

**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