

**Thornbury Township**  
**Board of Supervisors Meeting Minutes**  
**February 17, 2026**

The February meeting of the Thornbury Township Board of Supervisors was held on February 17, 2026, at 6:00 PM in the Thornbury Township Building located at 800 E Street Road, West Chester, PA, 19382. A public notice was published in the Daily Local News on January 8, 2026.

The agenda was posted on the Township website and at the Township building on February 12, 2026; copies were available for attendees.

**Board members present:**

Paul Manidis  
Jim Benoit  
Eric Burling  
Bob Wiggins  
Joe Lisa

**Board members absent:**

**Staff/Professionals present:**

Township Manager, Audrey Hudak  
Township Solicitor, Kathy Labrum

**CALL TO ORDER**

The meeting was called to order at 6:00 by Jim Benoit. The Pledge of Allegiance was led by Jim Benoit.

**APPROVAL OF MINUTES**

Jim Benoit motioned to approve the January 20, 2026, Board of Supervisors Meeting minutes. Paul Manidis seconded the motion. All were in favor. Motion carried.

**MANAGER'S REPORT**

Audrey Hudak presented the Manager's report; a copy is on file.

**ITEMS ON THE AGENDA**

- *Motion to approve Yerkes as the engineer to perform site survey at "Pat's Parcel" 1231 Cheyney Road – land donation*

**Jim Benoit made a to approve Yerkes Engineering as the engineering firm to perform the site survey at 1231 Cheyney Rd (Deemed Pat's Parcel) – at a cost not to exceed \$8,000. The motion was seconded by Joe Lisa. All were in favor. Motion carried**

- *Motion to approve Sulzman Enterprises, III Penn Oaks Tennis & Fitness Club Subdivision Land Development application while simultaneously moving forward with Conditional Use Application for Padel Courts*

**Jim Benoit made a to approve Sulzman Enterprise, III Penn Oaks Tennis & Fitness Club Subdivision Land Development application and proceed concurrently with Conditional Use Application for the addition of 3 Padel Courts. The motion was seconded by Joe Lisa. All were in favor. Motion carried**

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- *Carrie Roskamp to provide update on Turks Head Trail (10 Minutes)*  
Carrie gave details on Turks Head Trail and

**APPROVAL OF THE BILL LIST**

Joe Lisa, Financial Liaison

*Approval of the bill list for February in the amount of \$135,299.44 including:*

- |                                 |   |
|---------------------------------|---|
| 1. Nichols Construction         | \$4,769.00                                  |
| 2. Andrew's Landscaping         | \$74,505.60 (January brine, salt & plowing) |
| 3. Yerkes Associates            | \$17,447.10 (Reimbursable engineering)      |
| 4. American Rock Salt & Company | \$15,557.54                                 |

Joe Lisa motioned to approve the bill list for February. The motion was seconded by Jim Benoit. All were in favor. Motion carried.

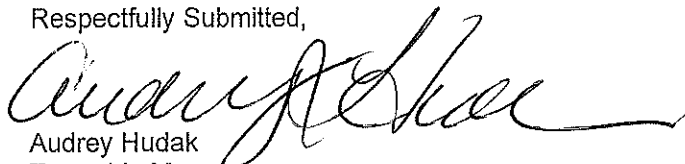
**PUBLIC COMMENT PERIOD**

**NEW BUSINESS**

**ADJOURNMENT**

Jim Benoit made a motion to adjourn. Paul Manidis seconded. Motion carried.

Respectfully Submitted,

  
Audrey Hudak  
Township Manager