

**Tredyffrin Township
Public Meeting
Minutes – September 15, 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, Carlotta Johnston-Pugh (via Zoom), and Murph Wysocki. Also, in attendance were Township Manager William Martin; Township Solicitor Patrick McKenna; Police Lieutenant Jim Slavin; 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 9/11/2025 and at the main entrance to the Township Building 9/11/2025. 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

- Join us on Saturday, October 4th, from 1 – 5 PM in Wilson Farm Park for the Township's annual Community Day.
- The Library Board of Trustees meeting scheduled for December 4th has been rescheduled to November 20th.
- The Municipal Authority meeting scheduled for October 14th has been rescheduled to September 16th.
- In observance of Columbus Day/Indigenous Peoples Day, Township offices will be closed on Monday, October 13th.

APPROVAL OF MINUTES

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to approve minutes of the August 18, 2025.

TOWNSHIP BUSINESS

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

Supervisor Liaison Reports

The Supervisors provided reports for the following meetings:

- Mr. Wysocki reported on the Planning Commission meeting held on August 21. The next meeting is scheduled for September 18.
- Mr. Wysocki reported on the Historical Commission meeting held on September 11. The next meeting is scheduled for October 9. He noted the plans that are underway for the America 250 celebration in 2026.
- Mr. Bhaskar reported on the Environmental Advisory Council meeting held on August 26. The next meeting is scheduled for September 23.
- Mr. Bhaskar reported on the Library Board of Trustees meeting held on August 28. The next meeting is scheduled for September 25. He noted that the December 4 meeting has been rescheduled to November 20.
- Ms. Johnston-Pugh provided an Arts Commission update. She noted the opening reception for the Art Show on October 10 from 5-7 PM at the Township Building.

Motion made by Mr. Bhaskar, seconded by Mr. Miller, and passed unanimously to appoint Rev. Kevin Dellaria as a Willistown Representative to the Library Board of Trustees.

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

2025-2026 Salt Bids

Motion made by Mr. Bhaskar, seconded by Mr. Wysocki and passed unanimously to approve the 2025/2026 salt bids from the West Bradford Consortium with the lowest bid from Chemical Equipment Labs for \$71.17/ton. This is \$00.97 more than last year's bid.

Indian Run Road Minor Subdivision

Motion made by Mr. Wysocki, seconded by Dr. Gosse, and passed unanimously to approve an application for minor subdivision/lot line change for 1724 & 1750 Indian Run Road. The Planning Commission voted 6-0 to recommend approval of the waivers and made a recommendation to the Board of Supervisors for approval.

O&M – Willis/Woodcrest/Upper Weadley SW Project

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to acknowledge PADEP/CCCD required "Recordation of a Declaration of Covenants and Restrictions Document" (a Stormwater O&M Agreement) for the Willis/Woodcrest/Upper Weadley Stormwater Project.

Mr. Burgo noted that this is a requirement by the DEP and that staff and the Township Solicitor reviewed the agreement.

Change Order – Willis/Woodcrest/Upper Weadley SW Project

Motion made by Mr. Wysocki, seconded by Mr. Bhaskar, and passed unanimously to approve the proposal from Brown & Caldwell for additional inspection and design services for relocation of a sanitary sewer main associated with Woodcrest/ Willis/Upper Weadley Stormwater Project at a cost of \$35,245 and will be paid from the Sanitary Sewer Fund.

Escrow Release - DVFS

Motion made by Ms. Johnston-Pugh, seconded by Mr. Wysocki, and passed unanimously to approve Release Request #1 for Delaware Valley Friends School Phase 1B in the amount of \$1,141,022.59; balance remaining \$50,647.75.

Conditional Use Decision - ISGVF

Motion made by Mr. McKenna and was seconded by Mr. Wysocki, stated as follows:

AND NOW, this 15th day of September 2025, upon consideration of the conditional use application of the Islamic Society of Greater Valley Forge on behalf of the North American Islamic, pursuant to §208-45.C (Use regulations) of the Zoning Ordinance, for conditional use approval to permit a mosque or similar place of worship on the properties located at 958 North Valley Forge Road (UPI No. 43-5-86) and 966 North Valley Forge Road (UPI No. 43-5-85), Tredyffrin Township, Chester County, Pennsylvania in the R-1 Residence and IO – Institutional Overlay Districts, IT IS HEREBY ORDERED that the requested relief is granted, subject to the following conditions:

1. As represented by the ISGVF, stormwater management facilities shall be designed to exceed the requirements of the Tredyffrin Township Stormwater Management Ordinance to satisfaction of the Township Engineer, during land development.
2. The ISGVF shall comply with all Tredyffrin Township lighting ordinances and regulations.
3. The ISGVF shall not rent the gymnasium to outside agencies.
4. As agreed to by the ISGVF, a buffer area on the properties shall be installed along the lot line shared with the PECO property.
5. During the land development process, the potential traffic impacts associated with the proposed development shall be thoroughly evaluated, including the implementation of appropriate traffic mitigation and calming measures.
6. The ISGVF and the use and development of the properties shall comply with the representations and commitments made in the testimony and exhibits presented at the hearing and submitted to the Board.
7. The ISGVF and the use and development of the properties shall comply in all respects with all ordinances and regulations of Tredyffrin Township and with all applicable provisions of any statute, ordinance or regulation of any municipal or governmental entity having jurisdiction over the Property or the uses thereon.

Following discussion, a roll call vote was taken: Dr. Gosse – aye; Mr. Wysocki – aye; Mr. Bhaskar – aye; Ms. Johnston-Pugh – aye; Mr. Miller – aye. The motion passed with a 5-0 vote.

2026 MMO

Motion made by Mr. Bhaskar, seconded by Mr. Wysocki, and passed unanimously to approve the 2026 Minimal Municipal Obligations for Police and Non-Uniformed Pensions.

Emergency Replacement – Red Light Foundations

Motion made by Mr. Bhaskar, seconded by Ms. Johnston-Pugh, and passed unanimously to approve replacement and repair of two red light foundations and poles by Higgins Electric, the Township traffic light contractor, at a cost of \$77,096. The locations are Bearhill at East Central and Lancaster at Grove.

Accounting Services RFP

Motion made by Mr. Wysocki, seconded by Dr. Gosse, and passed unanimously to authorize staff to advertise an accounting services RFP and authorize the Township Manager to engage the services with approval of the Finance Committee prior to October 6, if necessary.

Ordinance Discussion – Age Restricted Housing in O - Office District

There was discussion on zoning amendment petition to permit age-qualified single-family semi-detached dwellings (twin) and single-family attached dwellings (townhouse) in the office zoning district under the TCD overlay district.

Greg Lingo from Rockwell Radnor LLC provided an overview of the proposed development at 675 Swedesford Road. George Broseman, attorney for the project, submitted and reviewed a draft ordinance amendment.

Ms. Johnston-Pugh asked how many units are proposed to which the response was 46. She confirmed that it is a proposed 55+ community. She also asked what the size of the parcel was to which the response was 10 acres.

Mr. Bhaskar shared concern regarding pedestrian traffic at the intersection of Swedesford at Old Eagle School.

Wayne Glen HOA president Les Baer expressed support for the project. He spoke about control of traffic through the site, stormwater management plans for the site, and a combined HOA once the project was complete.

Resident Chris Urbane shared concern regarding age qualified housing and the need for entry level affordable homes in Tredyffrin Township.

Resident Ray Clarke noted that a previous zoning change this year approved entry level apartments on Devon Park Drive. He shared concern regarding Karst geology on the site and proposed underground stormwater retention.

Resident Richard Kunin shared that while the best use of the site is to leave it as it is, the proposal before the Supervisors tonight is the best alternative. He shared concern regarding stormwater management and sink holes on the site. He added that the developer is very willing to work with and listen to the community.

Resident Anne Murphy shared concern about stormwater issues and the Karst topography. It was noted that the developer would be required to follow the Trout Creek Overlay District Ordinance.

When she asked, Ms. Johnston-Pugh was told that stormwater design would be addressed in the land development process.

Resident Carol Clarke expressed her support for the concept but shared concern for any unintended consequences and shared her ideas for design considerations. When she asked how many properties throughout the Township could be affected by this ordinance, the response was that there are nine properties. She shared concern about the density proposed in the project.

Mr. Broseman noted that there is a limit on how long young children can stay in the units and this project will not affect the School District.

Mr. Clarke shared his concern regarding the density.

NEW MATTERS

Citizens

Mr. Miller restated that the Arts Commission opening event for their first art show is scheduled for October 10 from 5-7 PM at the Township Building.

Resident Roland Johnson, Paoli, shared concern regarding underused and/or empty office buildings in the Township and potential effects on the 2026 budget, property values, and tax base impact. Mr. Martin responded that there was an uptick in real estate tax assessment appeals this year but does not anticipate any negative impact to the 2026 budget.

Resident Charles Dougherty, Paoli, shared concern for rezoning and group homes in his neighborhood. Ms. McPherson will follow up with him separately.

Mr. Urbane shared concern regarding parking on Mt. Pleasant Avenue. Mr. Miller suggested he attend the next Traffic Committee meeting.

Mr. Clarke announced that there will be planting events at the Open Land Conservancy on September 27.

Berwyn Village resident Anthony Deese thanked the Supervisors and staff for their assistance in the past in getting the developer to complete the work at the site but shared concerns about the pace of work. He provided a summary of the work that needs to be completed. Berwyn Village resident Diane Burton thanked the Supervisors and staff for the assistance to date but noted that the development is still incomplete after four years. She also outlined the work that still needs to be completed. Mr. Burgo outlined the steps the Township is taking to work with the developer to complete the work that is needed. Mr. Deese noted that the developer continues to ignore deadlines. He noted that the Township has no control of the pace of the work as it is completed. Ms. Burton clarified the criteria for the developer to fall into delinquency and the Township Solicitor provided an overview of the process.

Board

Mr. Burgo provided an update for the Glenhardie Road Bridge. Several sink holes were found, and they continue to occur; therefore, the road will remain closed for the foreseeable future to provide for the safety of residents and the community.

NEXT MEETING

The next regular meeting of the Board of Supervisors is scheduled for Monday, October 6, 2025.

ADJOURNMENT

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary