

EAST FALLOWFIELD TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
March 9, 2021 Approved minutes  
6:40 p.m.

**Members Present**

Wilson Lambert, Chairman  
Joe Heffern, Vice-Chairman  
John Nielsen, Member  
Carol Kulp, Member  
Katja DiRado, Member

**Township Staff Present**

Scott Swichar, Township Manager

1. CALL TO ORDER, SILENT MEDITATION, PLEDGE OF ALLEGIANCE

Chairman Lambert called the meeting to order at 6:40 PM.

2. PRESENTATION ON NEWLINVILLE VILLAGE MASTER PLAN BY TOM COMITTA AND ERIN GROSS

Tom Comitta, of Tom Comitta and Associates, stated that whatever comments are provided until March 23 would be used to strengthen the plan.

Erin Gross, consultant with Comitta and Associates gave a presentation on the Newlinville Master Plan draft. She stated that as part of the draft plan, there have been Steering Committee meetings, a site-walk in the village, as well as a public visioning workshop.

Supervisor Nielson questioned the meaning of context sensitive growth.

Ms. Gross stated that it is growth that is keeping with what is already in the village and will maintain the existing character.

Supervisor Kulp questioned if residents are on board with the project.

Ms. Gross stated there was a public workshop and they took the feedback from the meeting.

Diana Bradley, representing Jane Street, stated there was a survey on September 30 however she does not see her response in the draft plan. She stated that at the September meeting, several people stated they do not want a restaurant. She stated that she does not want public water and sewer. However, that is not reflected in the plan. She stated that East Fallowfield has made promises over the years, however they have not delivered.

Ms. Gross stated that all the surveys were tabulated and placed in the appendix. She stated it was included in the tabulations.

Mr. Comitta stated that he received Ms. Bradley's survey. The fourth draft is being presented tonight. She could critique the plan prior to March 23 Board of Supervisors meeting. The board can evaluate her comments. All the comments were brought back to the committee. He stated he is only the facilitator in the process. They bring together 100 different points of view. If the fourth draft is not accurate, then they will produce a fifth draft.

Supervisor Heffern asked Ms. Bradley what she feels is missing from the plan in her view. He stated that the plan is aspirational.

Ms. Bradley stated that water runoff, lighting, slowing down traffic, and noise control are big concerns. She pays taxes for curbside trash collection, but she needs to bring trash to the top of the road. She complained about potholes. She feels that the basics are not being provided. Restaurants are not a priority.

Supervisor Heffern stated that the stormwater management plan, lights, and traffic issues are included in the plan. Potholes are critical.

Township Manager Swichar asked what property she lives at for the record.

Ms. Bradley stated she is speaking for everybody on Jane Street. She stated that she was not aware of new homes on Elizabeth Street. She questioned whether an impact study has been done on tiny homes.

Mr. Comitta stated that the homes were recommended by Randy Waltermeyer, the township's traffic consultant and Mason Gilbert, from the Chester County Planning Commission. He stated that she should mark up the March 1 draft plan and provide it to Township Manager Swichar. The Township will review her comments.

Supervisor Heffern stated the plan will prioritize what needs to happen first. The Township does not have a lot of control over bringing new homes and restaurants to Newlinville.

Ms. Gross stated that traffic, water, a speed study, and the streetscape are included as priority one most important items. They do not have control of whether restaurants want to establish themselves. Tiny homes would be in a future study.

Chairman Lambert stated that the plan is preliminary, and the process has been transparent.

Will Matthews stated that he sporadically attended meetings. He could not find anything in the plan related to site development.

Mr. Comitta stated there were three task force meetings to review earlier drafts of the report. He stated that he requests all feedback prior to March 23.

Dennis Crook, Township resident, questioned which priority is business recruitment. He questioned the two lots that are owned by the Township on Newlinville Road.

Ms. Gross stated that business recruitment is a continual process throughout the phases. She stated that it is priority one, but recruitment will continue throughout the process. She stated that the Township did not want to enforce parking in that lot.

Mike Domboski, Planning Commission member, questioned whether the Township has control over Elizabeth Street or over state roads.

Township Manager Swichar stated that the Township would have to work closely with PennDOT to make the road improvements on Route 82.

Mr. Comitta stated that after master plan is adopted, the Township should try to determine which items in the plan are most practical to address. The Board should also evaluate in the capital budget which projects to target in the plan. The Township should scour all state and local grants.

Vice Chairman Heffern questioned if the next step is a stormwater management plan for Newlinville. Stormwater is a major concern that needs to be addressed first.

Ms. Gross stated that stormwater management is the first priority.

Chairman Lambert questioned the stormwater pipe that runs under private land.

Mr. Comitta stated a survey would need to be done to determine where the pipe is located.

Al Wright, Township resident, stated the report is the first step. The plan will help the Board of Supervisors make a diligent decision. The plan is a tool for the township to use to fix problems. The goal is to make Newlinville a more livable place.

Ms. Bradley questioned the status of 10 Newlinville Road.

Township Manager Swichar stated that he spoke with the owner approximately three months ago. The owner stated he plans on beginning work in the spring. He is not aware of any code violations.

Supervisor DiRado questioned if the concerns of residents such as potholes and trash will be addressed. She questioned whether the township could address these concerns at the same time as getting the grants.

Township Manager Swichar stated yes.

### 3. APPROVAL OF FACILITY USE PERMIT FOR TOWNSHIP PARK

MOTION: Supervisor Nielsen made a motion to approve a facility use permit for the Boy Scouts of America Chester County Council to operate a summer camp at the township's park from July 12-July 16 subject to the following conditions: Permit issued by Township and all fees paid; BSA will provide additional portable toilets; Final location of the "shooting" station will be coordinated with a Township Representative a few days prior to event; The Park as a whole will remain open to the public during the permitted event; A notice will be posted at the park (at kiosk board and the pavilion) to let public know that BSA will be holding their activity in July; BSA will clean up and remove their property at completion of event. Vice Chairman Heffern seconded.

VOTE: 5-0

### 4. TOWNSHIP MANAGER'S REPORT

Township Manager Swichar stated that the Township received a \$1,000 PMHIC UHC Wellness Grant for 2021 and will purchase an elliptical machine for the township building.

### 5. DISCUSSION

#### A. OLD BUSINESS

Supervisor Nielsen stated that 10 Newlinville Road has been covered in Tyvek insulation. There is trash on the property next to Craig Reynolds.

Township Manager Swichar stated that the Township will investigate.

The Board had a discussion on the Sierra Club and adopting a Resolution on using 100% renewable energy.

The Board had a discussion on People's Hall. Supervisor Nielsen is trying to get their EIN number.

The Board discussed 1065 South Caln Road which is a church cemetery. There are 19 civil war veterans buried at the site. There was a discussion about the historical significance, maintenance of the property and whether there could be a cleanup of the property.

B. NEW BUSINESS

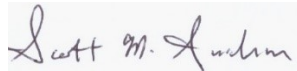
C. PUBLIC PARTICIPATION

D. ADJOURNMENT

MOTION: Vice Chairman Heffern made a motion to adjourn the March 9, 2021 of Supervisors Meeting at 8:15 PM. Chairman Lambert seconded

VOTE: 5-0

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Scott M. Swichar", is written on a light gray rectangular background.

Scott Swichar,  
Township Manager/Secretary