

**Tredyffrin Township
Public Meeting
Minutes – August 17, 2026**

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 Sharon Humble, KS Bhaskar, Eamon Brazunas, Julie Gosse, Carlotta Johnston-Pugh, and Hans van Mol. Also, in attendance were Township Manager William Martin; Chief Operating Officer Dean Dortone, Chief Financial Officer Joseph DiRocco; Township Solicitor Patrick McKenna; Police Captain Tyler Moyer; Director of Public Works Darin Fitzgerald; Director of Planning & Zoning Erin McPherson; and Recording Secretary Patricia Hoffman.

The meeting dates for the year were advertised in the 11/20/2025 issue of Daily Local and the 11/27/2025 issue of the Main Line Suburban. The meetings dates for the year were published on the Township website by 12/31/2025 and were printed in the Township's newsletter 1/31/2026. The agenda was posted on the Township website and at the main entrance to the Township Building 8/13/2026. 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

In observance of Labor Day, Township offices will close at 2 PM on Friday, September 4th, and will be closed Monday, September 7th.

APPROVAL OF MINUTES

Motion made by Ms. Humble, seconded by Mr. Bhaskar, and passed unanimously to approve minutes of July 20, 2026.

TOWNSHIP BUSINESS

Mr. Miller reported that 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. Brazunas stated that the next Planning Commission meeting is scheduled for August 20.
- Mr. Brazunas stated that the Tredyffrin-Easttown Fire Commission meeting is scheduled for August 19 at the Easttown Township Building.
- Mr. van Mol stated that the next Municipal Authority meeting is scheduled for October 21.
- Mr. van Mol stated that the next Library Foundation Board meeting is scheduled for October 6.
- Mr. van Mol stated that the next Traffic Committee meeting is scheduled for September 16.
- Mr. van Mol reported that the Paoli Task Force met on August 10. Representatives from Amtrak, Septa and PennDOT were present to discuss the North Valley Road bridge project where it will connect to a re-routed Darby Road. The next meeting is scheduled for October 5.
- Ms. Humble and Mr. Bhaskar thanked Mr. van Mol for the report from the Paoli Task Force.
- Mr. Miller reported on the Pension Trustees meeting held on August 12. The next meeting is scheduled for December 9.
- Mr. Miller reported on the Arts Commission meeting held on July 23. The next meeting is scheduled for August 27.
- Mr. Bhaskar stated that the next Environmental Advisory Council meeting is scheduled for August 25.
- Mr. Bhaskar reported on the Library Board of Trustees meeting held on July 32. The next meeting is scheduled for August 27.

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

2025 Audit Report

Joe Manfree from Barbacane Thornton provided the 2025 Audit Report sharing the timeline, approach, emphases/key revenues, controls, results, federal funding, audit highlights, financial position, substantial capital improvements, bond funding and performance, and other matters.

Once the final audit is received, it will be posted on the Township website.

Public Hearing Advertising – HR499

Motion made by Mr. van Mol, seconded by Dr. Gosse, and passed unanimously to advertise a public hearing on September 21, 2026, to consider an ordinance amending Chapter 151, Property Registration for Student Homes, by deleting and replacing the chapter in its entirety.

Mr. Miller asked for and received information regarding licensing covering a calendar year vs. an academic year.

Ms. Johnston-Pugh asked for and received information regarding revoking rental licenses for given periods of time vs. permanently.

Ms. Humble asked for and received clarification regarding types of enforcement for violations.

Mr. Miller stated that the ordinance will put the onus on the landlords and provides the Township recourse for enforcement.

Resident Janice Burton thanked the Supervisors for addressing the student rental housing issue and asked about houses currently licensed as student rental housing. She also received clarification between the Zoning Ordinance for student housing and this ordinance which provides regulation guidelines for student housing.

Resident Shawn Jackson expressed concern regarding fines for violations.

Resident Shanel Baylor asked about the “grandfather clause” and received information that HR499 does not affect current zoning and use. She asked about the rental list to which the response was that she could file a Right-to-Know request to receive the list and that landlords must register 30 days prior to allowing renter to move in.

There was discussion of inspections being permitted in this ordinance for reasonable cause.

Arts Commission Project

Motion made by Ms. Johnston-Pugh, seconded by Mr. Bhaskar, and passed unanimously to approve the Arts Commission installation of a wind turbine bench at the Tredyffrin Public Library.

Resident Margaret van Narssen asked for a description of the project which Arts Commission Chair Angela Scully provided.

Park & Recreation Board Chair Diane van Mol acknowledged working well with the Arts Commission through this process.

Ms. Humble expressed her support for this project.

RFQ Proposal – Sanitary Sewer Engineer

Motion made by Mr. Bhaskar, seconded by Ms. Johnston-Pugh, and passed unanimously to approve staff to issue an RFQ for Sanitary Sewer Engineer Professional Services.

Township Solicitor Services

Motion made by Mr. van Mol, seconded by Mr. Bhaskar, and passed unanimously to authorize the Township Solicitor to represent the Township in a Zoning Hearing matter related to 675 Swedesford Road.

Resident Paul Drucker asked for and received explanation for the reasoning behind this decision.

Comprehensive Plan Update Working Group

Motion made by Ms. Humble, seconded by Mr. Bhaskar, and passed unanimously to approve creating a Comprehensive Plan Update Working Group consisting of Staff Members William Martin, Erin McPherson, Robert Emmanuel, Supervisors David Miller, Eamon Brazunas, KS Bhaskar (Alternate), Solicitor Patrick McKenna, Planning Commission Members Scott Gowney, Lisa Thomas, Environmental Advisory Council Member Anne Murphy, Community Members/Stakeholders Neil Kling, Doug Anestad, and Tory Snyder. It was also suggested to include a person familiar with office space development/leasing.

Gregory Lane/Jenkins Arboretum Project

Motion made by Mr. Bhaskar, seconded by Mr. van Mol, and passed unanimously to approve Associated Paving Contractors, Inc., the lowest qualified bidder, as the contractor for construction of the Gregory Lane (Phase 2) – Tredyffrin Township/Jenkins Arboretum Stormwater Partnership Project at a cost of \$173,970.

Letter of Support – Lizbeth Lane

Motion made by Mr. Bhaskar, seconded by Ms. Humble, and passed unanimously to approve a letter of support for Lizbeth Lane Stormwater Infiltration Project Trustee Council Grant Application in the amount of \$190,000.

Change Orders – Wilson Farm Park Project

Motion made by Ms. Johnston-Pugh, seconded by Ms. Humble, and passed unanimously to approve soil remediation change orders #1, #3, #4 from SB Conrad and General Recreation invoice for Wilson Farm Park (Tot Lot) in the amount of \$483,344.93.

Corrective Documents

Motion made by Ms. Humble, seconded by Mr. van Mol, and passed unanimously to approve the Confirmatory and Corrective Release and Termination associated with 900 N. Atwater Drive (Sage/Atwater).

Land Development Documents – Johnson Matthey

Motion made by Ms. Humble, seconded by Mr. van Mol, and passed unanimously to approve the Developer Agreement, Financial Security Agreement, and Stormwater Best Management Practices Operations and Maintenance Agreement for Johnson Matthey Inc./456 Devon Park Drive.

NEW MATTERS

Board

Mr. van Mol noted that school will be back in session shortly and cautioned motorists to be cautious and alerts for school buses and students walking to school.

Mr. van Mol wished everyone a Happy Labor Day.

Citizens

Resident Jessica Rhinehart, Chesterbrook, asked the Supervisors to consider a ban on gas powered leaf blowers.

Ms. Rhinehart shared her opposition to the Picket Post Swim Club's demolition of the pedestrian footbridge near Bradford Road.

Ms. Rhinehart shared her concerns regarding rental properties in Chesterbrook and that landlords are not keeping up their properties in a way comparable to the homeowners who live in the neighborhoods do.

Resident Adrienne Kerbel, Chesterbrook, shared her opposition to the Picket Post Swim Club's demolition of the pedestrian footbridge near Bradford Road and asked the Supervisors to intervene. Mr. Miller stated that the Township is organizing a meeting to discuss the issue in the next week.

Resident Owen Patan, Valley Stream Village, shared his opposition to the Picket Post Swim Club's demolition of the pedestrian footbridge near Bradford Road. He added that he spoke to one of the managers of the Club and recommended a potential Eagle Scout project for the bridge.

Resident Sandy Forbes, Hickory Lane, asked how information was being provided to the public regarding the Home Rule Charter Amendment that will be on the ballot in November. Mr. Miller stated that there were several public

meetings about the Amendment that were poorly attended by the public. He added that the Township will use the website, social media, and e-newsletter to share information with the voters.

Mr. van Mol noted that the Township can only provide education; they cannot recommend how to vote on the issue. Ms. Rhinehart expressed her support for the Amendment.

Resident Ray Clarke asked for and received clarification regarding traffic cameras in Tredyffrin Township.

NEXT MEETING

The next meeting of the Board of Supervisors is scheduled for August 17, 2026.

ADJOURNMENT

The meeting was adjourned at 8:18 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary