

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
SEPTEMBER 6, 2012

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, September 6, 2012, in the Township Building. The meeting was called to order at 7:30 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Greg Waks, and Carole Kenney. Also present were: Ron Wagenmann, Township Manager; David Kraynik, Township Manager Designee; Joseph McGrory, Township Solicitor; Rob Loeper, Township Planner; Judith A. Vicchio, Assistant Township Manager and Angela Caramenico. Supervisor Spott and Supervisor Bill Jenaway were absent.

VICE CHAIRPERSON'S COMMENTS:

Vice Chairperson Waks reported on Wednesday, August 29 a brief Executive Session was held to discuss personnel and legal matters.

DISCUSSIONS:

PLANNING MEETING RE: ANN BONANNI, 555 N. PRINCE FREDERICK STREET - APPLICANT REQUESTS A WAIVER DUE TO PHYSICAL HANDICAP

Mr. Rob Loeper, Township Planner, stated the Upper Merion Code was adopted using PennDOT Highway standards with regard to rights-of-way and similar issues. He explained PennDOT standards indicate only one driveway per residential property. Previous requests for a second driveway have either been denied or referred to the Board of Supervisors.

Mr. Loeper discussed the circumstances of this particular case involving a property owner who has a disabled family member residing in a split-level home on Prince Frederick Street. Utilizing the aerial, Mr. Loeper pointed out the location of the current driveway and the proposed location of a second driveway which would facilitate entry of the house at the ground floor level.

Mr. Waks asked if there is any precedent in allowing second driveways for handicapped. Mr. Loeper was not certain, but noted there are very few second driveways in Upper Merion.

Mrs. Kenney commented she has observed a house near 555 Prince Frederick with a one car garage and driveway as well as a widened driveway that extends to the rear of the property.

Mrs. Kenney asked if the changes to the property for the second driveway would affect sewer operations. Mr. Wagenmann described what could be done with regard to the sewer operations.

Mrs. Kenney commented there is precedence in that neighborhood for a second driveway and asked if a waiver was requested in that situation. Mr. Loeper was not certain.

Mrs. Kenney asked if that would have any bearing on this case. Mr. Loeper responded in the negative.

Mrs. Kenney asked if any of the neighbors are opposed to this second driveway. Mr. Loeper responded the applicant wanted to make sure the neighbor did not have any stormwater issues and he was told the neighbor did not have an issue.

Mr. Waks commented it is important to be compassionate and does not have an issue with the second driveway.

PLANNING MEETING RE: CARMAX AUTO SUPERSTORES, INC., 181 S. GULPH ROAD. PLAN AMENDMENT - PLAN CHANGES INCLUDE REDUCTION OF BUILDING, REVISED PARKING, ELIMINATION OF EMERGENCY ACCESS DRIVE, ADDITIONAL STORMWATER MANAGEMENT AND LANDSCAPE MODIFICATIONS

Mr. Loeper explained this is a request for a plan amendment for CarMax, an automobile dealership to be located next to the Home Depot store on South Gulph Road. He noted the final land development plan was approved in 2007; however, because of what was happening in the economy, CarMax decided not to build any new stores at that time. CarMax is now ready to build the store and will redo the land development agreement and escrow, but they have made a few changes to the plan most of which deal with stormwater management since the NPDES permit has expired.

Mr. Loeper indicated the amended plan reduces the building by approximately 5,000 square feet. There are also changes to the parking layout which Mr. Loeper highlighted on the aerial. The service building and car wash remain the same. What was originally an emergency access point onto South Gulph Road has been eliminated after a review by Safety and Codes. Changes to stormwater management include more landscape islands and bioretention. As a result of these changes, the applicant will be requesting three additional landscape waivers, mainly dealing with the items DEP had requested. The plan was reviewed by Remington Vernick Engineering and a review letter was issued to assure they receive copies of the NPDES permit, a letter of adequate passage from Peco, a letter of adequate capacity from Aqua and revised deed information. Mr. Loeper explained that historically when this was the Philadelphia Gear site, the site was almost all impervious with no stormwater management. When the Home Depot was constructed a lot was done with

stormwater management and with the development of CarMax more will be done.

Mr. McGrory asked about the Township Engineer's opinion on the emergency access. Mr. Loeper responded the Township Engineer had no comments on that issue.

Mr. Waks asked the difference, if any, in the impervious between the original plan and the current plan. Mr. Cornelius Brown, Bohler Engineering, representing CarMax, stated the reduction in impervious was about 3,000 square feet, thereby increasing green area.

Mr. Brown indicated CarMax representatives will be present at the Board of Supervisors meeting on the 20<sup>th</sup> to talk more about why the project stopped, why they are back and their overall operation. Mr. Brown stated he would provide a brief overview of the plan. Utilizing the aerial, he pointed out the customers/employee parking area, the display/sales area, the sales/staging area in the rear, and increase in green area. The building footprint is reduced by about 5,000 square feet and the parking field pushed down roughly 10 feet. The biggest change is where the staging area was tightened up. With regard to stormwater, all of the landscape islands, which were previously distributed throughout the site, have been consolidated to make them large enough to provide bioretention.

Mr. McGrory commented that this was just a conversion of BNP's. Mr. Brown responded in the affirmative. He said as a result there is a significant bioretention area. Although the applicant is not able to comply with the street tree and buffering requirement, in order to maximize this area and provide a significant bioretention area, the landscaping will be provided elsewhere on site.

Mr. Philips asked for an explanation of what the bioretention consists of. Mr. Brown responded it is similar to a stormwater basin. He said it is a two to three foot depression and consists of sand, stone and landscaping. The sand and stone soak up the stormwater, provide a filter, and clean up the stormwater that enters the pipes and eventually make its way into the existing stormwater conveyance system.

Mr. Philips took issue with Mr. Brown's reference to bioretention since the system he described contains a lot of rock and is different than planting wetland grasses to absorb and reduce the flow.

Mr. Brown said due to the soil limitations, the ideal water quality measure which is infiltration is not an option. The idea is to soak the water through the stone and sand and clean it up, thereby reducing the rate of runoff that meets the property.

Mr. Philips asked if rock will be visible from South Gulph Road. Mr. Brown

responded in the negative and explained it will look like grass and landscaping that will be underlain by the stone and sand which will not be visible. He said it will look no different than the typical storm basin, but will have a bit more landscaping.

Mrs. Kenney requested a few clarifications about the shared entrance and exit to the site. She noted the right turn into Home Depot and asked if the single entrance on the left will be the only way of entering and exiting the CarMax site. Mr. Brown responded in the affirmative.

Mrs. Kenney asked about the location of the original emergency exit. Mr. Brown responded it was going to be on South Gulph Road at the bottom left corner which he pointed out on the aerial.

Mrs. Kenney asked why the original emergency exit was taken out. Mr. Brown responded part of the reason was driven by CarMax; the other part was driven by the township. He said the applicant has redesigned the access as far as trucks and emergency vehicles are concerned.

Mr. Philips asked for clarification about the “black lines” on the diagram of the site. Mr. Brown responded there will be a six foot screen wall to provide separation between the public space and the display areas.

Mr. Philips asked for additional information about the customer flow through the site. Mr. Brown responded CarMax will cover this in more detail at the Board of Supervisors meeting on the 20<sup>th</sup>, but he indicated customers will drive in, walk up to a location where they will be greeted by an associate and escorted to the display area.

Mr. Philips asked once a purchase is made how does the car get out of the display area. Mr. Brown responded he will make sure CarMax is prepared to discuss that process when they are here on the 20<sup>th</sup>.

Mrs. Kenney referred back to her previous question about the elimination of the emergency access and commented an exact answer was not provided.

Mr. Waks asked what the applicant is projecting as far as ingress and egress of potential customers coming into the CarMax parking lot. Mr. Brown said that will be something else CarMax will have to clarify.

Mrs. Kenney asked what the view of the CarMax site will look like from South Gulph Road. Utilizing the aerial, Mr. Brown pointed out the location of the bioretention area. He said the applicant would not be able to comply with street tree and buffer requirements, but there will be landscaping located along the frontage. There will also be landscaping located along the perimeter and throughout the interior parking area.

Mr. Waks asked if applicant will provide a rendering of the site at the

Board of Supervisors Meeting on the 20<sup>th</sup>. Mr. Brown responded in the affirmative. He said in addition a press book will be provided in advance of the meeting to include various questions raised by the supervisors, illustrations showing the proposed signage and a comparison of the overall plan.

Mr. Waks asked if there is currently a sidewalk in front of the proposed CarMax. Mr. Brown responded in the affirmative.

Mr. Philips asked if there is a fence that goes around the site. Mr. Brown responded in the affirmative.

Mr. Philips asked if the view from South Gulph Road would be a fence and landscaping, but no cars. Mr. Brown responded in the affirmative.

Mr. Waks noted the importance of the type of fence that would be viewed. Mr. Brown responded CarMax will be sure to provide that detail as well.

Mr. McGrory commented in addition to showing the addition of the landscaping in front, the applicant should provide a picture rendition of what the screening will be throughout.

Mr. Brown stated fencing will be provided around the perimeter with some landscaping, and the applicant will provide sketches and perspectives to indicate exactly what would be seen by someone traveling along South Gulph Road. In addition there is also a grade differential as well. Mr. Brown indicated the applicant will also provide an in depth explanation regarding the history and clarification as to what was done with the emergency exit.

Mrs. Kenney asked if it is correct the modifications for the landscaping will not reduce landscaping, but plantings will be located in different places. Mr. Brown responded in the affirmative.

Mr. McGrory emphasized that it is necessary to “get a handle” on the streetscape curb appeal, preferably before the meeting on the 20<sup>th</sup>.

#### From the Public:

Ms. Joan Kellett asked about cross easements. Mr. Brown indicated there are cross easements on Home Depot’s property that will remain in place for access, utilities, and stormwater.

Ms. Keller asked who maintains these areas for snow plowing, paving, etc. Mr. Brown indicated he is not sure. Mr. Wagenmann noted Home Depot has been providing maintenance.

#### Additional Board Comment:

Mr. Waks noted maintenance is something else that needs to be answered on the 20<sup>th</sup>.

Mr. McGrory stated the standard resolution includes the production of easements and review by the Township Solicitor.

Mrs. Kenney asked if there would be a change [in easements] since there is going to be a second [development]. Mr. Loeper responded the original approval had both uses. He said this was actually a recorded plan.

Mr. Brown stated it was recorded, construction started, erosion and sediment control measures were installed and that is when it stopped. As far as the maintenance, CarMax owns the property now so even though they are not there they own the property.

Mr. McGrory asked about the escrow. Mr. Loeper said the escrow was previously worked out, but the escrow was returned until CarMax came back to resume construction.

Mr. McGrory asked if the plan was unrecorded. Mr. Loeper responded in the negative.

Mr. McGrory commented this will then just be a plan amendment. Mr. Loeper responded this will be a plan amendment to reflect the changes to the recorded plan and then a new agreement will be necessary.

Mr. McGrory asked if the LDA was recorded. Mr. Loeper responded in the affirmative.

Mr. McGrory stated an amended LDA is needed. Mr. Loeper responded in the affirmative.

#### PLANNING MEETING RE: CHILI'S RESTAURANT, 739 W. DEKALB PIKE

Mr. Loeper stated Chili's Restaurant is at the corner of DeKalb and South Gulph Road. The property owners would like to take most of the building down, keep the front wall and square off the building in order to have a better configuration of the restaurant with the kitchen and refrigeration together in the back. Currently the refrigeration and coolers are in the basement with the kitchen and bar and part of the dining room on one level and the main part of the dining room on yet another level. Mr. Loeper noted with this plan there will be a reduction in the total impervious and an increase of green area behind the building.

Mrs. Kenney asked if there would be changes to the parking configuration.

Mr. Loeper responded there would be minor changes to the parking configuration due to the additional parking in the back. Sixty (60) spaces are required and 80 spaces are being provided. The applicant is not changing any of the driveways.

Mr. Philips asked if there are any changes to the entrance ways. Mr. Loeper will be discussing this further with the applicant.

A discussion followed about the feasibility of installing a sidewalk at the restaurant and discussing pedestrian traffic with PennDOT.

From the Public:

Ms. Kellett asked if the footprint of the building is larger and the seating capacity greater. Mr. Loeper responded it is about the same.

AT&T TEMPORARY WIRELESS TELECOMMUNICATIONS SITE

Nicholas A. Cucé, Jr., Riley Riper Hollin & Colagreco, representing AT&T, referenced a previous meeting wherein he discussed the application for a temporary telecommunications facility which is required because of a capacity issue for the King of Prussia Mall during the holiday months (mid-November until mid-January) and the need for reliable coverage for the various forms of communication.

Mr. Cucé reiterated originally there were three different areas that had been researched:

- Candidate A - Lockheed Martin property
- Candidate B - Champs Restaurant property
- Candidate C - Atrium Building where Strayer University is located.

Candidate B was the candidate of choice, but it is no longer an option and the applicant is looking to Candidate C. The new proposed location is toward the back of the property on a gated asphalt driveway. There will be an electric hookup only by way of utility. Mr. Cucé handed out draft construction drawings illustrating a temporary Cell on Wheels (COW). He noted that the new component to this would be a donor site. The donor site is a small microwave dish that is proposed to be housed on a hotel on DeKalb Pike for the duration of the COW where there is already an existing AT&T wireless facility on the roof top. Instead of a hard line telecommunications line going to DeKalb this would be a donor site providing a wireless connection.

Mr. McGrory asked about the height of the COW. Mr. Cucé responded a taller tower is required because of a footage drop-off in terms of elevation topography. The top of the lattice of the COW is 84 feet and the center line of the antenna would be 81 feet.

Mr. Waks asked how visible this would be for residential communities. Mr.

Cucé replied it will not be very visible, if at all, from the residents across the street. He pointed out the existing antennas are much more visible.

Mr. Philips commented at the last meeting Mr. Cucé stated this is a temporary measure because of ongoing negotiations for a permanent site. He asked about the status of those negotiations. Mr. Cucé asked Mr. Stork to respond.

Mr. Paul Stork stated he is not privy to the negotiations, but AT&T would prefer to have something inside the King of Prussia Mall.

Mrs. Kenney asked why a permanent site is being sought if the COW is just needed during the holidays. Mr. Stork responded the negotiations for a permanent site is a separate issue and the temporary solution would be in place because negotiations are not moving forward as quickly as hoped.

Mrs. Kenney questioned why it is necessary to go from one COW to a COW plus the dish. Mr. Cucé responded the COW itself is what will be driving the telephone calls and rather than having communications go from the antennas into the ground to run over fiber or copper land line they are going to shoot from a microwave dish installed on the COW to the donor site where it will then be transferred to the fiber or copper land lines on the ground.

Mrs. Kenney asked for clarification on the location of the donor site. Mr. Wagenmann responded it is the Dolce Hotel across from DeKalb Plaza Shopping Center where the Acme is located.

Mr. Waks asked the width of the lattice structure and diameter of the dish. Mr. Cucé responded the diameter of the dish is two feet. While he did not have the specs on the lattice for DeKalb, he can provide this information later. Mr. Cucé stated the applicant will provide a structural analysis for DeKalb as discussed with Mark Zadroga, the Zoning Officer. That analysis will have information on wind loading and things of that nature.

Mr. McGrory asked the specific dates the site would be on air. Mr. Cucé responded November 15 through January 15 and it would take a week or so to get everything up and running.

Mr. McGrory said he would like the applicant to specify the setup time and take down time. Mr. Cucé responded that would be no problem.

From the public:

Ms. Kellett asked if this is a Zoning Hearing Board situation. Mr. Cucé responded because it is a temporary use and nothing fixed to the property, it was determined by the township that it was not a permanent structure and temporary in nature; therefore, the use permit would be temporary.



## NAMING OF SKATE PARK

Les Glauner, Chairman of the Upper Merion Skate Park Committee, stated an anonymous donor has come forward who would like to donate \$10,000 for the naming rights of the skate park in memory of a longstanding township resident who died in a tragic accident in this township. Mr. Glauner is seeking the Board's approval of the donor's naming rights for the skate park. The sign will be in accordance with all of the other existing township park signs. It is proposed that the sign have the individual's name and "Memorial Skate Park" right below. Because of a certain date in December that is significant to the family it is planned to have a press release at that time. This announcement will also provide an opportunity to help with the fundraising for the skate park. Mr. Glauner noted that his committee is also considering selling bricks for a brick path leading up to the park as well as a bench with the individual's name.

Mr. Waks indicated his great support for the skate park. He said there was a donation level set in advance and the donor agreed to that level.

A discussion followed about the timing for the Board of Supervisors' agenda and it was agreed to have Dan Russell check with the family.

## PRESENTATION RE: TOBACCO FREE ORDINANCE

Ms. PaShawnda Briley, Community Alliance for a Safer Tomorrow (CAST) from CAST, Community Alliance Safer Tomorrow, stated that CAST is Upper Merion Area's Anti-Drug and Anti-Violence Coalition and partners with the Clean Air Council of Southeastern Pennsylvania. Ms. Briley discussed the need and reasons to make parks and playgrounds tobacco free both from a health and littering standpoint.

Mr. Dan Russell, Park and Recreation Director, commented about his involvement with the Pennsylvania Recreation and Parks Society which is the state association of park and recreation professionals. He said one of their hot topics of discussion is to make municipalities and park and recreation facilities smoke-free.

Mr. Waks asked if there are any municipalities in Southeast Pennsylvania that have adopted this ordinance yet. Mr. Russell responded he believes Upper Dublin has a smoke-free ordinance in their parks, but he was unaware of any others.

Mr. Waks asked about Mr. Russell's observations of smoking in parks. Mr. Russell responded he sees this in the parks on a regular basis. He said he has asked parents to step away and go into parking areas or at least away from the bleachers or playing fields. Mr. Russell noted that sports organizations have been heavily involved in this issue as well.

Mr. Waks asked if littering of cigarette butts has also been an issue on sidewalks or fields. Mr. Russell responded in the affirmative.

Mrs. Kenney raised a question about how the ordinance would be enforced.

Mr. Wagenmann noted that is currently a township policy.

Mr. McGrory clarified that this only refers to township-owned property not about a school park or some private entity. Mr. Russell indicated that is correct since the school district has its own policy.

Mr. Wagenmann pointed out Baxter Park is actually leased from the school district. Mr. McGrory said, "so owner-controlled." Mr. Wagenmann responded in the affirmative.

Mr. Waks asked how the ordinance would affect what township employees currently do if they want to smoke since there is a township-owned park behind the township building. Mr. Wagenmann responded they would not be able to smoke at all, even in the parking area. He added it includes not only parks, but also the pumping stations and the township garage which are all township-owned properties.

Mr. Waks asked for clarification about the cost of signage. Mr. Russell responded the signs are already in his office. The only cost would be the hourly cost of the park maintenance staff installing them in the playgrounds. Mr. Russell pointed out there are only about 18 of these signs and if signs would be required for all the facilities it would be necessary to obtain additional signage and posts.

Mr. McGrory questioned the need for an ordinance instead of a policy since the only land that is regulated is township land. He explained passing an ordinance would restrict township land when it can just be done by virtue of an ownership release. Mr. McGrory said our policy on smoking is "no smoking," and he does not believe that an ordinance would provide much more since it would involve the code office, DJ hearings and citations versus just saying, "you are not allowed to smoke here." He said the township has total control of its property anyway.

Mr. Philips pointed out if someone smokes in our parks now after being told this is a "no smoking" area and does not comply, you can call the police and at that time you have "teeth" and a DJ hearing. Mr. McGrory pointed out its better than a DJ hearing, it could be a DC hearing.

Mrs. Kenney commented that while she is very supportive of no smoking inside buildings and restaurants, she expressed concern about an outdoor smoking ordinance.

Mr. Philips commented smoking should be restricted at the playground or field bleachers, but smoking in the parking lot is a different situation.

Mr. Waks commented the science is irrefutable that secondhand smoking kills.

Mrs. Kenney said she supports the message and wants to promulgate that message to children, but once someone is 18 years old making their own decisions as adults to do something that is 100% legal, she has a concern restricting it from outside.

Mr. Philips asked Mr. Russell how many more signs are necessary. Mr. Russell indicated there are enough signs for the playgrounds.

Mr. Philips asked about other locations where signs are needed. Mr. Wagenmann responded there are 21 parks where access points would have to be covered saying it is smoke-free. He pointed out such places as the Nature Center probably has five or six different ways people can ingress and egress.

Mr. Philips asked if there is a way to prioritize some of the areas.

Mr. McGrory suggested assigning designated areas for the policy. He said if it is a passive park then the whole park could be a designated area. If it is an active park, then only a portion of the parking lot could be a designated area.

Mr. Russell stated the sign reads, "This is a tobacco-free zone," meaning the area where the sign is. Mr. McGrory said the sign could read, "Smoking in Designated Areas Only." Then smokers would have to go and seek out the designated area.

Mrs. Kenney asked if receptacles will be provided for cigarette butts.

With regard to smoking in designated areas only, Mr. Waks suggested it could say something like, "smoking in this area is a violation of township policy."

Mrs. Kenney asked if the signs were already made. Mr. Russell responded there are standard signs already made.

#### From the Public:

Ms. Kellett commented on a non-smoking ordinance in New York. Mr. McGrory recommends a policy which provides instant enforcement from the police versus involving the code officer for the ordinance.

#### Additional Board Comment:

Mr. Waks stated there are two other supervisors who would probably want to comment on the issues raised during this discussion and would also want to hear from CAST on this matter.

#### UMT CARBON FOOTPRINT VIDEO PRESENTATION

Mr. Wagenmann introduced an excerpt from UMGA-TV's new video "Upper Merion Township's Carbon Footprint" which was shown to the Board of Supervisors. He indicated this program will be submitted to the Pennsylvania State Association of Township Supervisors (PSATS) for consideration in their Communication Awards Program for programming and public information.

Mrs. Kenney asked if the schools are aware of this program. Mr. Wagenmann responded the video is available on the township website and the Public Information Office will be getting the word out in the e-newsletter and other communications.

Mrs. Kenney asked if it is for PR or educational purposes. Mr. Wagenmann responded it is for both. He said it not only explains what the township has done to reduce the carbon footprint, it educates people on what the carbon footprint involves and how they can help by recycling and other means.

Mr. Waks indicated he had an opportunity to view the entire video, gave it an outstanding rating, and made his views known to Don Herbert, Coordinator of TV Services and Carla Showall-Lee, Interim Public Relations Officer. He said it does a very good job of discussing not only what the township has done, but is being done now and will be doing in the future. Mr. Waks made particular mention of Rob Loeper's comment that in the past sidewalks had not always been emphasized. Mr. Waks indicated it is important to acknowledge certain things like that and he was glad it was in the video.

Mrs. Kenney asked if there was anything in the video about going forward with solar panels. Mr. Wagenmann said it mentions solar panels and mentions the electric charging stations in the township's rear parking lot as well as LED lighting and the traffic responsive signal equipment.

Mrs. Kenney asked who paid for the production of the video. Mr. Wagenmann responded the video production utilized township employees and equipment and was within the television services budget.

Mrs. Kenney indicated she would like to have this video available to the schools. Ms. Joan Kellett indicated she would ask if it could be linked to the school district website.

#### CIO/PIO JOB DESCRIPTION

Mr. Wagenmann discussed the proposed job description for Chief Information Officer (CIO) whose duties will now also encompass sole control of the township's involvement in social media. While departments would prepare various communications, they would still have to go through the CIO for approval. The CIO will be responsible for having items posted and disseminated through the electronic media. Once the job description is finalized it will be posted first for internal applicants.

Mrs. Kenney asked what is necessary to finalize the job description. Mr. Wagenmann responded once the edits from the supervisors are received, the position will be posted internally.

Mr. Philips asked if it would be posted on the website. Mr. Wagenmann responded in the negative. He said it is the policy of the township to first post internally from within the organization.

Mr. Waks stated this is a matter the full Board needs to discuss as there are some disagreements as to whether internal candidates should also have to compete with external candidates.

Mr. Philips commented it makes a stronger organization if internal candidates compete.

Mr. Wagenmann pointed out once the job description is finalized it will have to be processed through the position classification program.

Mr. Waks commented he is fine with the description and believes Mr. Philips makes a valid point.

From the Public:

Mr. Herbert Baiersdorfer, Gypsy Lane, discussed his ongoing stormwater concerns, and he was told that staff is still reviewing the draft report prepared by the Township Engineer. Upon completion a final copy of the report will be made available to Mr. Baiersdorfer.

ADJOURNMENT:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to adjourn the workshop meeting at 9:24 p.m.. None opposed. Motion approved 3-0.

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RONALD G. WAGENMANN  
SECRETARY-TREASURER/  
TOWNSHIP MANAGER

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Minutes Approved:  
Minutes Entered:

