

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
SEPTEMBER 8, 2016

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, September 8, 2016, in the Township Building. The meeting was called to order at 7:50 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Greg Waks, Bill Jenaway, Erika Spott and Carole Kenney. Also present were: Dave Kraynik, Township Manager; Sally Slook, Assistant Township Manager; Joseph McGrory, Solicitor; Kyle Brown, Associate Township Planner; John Waters, Director, Safety/Codes Enforcement; and Dan Russell, Director, Park and Recreation.

CHAIRMAN'S COMMENTS:

Chairman Jenaway reported an Executive Session was held prior to this meeting to discuss litigation and personnel matters. He also mentioned the recent housing festivities associated with Swedeland Fire Company's new \$1 million ladder truck.

DISCUSSIONS:

DRAFT ORDINANCE RE: RENTAL INSPECTION PROGRAM

Mr. John Waters, Director, Safety/Codes Enforcement, stated there are 4,054 existing apartments, 1,771 in the pipeline either under construction or under consideration for development and about 400 rental single family dwellings totaling 6,225 rental units. As a three year program there would be 2,075 units inspected per year in accordance with the 2015 Property Maintenance Code (PMC).

The inspection would include such things as exterior condition of existing structure, pool protection, premises identification, protective rodent shields, roof, sidewalks, stormwater, appearance and the grounds. The interior inspection would include building security, carbon monoxide protectors, proper exhaust hookup for clothes dryer, appearance of electrical system, escape windows for bedrooms, sprinklers, hot water, appearance of heater, mechanical system, minimum area requirements, plumbing, paint appearance, smoke detectors, secure hand rails, and walking surfaces within the structure.

Mr. Waters discussed the results of a time motion study that was done

and what would be involved in the way of exterior and interior inspections, issuance of violations if appropriate, follow up to make sure corrections were made, and issuance of citations if necessary. With a total of 6,225 rental units based on a three year rotation there would be 2,075 inspections per year and the need for additional personnel or third party inspectors.

Mr. Waters stated other neighboring communities were queried about their inspection programs. Not all of them had such programs in place. Some municipalities have annual inspections, some biannual or only when there is a change in tenant. There are some municipalities doing the inspections in house and others using a third party.

Mr. McGrory asked if all the municipalities have the same scope of inspection as Mr. Waters is proposing. Mr. Waters responded they are all using the Property Maintenance Code as the basis for their inspections.

Mr. McGrory asked if they were inspecting such things as HVAC systems. Mr. Waters responded this is not a full blown inspection of mechanical systems. The inspection would involve looking to see if there are any obvious problems and the same would apply for plumbing.

Mr. McGrory asked what is being done for electrical. Mr. Waters responded they would be looking for wires hanging out of walls with no plugs or wire connectors. It would not be a full electrical inspection but would involve obvious issues that could be a safety hazard.

Mr. McGrory pointed out increased legal costs should be factored into the cost projection because there will be issues of some sort.

Mrs. Kenney asked about apartments and if every single unit would be inspected as part of this program. Mr. Waters responded in the affirmative and said they would be going into every unit as part of this program on a three year cycle.

Mrs. Kenney asked if permission must be obtained from the tenant. Mr. Waters responded in the affirmative.

Mrs. Kenney asked if the Notice of Violation would go to the owner and not the tenant. Mr. Waters responded in the affirmative. Ms. Slook mentioned for the larger complexes inspectors would be working with property management.

Mrs. Spott asked about the genesis of this rental program inspection initiative. Mr. Jenaway responded it is a preventive public safety measure. He said there have been some significant problems in the past and with 50% more rental properties introduced into the system over the next two years there is a need to meet the inherent challenges that are part of a large rental property

environment. It was also noted as newer apartments are built those that have been here for many years need to be kept at a higher level to be able to compete in the marketplace.

Mr. Jenaway asked if there is any idea about the percentage of turnover in current apartments. Mr. Waters responded he has not done that research as yet but will get that information by the end of next week.

Mr. Jenaway said that information would be helpful in understanding whether the inspections should be done on a turnover basis or every three years.

Mrs. Spott expressed concern about single family dwellings many of which were built in the 1950's and have not been updated with such things as escape windows.

A discussion followed about the best way to handle the window issue.

Mr. McGrory recommended staff meet with some of the municipalities, find out what their issues have been, what adjustments were made over the years to accommodate those issues, and what was grandfathered.

Mr. Jenaway asked Mr. Waters to come back with the turnover rates so that everyone can proceed to step number two in the process.

#### PRESENTATION BY T&M ASSOCIATES RE: PARK AND RECREATION MASTER PLAN

Mr. Dan Russell, Park and Recreation Director, stated members of the Park and Recreation Board and members of the Master Plan Subcommittee who were key and instrumental in working on the Master Plan were invited to attend this workshop. He introduced Greg Rishel, T&M Associates, who walked everyone through a PowerPoint presentation. Highlights as follows:

- Updating of the Master Plan was needed since previous plans were last completed in 1994 and 2005 and are outdated
- This Master Plan is outlining a 10-year strategy for parks and recreation demands and needs throughout the system
- Other reasons for updating include ever changing demographics as well as changes in ADA regulations
- There are 37 parks and open space parcels in Upper Merion Township totaling approximately 2,000 acres. When subtracting Valley Forge National Historical Park (500 acres) and taking out open space there are 340 acres of various different types of parks.
- Every park and open space area was inventoried as to existing conditions, opportunities, constraints as well as identification of short, mid, and long-term improvement recommendations with cost estimates

## General observations and findings:

- ADA accessibility not adequately addressed at most parks.
- Playground safety surfacing is inadequate.
- Several playgrounds contain outdated play equipment.
- Throughout the park system there is not a cohesive feel to some of the site amenities including benches, trash cans and lighting
- Refuse containers may be over-abundant and placement can be improved which would provide maintenance cost savings down the road.
- Invasive species and weed management can be improved.
- Turf maintenance could be improved in some of the parks.
- Heuser Park sports fields are over-used.
- Access to the Schuylkill Riverfront is very limited.
- Maintenance appears adequate in some parks, but not all
- Current population is expected to increase by 8% over the next 10 years
- Increase in number of school-aged children expected over next 10 years which will place additional demands on park and recreation system.
- In comparison to national and local standards and trends Upper Merion is doing well. Total parkland (2015) is 340 acres. The NRPA recommendation for 2025 population is 322 acres
- UMT offers more parkland by acre and per capital than other municipalities of similar size in Pennsylvania
- Shortages in baseball fields, trails and court sports
- Public opinion survey was administered online through survey monkey and over 1,050 responses collected over six month period
- Key person interviews as well as interviews with township staff and officials, UMASD staff, sports and special interest groups.
- 10 public subcommittee meetings were held and a public open house in April 2015.

## Key findings from public opinion survey:

- Most visited parks: Heuser, Township Building Park and Valley Forge National Historical Park
- Parks used primarily for: walking, exercise, use of playgrounds and organized sports events on a weekly basis.
- Most importance to users: trails, convenience facilities, adequate security, playgrounds, adequate maintenance.
- Common deterrents: poor maintenance, trash, safety concerns, outdated equipment, inadequate lighting
- Most desired new facilities: public swimming pool, trails, artificial turf sports fields, dog parks, tennis, volleyball & basketball courts, improved boathouse facilities.
- 70% of users drive to the parks they use.
- User permit fees are favored over tax increases for funding purposes.

#### Key person interview findings:

- Most parks have outdated equipment and need improved maintenance.
- ADA accessibility is not adequately addressed and many parks are not senior citizen friendly
- Township is not safely walkable and better pedestrian connectivity is needed to parks
- Improved and increased access to the Schuylkill River is needed
- There is a perceived demand for artificial turf sports fields
- Heuser Park receives the most attention and is over-used, while other parks seem neglected
- Township supports various sports groups/organizations but receives little or no fee revenue from these groups
- The Farmers Market needs a more permanent place to be held

#### General recommendations and priorities:

- Improve ADA accessibility in all parks
- Repair or replace all inadequate playground equipment and safety surfacing
- Make parks more senior friendly by adding benches, improving path networks, consolidating activities and improving parking/drop off areas
- Develop a comprehensive site amenities, signage and lighting design program to be used for installation and replacement of existing features
- Improve turf and vegetation management
- Improve park system sustainability
- Evaluate potential to reallocate sports uses to other under-utilized parks
- Improve Heuser Park sports field turf
- Conduct further study and analysis of sports field and pool usage
- Additional natural or artificial turf fields
- Improve and/or add pool facilities
- Construct additional baseball/softball fields
- Construct trail along Crow Creek corridor connecting several parks and township facilities
- Heuser Park expansion
- Must consider UMASD plans for future school expansions which may eliminate current available sports fields.
- A conceptual master plan exercise was done to see what the development expansion would look like at Heuser Park. Everyone ultimately agreed on a mix of active and passive recreation with multi-use sports field areas, walking trails, overlook areas taking advantage of the existing pond, other sports courts, possibly a dog park and location for some additional structures such as comfort stations, bathrooms as well as possible location for the Farmers Market.

Potential improvement costs system-wide over the next 10 years:

- 0-2 years \$1,495,500
- 2-5 years \$1,232,550
- 5-10 years \$8,112,050
- Increase in 5-10 improvement costs due to large capital projects being deferred while funding is obtained. Includes: artificial turf at Heuser, renovation of the Moore-Irwin House and lighting upgrades. Future expansion costs of Heuser Park are not included. Artificial turf cost included here as it is assumed to be less expensive than Heuser Park expansion.

Highest priorities acquisition recommendations:

- Betzwood parcels (currently underway) needed for completion of the Schuylkill River West Trail (SRWT).
- Schuylkill Riverfront parcels for access and further development of SRWT
- Keebler Road parcels for development of Crow Creek Trail at UMMS
- Other parcels of medium and low priority acquisition for open space and natural resource protection as well as recreational value for future passive and/or active recreation

Other recommendations:

- Hire additional parks maintenance staff
- Identify collaborative opportunities with UMASD and other user groups
- Develop standard maintenance goals and procedures
- Outsource certain maintenance activities on a competitive basis
- Improve security in parks
- Increase public information and marketing of park system

Funding and finance recommendations:

- Develop user permit fee system
- Establish cost sharing system with UMASD & other user groups
- Explore other public/private partnerships

Other funding sources:

- Grants
- Impact fees
- Revenue generating facilities
- Gifts and donations
- Sponsorships

Next steps:

- Address safety and accessibility in all parks
- Create pool subcommittee dedicated to operation and maintenance of pool facility
- Begin development planning for Crow Creek Trail
- Begin development planning for Heuser Park expansion
- Evaluate UMASD development plans for potential impacts to parks and recreation
- Obtain funding for improvements
- Present capital budget proposals to Board of Supervisors for approval.

Mr. Waks asked if there is any information regarding potential revenue generation for holding tournaments with field turf. Mr. Rishel responded there were a few groups that came in to speak to the subcommittee; however, he did not have any numbers readily available. Mr. Russell commented revenue is dependent on who hosts the tournament. If it is a tournament hosted by a specific club the club is going to generate the revenue unless it is split with the township. If the township is hosting the tournament the revenue from registrations comes to the township. Mr. Russell said there is revenue generation potential for the township but it comes down to good planning and implementation.

Mr. Waks asked about the timing of the Park and Recreation Board presenting a specific priority to the Board of Supervisors. Ms. Tina Garzillo, Chairperson, Park and Recreation Board, responded it is on the agenda for their upcoming meeting. She said there are different goals for various park and recreation board members.

Mrs. Kenney asked about the Crow Creek trail and the coordination with the school district. Mr. Rishel responded there have been some conversations with them since a portion of this trail would go across their property, but he did not have very many specifics.

Mrs. Kenney asked for more details about the school district's plans for renovating or reconstructing various schools that might impact some of the fields. Mr. Russell stated he communicates regularly with their building and grounds director on many issues. The one major impact is when Caley Elementary School is redone. There will be a temporary loss of at least two of the three baseball/softball fields during the construction process.

Mrs. Kenney noted the presentation gave the impression it would be a permanent loss of sports fields. Mr. Rishel said what he wanted to stress is that it is important to consider the school district has plans which are subject to change and it is important to keep in mind since the school district and township have an interconnected relationship sharing facilities and what they do can have

an impact.

Referring to the Heuser Park master plan, Mrs. Spott asked for clarification about the fields and whether there will be regulation playing fields or a nice big open space like Boston Commons. Mr. Rishel responded they went through several iterations and what was ultimately agreed upon was the open field that would be flexible for various different types of sports that could be different field sizes and striped. He said there is a demand for some additional baseball or softball fields and this would be a place where they could be incorporated. Mr. Rishel mentioned this is a big open area to be further planned as the need arises. It was noted there were no decisions made and they did a layout to show there could be at least four diamonds and five fields in there, but it is very flexible.

Mrs. Spott stated the open space should not only be for organized sports but also other activities, such as beer gardens, that are planned for the township. Mrs. Spott emphasized the need for a forward-thinking approach to come up with various alternatives to make optimum use of this green space for the enjoyment of the community.

Mr. John Tallman mentioned the intention of the Master Plan was not to plan Heuser 2 but was strictly a concept of some possible alternatives.

Mr. Philips asked what is being considered for the Moore Irwin House. Mr. Rishel responded a separate study has been done and was incorporated into the plan because it is a township-owned parcel. He said in the public opinion survey not many people knew it existed. Mr. Rishel indicated the mature vegetation that is there and the rare species of trees are a great opportunity as a passive recreational use, particularly with a walking trail for people to enjoy the trees and plants.

Mr. Philips commented with the planned apartment development on Moore Road it is another amenity not only for people who would be residing there but also for the mixed use development taking place. Mr. Rishel said it is already an underutilized resource for the office park that is there.

Mrs. Spott questioned the mention of the overabundance of refuse containers. Mr. Rishel responded it is more of an abundance of recycling containers. He said the number of trash cans could be reduced by consolidating them near the entrances making them easier to empty.

Mr. Jenaway stated he assumes there are grant opportunities for such things as the ADA upgrades that are necessary.

Ms. Sally Slook, Assistant Township Manager noted two grant applications that have already been submitted for the Crow Creek Trail within the last six

months. She mentioned she is looking into grants opportunities for ADA upgrades.

Mr. Rishel stated while it was not indicated in the PowerPoint there are several pages indicated in the master plan document for the most popular/common grants for these types of needs, including links to websites.

Mr. Rishel stated parking is an issue that has to be addressed before considering use of other fields. He pointed out 70% of the people are driving to the parks.

Mrs. Spott raised the issue of lighting in parks. Mr. Rishel said lighting opens up a whole new topic about security. He said lighting is good, but when parks are opened up for night time use it is necessary to think about patrolling at night and there are other multiple considerations.

Referring to the study indicating an increase in school age children, Mr. McGrory questioned the method used for the projections on demand and said more needs to be done to consider current zoning and the build out under that zoning.

Mr. Jenaway stated at this point there is a conceptual plan. The Park and Recreation Advisory Board will come back with some additional ideas and recommendations for the Board of Supervisors to consider.

#### DISCUSSION OF ALLAN MYERS AGREEMENT – HEUSER PARK

Mr. Kraynik explained in the late 1990's the township entered into an agreement with Allan Myers Company to provide fill at the North Abrams Basin for the purpose at some point in the future of expanding the area at Heuser Park. These agreements have been for three year terms. Mr. Kraynik provided a handout for the supervisors indicating a timeline of activity and the type and amount of material Allan Myers has placed at the basin. The Park and Recreation Board has had some discussions about the particulars of this agreement. The current agreement expires November 1 of this year.

Dan Kell, Operations Manager, Allan Myers Company, summarized the history of the Allan Myers with the Township and some of their activities over the years. He indicated Allan Myers is interested in the agreement and assisting the Township whenever they can.

Referring to the 2013 contract and the mention that the township would be provided with a survey of the area in connection with grading reaching final elevation, Mrs. Kenney asked about the timeline when that would occur. Mr. Kell responded the township was presented with a conceptual plan based on what material they thought could be brought in and it was basically adjustable.

He said they could put an athletic field at one level and an athletic field 8 feet up. It was noted the top grade changes slightly with the swale but there is probably an 8-10 foot variable in the master plan for the amount of dirt coming in. Mr. Kell said the fields could be built at the current grade or if there is an influx of fill it could be raised up.

Mrs. Kenney asked about the kind of green initiatives Allan Myers could support as mentioned in No. 18 of the agreement. Mr. Kell responded that was primarily their conceptual plan for a community garden.

Mrs. Kenney asked for more details about the 75 cents tipping fee. Mr. Kell responded 2013 was the first year for the tipping fee and they incurred a lot of cost with the truck. He said that is negotiable.

Mr. Jenaway stated the compost facility has to be moved out of that area before anything is started if this area is to be developed properly.

Mr. Kell suggested having some contingencies about the master plan and the township's plan moving forward. Mr. Kraynik suggested whatever is done as part of this agreement should be done in accordance with the master plan.

A discussion followed during which various members of the group discussed various possibilities which would involve the township engineer in coordination with the Park and Recreation Board and Allan Myers.

Mr. Kraynik stated the Township Solicitor will review the agreement and work with Mr. Kell and Allan Myers to redo the agreement. He said once the agreement is renewed whether it is Mr. Kell or another representative of Allan Myers there has to be more conversation and communication with the Park and Recreation Board. Mr. Kraynik would like to see them at the Park and Recreation Board meetings on a periodic basis.

#### PRESENTATION BY MIKE WOLF – REFUNDING OF BOND ISSUE

Mr. Michael Wolf, Boenning and Scattergood, stated since the Brexit referendum in the UK, rates have reached levels not seen since 1956 and we are now at a 60 year low. There is now an opportunity to potentially refinance most of the series 2012 bonds and realize a savings of \$350,000 which is more than 4% of the refunded principle. The Government Finance Office Association (GFOA) has guidance indicating any time it is over 3%, consideration should be given to refund the longest bonds with the highest interest rates.

Mr. Wolf indicated the bonds were originally issued for two purposes. Most of it was for the community center, but \$3 million was for a couple of sewer projects. He said the best way to proceed would be to adopt a Parameters Debt Ordinance at a regularly scheduled business meeting. The ordinance would

specify a bond issue not to exceed a certain size, individual amounts due each year not to exceed a certain size, interest rates not to exceed a certain interest rate and most important of all savings not less than 3%.

Mr. Wolf stated the schedule he has developed will enable him to start the three-week process as soon as next week in order to be in a position to market bonds to the public around the 18<sup>th</sup> or 19<sup>th</sup> of October having enacted an ordinance as soon as the October 22<sup>nd</sup> business meeting.

Mr. Wolf pointed out the Township has never done a Parameters Ordinance before but it has become the most common way to do a refunding that is interest rate sensitive.

A discussion followed about the need for a bond counsel for the proposed ordinance.

Board Action:

It was moved by Mr. Waks, seconded by Mr. Philips all voting "Aye" to approve Fox Rothschild as bond counsel for the upcoming bond issue. None opposed. Motion approved 5-0.

Mr. Wolf commented Upper Merion Township has a wonderful history of aggressively refinancing bonds and as a result has realized over \$4.5 million.

APPROVE AN ORDINANCE AMENDING THE UPPER MERION TOWNSHIP CODE, CHAPTER 115, PARKS, TO PERMIT ALCOHOLIC BEVERAGES IN TOWNSHIP PARKS FOR TOWNSHIP SPONSORED EVENTS

Mr. McGrory opened the hearing and introduced into the Record Board Exhibit #1 the Ordinance; Board Exhibit #2, the legal notice; Board Exhibit #3 Proof of Publication dated August 31, 2016; Board Exhibit #4 is Proof of Receipt by the Law Library on August 31, 2016.

Mr. McGrory stated there is a provision in the township's ordinance prohibiting alcoholic beverages on park property or township owned property and this ordinance would simply permit if it is a township-sponsored event and if the serving vendor signs an indemnification agreement approved by the Solicitor.

Mr. Philips asked if there is a definition for township-sponsored event. Mr. McGrory responded he purposely did not want to define it.

Mrs. Spott asked about a beer garden. Mr. McGrory responded he did not take the ordinance beyond a township sponsored event. He said the ordinance was kept strictly for township functions at this point.

Mr. Waks stated he supports the idea of township function and likes the idea of having control.

Mr. Philips commented the ordinance could always be amended.

Mr. McGrory stated he has total control over the indemnification agreement and if the township does not like it they will not sign it.

Hearing and seeing no public comment on the ordinance, Mr. McGrory adjourned the hearing and reconvened into the public meeting portion of the agenda placing the ordinance in a position for consideration by the Board of Supervisors.

Board Action:

It was moved by Mrs. Spott, seconded by Mrs. Kenney, all voting "Aye" to approve Ordinance 2016-847. None opposed. Motion approved 5-0. Ordinance 2016-847 was approved and will be filed in Ordinance Book #18.

DEVELOPMENT PLAN RE: CONLINS COPY CENTER, 1011 WEST 8<sup>TH</sup> AVENUE, 6,499 SF INDUSTRIAL, LOADING DOCK ADDITION; 2.24 ACRES, KPMU KP MIXED USE DISTRICT

Mr. Kyle Brown, Associate Planner, stated this is an expansion of an existing use. The expansion is in the amount of 6,499 square feet with the addition of a loading dock. There is currently no stormwater management on the site and as part of the land development process the applicant is required to install stormwater management which will result in substantial stormwater reduction. No waivers have been requested and no zoning relief is required.

Mr. Conlin stated they are a 36 year old family-owned and operated business in King of Prussia and have been in this location for 10 years. The applicant is looking to enlarge the building for operational reasons. The benefit will be a safer operation because of easier walkability through the building and a safer circulatory environment for trucks.

Mr. Jenaway stated a resolution will be prepared for the next business meeting.

DEVELOPMENT PLAN RE: LACESSE DEVELOPMENT, 750 MOORE ROAD, AMENDED LAND DEVELOPMENT, 248 APARTMENTS, 5.097 ACRES, KPMU KP MIXED USE DISTRICT

Mr. George Broseman, representing the applicant, stated the development plan is proposed for 750 Moore Road. This was a project that was previously approved for the O'Neill Group and has had several changes since. It was an

extended stay hotel at one point and apartment building and LaCesse is looking to purchase the property.

Mr. Broseman said the applicant would like to amend the already approved plan. It will still be an apartment building with the same number and mix of one and two bedroom units. The applicant wants to make some tweaks to the site plan, specifically adding more parking. It was noted this would be done in a manner which would increase impervious coverage by less than 1,000 feet. This will be done by putting more parking under the building and increasing the building height rather than impacting the site. By increasing the building height they need expanded setbacks. In Mr. Broseman's view the applicant complies with everything that would be applicable to the previously approved plan. The applicant's engineer indicates that the applicant will be able to comply with everything in the review letter.

Mr. Jenaway asked if the increased height and setbacks would impact the pathway around the building and the ability of fire apparatus, particular ladder trucks to maneuver around the building. Mark Thompson, Taylor, Wiseman, Taylor Engineering, responded there will be access around the building at three sides and fire trucks will be able to maneuver all the way around the building.

Mr. Jenaway asked about the location of the trash dumpster, and the locations were pointed out on the screen.

In response to Mrs. Kenney's question, Mr. Broseman pointed out the main front entrance on Moore Road.

Mr. Jenaway asked about the height of the building. Mr. Thompson responded it varies between 60-65 feet depending on the location and varying elevations.

Mr. Jenaway asked if there is a rendering of the building. Mr. Thompson responded in the affirmative. He said the architect has been working on this and is using a lot of articulation in the building and varying the materials and colors to increase that effect.

Mr. Waks asked if there are any three bedroom units. Mr. Thompson responded there are no three bedroom units. It was noted there are 160 one bedroom and 88 two bedroom units which is what they had before.

Mr. Jenaway asked if there would be a small convenience area for the residents. Mr. Thompson responded the applicant did not have a mixed use component for the prior approval, but LaCesse creates that same kind of mixed use feel with their community center club house.

Mr. Waks asked when LaCesse would like to begin construction. Mr.

Thompson responded they would like to start construction in early March 2017 taking 18 months to two years to complete.

Mrs. Kenney asked if there is any idea of price points. Response: The applicant is still doing market research and is aiming at \$1,400 to \$1,500 for one bedroom and up from there.

A member of the planning commission mentioned the applicant will probably be asked about pedestrian circulation at the planning commission meeting next Wednesday.

ADDITIONAL COMMENTS:

A discussion was held regarding a development currently under construction.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mrs. Spott, seconded by Mr. Philips, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 5-0. Adjournment occurred at 10:43 p.m.

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DAVID G. KRAYNIK  
SECRETARY-TREASURER/  
TOWNSHIP MANAGER

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Minutes Approved:  
Minutes Entered: