

**Tredyffrin Township
Public Meeting
Minutes – December 16, 2024**

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, Matt Holt, Sharon Humble, Carlotta Johnston-Pugh, and Murph Wysocki. Also, in attendance were Township Manager William Martin; Chief Operating Officer Joseph DiRocco; Township Solicitor Patrick McKenna; Police Chief Mike Beaty; Director of Planning & Zoning Erin McPherson; Township Engineer Stephen Burgo; and Recording Secretary Patricia Hoffman.

The meeting dates for the year were advertised in the 12/14/2023 issue of Daily Local and the 12/24/2023 issue of the Main Line Suburban. The meetings dates for the year were published on the Township website by 12/31/2023 and were printed in the Township's newsletter 1/31/2024. The agenda was posted on the Township website 12/12/2024 and at the main entrance to the Township Building 12/13/2024. Copies of the agenda were made available for the public in attendance at the meeting.

SWEARING IN OF NEW POLICE OFFICER

Judge John Bailey presided over the swearing in ceremony for new police officers Richard Sposato, Nathan Gathercole and Anthony Mirack.

CALL TO ORDER PUBLIC HEARING FOR HR-486

At 7:15 PM, Mr. Miller called to order a public hearing to consider and possibly adopt Ordinance for Ordinance HR-486 to approve the Tredyffrin Township Final Budget for the Fiscal Year 2025.

At the end of discussion, a motion was made by Ms. Johnston-Pugh and was seconded by Dr. Gosse to adopt Ordinance HR-486 to approve the Tredyffrin Township Final Budget for the Fiscal Year 2025. A roll call vote was taken: Ms. Humble – aye; Mr. Holt – aye; Dr. Gosse – aye; Mr. Wysocki – aye; Mr. Bhaskar – aye; Ms. Johnston-Pugh – aye; Mr. Miller – aye. The motion passed with a 7-0 vote.

ADJOURN PUBLIC HEARING FOR HR-486 AND CALL TO ORDER PUBLIC HEARING FOR HR-487

At 7:22 PM, Mr. Miller adjourned the public hearing for HR-486 and called to order a public hearing to consider and possibly adopt Ordinance HR-487 fixing the rate of taxation for real estate in Tredyffrin Township at 2.769 mills for the General Fund, .657 for the Stormwater Fund, and .736 for the Fire/EMS Fund, for Fiscal Year 2025.

At the end of discussion, a motion was made by Mr. Bhaskar and was seconded by Mr. Holt to adopt Ordinance HR-487 fixing the rate of taxation for real estate in Tredyffrin Township at 2.769 mills for the General Fund, .657 for the Stormwater Fund, and .736 for the Fire/EMS Fund, for Fiscal Year 2025. A roll call vote was taken: Ms. Humble – aye; Mr. Holt – aye; Dr. Gosse – aye; Mr. Wysocki – aye; Mr. Bhaskar – aye; Ms. Johnston-Pugh – aye; Mr. Miller – aye. The motion passed with a 7-0 vote.

ADJOURN PUBLIC HEARING AND CALL TO ORDER PUBLIC MEETING

Mr. Miller adjourned the public hearing for HR-487 and called to order the public meeting at 7:25 PM.

ANNOUNCEMENTS

- The Traffic Committee scheduled for 7:30 AM on Wednesday, December 18, has been moved to start at 9 AM on the same day.
- Contention Lane bridge will be closed for repairs in mid-January and during the month of February, weather permitting.
- In observance of the holidays, the following schedule will be in place:
 - Tuesday, December 24 - offices close at noon
 - Wednesday, December 25 - offices closed
 - Tuesday, December 31 - offices close at noon
 - Wednesday, January 1, 2025 – offices closed
- The 2025 Organization Meeting is scheduled for Monday, January 6, 2025, at 7 PM.
- There are opportunities for five (5) members of the community to serve on the Arts Commission. If you are interested in volunteering and wish to be considered, please send your resume and letter of interest to tredyffrin@tredyffrin.org.

APPROVAL OF MINUTES

Motion made by Mr. Bhaskar, seconded by Ms. Humble, and passed unanimously to approve minutes of the December 2, 2024, Public Meeting.

TOWNSHIP BUSINESS

Mr. Miller stated that the Board met in Executive Session prior to this meeting to discuss legal matters.

Supervisor Liaison Reports

The Supervisors provided reports for the following meetings:

- Mr. Wysocki reported on the Planning Commission meeting that was held on November 21. The December meeting has been cancelled. The next meeting is scheduled for January 16.
- Mr. Bhaskar reported on the Environmental Advisory Council meeting held on December 3. The next meeting is scheduled for January 28. He acknowledged the work of Ed Dueñas who opted not to be reappointed at this time.
- Mr. Bhaskar reported on the Library Board of Trustees meeting held on December 5. The next meeting is scheduled for January 23.

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

Motion made by Mr. Holt, seconded by Mr. Wysocki, and passed unanimously to reappoint Sam Becker and Stanford Nishikawa to the Municipal Authority.

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to reappoint Anne Murphy and Susanne Hay to the Environmental Advisory Council.

Settlement Agreement

Motion made by Mr. Wysocki, seconded by Ms. Humble, and passed unanimously to approve the Settlement Agreement between Tredyffrin Township and Alexander Herman and Catherine Herman for 28 Briar Road, Wayne.

Resident and Stormwater Task Force member Ray Clarke expressed concern for continued stormwater issues at the property.

Resolution – 2025 Towing Rates

Motion made by Mr. Bhaskar and was seconded by Mr. Wysocki to adopt Resolution #2024-24 approving the 2025 Towing Service Providers. The Chief noted that the rates for 2025 will remain the same as the rates in 2024.

A roll call vote was taken: Ms. Humble – aye; Mr. Holt – aye; Dr. Gosse – aye; Mr. Wysocki – aye; Mr. Bhaskar – aye; Ms. Johnston-Pugh – aye; Mr. Miller – aye. The motion passed with a 7-0 vote.

435 Devon Park Drive – Planning Commission Review

Motion made by Dr. Gosse, seconded by Mr. Wysocki, and passed unanimously to forward to the Planning Commission for review, a petition by 435 Devon Park Partners LLC to amend the Zoning Ordinance to allow existing office buildings to be converted to multifamily use in the LI Zoning District.

Mr. Bhaskar clarified that the project will be a reuse of the existing structures and that the Supervisors were not approving the project but a review of the project by the Planning Commission.

Mr. Holt asked for a description of the project. Real estate developer and owner of the site Eli Kahn provided an overview of the proposed project.

Ms. Humble asked for and received clarification on the term “workforce housing”. She expressed concern that the apartments could turn into college student housing.

Mr. Holt confirmed that this would “not be a flip,” which Mr. Kahn confirmed. He confirmed the number of units will be 162, the square footage of the units, and the estimated number of residents who might live at the site. Mr. Holt expressed his concern about the number of units.

Mr. Holt asked about the lots under the PECO lines to which the response was that PECO owns the land and rents it to the office owners.

Ms. Johnston-Pugh asked for and received information regarding ADA compliance.

Mr. Wysocki clarified that this was just the beginning of the process and that there will be more discussion at the Planning Commission regarding this proposed project.

Mr. Miller asked about any impact on the school district to which Mr. Kahn replied that these units were not going to be marketed to families as they will all be one-bedroom units.

Resident Richard Kunin expressed support for the project and acknowledged that updating the zoning ordinance would provide an opportunity to add language regarding stormwater improvements and bringing existing systems up to code.

Mr. Clarke expressed support for Mr. Kunin's suggestion to add language for stormwater improvement. He expressed support for the project and the need for affordable housing.

Online Payment Agreement

Motion made by Ms. Humble, seconded by Ms. Johnston-Pugh, and passed unanimously to approve agreement with Xpress Bill Pay for online payments.

NEW MATTERS

Board

The Supervisors acknowledged Gene Donahue for his years of service to the Township as the TTTV director and studio coordinator.

Citizens

None

NEXT MEETING

The next meeting of the Board of Supervisors is scheduled for December 2, 2024.

ADJOURNMENT

The meeting was adjourned at 8:29 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary