Tredyffrin Township
Public Meeting
Minutes – October 19, 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, 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 Engineering Stephen Burgo; 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 10/15/2026. Copies of the agenda were made available for the public in attendance at the meeting.

CALL TO ORDER CONDITIONAL USE HEARING
Mr. Miller called to order at 5:30 PM a hearing to consider the conditional use application of Chabad Lubavitch for the properties at 946 and 916 N. Valley Forge Road to consolidate the two parcels.

The Board of Supervisors will render a decision within 45 days.

Notes of testimony were taken by Court Reporter Arlene LaRosa.

The Conditional Use Hearing was adjourned at 6 PM.

CALL TO ORDER PUBLIC HEARING
At 7:00 PM, Mr. Miller called to order a public hearing consider and possibly adopt Ordinance HR-498 amending Chapter 195, Vehicles and Traffic, of the Code of Tredyffrin Township, to amend the schedules listing streets relating to established speed limits, stop intersections, parking prohibited at all times zones, and permit parking zones.

At the end of discussion, a motion was made by Mr. van Mol and was seconded by Mr. Bhaskar to adopt Ordinance HR-498 amending Chapter 195, Vehicles and Traffic, of the Code of Tredyffrin Township, to amend the schedules listing streets relating to established speed limits, stop intersections, parking prohibited at all times zones, and permit parking zones. A roll call vote was taken: Mr. Brazunas – aye; Mr. van Mol – aye; Ms. Humble – aye; Mr. Bhaskar – aye; Ms. Johnston-Pugh; Mr. Miller – aye. The motion passed with a 6-0 vote.

Notes of testimony were taken by Court Reporter Arlene LaRosa.

ADJOURN PUBLIC HEARING AND CALL TO ORDER PUBLIC MEETING
Mr. Miller adjourned the public hearing and called to order the public meeting at 7:05 PM.

ANNOUNCEMENTS
- The first Board of Supervisors meeting in November will be held on Wednesday, November 4, because of the use of Keene Hall as a polling location for the elections.
- The Supervisors would like to thank everyone who helped to make the Township's annual Community Day on October 3 a great success, especially Public Works, Colleen Cappello, and the Police Department.
- The Supervisors would like to thank the members of the Arts Commission and the Township staff who put together the second annual art show and for their work on the opening reception on October 9.
- The Pension Trustees meeting scheduled for November 18 has been rescheduled to December 9.
- Township officials and the Library Board are considering options to renovate or rebuild the Township library facilities to update building systems, expand meeting and community spaces, and improve accessibility and we will need your input. A survey will be conducted in the coming weeks in cooperation with The Center for Opinion Research at Franklin & Marshall College. The purpose of the upcoming survey will help us to better understand our residents' opinions and needs related to potential library facilities and patron service changes to the Tredyffrin Library in Strafford and the Paoli Library. Your answers to this upcoming survey will be critical to inform the Township's path forward regarding the consideration of options for renovating or moving the libraries. The survey

will be available to all Township residents in late November so watch the website, social media & next month's e-newsletter for a link to the survey.

APPROVAL OF MINUTES
Motion made by Mr. Bhaskar, seconded by Mr. Brazunas, and passed unanimously to approve minutes of October 5, 2026.

TOWNSHIP BUSINESS
Supervisor Liaison Reports
The Supervisors provided reports for the following meetings:
- Mr. Brazunas reported that the Tredyffrin-Easttown Fire Commission held a budget workshop/special meeting on Wednesday, October 7, at 6 PM at the Township Building. The next meeting is scheduled for October 21 at the Easttown Township Building.
- Mr. van Mol stated that the next Municipal Authority meeting is scheduled for October 21.
- Mr. van Mol reported on the Library Foundation Board meeting held on October 6.
- Ms. Humble reported on the Zoning Hearing Board held on September 24. The next meeting is scheduled for October 22.
- Ms. Humble reported on the Arts Commission meeting held on September 24. The next meeting is scheduled for October 22.
- Ms. Humble reported on the Park & Recreation Board meeting held on October 14. The next meeting is scheduled for November 18.
- Mr. Bhaskar reported that the Environmental Advisory Council met on September 22. The next meeting is scheduled for October 27.
- Mr. Bhaskar reported on the Library Board of Trustees meeting held on September 24. The next meeting is scheduled for October 22.

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

2027 Preliminary Budget Presentation
Mr. Martin reviewed the 2026 accomplishments and the goals for this preliminary budget.

Mr. DiRocco presented:
- General Fund Revenue with a proposed 1.5% real estate tax increase.
- Department previews
- Capital Projects Overview
- Budget conclusions
- Budget implementation/timeline

Mr. Miller thanked Mr. DiRocco for the presentation and his work on this preliminary budget.

Resident Margaret van Naerssen, Prussian Lane, shared her concerns regarding any tax increase.

EAC member Anne Murphy confirmed that the property flood acquisition is paid for by PEMA in full and that it includes demolition costs.

Resident Ray Clarke:
- asked for and received clarification regarding property maintenance after the property acquisitions;
- asked for and received clarification regarding plans for contributions and withdrawals from the OPEB trust;
- asked for and received information regarding who SAFER Grant funds will be used;
- confirmed the balance in reserves and the projection for the 2026 year-end balance;
- proposed a review of how stormwater funds have been used to date and plans for future stormwater projects.

Mr. Miller summarized the stormwater plan for the last five years and summarized the accomplishments of past budgets.

Mr. Brazunas provided information regarding the SAFER Grant received by the Berwyn Fire Company.

Advertising Authorization

Motion made by Mr. Bhaskar, seconded by Ms. Johnson-Pugh, and passed unanimously to authorize staff to advertise a public hearing on November 16, 2026, to consider and possibly adopt the 2027 preliminary budget.

Home Rule Charter Referendum Summary
Mr. Martin provided an executive summary for the proposed Home Rule Charter referendum that is on the ballot for November for Tredyffrin voters.

Mr. Bhaskar expressed his support for the language clarification changes that have been made to the Charter.

Mr. Miller reviewed the frequently asked questions he has received over the last few months regarding the Charter changes.

Mr. Clarke shared thoughts regarding the Municipal Planning Code vs. Home Rule Charter.

Resident Carol Clarke thanked the Supervisors and Mr. Martin for providing this information for the voters.

Ms. Humble shared the information that was provided to her when she went to pick up her ballot at Voter Services.

Sewer Engineering Services
Motion made by Mr. van Mol, seconded by Mr. Brazunas, and passed unanimously to accept the proposal from Remington & Vernick for Sewer Engineering Services.

Township Solicitor Action Approval
Motion made by Mr. van Mol, seconded by Mr. Brazunas, and passed unanimously authorizing the Solicitor to take legal action to enforce the prior specified conditions of subdivision approval for 602 Old Eagle School Road Land Development.

Mr. van Mol expressed his support for this action.

Mr. Brazunas added that there could be stormwater issued in the area if the wooded area surrounding this site is not protected.

Ms. Van Naerssen clarified that this was not the Bay Colony property.

Resident Ben Auslander, whose property is adjacent to this development and is party to a lawsuit with this developer, thanked the Supervisors and the Solicitor for working on clarifying the situation. He complimented the Township staff who helped him with his RTK requests and for providing the information and plans he was able to review.

Settlement Agreement
Motion made by Mr. van Mol, seconded by Ms. Humble, and passed unanimously to approve the Settlement Agreement between Patrick & Nicole Riley and the Township for the 595 Westwind Drive stormwater appeal.

Mr. Clarke asked for and received clarification regarding the dispute.

Public Hearing Authorization
Motion made by Mr. Bhaskar, seconded by Ms. Johnson-Pugh, and passed unanimously to authorize advertisement of an ordinance for an agreement of sale between the Township and Chris & Beth Burns to authorize the acquisition of an approximately 6.86 acre parcel located at 1289 Yellow Springs Road, Tredyffrin Township.

NEW MATTERS
Board
None

Citizens
Ms. Van Naerssen shared her concerns regarding the region's Carst topography and sinkhole issues and asked that the Township consider asking future developers to complete and provide results of a professional geological survey done before a project is approved.

Resident Chris Wrights, Chesterbrook, shared his concerns regarding the lack of mowing on the median on Chesterbrook Boulevard starting at Adams Road. It was explained that Parcel One and Parcel 19 maintained the medians until a few years ago when Parcel 19 opted out. The Township does not landscape the site but does provide mowing during the season.

NEXT MEETING
The next meeting of the Board of Supervisors is scheduled for ***WEDNESDAY***, November 4.

ADJOURNMENT
The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary