

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
JANUARY 5, 2017

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, January 5, 2017, 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 Waks, Greg Philips, Bill Jenaway, Carole Kenney and Erika Spott. Also present were: Dave Kraynik, Township Manager; Sally Slook, Assistant Township Manager; Rob Loeper, Township Planner.

CHAIRMAN'S COMMENTS:

Chairman Jenaway reported a zoning workshop was held followed by an Executive Session prior to this meeting to discuss personnel and litigation issues.

DISCUSSIONS:

POLICE DEPARTMENT RENOVATIONS

Mr. Harold Lichtman, AIA, GLP Architects, provided an overview of the existing conditions for the old park and recreation office area and the police department renovations which will include the new detective area, new women's locker room and shower facility for the female officers, and police officer break room. It was noted there will be double walls against the existing walls to provide a secure sound barrier for privacy and security.

Mrs. Kenney asked if the new break area is just for the female officers or everyone. Mr. Lichtman responded the new break area is for the entire police department.

Mrs. Kenney asked if the lockers are for everyone or just female officers. Mr. Lichtman responded the new lockers are just for the female officers. He said the male officers have their own locker room.

UPPER MERION SWIM CLUB RENOVATIONS

Mr. Lichtman discussed the proposed renovations and upgrades for the Upper Merion Swim Club. Utilizing the aerial, photographs were shown of the existing conditions as well as plans for proposed improvements.

Mr. Philips commented favorably on the upgrades with regard to handicapped accessibility. He asked a few clarifying questions about the layout of the lavatory/shower areas. Mr. Lichtman offered to do a plan with Mr. Philips suggested changes so that he could see the difference between the two layouts.

Mr. Lichtman described other upgrades for the lavatories including LED lighting and sustainability features.

Mr. Waks asked if there are changing stations. Mr. Lichtman responded in the affirmative.

Mrs. Kenney asked if the changing stations would be in the men's room as well. Mr. Lichtman responded in the affirmative.

Mrs. Kenney asked if the brand new lockers removed from the community center would be reused. Mr. Lichtman responded that is something that still needs to be discussed with park and recreation personnel.

Mr. Lichtman stated he is looking for authorization from the Board of Supervisors to put the aforementioned two projects out to bid.

Mrs. Kenney asked if the bathroom/locker room doors have to be widened for ADA accessibility. Mr. Lichtman responded the doors are three feet wide.

Mr. Philips asked about the timeline for finishing designs. Mr. Lichtman responded they would like to be ready to go out to bid within the month.

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Kenney, all voting "Aye" to move forward on the proposed renovations for the Police Department and Upper Merion Swim Club as discussed. None opposed. Motion approved 5-0.

RENTAL INSPECTION PROGRAM

Sally Slook, Assistant Township Manager, stated John Waters, Director, Safety/Codes Enforcement, provided the supervisors with some preliminary information at a workshop meeting a few months ago. At that meeting the Board asked for further information regarding turnover rates, issues faced by other municipalities, items to inspect and copies of the property maintenance code which have since been provided. A PowerPoint presentation was shown. Highlights as follows:

- The number of residential units in Upper Merion Township total 14,000

which includes owner occupied and tenant occupied. Owner occupied is higher at a little over 8,000. The tenant occupied is at 6,525 which includes new development currently in the pipeline.

- Three property management companies in the township were polled and the industry norm for apartment turnover rates is approximately 50%.
- A residential inspection survey was done through survey monkey which was distributed through the Montgomery County Consortium of Communities which has 49 members.
 - Do you inspect residential rental properties? There were 21 respondents – 17 indicated “yes” and 4 indicated “no.”
 - Reasoning: Out of the 7 respondents – 4 respondents indicated consumer protection, 2 were to maintain values and 1 was for crime prevention.
 - If you inspect rental properties, what do you include? Out of the 13 respondents the highest answer was both rented single family and managed apartments.
 - How often do you inspect? Out of 15 respondents 12 said every 2 years; however, some municipalities do every 2 or 3 years but they also indicated when there is a change of tenant.
 - What do you inspect? Out of 14 respondents everyone is doing both interior and exterior.
 - Who performs inspections? 9 use in-house employees and 5 are third party.
 - What do inspections include? There were 14 respondents. Categories include: accessory structures, insect screens, premises ID, paint, roof, sidewalks, stormwater, structural, grounds, electrical and fire escapes (most communities do not have that many fire escapes).
 - What do interior inspections include: There were 14 respondents. Categories include: security, CO detectors, dryer exhaust, electrical, escape windows, sprinklers, hot water, mechanical, minimum area in terms of sleeping rooms, plumbing, smoke detectors, stairs and handrails, structural, extinguishers, sprinklers, emergency lighting and fire alarms for commercial apartments.
 - Other requirements: There were 14 respondents. Some require insurance, occupant registration, property manager ID, manager within 20 miles, manager within 12 miles, emergency contact.
 - How many inspections per year? There were 14 respondents. A vast majority do under 500 inspections per year.
 - How many full-time inspectors? Majority of 11 respondents had one inspector.
 - How many part-time inspectors? There were 12 respondents. There are communities that do this with part-time inspectors.
 - How many clerks? There were 13 respondents. Depending on the data to be captured it creates a large clerical issue that needs to be funded.

- License fee? There were 13 respondents. Vast majority are charging \$50 or less the next largest group is \$76 to \$100 and the smaller group is \$51 to \$75.
- Inspection fee? There were 12 respondents. Largest number was \$26 to \$50.
- Appeals? There were 12 respondents and 9 take appeals to District Justice with 3 going to a property maintenance appeals board.
- What issues encountered in setting up program? There were 13 respondents. Vast majority is owner resistance and second is access problems. Other issues are repairs not made because of cost and renter resistance.
- Inspection criteria for exterior and interior is in accordance with the 2015 International Property Maintenance Code.

Mrs. Kenney asked if heating is checked in winter. Mr. Waters responded they would look at the heating system and hot water heater to see if it looks functional. He said they would not do a detailed inspection of the boiler.

Mr. Philips asked what would be considered with regard to the grounds surrounding the property. Mr. Waters responded they would be looking for normal things they receive complaints about such as high grass.

Mr. Jenaway stated some of the building owners have other properties in communities where these ordinances already exist and they may be able to guide staff on what works best in those other communities.

Mr. Philips asked Mr. McGrory to review a case currently in the Minnesota courts regarding rental inspections to see how that might apply at some point in the future.

GULPH ELEMENTARY SCHOOL DEVELOPMENT PLAN, 650 S. HENDERSON ROAD. DEMOLISH EXISTING BUILDING, CONSTRUCT NEW 91,305 SF SCHOOL WITH ASSOCIATED SITE FEATURES, AMENITIES, AND STORMWATER FACILITIES. 22.61 ACRES, R-2 RESIDENTIAL DISTRICT.
Plan Expiration: 2/6/17

Dr. John Toleno, Superintendent, Upper Merion Area School District, stated the proposal to replace the Gulph Elementary School building with a new school will be discussed at this meeting. He said the facility itself is identical to the proposed Caley School architecturally although there are a couple of additional classrooms. It is planned to begin demolition of the Gulph Elementary facility as soon as possible and stay on the same timeline as Caley with regard to opening the facility.

Dr. Toleno stated the new school facility is needed since the school district

is out of space in the other elementary schools. This will be a k-4 facility and will serve approximately 525 to 550 students similar to the Caley School.

Dr. Toleno recognizes there is going to be a lot of discussion about this proposal because of where it is located. He said there have been one or two preliminary meetings with PennDOT to look at the issues associated with the Henderson Road situation. Feedback has been received from the County and one of their recommendations was to create a crosswalk on Henderson Road. Dr. Toleno expressed concern about a crosswalk in that location even with a posted crossing guard in that roadway and would like to have an open discussion with the Board of Supervisors about this issue.

Mr. Ken Bissinger, site engineer, Renew Design Group, reviewed the site plan for Gulph Elementary School and pointed out on the screen the various aspects of the current site as well as the new proposal including the hard and soft play areas, the new and expanded parking area for 150 cars that could be utilized both for the fields and school, and the new entrance driveway to the site (in the location of the current bus maintenance facility). It was noted it is proposed to convert the existing entrance to a one-way, right turn in only entrance as recommended by PennDOT and discussed with the township engineer and the school district's traffic engineer. This change was recommended by PennDOT because the entrance is so close to the off ramp on Henderson Road. PennDOT's recommendation is to get as far away from the Gulph Road intersection as possible. Utilizing the aerial, Mr. Bissinger pointed out the location the buses and staff only would enter. He also indicated the area of the bus drop off/pick up and parent drop off/pick up location and how the stacking is expected to function for this school.

The maintenance building is currently on an on-site septic system. The new building will be tied into the public sewer system and public water already serves and will continue to serve the site.

Referring to the office building (corner of Gulph and Henderson Roads), Mr. Philips pointed out the school district does not own that building any longer and asked if the applicant has had any discussions with that neighbor to change their ingress and egress. Dr. Toleno responded (off microphone) he has not yet had discussions, but is beginning discussions this month with residents and those with properties within 500 feet of the school district property.

Mr. Philips emphasized it will be necessary to have more discussion with the owner of the building since it is a multi-tenant facility. Mr. Bissinger responded the applicant is not proposing to alter the location of their driveway. The only thing the applicant is proposing is to exit at the new driveway.

Mr. Philips asked if a left turn "suicide lane" is anticipated in the middle of Henderson Road. Mr. Bissinger responded the township engineer anticipated

the applicant would be adding a left turn lane.

Mr. Waks asked Dr. Toleno if the proposed resident meeting includes the Hughes Park neighbors and if they are within 500 feet from the school district. Dr. Toleno responded (off microphone) he would have to check.

Mr. Waks encouraged Dr. Toleno to include the Hughes Park neighbors since some of them might be slightly out of the 500 foot range. Mr. Waks pointed out it would be beneficial to at least meet the head of the Hughes Park Civic Association, Rob Erickson, in attendance at this meeting.

Mr. David Schrader, Schrader Group Architecture, reviewed the proposed two-story floor plan, what it would look like and how it is structured. He pointed out the plan is similar to Caley's plan with the exception it is a flipped building in terms of the classroom wings.

The building composition is brick on the lower levels and some cementitious siding on upper levels. Mr. Schrader pointed out some of the sustainable systems including daylight controls and high efficiency boilers, etc.

Mr. Philips asked for clarification about the grading on the site and how it would affect the Baxter field house and the parking. Mr. Schrader responded it would not have any effect at all and that the drive portion is not touched other than to repave everything.

Mr. Philips asked to see the grading plan since he still had questions. Utilizing the aerial, Mr. Bissinger talked through the grading plan which was submitted to the township. He said the applicant received a detailed review from the township engineer, the township traffic engineer and the Montgomery County Planning Commission and the applicant has no objections to any of those comments. Mr. Bissinger pointed out the area where there is some significant slope.

Mr. Philips asked for additional clarification about the current slopes and still questioned how there would not be appreciable slope issues on Baxter Field. Mr. Bissinger responded that was one of the applicant's original hurdles to overcome. Utilizing the aerial, he pointed out the location of the fair amount of area to make up the grade differential. Mr. Bissinger said Mr. Philips can look at the detailed grading plan and if there are any further questions he would clarify.

Mrs. Kenney asked if the detention basin would have fencing to provide for child safety. Mr. Bissinger responded fencing is not proposed since the side slopes are fairly soft and it is not designed to hold water over a long period of time. He pointed out it is in a karst zone and it is not possible to do any type of infiltration; this is strictly acting as a water quality/detention basin.

Mrs. Kenney asked how the water would get out if it is not percolating through. Mr. Bissinger responded there is an outfall pipe and explained the route the water takes as it follows a swale and meanders through the properties. He said the runoff has been reduced significantly since the ordinance is fairly stringent and the water leaving the site is significantly less than the current situation.

Mrs. Kenney asked about the percentage change in impervious. Mr. Bissinger did not have an exact percentage readily available. He mentioned it was not a significant increase in impervious and is an approximate 5% increase. He said the applicant has added a significant amount of parking as well as driveways and a new entrance.

Because of the increase in impervious, Mrs. Kenney asked if any sustainability elements are being added such as green roofs or some other way of offsetting the increase in impervious. Mr. Bissinger responded this is in the karst region and the ordinance has restrictions from doing a lot of things in this area.

Mrs. Kenney questioned why a green roof would be restricted. Mr. Bissinger responded a green roof does not get rid of the stormwater because some of it, not a significant amount, will soak in and evaporate. He said while DEP provides water quality credits the water still percolates through the soil on a green roof and has to be captured and channeled into the stormwater system. It works well with very minor rain events, but for heavy rain the water saturates quickly and runs off and has to be dealt with.

Mrs. Kenney said there would still be less water than if there was no green roof. Dr. Toleno commented one of the green roof issues from the school district's perspective is that it would be something else to maintain on a large property with their staff. He said there is also concern from a green roof perspective on structural steel because there are some engineering pieces that could create more expense and maintenance. Dr. Toleno feels if a green roof is provided in a school situation you would want to provide access for students which would mean access to a roof and a safety railing

Mrs. Kenney said a green roof would be beneficial from an educational point of view. Dr. Toleno stated it ultimately came down to expense, maintenance and safety procedures for students.

Mr. Waks stated he understands the cost argument but agrees with Mrs. Kenney. He pointed out there is a green roof on the community center and while there is no resident access to that green roof, it is still a popular feature. People like seeing their community is environmentally aware. Mr. Waks said students do not necessarily have to have direct access, but just the ability to point out there is a green roof on their school and that in itself would be an educational tool. He

asked the applicant to take another look at a green roof.

Mr. Philips asked what is being done to offset runoff from the increased impervious on the property. Mr. Bissinger responded the ordinance is very detailed on how much to hold back. It will be necessary to take a normal 10-year storm back to a two-year which will be a tremendous amount of water to hold back and they will be significantly improving the stormwater that is currently leaving this site. Mr. Bissinger said the way the stormwater ordinance is structured it has a significant impact on small and large storm events, and it is still necessary to meet DEP's Best Management Practices for water quality, etc. He said there will be all kinds of bio swales, etc. to help with water quality. Even though they are piping the parking areas when it leaves these areas and travels over the grass they have to do certain kinds of plantings and soil amendments to meet the requirements.

Mr. Philips asked if all the water in the new parking area and driveways is being piped into the basin. Mr. Bissinger responded in the affirmative. He said there is an existing basin behind the soccer fields that will be utilized. It is an older basin in how it was done and the applicant will also be improving some things in that area for stormwater. Mr. Bissinger pointed out probably 90% goes the other way and it is all being captured and taken the other way.

Mrs. Spott asked for clarification about the traffic flow. Mr. Bissinger responded Crooked Lane will be one-way in for buses and staff and a link has been created with the sidewalk. There will be no exiting out of Crooked Lane.

Mrs. Spott asked if the entrance will be controlled by a gate during the day after the buses come in. Mr. Bissinger responded the school district will utilize their staff and if necessary there is an opportunity for a gate and signage.

Mrs. Spott asked if busses exit to Henderson Road in the afternoon. Mr. Bissinger responded in the affirmative.

Mrs. Spott asked for clarification about the entrance for the parent drop off. Mr. Bissinger responded by pointing out the entrance and stacking options on the screen.

Mrs. Spott asked if someone will be monitoring the interior circulation in the morning. Mr. Bissinger responded in the affirmative. He said it is usually the case with a school like this at least until the parents are accustomed to how things work.

Mr. Philips commented the teachers at the middle school where his children attend were on traffic duty for a while; however, when they left the stacking occurred. Dr. Toleno responded the Gulph School is more than half the population of the middle school and acknowledged Mr. Philips' point is accurate

at the middle school. He said the Gulph School will not be serving that many students. Physical counts of current stacking, including Caley, is part of the reason they have added additional parking in order to address the stacking operational issues. Dr. Toleno said there is a percentage of parents who will drive their children to school and pick them up and he was confident the queuing numbers will fit into these particular lots.

Mr. Philips pointed out even at Candlebrook there is queuing and without the teachers and staff cars would back up. Dr. Toleno agreed and said the same will hold true with this new building. He said it is going to be a matter of how staff is involved and out there helping children out of cars in the morning to make sure the cars keep moving, and the same will be done at Gulph.

Mr. Philips asked if the school district has gone through the reorganization of the regions per school as yet. Dr. Toleno responded in the negative.

Mr. Philips stated he hears comments about not wanting a crosswalk across Henderson Road and pointed out the large population of kids that live in those apartments and the township's vision of making this a walkable community. Mr. Philips asked if it makes sense to run a bus from the bus depot back and forth across the street. Dr. Toleno responded from his perspective he considers Henderson Road to be a hazardous route. He said kids walking coming up from the one-way entrance would be a whole different situation they could encourage, but he would want to have an open conversation about walking across Henderson. Dr. Toleno said adding another light is not going to be an option in the midst of that intersection.

A discussion followed about the effectiveness of flashing lights, crosswalk and crossing guard at the Henderson location. The consensus was a general skepticism with the effectiveness of such features and overall safety concerns in that location. During the discussion Dr. Toleno pointed out ultimately PennDOT will drive the decision and it might be "out of all of our hands at some point." Mr. Philips mentioned the plans for widening [Henderson] road. Mr. Bissinger commented on the ways the applicant is encouraging walking where safely possible.

Mr. Jenaway said he assumes the traffic engineers are taking a look at what the actual demand is for the turning radius for current size vehicles. Mr. Bissinger responded they had to demonstrate turning movements would work with today's bus sizes around all the corners and throughout the site.

Mr. Jenaway asked how many vehicles will move through that roadway on a daily basis. Dr. Toleno responded (off microphone) approximately 10 buses and about 40 staff.

Mr. Philips asked if there were any discussions with PennDOT about a

roundabout there. Dr. Toleno responded they came up with the other solution collectively with PennDOT and it is his understanding that the design alone for the roundabout would take several years and would require taking some properties. For these reasons they had to look at other options.

Mr. Philips stated there is a synergy of possibilities because of the development of a new school and the O'Neill development on the other side and believes a roundabout would solve a lot of issues in this particular place because of what the engineers presented.

Rob Erickson, Lawndale Avenue, commented he would be opposed to a roundabout and the taking of property.

Mr. Erickson asked if the students from the northeast quadrant would be expected to walk or be bused. Dr. Toleno (off microphone) responded they would be provided buses but for students who wanted to walk they would be allowed to walk.

Mr. Erickson asked if a crossing guard would be provided for children walking. Dr. Toleno responded that is a conversation he will have with the township and PennDOT.

Mr. Erickson said at the planning commission there had been some discussion about the odor emanating from Grinding Acres site and some health concerns for the students. Mr. Erickson asked if the school district has been in contact with DEP about that issue. Dr. Toleno responded as part of the permitting process for Grinding Acres to remain there part of the DEP license requires the permission of the school district if there is a school building located within X amount of feet of such a project. Dr. Toleno indicated working with their attorney the school district has denied the project in essence and indicated it could bring undue stress to not only their facilities but also the environment. DEP has been placed on notice that part of the application is not going to be approved through the school district.

Mrs. Kenney asked for more details about the Grinding Acres matter.

Mr. Erickson called attention to the upper left portion of the plan where the mulch and log grinding operation, Grinding Acres, is located. Over the past several years there have been a number of resident complaints made by residents of Hughes Park and Copper Mill Station about obnoxious odors that come off that property. Complaints have also been raised because the mulch piles are too high, but the main concern is the stench.

Dr. Toleno stated he would be meeting with the residents twice in January on different dates. Mr. Erickson said he would advertise these meetings to the nearby communities.

Mr. Erickson said a number of residents asked about the use of the current access road to get to the sports fields and there has been some concern if access is restricted for people coming from their neighborhoods to the soccer fields. Mr. Bissinger responded there will have to be some behavioral changes for a number of people and some adjustments will have to be made. He said the reason it is not going to be a two-way road has to do with the width and what can be done with this particular roadway without taking property from anyone.

Mr. Jenaway stated there will be another opportunity to raise these questions at the upcoming school district meetings.

GOODMAN PROPERTIES; DEKALB PIKE AT HENDERSON ROAD
(WAWA/CHECK-FIL-A/WINE & SPIRITS – DISCUSSION OF TRAFFIC SIGNAL
MODIFICATIONS

Bruce Goodman, Goodman Properties, is owner of 145 West DeKalb Pike where the Wawa and Chick-fil-A are located. He said common access and parking is shared with the adjacent Goodman property where Fortunoff, Wine & Spirits and Stein Mart are located. He said when developing the Wawa and Chick-fil-A and working with PennDOT the township wanted a signal opposite Target which Goodman agreed to put it in with the hope that it would eventually become full access to enable going southbound on US 202. The compromise at the time was to put in a half signal.

Mr. Goodman described how the current property functions. When leaving Wawa to go southbound it is necessary to exit to Henderson Road thereby adding three to five minutes to the trip and placing more traffic in the intersection.

Mr. Goodman is requesting the township to take the lead and work with Goodman Properties and Greg Richardson, Traffic Planning and Design, to convince PennDOT of the merits of a full signal.

Mr. Jenaway stated there was a traffic safety committee meeting two or three weeks ago during which they discussed the frequency of accidents occurring at the point where the Goodman property exits onto Henderson Road and from the opposite property coming out of Walgreen's. The accidents are all left turns in the five-lane traffic scenario. Mr. Jenaway said there is great value and need for the full functioning traffic signal out onto US 202.

Mrs. Kenney asked if PennDOT's reasoning is that it is too close to the next stop light. Mr. Richardson responded it is basically volume on US 202 during the peak hours and stacking. PennDOT likes to see about 1,000 feet between signals. He said Goodman Properties will work with the township and provide all the studies that are needed to support a full signal.

Mr. Jenaway pointed out there is an adaptive traffic signal system on US 202 that is unlike what most other communities have with just a static signaling system. Because of the improvement of traffic flow this should provide a good argument for not having backups on the secondary streets.

Mr. Richardson stated he would like to schedule a pre-meeting with the township's traffic engineer and staff to meet with Goodman Properties on an informal basis to go over the parameters of the after study and give the Board of Supervisors what they need to feel comfortable partnering with Goodman in meeting with PennDOT.

Mr. Jenaway stated Target should be contacted to see if they would partner in this as well.

Mr. Philips asked if any widening improvements are necessary on the Wawa side with the new signal. Mr. Richardson responded there is a 26 foot wide lane for Wawa that is striped out. Mr. Richardson said 26 feet is wide for an entrance only driveway, but an entering and exiting lane and other accommodations for a full signal were anticipated during land development.

Mrs. Kenney questioned the mention on the handout about a pedestrian system. Mr. Richardson responded crossing seven lanes of traffic on US 202 would take a lot of time and likely require a pedestrian phase all on its own.

Mr. Jenaway commented how people get off the bus by Dunkin Donuts and walk across US 202 waiting on the barrier in the middle of the road. Mr. Richardson responded he would have to go back and look at his files but he does not recall if PennDOT made any comments. He indicated if it comes up it will be addressed accordingly

MANCILL MILL ROAD CO. DEVELOPMENT PLAN, NORTH SIDE OF MANCILL MILL ROAD, 112-UNIT HOTEL WITH ASSOCIATED PARKING, STORMWATER MANAGEMENT AND AMENITIES, 7.229 ACRES (SITE 22.86 ACRES) SM-2. Preliminary Plan approved 9/22/16.

Michael Gill, Buckley Brion McGuire and Morris, representing the applicant, stated the hotel project on Mancill Mill Road was granted preliminary land development approval in September. The applicant accepted the conditions of approval and moved to submit the final land development application in November and is the subject of a clean review letter from the township engineer. A review letter is anticipated from the township's traffic engineer within the next few days.

Mr. Gill said the applicant is looking forward to final approval and will certainly try and resolve any issues that might appear on the review letter. The

only issue should be whether the final plans comply with the conditions of preliminary approval.

Mr. McGrory asked when this land development would be ready to schedule for a vote. Mr. Loeper responded if the letter comes out tomorrow and all issues are resolved this could be placed on the agenda at the January 26th or February 16th business meeting.

From the Public:

Mr. Erickson asked if there will be any change on Henderson Road to restrict the turns in and out of the properties once a full service light is installed at the Wawa site. Mr. Jenaway responded the traffic safety committee has a meeting regarding the whole Henderson Road situation and working with PennDOT the police department has prepared some proposals to modify that entire area.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Philips, seconded by Mr. Waks, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 5-0. Adjournment occurred at 9:21 p.m.

DAVID G. KRAYNIK
SECRETARY-TREASURER/
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: