOTING DISTRICTS FOR TREDYFFRIN
TOWNSHIP, A HOME RULE MUNICIPALITY.**

WHEREAS, Tredyffrin Township adopted a Home Rule Charter in May of 1974, (the "Charter"); and

WHEREAS, Section 207.A of the Charter requires the Board of Supervisors to reapportion the districts in the year following the year in which the decennial U.S. Census reports are officially certified; and

WHEREAS, pursuant to Sections 206 and 207 of the Charter and the Pennsylvania Municipal Apportionment Act, 53 Pa.C.S.A. §901, *et seq.* (the "Act") the Township is required to maintain Districts that are "compact," formed of "contiguous territory, following distinctive geographical boundaries" and approximately equal in proportion of residents in each District; and

WHEREAS, the Township's Districts should be reapportioned in order to maintain compliance with the Act and the Charter; and

WHEREAS, a plan incorporating those requirements has been presented to the Board of Supervisors for approval; and

WHEREAS, the Board of Supervisors has deemed such reapportionment and realignment of the voting districts to be in the best interests of the citizens of Tredyffrin Township.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Tredyffrin Township, Chester County, Commonwealth of Pennsylvania as follows:

SECTION I. In accordance with Chapter 54 of the Township Code, the Township hereby maintains the numbering of its Districts as follows:

- A. Ward 1 – East
- B. Ward 2 – Middle
- C. Ward 3 – West

SECTION II. After considering the recommendations of the Ad Hoc Reapportionment Committee and the Township Department of Planning and Zoning, and finding the proposed reapportioned Districts to be contiguous, compact and as equally populous as practicable, the Board of Supervisors hereby adopts the Proposed Voting District Map which is made a part hereof and attached hereto as Exhibit "A," and further adopts the description of the boundaries of the reapportioned Districts which is made a part hereof and attached hereto as Exhibit "B."

SECTION III. The Board of Supervisors directs Township staff to make available for public consideration the map and description attached hereto as Exhibits "A" and "B," which shall also be provided to the Chester County Board of Elections along with this ordinance after adoption and publication hereof. The Board of Supervisors further directs Township staff to advertise this ordinance as required by the Charter.

SECTION IV. The Chairman of the Board of Supervisors, Township staff and the Township Solicitor are hereby authorized to take any and all steps necessary and appropriate to carry out the provisions and purpose of this ordinance, including but not limited to, signing and acknowledging any necessary documents, advertising the ordinance, and forwarding a copy of this ordinance to the Chester County Board of Elections.

SECTION V. If any part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining parts of this ordinance which shall continue to be fully operative as if the unconstitutional, illegal or invalid part had not been enacted.

SECTION VI. Any and all provisions of any other ordinance which are inconsistent with the provisions of this ordinance are hereby repealed.

SECTION VII. This ordinance shall be effective thirty-one (31) days from the date of enactment hereof.

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DULY ORDAINED AND ENACTED this ____ day of _____, 2025.

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

[Seal]

Attest:

David Miller, Chair

Julie Gosse, Vice Chair

KS Bhaskar

William F. Martin
Township Manager

Matthew Holt

Sharon Humble

Carlotta Johnston-Pugh

Murph Wysocki

Exhibit A
Proposed Voting District Map

OFFICIAL WARD & VOTING PRECINCT MAP

In the
Township of
Tredyffrin
Chester County, Pennsylvania
Date: August 1, 2025

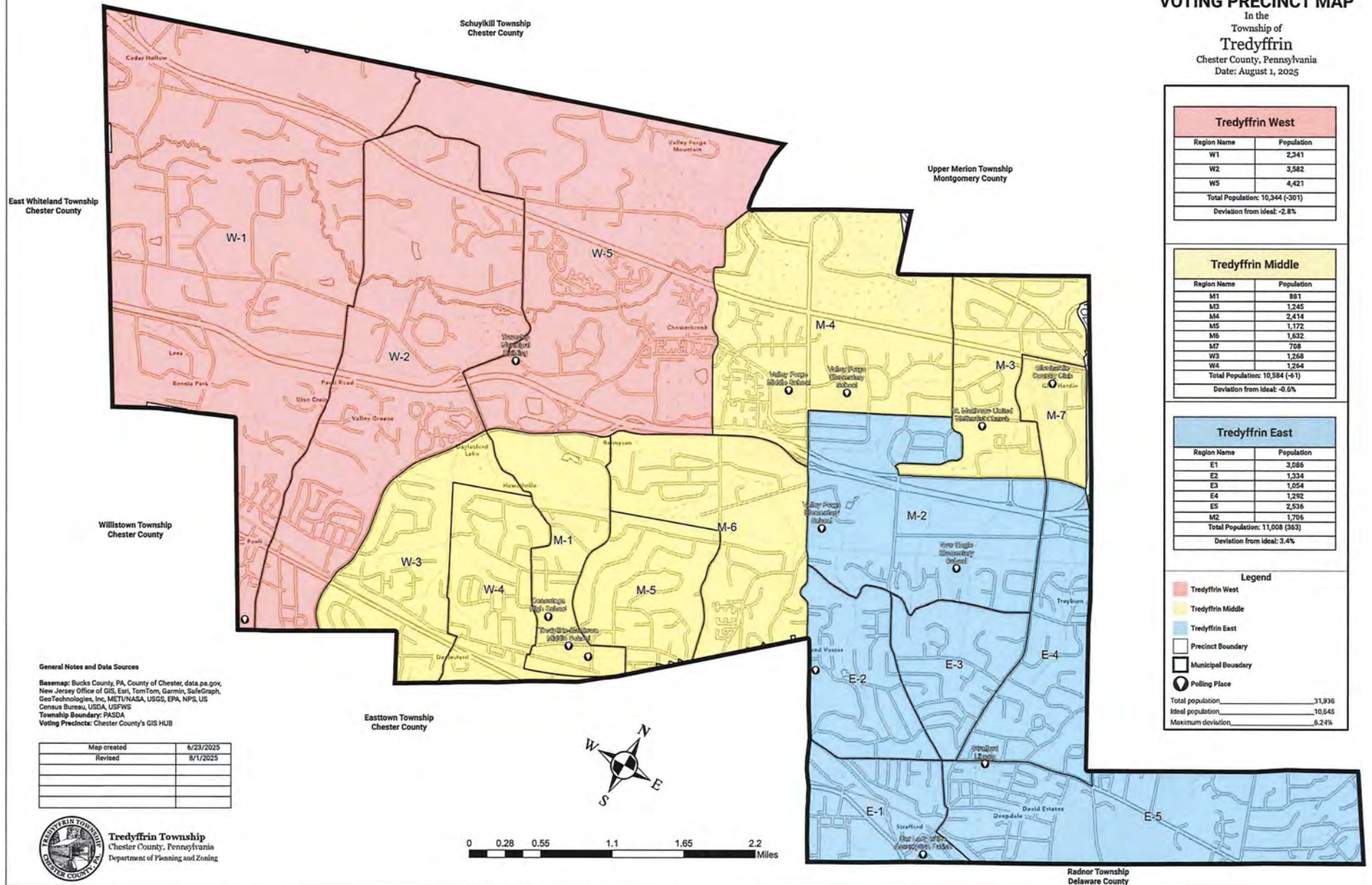


Exhibit B
Tredyffrin Wards Written Descriptions



Tredyffrin Wards Written Descriptions

Tredyffrin Township, Chester County PA

Department of Planning and Zoning

October 2025

Ward "Tredyffrin West"

The ward named "Tredyffrin West" is in the western portion of the Township of Tredyffrin and shall include all of the territory and inhabitants contained in an area which is bounded and described as follows:

Beginning at a point 20 yards due North of mile marker 319.8 on the westbound side of the Pennsylvania Turnpike, along the Township's border with Charlestown Township;

Thence, continuing Northeasterly along the Township's border with Charlestown Township for 2750 yards to its point of intersection with the right-of-way line at the cul-de-sac of Chautauqua Trail;

**Note that the ward boundary follows the right-of-way line around the cul-de-sac at the end of Chautauqua Trail, and encompasses the following tax parcels: 43-4-655, 43-4-653, 43-4-656, 43-4-657, 43-4-658, 43-4-659, and 43-4-660.*

Thence, following the curvature of the right-of-way line around the cul-de-sac of Chautauqua Trail until its point of intersection with the Township's border with Charlestown Township;

Thence, turning Northeasterly following the Township's border with Charlestown Township for 1555 yards until its point of intersection with Clothier Springs Road;

Thence, following the centerline of the northern spur of Clothier Springs Road until its point of intersection with Diamond Rock Hill Road;

Thence, turning Northeasterly and briefly following the centerline of Diamond Rock Hill Road until its point of intersection with the Township's border with Schuylkill Township;

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 15 yards until its point of intersection with the northern right-of-way line of Horseshoe Trail;

**Note that the northern right-of-way line along Horseshoe Trail is also the eastern property line of tax parcel 27-8-38.*

Thence, turning Southeasterly following the northern right-of-way line of Horseshoe Trail until its point of intersection with the property line dividing tax parcel 27-8-38 and tax parcel 43-4-32;

Thence, turning Northeasterly following the property line dividing tax parcel 27-8-38 and 43-4-32 for a distance of 85 yards until its point of intersection with Schuylkill Township;

**Note that the ward Tredyffrin West does not include tax parcel 27-8-38, but does include tax parcel 43-4-32.*

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 271 yards until its point of intersection with the property line dividing tax parcel 27-8-74.1 and 43-4-32;

Thence, turning Southeasterly following the property line dividing tax parcel 27-8-74.1 and 43-4-32 until its point of intersection with the northern right-of-way line of Horseshoe Trail;

Thence, turning Easterly following the northern right-of-way line of Horseshoe Trail until its point of intersection with the northern property line of tax parcel 43-4-41;

Thence, turning Northeasterly following the northern property line of tax parcel 43-4-41 to its point of intersection with the eastern property line of tax parcel 43-4-43;

Thence, turning Northwesterly following the eastern property line of tax parcel 43-4-43 until its point of intersection with the Township's border with Schuylkill Township;

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 896 yards until its point of intersection with the eastern right-of-way line of Horseshoe Trail; Note the eastern right-of-way line of Horseshoe Trail is also the western property line of tax parcel 27-8-69.

Thence, following the eastern right-of-way line of Horseshoe Trail for 36 yards to its point of intersection with the western property line of tax parcel 43-4C-3;

Thence, turning Northeasterly following the property line dividing tax parcel 27-8-69 and 43-4C-3 for 42 yards until its point of intersection with the Township's border with Schuylkill Township;

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 945 yards to its point of intersection with the eastern right-of-way line with S Forge Mountain Drive;

Thence, turning Southeasterly following the eastern right-of-way line of S Forge Mountain Drive for 30 yards until its point of intersection with the property line dividing tax parcel 27-8D-63 and 43-4D-1;

Thence, turning Northeasterly following the property line dividing tax parcel 27-8D-63 and 43-4D-1 until its point of intersection with the Township's border with Schuylkill Township;

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 2,454 yards until its point of intersection with the Valley Creek (a waterway), which is also the Township's border with Upper Merion Township;

Thence, turning Southwest following the Valley Creek (a waterway), which is also the Township's border with Upper Merion Township, for 1,020 yards;

Thence, turning Northeasterly, crossing the Valley Creek (a waterway) and following the Township's border with Upper Merion Township until its point of intersection with Valley Forge Road;

Thence, turning Southerly following the centerline of Valley Forge Road until its point of intersection with Yellow Springs Road;

Thence, turning Southwesterly following the centerline of Yellow Springs Road until its point of intersection with Wilson Road;

Thence, turning Southerly following the centerline of Wilson Road until its point of intersection with the northern spur of Chesterbrook Boulevard;

Thence, continuing at the same heading, across the median of Chesterbrook Boulevard until its point of intersection with the right-of-way line along the southern spur of Chesterbrook Boulevard;

Thence, turning Southeasterly following the centerline of a paper road known as "Old Wilson Road" until its point of intersection with Wilson Road;

**Note the paper road is identified as tax parcel 43-5-0 and lies between Wilson Farm Park and the housing subdivisions of New Port to the west, and Duportail Village and Knox Bridge to the east.*

Thence, continuing along the same Southeasterly heading following the centerline of Wilson Road for 140 yards;

Thence, deviating from the centerline of Wilson Road, and continuing along the same Southeasterly heading, crossing Route 202 until it intersects with W Swedesford Road;

Thence, turning Southwesterly following the centerline of W Swedesford Road – now Bear Hill Road – until its point of intersection with Route 30 (Lancaster Avenue);

**Note that W Swedesford Road becomes Bear Hill Road west of its intersection with Howellville Road.*

Thence, continuing at the same heading following the centerline of Leopard Road until its point of intersection with the Township's border with Easttown Township;

**Note that the Township's border with Easttown Township is approximately 34 yards Northwesterly of the intersection of Leopard Road and Greenlawn Road.*

Thence, turning Southwesterly following the Township's border with Easttown Township – now Willistown Township;

**Note that the Township's border with Easttown becomes its border with Willistown Township along Devon Road approximately 78 yards Southwest of the intersection of Devon Road and Pheasant Run Drive.*

Thence, turning Northwesterly following the Township's border with Willistown Township for 470 yards;

Thence, turning Northerly following the centerline of Cobblestone Drive for 151 yards;

Thence, turning Westerly following the property line dividing tax parcel 54-1Q-320 and tax parcel 43-9Q-19 for 24 yards;

Thence, turning Northwesterly following the property line dividing tax parcel 43-9Q-19 and 54-1Q-319;

Thence, continuing Northwesterly across Cobblestone Drive and following the property line dividing tax parcel 54-1Q-291 and tax parcel 43-9Q-13;

Thence, turning Southwesterly following the property line dividing tax parcel 43-9Q-8 and tax parcel 54-1Q-291;

Thence, turning Northwesterly following the property line dividing tax parcel 53-9Q-8 and tax parcel 54-1Q-290;

Thence, continuing Northwesterly following the Township's boundary with Willistown Township for 2060 yards;

Thence, turning Southwesterly following the Township's border with Willistown Township until its point of intersection with the property line dividing tax parcel 43-9-25.1A and tax parcel 54-1-2.7;

Thence, turning Northeasterly following the property line dividing tax parcel 43-9-25.1A and 54-1-2.7;

Thence, turning Southwesterly following the southern property line of tax parcel 43-9-25 for 544 yards until its point of intersection with the eastern property line of tax parcel 43-9-26.3;

**Note that the southern property line of tax parcel 43-9-25 runs parallel to, and 15 yards South of the edge of the Norfolk Southern train tracks.*

Thence, turning Southeasterly following the eastern property line of tax parcel 43-9-26.3 until its point of intersection with the Township's border with Willistown Township;

Thence, turning Southwesterly following the Township's border with Willistown Township for 484 yards;

Thence, turning Northwesterly following the Township's border with East Whiteland Township for 2,079 yards until its point of intersection with the centerline of Chesterfield Parkway;

Thence, changing course to follow the centerline of Chesterfield Parkway for 227 yards;

Thence, turning Southwesterly following the property line dividing tax parcel 43-9-1.5 and tax parcel 42-4-53.11 until its point of intersection with the Township's border with East Whiteland Township;

Thence, turning Northwesterly following the Township's border with East Whiteland Township for 1098 yards until its intersection with the southern property line of tax parcel 42-2-8.3;

Thence, turning Northeasterly following the southern property line of tax parcel 42-2-8.3;

Thence, turning Northwesterly following the eastern property line of tax parcel 42-2-8.3;

Thence, turning Westerly following the southern right-of-way line of Saint Peters Road until its point of intersection with the Township's border with East Whiteland Township;

Thence, turning Northwesterly following the Township's border with East Whiteland Township for 453 yards until its intersection with the southern right-of-way line on Atwater Drive;

Thence, turning Northeast following the right-of-way line along N Atwater Drive until its point of intersection with the western property line of tax parcel 43-3-37.2;

Thence, turning Northwest following the western property line of tax parcel 43-3-37.2, crossing Echo Lake (a waterway) until its point of intersection with the centerline of N Atwater Drive;

Thence, turning Northwest following the centerline of N Atwater Drive to its point of intersection with the Township's border with East Whiteland Township;

Thence, turning Northwest following the Township's border with East Whiteland Township for 198 yards until its intersection with the east right-of-way line of Elbrooke Lane;

Thence, turning Northerly following the eastern right-of-way line of Elbrooke Lane to its point of intersection with Yellow Springs Road;

Thence, turning northwesterly following the centerline of Yellow Springs Road until its point of intersection with the western property line of tax parcel 43-3-20.1

Thence, turning northeasterly following the western property line of tax parcel 43-3-20.1, until its point of intersection with the southern right-of-way line of the Eastbound Lane of the Pennsylvania Turnpike;

Thence, continuing at the same heading, crossing the Pennsylvania Turnpike until a point 20 yards due North of mile marker 319.8 on the westbound lane of the Pennsylvania Turnpike, along the Township's border with Charlestown Township, which is also the Point of Beginning.

Ward "Tredyffrin Middle"

The ward named "Tredyffrin Middle" is in the western portion of the Township of Tredyffrin and shall include all of the territory and inhabitants contained in an area which is bounded and described as follows:

Beginning at the intersection of the Township's border with Upper Merion Township and the centerline of Valley Forge Road and continuing Northeast for 1,961 yards;

Thence, turning Southeast following the Township's border with Upper Merion Township for 814 yards;

Thence, turning Northeast following the Township's border with Upper Merion Township for 2,477 yards;

Thence, turning Southeast following the Township's border with Upper Merion Township for 336 yards to its point of intersection with the north right-of-way line of Richards Road;

Thence, turning Southwest following the north right-of-way line of Richards Road for 182 yards;

Thence, turning Southeast crossing Richards Road;

Thence, continuing Southeast and following the right-of-way line of the Eastbound onramp of Route 422;

Thence, continuing Southeast following the western right-of-way line of Route 422 until its point of intersection with the centerline of Swedesford Road;

Thence, turning Southwest following the centerline of Swedesford Road until its point of intersection with W Valley Road;

Thence, turning Northwest following the centerline of W Valley Road until its point of intersection with Thomas Road;

Thence, turning Northeast following the centerline of Thomas Road until its point of intersection with Walker Road;

Thence, turning Southwest following the centerline of Walker Road until its point of intersection with Valley Forge Road;

Thence, turning Southeasterly, following the centerline of Valley Forge Road – now N Valley Forge Road – until its point of intersection with the Township's border with Easttown Township;

**Note that Valley Forge Road becomes N Valley Forge Road as it travels South underneath Route 202.*

Thence, turning Southeasterly following the Township's border with Easttown Township for 4372 yards to a point that is 106 yards Southwest of Longcorse Lane and 60 yards Northeast of Berwyn Paoli Road;

Thence, turning Northwesterly following the Township's border with Easttown Township for 500 yards until a point 78 yards Northeast of Greenlawn Road;

Thence, turning Southwesterly, following the centerline of Greenlawn Road until its point of intersection with Leopard Road;

Thence, turning Northwesterly, following the centerline of Leopard Road until its point of intersection with Lancaster Avenue (Route 30);

Thence, continuing along the same heading, following the centerline of Bear Hill Road – now Swedesford Road – until reaching a point along the centerline of Swedesford Road, approximately 78 yards Southwesterly of the intersection of Swedesford Road and Contention Lane; Note: Bear Hill Road becomes Swedesford Road east of its intersection with Howellville Road.

Thence, turning Northwesterly, crossing Route 202 until it intersects with the centerline of Wilson Road;

Thence, continuing along the same Southeasterly heading following the centerline of Wilson Road for 100 yards;

Thence, deviating from the centerline of Wilson Road, and continuing along the same Northwesterly heading for 748 yards until its point of intersection with the southern spur of Chesterbrook Boulevard;

**Note the ward border follows the centerline of a paper road identified as tax parcel 43-5-0 and lies between Wilson Farm Park and New Port to the west, and Duportail Village and Knox Bridge to the east.*

Thence, turning Northwesterly crossing the median of Chesterbrook Boulevard until its point of intersection with the northern spur of Chesterbrook Boulevard and Wilson Road;

Thence, turning Northwesterly following the centerline of Wilson Road until the end of the cul-de-sac;

Thence, continuing at the same heading and crossing the Pennsylvania Turnpike;

Thence, continuing at the same heading, joining the centerline of Wilson Road until its point of intersection with Yellow Springs Road;

Thence, turning Northeasterly following the centerline of Yellow Springs Road until its point of intersection with Valley Forge Road;

Thence, turning Northerly following the centerline of Valley Forge Road until its point of intersection with the Township's border with Upper Merion Township, which is also the Point of Beginning.

Ward "Tredyffrin East"

The ward named "Tredyffrin East" is in the eastern portion of the Township of Tredyffrin and shall include all of the territory and inhabitants contained in an area which is bounded and described as follows:

Beginning at the centerline of the intersection of Valley Forge Road and Walker Road and heading Northeast along the centerline of Walker Road until its point of intersection with Thomas Road.

Thence, turning Southeasterly following the centerline of Thomas Road until its point of intersection with W Valley Road;

Thence, turning Southerly, following the centerline of W Valley Road until its point of intersection with E Swedesford Road;

Thence, turning Northeasterly, following the centerline of Swedesford Road until its point of intersection with the Township's border with Upper Merion Township;

Thence, turning Southeasterly, following the Township's border with Upper Merion Township for 2851 yards;

Thence, turning Northeasterly, following the Township's border with Upper Merion Township for 471 yards;

Thence, turning Northerly following the western property line of tax parcel 43-6R-36.10;

Thence, turning Northeasterly, following the northern property line of tax parcel 43-6R-36.10;

Thence, turning Southeasterly, following the eastern property line of tax parcel 43-6R-36.10 until its point of intersection with the Township's border with Upper Merion Township;

Thence, turning Northeasterly, following the Township's border with Upper Merion Township for 2,240 yards;

Thence, turning Southeasterly, following the Township's border with Upper Merion Township for 398 yards until its point of intersection with the northern property line of tax parcel 43-7K-21;

Thence, turning Southeasterly following the northern property line of tax parcel 43-7K-21 and tax parcel 43-7K-46;

Thence, turning Southwesterly following the eastern property line of tax parcel 43-7K-46;

Thence, turning Westerly, following the southern property line of tax parcel 43-7K-46 until its point of intersection with the Township's border with Upper Merion Township;

Thence, turning Southeasterly following the Township's border with Upper Merion Township for 773 yards until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly, following the Township's border with Radnor Township for 886 yards until its point of intersection with the eastern property line of tax parcel 43-7P-31;

Thence, turning Southwesterly, following the eastern property line of tax parcel 43-7P-31 until its point of intersection with the northern right-of-way line of Upper Gulph Road;

Thence, turning Northwesterly following the northern right-of-way line with Upper Gulph Road until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly following the Township's border with Radnor Township for 291 yards until its point of intersection with the eastern property line of tax parcel 43-12A-8;

Thence, turning Southeasterly following the eastern property line of tax parcel 43-12A-8 for 24 yards;

Thence, turning Southwesterly following the southern property line of tax parcel 43-12A-8 and tax parcel 43-12A-7 until its point of intersection with the eastern property line of tax parcel 43-12A-6.5;

Thence, turning Southerly following the eastern property line of tax parcel 43-12A-6.4 and tax parcel 43-12A-6.4;

Thence, turning Southwesterly following the southern property line of tax parcel 43-12A-6.4;

Thence, turning Northwesterly, following the western property line of tax parcel 43-12A-6.4 until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly following the Township's border with Radnor Township for 2403 yards until its point of intersection with the eastern property line of tax parcel 43-11G-111;

Thence, turning Southwesterly following the eastern property line of tax parcel 43-11G-111;

Thence, turning Northwesterly following the southern property line of tax parcel 43-11G-111 until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly following the Township's border with Radnor Township until its point of intersection with the eastern property line of tax parcel 43-11G-161;

Thence, turning Southwesterly following the eastern property line of tax parcel 43-11G-161;

Thence, turning Northwesterly following the southern property line of tax parcel 43-11G-161 and tax parcel 43-11G-160 until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly following the Township's border with Radnor Township for 1795 yards until its point of intersection with the Township's border with Easttown Township;

Thence, turning Northwesterly, following the Township's border with Easttown Township for 2320 yards;

Thence, continuing at the same heading, following the centerline of N Valley Forge Road – now Valley Forge Road – until its intersection with Walker Road, which is also the Point of Beginning.

**Note that N Valley Forge Road becomes Valley Forge Road as it travels North underneath Route 202.*

**Tredyffrin Township
Public Meeting
Minutes – October 20, 2025**

A public meeting of the Board of Supervisors of Tredyffrin Township was held on the above date at the Tredyffrin Township Building and via Zoom. Board members present included Chair David Miller, Vice Chair Julie Gosse, KS Bhaskar (via Zoom), Matt Holt, Sharon Humble, Carlotta Johnston-Pugh, and Murph Wysocki. Also, in attendance were Township Manager William Martin; Township Solicitor Patrick McKenna; Chief Operating Officer Joseph DiRocco; Police Captain Tyler Moyer; Director of Planning & Zoning Erin McPherson; Township Engineer Stephen Burgo; Director of Public Works Darin Fitzgerald; and Recording Secretary Patricia Hoffman.

The meeting dates for the year were advertised in the 12/27/2024 issue of Daily Local and the 1/5/2025 issue of the Main Line Suburban. The meetings dates for the year were published on the Township website by 12/31/2024 and were printed in the Township's newsletter 1/31/2025. The agenda was posted on the Township website 10/9/2025 and at the main entrance to the Township Building 10/9/2025. Copies of the agenda were made available for the public in attendance at the meeting.

CALL TO ORDER

Mr. Miller called to order the public meeting at 7:00 PM.

ANNOUNCEMENTS

- The first Board of Supervisors meeting in November will be held on Wednesday, November 5, because of the use of Keene Hall as a polling location for the elections.
- The Supervisors would like to thank everyone who helped make the Township's annual Community Day on October 4 a great success.
- The Supervisors would like to thank the members of the Arts Commission and the Township staff who put together the first annual art show and for their work on the opening reception on October 10.
- There is an opening on the Planning Commission. If you are interested in being considered, please send a letter of interest and brief resume to tredyffrin@tredyffrin.org.

APPROVAL OF MINUTES

Motion made by Ms. Humble, seconded by Dr. Gosse, and passed unanimously to approve minutes of October 6, 2025.

TOWNSHIP BUSINESS

Supervisor Liaison Reports

The Supervisors provided reports for the following meetings:

- Ms. Humble reported on the Park & Recreation Board meeting held on October 7. The next meeting is scheduled for November 12.
- Mr. Holt reported on the Art Commission Art Show and Opening Reception held on October 10.
- Dr. Gosse reported on the Historical Commission meeting held on October 9. The next meeting is scheduled for November 13.
- Mr. Wysocki reported on the Traffic Committee meeting held on September 17. The next meeting is scheduled for December 17.
- Ms. Johnston-Pugh and Mr. Bhaskar reiterated Mr. Holt's comments about the Arts Commission Art Show.
- Mr. Bhaskar reported on the Environmental Advisory Council meeting held on September 21. The next meeting is scheduled for October 28. Mr. Bhaskar acknowledged and thanked John Anthony for the installation of a rain garden on his property that will help handle extensive stormwater runoff from Fernfield Circle and an anonymous donor who provided funding for trees to be planted along Valley Forge Road at the Valley Forge Middle School. He noted that Tom Szwach resigned and acknowledged his work on the EAC and thanked him for his service to the Township.
- Mr. Bhaskar reported on the Library Board of Trustees meeting held on September 25. The next meeting is scheduled for October 23. He acknowledged the donations to date from the Friends of Tredyffrin Public Library.

More information for these meetings can be found on the Township website in the minutes for each meeting.

Escrow Release

Motion made by Ms. Johnston-Pugh, seconded by Dr. Gosse, and passed unanimously to approve Escrow Release Request #4 for Meinel Road LLC (105 Vincent) in the amount of \$60,001.70; balance remaining \$24,407.58, contingent upon payment for reimbursable services invoicing.

Resident Anne Murphy asked about trees along the fence line for Lot 3, to which Mr. Burgo responded that our consultants will follow up.

Public Hearing Advertising – Voting Districts

Motion made by Dr. Gosse, seconded by Mr. Wysocki, and passed unanimously to authorize staff to advertise a public hearing on November 5, 2025, to consider and possibly adopt HR-492 an ordinance reapportioning the first, second and third voting districts for Tredyffrin Township, a home rule municipality.

Mr. Martin acknowledged the work done by Robert Emmanuel on the materials for the ordinance.

Resident Hans Van Mol asked for consideration to referring to the precincts just by their numbers without the reference to West/Middle/East.

2026 Preliminary Budget Presentation

Mr. Martin provided an overview of the 2026 budget presentation, noted that Mr. DiRocco will present the preliminary budget goals, the 2026 preliminary budget, and the next steps for the budget process. Mr. DiRocco then presented:

- 2026 preliminary budget goals.
- 2026 preliminary budget including General Fund Revenues, General Fund Expenses, Fire/EMS Fund, Stormwater Fund, Sewer Fund, 2026 Capital Budget and Funding, budget breakdown, breakdown of county, state and township tax percentages, a tax bill breakdown by services, and general fund reserve projections.
- Next steps include preliminary budget public hearing on 11/5, budget open house on 11/13, final budget adoption on 12/15.

Mr. Miller noted that no reserve funds were used in the last few years for operating expenses. He also noted grant funding received for capital projects.

Mr. Holt commented on capital needs and the use of reserve funds.

Mr. Van Mol asked about the current impact of the state and federal budget impasses to which the response was that there was no impact at this time other than a hold on current grant requests.

Ms. Murphy clarified the locations for the FEMA acquisitions. She also got confirmation that two new staffing positions for stormwater purposes were going to be in Public Works.

Resident Ray Clarke:

- Confirmed that the Arts Commission will have a spending budget in 2026 as they will be working with the Open Land Conservancy.
- Commented on budgeting for transfer taxes.
- Asked the Finance Committee to consider providing a graphic that shows funding flows and balances.
- Asked about Fire/EMS balance and expenditures.
- Asked about the Stormwater Master Plan and how items are translated into actual projects. He suggested creating a stormwater project map.
- Questioned the expense of the street sweeper.
- Questioned the expense of the gun range.
- Questioned library infrastructure funding.

Mr. Miller noted that the library is a great amenity for the Township and its residents and that a resident survey will be done to assess long-term goals for the library building which is in need of significant repairs and renovations and to prioritize any projects.

Resident Carol Clarke:

- Thanked Mr. DiRocco for the work on the details of the preliminary budget and expressed appreciation for the conservative approach he and the Finance Committee took in preparing it.

- Reviewed the “big” project updates including Berwyn Fire Company station in Berwyn, the substation on Valley Forge Road, the T/E Fire Commission, 355 Chase Road planning, and library plans.
- Questioned the discrepancies/equity of contributions between funding provided for the Berwyn Fire company vs. Paoli and Radnor Fire companies.

Resident Mike Heaberg:

- Commented on the OPEB funding strategy.
- Questioned funding for 355 Chase Road in both 2025 and projected for 2026.
- Commented on unknown costs and how they could affect the reserve funds and expressed concern for future use and depletion of reserve funds.
- Noted that yearly use of reserve funds assumes a tax increase every year. Mr. Miller clarified that the chart in the presentation regarding the trend for use of reserve funds was a theoretical exercise and not a plan for using reserve funds.
- Noted that the budget now seems to be focused on capital project/improvements focused rather than operating. Mr. Holt commented that the Finance Committee had discussed the capital plan and may contact a consultant to assist in evaluating the capital plan. Mr. Wysocki commented on the capital projects currently underway. He also noted grant funding that has been applied for and received.

Mr. Clarke commented that often capital construction projects result in issuing bonds which could also affect the use of reserves. He also noted that while there is no T/E Fire Commission yet, Tredyffrin and Easttown Townships now own fire/EMS assets.

Resident Sandy Forbes thanked the Supervisors for their investment in capital improvements for infrastructure throughout the Township.

Public Hearing Advertising – 2026 Preliminary Budget

Motion made by Dr. Gosse, seconded by Ms. Johnston-Pugh, and passed unanimously to authorize staff to advertise a public hearing on November 5, 2025, to consider and possibly adopt the 2026 preliminary budget.

NEW MATTERS

Board

Ms. Johnston-Pugh shared concerns of the residents of Mt. Pleasant.

Ms. Johnston-Pugh asked if some of the items being moved from Wilson Farm Park could be moved to Maizie B. Hall Park.

Ms. Johnston-Pugh announced a meeting to discuss the plans for the Cabrini College Site on November 13 from 7 – 8:30 PM at the Dixon Center.

Citizens

Donna and John Ives-Dewey from Berwyn Village shared their concerns regarding continuing issues with construction work that needs to be completed by the developer. Ms. Johnston-Pugh confirmed that six of the homes are in Tredyffrin and twelve of the homes are in Easttown. Mr. Martin noted that the HOA members are included on all communications between Mr. Burgo and the developer.

Resident Nancy Breitling, Rosedale Avenue in Strafford, expressed her opposition to gas powered leaf blowers and asked the Supervisors to enact an ordinance to ban them. Resident Sharon Eisenhower, Rosedale Avenue, reiterated support of such a restriction. Dr. Gosse and Mr. Bhaskar commented that the Environmental Advisory Council has been discussing this at their meetings.

Resident Shawn Jackson, Mt. Pleasant, thanked the Township for their work to get the abandoned cars removed. She asked the Supervisors to consider review and revision of the Student Housing Ordinance. Mr. Miller commented that it will be discussed by the Ordinance Subcommittee in 2026.

Resident Rosalyn Simmons, Mt. Pleasant, commented on the student housing issues in their neighborhood.

Resident Janet Burton, Mt. Pleasant, asked the supervisors to consider how the ordinance is enforced when considering any revisions to the current student housing ordinance.

NEXT MEETING

The next regular meeting of the Board of Supervisors is scheduled for Wednesday, November 5, 2025.

ADJOURNMENT

The meeting was adjourned at 9:08 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary



TREDYFFRIN TOWNSHIP

MEMORANDUM

To: Board Of Supervisors

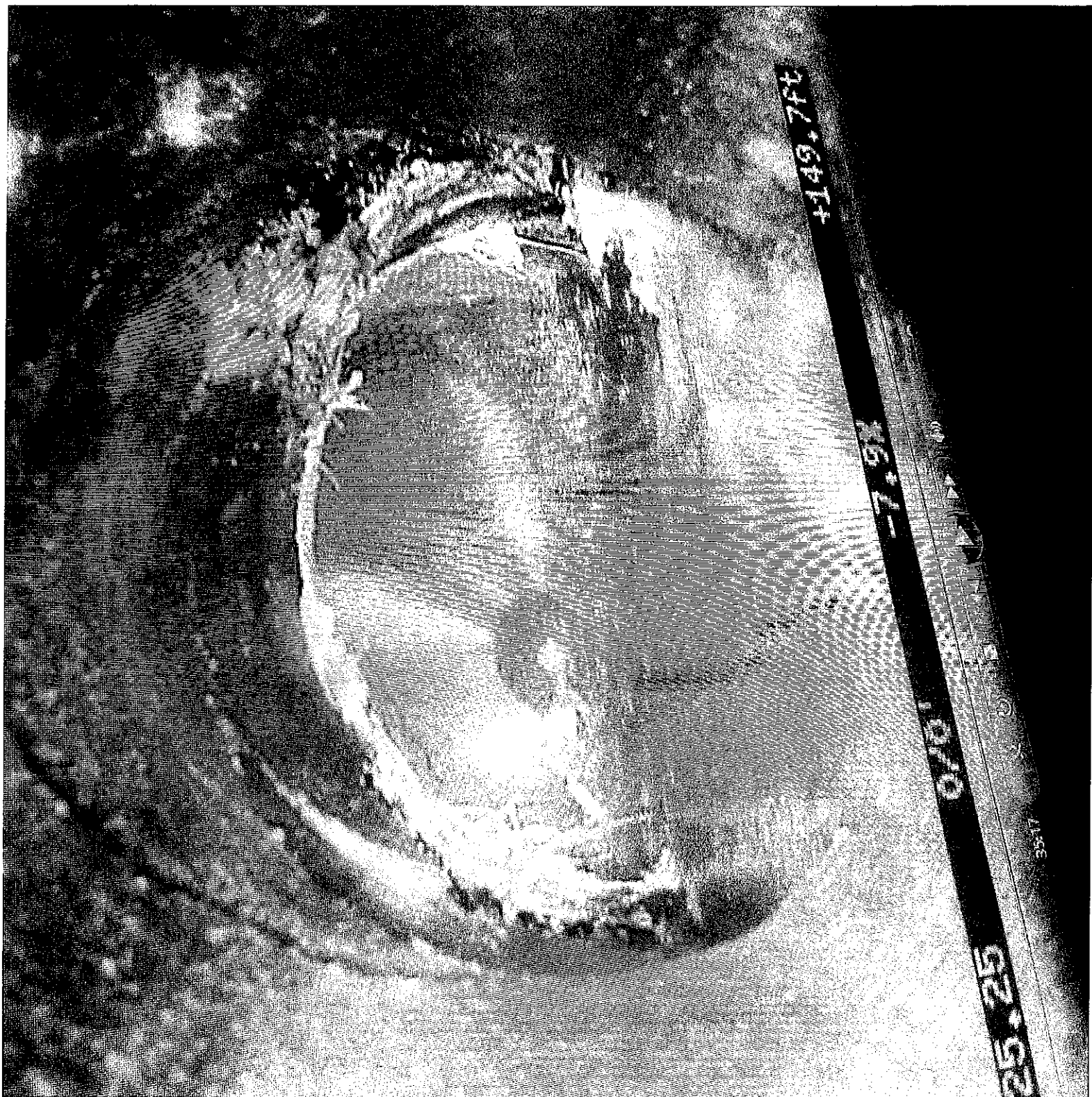
CC: William Martin

From: Darin Fitzgerald

Subject: Emergency sanitary sewer repair

Date: October 14, 2025

Staff is requesting Board approval for an emergency repair to the sanitary sewer main on Old State Road. During our CIPP project we identified a section of pipe that couldn't be relined due to an offset in the pipe. Once the CIPP project was completed we had a contractor come in to do a point repair on the offset, unfortunately the repair didn't work and we noticed that the pipe was also damaged where the point repair wouldn't be effective. With the offset allowing additional ground water into the main and the pipe condition deteriorating we needed to dig up the roadway and replace a section of the sanitary pipe. We contracted Ronald Smith of Downingtown to do the repairs at a cost of \$23,949.50. They replaced the damaged pipe and made a temporary repair to the roadway. They will need to come out in the spring to do a permanent repair to the roadway allowing the area to settle and the temperatures to be appropriate for blacktop.



+149.7ft

-1.91

0.01

25.25

3517

RESOLUTION NO. 2025 - 18
TREDYFFRIN TOWNSHIP BOARD OF SUPERVISORS
CHESTER COUNTY, PENNSYLVANIA

A Resolution of the Tredyffrin Township Board of Supervisors formally requesting an \$80,000 grant from the Pennsylvania Department of Community and Economic Development (DCED) under the Local Share Account (LSA) Program, designating authorized officials to execute all documents, and approving the project scope for the Tredyffrin Heritage Center at Duportail House.

WHEREAS, Duportail House LLC seeks to improve accessibility, interpretation, and visitor amenities at the historic Duportail Campus in Wayne, Pennsylvania, through ADA renovations, construction of a reversible interior wall in the Federal Barn, site utility connections, and fabrication and installation of interpretive signage; and

WHEREAS, the Township of Tredyffrin recognizes the Duportail Campus as an important heritage site contributing to local tourism and economic vitality and supports its role as the eastern anchor of Chester County's Heritage Information Network; and

NOW, THEREFORE, BE IT RESOLVED, that the Tredyffrin Township Board of Supervisors hereby formally requests an \$80,000 grant from the Pennsylvania Department of Community and Economic Development (DCED) under the Local Share Account (LSA) Program for construction and fabrication costs associated with the *Tredyffrin Heritage Center at Duportail House* project; and

BE IT FURTHER RESOLVED, that the Board designates William F. Martin, Township Manager, and Joseph DiRocco, Chief Operating Officer, as the officials authorized to execute all documents and agreements between the Township and DCED necessary to carry out this project.

ADOPTED this 5th day of November, 2025, by the Board of Supervisors of Tredyffrin Township.

TREDYFFRIN TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

by: _____
David Miller, Chair

William Martin, Township Manager/Secretary

RESOLUTION 2025-19

**TREDYFFRIN TOWNSHIP BOARD OF SUPERVISORS
CHESTER COUNTY, PENNSYLVANIA**

**A RESOLUTION OF TREDYFFRIN TOWNSHIP, CHESTER COUNTY,
AUTHORIZING THE SUBMISSION OF A STATEWIDE LOCAL
SHARE ACCOUNT GRANT APPLICATION FOR GLENHARDIE
SOUTH AND WEST VALLEY ROAD BRIDGE REPAIRS**

Be it RESOLVED, that Tredyffrin Township of County of Chester hereby requests a Statewide Local Share Account grant of up to \$800,000 from the Commonwealth Financing Authority to be used for bridge repairs along Glenhardie South and West Valley Road within the Township; and

Be it FURTHER RESOLVED, that the Applicant does hereby designate William Martin, Township Manager, and Stephen Burgo, P.E., Township Engineer, as the officials to execute all documents and agreements between Tredyffrin Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Patricia Hoffman, duly qualified Secretary of Tredyffrin Township, County of Chester, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held November 5, 2025 and said Resolution has been recorded in the Minutes of Tredyffrin Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Tredyffrin Township, this 5th day of November, 2025.

Tredyffrin Township
Name of Applicant

Chester County
County

Secretary