

PALMER TOWNSHIP BOARD OF SUPERVISORS
GENERAL BUSINESS MEETING
OCTOBER 25, 2011

A general business meeting of the Palmer Township Board of Supervisors was held on Tuesday, October 25, 2011 at 7:00 p.m. in the Community Room of the Palmer Library with all Supervisors in attendance: David Colver, Robert Lammi, Michael Mitchell, Ann-Marie Panella and Robert Smith. Also in attendance were the Township Manager, Planning Director, Director of Public Services, Police Chief, Township Solicitor and Attorney Opthof. Stenographer Ted Rewak was also in attendance. Dino Ciliberti from Patch Internet News and Colin McEvoy from the Express Times represented the news media. Chairman Colver convened the meeting and led those present in the Pledge to the Flag.

2. APPROVAL OF DISBURSEMENT OF FUNDS – OCTOBER 25, 2011

INFORMATION

The report will be provided at the meeting.

DISCUSSION

On motion by Mitchell, seconded by Panella, and agreed by all, the Board approved the disbursement of funds for October 25, 2011.

3. APPROVAL OF MINUTES – OCTOBER 10, 2011

DISCUSSION

On motion by Lammi, seconded by Smith, and agreed by all, the Board approved the minutes of October 10, 2011.

4. DISCUSSION OF CEREMONIAL BURNING REQUEST FROM FAITH COMMUNITY ASSEMBLY OF GOD

INFORMATION

The Board needs to approve/disapprove the burn request.

DISCUSSION

Pastor Patrick Weber of Faith Community Church, 3000 Freemansburg Avenue, was in attendance. Weber said they are currently working with the youth group in a program called 40 Days of Purpose. Weber said it helps them find a positive purpose for their future. Weber said they ask them to imagine who they would and would not want to be in 20 years. Weber said it is a six week program and includes a lot of teaching on Christianity from the Bible. We offer this program to help them become great individuals and good citizens in our community. Weber said

they would like to have a 10' by 10' wide ceremonial burn. It would be a good distance away from surrounding areas. Weber said they would have hoses and extinguishers on site and at 8:30 p.m. the fire would be extinguished. Weber said it encourages them to get rid of the junk in their lives. Weber said they are looking at November 2nd but don't have a final date because it will be dependent on this approval. Weber said we know the Easton School District gets approval for their burning but this will be nothing in comparison to that.

Colver asked about size. Weber said about 10' x 10'. Lammi asked how high. Weber said no higher than 10 feet. Weber said the service will start around 7 p.m. and the burning around 7:15. Weber said we are not looking to consume mass amounts of time. Colver asked if it could become a yearly request. Weber said he didn't think so. Colver said the high school students come to us once a year with their request but it is extremely controlled with several fire trucks, police and EMS on site. Colver said he is concerned about setting precedence for future burning requests. Lammi said this at least has a purpose so he didn't see other people wanting to make requests for back yard burns, but we may have other churches make requests. Lammi said 10' x 10' in width doesn't bother him but 10' high is a pretty good size fire and could smolder for hours. Lammi said he is also concerned with neighbors who will be affected by the smoke. There could be residents with breathing issues in the area. Smith said this is a residential area so we have to be concerned if an ember could hit a roof of another property, plus there are a lot of leaves dropping at this time of year. Smith said he isn't sure that this is a good thing. Lammi said he didn't really think about all the leaves dropping but that could be a problem. Weber said it would be foolish for me to promise nothing would happen. Lammi said as much as he'd like to say yes because of the purpose of your request, there are too many safety concerns. Lammi said at the high school the police, fire and EMS are on site to help control the burn. Colver said the theory is okay but the logistics of where you want to do it is a different animal, especially with the exposure to neighbors. The Board agreed the location is a problem. Pastor Weber said he understands.

On motion by Smith, seconded by Panella, and agreed by all, the Board denied the burn request for Faith Community Assembly of God.

5. VALLA CONDITIONAL USE HEARING

INFORMATION

The Board needs to approve/disapprove the conditional use request.

DISCUSSION

Bruno said this matter is a request for conditional use approval. The property is located in the Route 248 overlay district. The plan proposed the conversion of an existing single-family dwelling to a medical office building. The existing driveway is to be removed, and a new access drive and off-street parking lot with fence are proposed. The site is located at the northeast corner of the Lawnherst Avenue/State Route 248 intersection, within the Medium-Density Residential (MDR) Zoning District and Route 248 Overlay District. Bruno noted they are also requesting Minor Land Development Plan approval tonight. This Conditional Hearing has been

duly advertised. Bruno explained the process of the hearing and entered the following exhibits to the record:

- T1 Conditional Use Application form from Suriya Enterprises, LLC., Dr. Suneel Valla
- T2 Legal Notice of hearing in the Express Times
- T3 Proof of Publication acknowledging advertising
- T4 Letter from Planning Director Cynthia Carman on behalf of the Planning Commission confirming the Planning Commission recommendation to the Board of Supervisors
- T5 Letter dated October 5, 2011 from the Township Engineer representing their review of the Application and Land Development Plan
- T6 Township Departmental Comment Sheet
- T7 Letter from the applicants project engineer requesting waivers consistent with the land development approval
- T8 September 13, 2011 letter from the Palmer Township Zoning Hearing Board with their decisions on the variances requested. Variances were granted.

Stenographer Ted Rewak asked anyone interested in testifying to stand and be sworn in.

Justin Massie, Terraform Engineers, said the property is located at 2445 Lawnherst Avenue and Route 248. Massie explained the surrounding properties and reviewed the plan with the Board. Massie said other neighboring properties are already being used for commercial uses. Massie said we believe this conditional use is in conformance with the Route 248 overly district. Massie said we also made application for minor land development and we are in conformance with all township ordinances.

Bruno noted the plan being displayed in the meeting is a plan from Mr. Massie's office and should be marked as Exhibit A-1.

Massie said we believe the property conforms to all state and federal laws. Massie reviewed their conveyance facilities related to storm water issues. Massie said there are other commercial uses located around this property so we do not believe this use will change the character of the surrounding area. We also present no safety and/or public welfare issues.

Colver said the land development process spills over into this process so some of my questions may be repetitive. Colver asked if the homes north and east are residential. Massie said they are residential and we have contacted the neighbors through the Zoning Hearing Board process. Massey said during the zoning process the main concern was parking on Lawnherst. It was recommended installation of no parking signs be installed along Lawnherst Avenue. Massie said we are providing the number of parking spaces required. Colver asked if any neighbors were protesting the use. Massie said no. Massie said they will have three full time staff on site and the doctor intends to operate office hours one day a week and possibly on Saturday. There will be two examination rooms. We have provided nine parking spaces that meet the zoning requirement and we believe it will be more than we need. We agree it would be dangerous to park on Lawnherst and agree to locating no parking signs on Lawnherst. Colver asked what Dr. Valla practices. Carman said sleep disorders. Carman said at the Planning Commission meeting he said he would do consultations in this office and overnight studies would be done in

the hospital. Colver asked about lighting, garbage, fencing and signage. Massie explained the fencing that currently exists around the property and what they intend to provide. Massie said at this time no sign is proposed to advertise the doctor's office. Colver asked about lighting for parking. Massie said it would just include lighting from the building. Carman said since there are no night hours the ordinance doesn't require parking lot lighting.

On motion by Panella, seconded by Mitchell, and agreed by all, the record was closed for deliberation.

The record was reopened and Attorney Bruno asked if there were any questions from the audience. There were none.

On motion by Panella, seconded by Mitchell, and agreed by all, the Board approved the Conditional Use request for the Valla Medical Office at 2445 Lawnherst Avenue to include the conditions approved by the Zoning Hearing Board.

Colver said now we can move on to the land development portion of approval. Bruno said the letter from Planning Director Carman outlines the views of the Planning Commission. Carman reviewed the waivers and deferrals that the Planning Commission recommended.

Colver asked if there were any issues with the Township Engineer letter of October 5, 2011. Massie said there was nothing they couldn't comply with. Township Engineer, Brian Dillman said under B.4 in his letter it talks about a truck turning point. Dillman said there will be no reason for large vehicles to enter the site. Colver asked for a timeline. Massie wasn't sure. Massie reviewed where the no parking signs will be located on Lawnherst Avenue. Chief Fretz agreed with the locations. Massie said they are waiting to hear back from PennDOT regarding stormwater. Dillman said when you hear back from PennDOT just send us a copy of their letter to include in the file.

Lammi made a motion to approve the Minor Land Development Plan for the Valla Medical Office located at 2445 Lawnherst Avenue with the following conditions: the applicant comply with the October 5, 2011 Township Engineer letter; the applicant comply with the conditions in the Zoning Hearing Board letter dated September 13, 2011; they comply with the township department comments dated October 7, 2011; the Board approved the following waivers: §165-67.B – to allow the proposed driveway to be located within 300 feet of the centerline of Route 248; §165-73.A – to eliminate the requirement to plant street trees along the frontage of Route 248 and Lawnherst Avenue; the Board granted the following deferrals: §165-69.A – to defer the installation of sidewalk along Route 248 and Lawnherst Avenue, §165-75.A – to defer the installation of curbing along Lawnherst Avenue. Mitchell seconded the motion. Lammi asked if it required an improvements agreement. Dillman said you would seek security for driveway apron and possibly storm water pipes. Bruno recommended the applicant enter into a Land Development Improvements Agreement. Lammi amended his motion to include the requirement for the applicant to enter into a Land Development Improvements Agreement. The motion was seconded by Mitchell, and agreed by all.

6. DISCUSSION OF WASTE HAULER CONTRACT

INFORMATION

Chris Christman and Cindy Oatis will have a discussion with the Board regarding the upcoming waste hauler contract. The Board's direction is requested.

DISCUSSION

Christman said the Board should have a copy of a Powerpoint presentation outlining where the Environmental Steering Committee (ESC) stands in this process. Christman said as you know the current contract expires May 31, 2013. Christman said the ESC has evaluated three system options: 1 – Unlimited curbside collection with 20 gallon recycling container (current system). 2 – Fully automated toter program with two 96 gallon containers; one for municipal solid waste (MSW) and one for single stream recycling. 3 – Partially automated toter system with one 96 gallon container for single stream recycling with unlimited MSW pickup. Christman said he would recommend bidding all three options and compare the costs of each option.

Christman said we would like to hear the Boards thoughts on what you would like to see included in the bids. Christman said our plan is to bid by April 2012 which would allow us room to rebid if necessary. Cindy Oatis distributed a handout to the Board highlighting benefits of going to an automated system. Colver asked if the recycling goes to a single toter would it continue to be picked up once a week. Oatis said yes. Colver asked about the cost of the toters. Oatis said they would amortize the cost of that over the time of the contract. Colver said so no resident would receive a bill for the toter. Oatis said it would be included in the costs of the contract. Colver asked how toter replacement would be handled. Oatis said she included what we pay for our current recycling containers and these toters are much better and last up to 15 years versus the current two to five year life expectancy. Lammi said we didn't do a very good job with the educational part of the program in the last contract. Lammi said we have to do a better job educating the residents this time around. Lammi said his preference is to go with the single stream recycling. Lammi said another concern is bidding out tipping and pickup fees. Oatis said it would be prudent to do that regardless of which program we decide on. Colver asked if we would look for another five year contract. Oatis said we should bid for both three and five year options. Smith said the life expectancy of the cans has to do with the hauler. My cans get pretty beat up. If we want to increase recycling it has to be an easy process for the resident. Oatis said the program we currently have with our size containers would be difficult with a single stream program. Colver said the last time we did this the cost was \$30 more to put out less in the toter program. Colver said education is a big part but in reality it's going to come down to dollars and cents. Oatis said nationwide single stream recycling has increased. If we could see a 20% increase in recycling it would equate to \$20,000 a year in respect to the performance grants. Christman said if you have a toter for MSW you are limiting it to 96 gallons, aside from a sticker program. The less garbage going into the landfill should increase our recycling rates. Oatis said MSW tonnage is what costs the hauler. If they take it to a recycling facility they don't have to pay that. Colver said he agrees it would be beneficial to bid all three options with a three and five year option. We have to look at the prices for large items too so we don't end up with them being dumped on the township roads. Colver asked about

white goods pickup. Oatis said it included two pickups a year. Lammi suggested we take the white goods out totally since people can put it out and the scavengers pick it up. Christman said leaf and yard waste would be included in what we bid out for pickup two times a year. Lammi asked how successful these pickups are. Oatis said it isn't successful but it is a DEP requirement to offer two pickups per year.

7. DISCUSSION OF FIRE INSPECTION PROGRAM

INFORMATION

The Board's direction is requested.

DISCUSSION

Christman said the National Plastics fire happened on July 15th and it raised some questions as to whether the township should institute a fire inspection program. Christman said he provided an overview of a potential program to the Board for their review. Colver asked who would do the inspections. Christman said Dan Lichtenwalner. Fire Commissioner, Delmar Grube said it would start out with simple housekeeping inspections. We see mechanical rooms that are packed with old air conditioners and we can't get to disconnects, people store things above drop ceilings, apartment floors where we can't get to outlets, etc. Grube said we are trying to get something started and it's easiest to start with housekeeping items and possibly grow the program from there. Grube said he would like to see a person dedicated to a fire inspection program but that is looking 10 miles down the road. Grube said he understands the economy and construction permits are going down so it makes sense to have Dan do these initial housekeeping inspections. Mitchell asked what you do when a business has an insurance company that completes annual fire inspections. Grube said we would probably just inspect on the housekeeping issues. Mitchell said the insurance company already inspects for housekeeping issues as well as everything else. Mitchell asked why he should pay the township to inspect his business when he pays his insurance company to do it. Grube said the large majority of businesses in the township aren't getting inspected by their insurance companies. Grube said he is looking to make the buildings safer before the firemen even have to walk into that building. Smith said he is okay with doing this as long as this is the fee structure we are sticking with. If it ends up being hundreds of dollars I'm not agreeing with it. Smith said we continue to see new fees for everything we do in our business and it's killing the businesses. Mitchell agreed with Smith. After a brief discussion the Board agreed with the concept of implementing a fire inspection program in the township.

On motion by Lammi, seconded by Panella, and agreed by all, the Board approved drafting a fire inspection ordinance for future review and advertising and approved the required training for the Code Officer.

8. DISCUSSION OF FIRE DEPARTMENT TRAINING VEHICLE

INFORMATION

The Board needs to approve/disapprove the purchase of a new fire department vehicle (purchased by the Association) and retaining the 1994 Suburban for the fire department's use.

DISCUSSION

Grube said the Relief Association is looking to purchase a new vehicle and we would like to retain the old 1994 Suburban. Grube said he cannot do fire department work 24 hours a day. Beginning the first of the year we will have a staff of officers to run each fire house. We would use this vehicle for training and for the Assistant Chief or Captain to go to a fire scene to act as the command officer. Grube said the vehicle is already marked and equipped, it just needs a set of tires. Grube said the only cost to the township is fuel, maintenance and insurance on the new vehicle. Grube said the Association would own the pickup truck and this vehicle. All other Fire Department vehicles are owned by the township. Grube said we send all our firemen to Bucks County Fire School which is 55 miles one way. Grube said it is more feasible to have a vehicle for them to use rather than reimburse the firemen. Grube said fire school is held on Saturday for approximately 20 weeks.

On motion by Smith, seconded by Mitchell, and agreed by all, the Board approved the purchase of a new vehicle by the Relief Association and authorized the department to retain the 1994 Suburban as part of the township fire department fleet.

9. DISCUSSION OF FIRE DEPARTMENT TRAINING AT FORKS TOWNSHIP TRAINING CENTER

INFORMATION

The Board needs to approve/disapprove the Fire Department using the Forks Training Center and authorize the Township Manager to execute the Hold Harmless Agreement.

DISCUSSION

Grube said Forks Township built a training center in the north end of their township and they are now offering the facility to outside organizations. Their solicitor is requiring a Hold Harmless Agreement to use the facility. It was forwarded to Attorney Bruno's office for review. Bruno said the agreement protects Forks Township as it should.

On motion by Lammi, seconded by Mitchell, and agreed by all, the Board approved the Fire Department using the Forks Training Center and authorized the Township Manager to execute the Hold Harmless Agreement.

10. RESOLUTION APPOINTING THE TOWNSHIP MANAGER AS ACTING AGENT FOR FEMA/PEMA FUNDING

INFORMATION

The Board needs to approve/disapprove appointing the Township Manager for FEMA/PEMA funding and approve the required resolution.

DISCUSSION

On motion by Smith, seconded by Lammi, and agreed by all, the Board approved the Township Manager as acting agent for FEMA/PEMA funding and approved the FEMA/PEMA funding resolution.

11. POLICE PENSION FUND ORDINANCE AMENDMENT TO COMPLY WITH PENSION PROTECTION ACT OF 2006 AND THE HEROES EARNINGS ASSISTANCE AND RELIEF TAX ACT OF 2008

INFORMATION

The Board needs to approve/disapprove the ordinance.

DISCUSSION

On motion by Panella, seconded by Smith, and agreed by all, the Board approved the Police Pension Fund ordinance.

12. ORDINANCE AMENDING THE PALMER TOWNSHIP GENERAL PENALTIES ORDINANCE, SECTIONS 1-16; PALMER TOWNSHIP SEWER USE ORDINANCE, SECTION 147-8; PALMER TOWNSHIP TAXATION ORDINANCE, SECTION 173; AND THE PALMER TOWNSHIP WATER SUPPLY ORDINANCE, SECTION 184-9

INFORMATION

The Board needs to approve/disapprove the ordinance.

DISCUSSION

On motion by Lammi, seconded by Smith, and agreed by all, the Board approved the ordinance.

13. REQUEST TO ADVERTISE ZONING HEARING BOARD ORDINANCE

INFORMATION

The current Zoning Hearing Board, by ordinance, is composed of three regular members and one alternate member. Due to difficulties over the last couple of years in getting a quorum for hearings, it is recommended that the Zoning Hearing Board be expanded to five members. The proposed zoning ordinance amendment would change the section of the Zoning Ordinance that determines the number of members. The Board needs to approve/disapprove the request to advertise a public hearing for the proposed ordinance amendment.

DISCUSSION

Colver said currently we only have three people on our Zoning Hearing Board and we are looking to expand so they would need three out of five to get a vote. This is to advertise the ordinance to make this change. Term also changes from three to five years.

On motion by Mitchell, seconded by Panella, and agreed by all, the Board authorized the Solicitor to advertise the ordinance.

14. SUMMER RECREATION PROGRAM DISCUSSIONINFORMATION

The Recreation Board has recommended discontinuing the summer recreation program due to the low amount of participants over the last several years. The Board needs to approve/disapprove discontinuing the summer recreation program.

DISCUSSION

Colver said we visited this item over the last couple of years. This is not the program that happens at the Community Center but happened yearly at the area playgrounds. Colver said the attendance numbers have been dwindling over the past several years. Smith said we looked at cutting it to fewer days each week but it would be harder to staff.

On motion by Smith, seconded by Lammi, and agreed by all, the Board agreed to discontinue the Summer Recreation (playground) program.

15. PUBLIC COMMENT

Mr. and Mrs. Arthur Marino and Marilyn Villano, 699 Oakwood Street were in attendance. Villano said they are here because we are running into obstacles regarding the building project happening next to her home. Mr. Marino said they bought the home after their son-in-law passed away unexpectedly. Marino said there always was an empty lot next to the property and we inquired about the feasibility of building on that lot. We were told we couldn't get a building permit for the lot. From 2008 to this September things have changed and now someone bought it and is building a house on the lot. Villano said she attended the variance meeting and she opposed it. It is upsetting because the property was supposed to be separate. When the property changed we went to the Zoning Officer asked for a copy of the blueprints. Villano said the first copy was when the house faced Division Street. The second copy has it facing Oakwood Street. I was told it was non-conforming to the neighborhood. Each house has 35 feet between them. This house is eight feet from my property line. I don't see how it is conforming. I read in the guidelines that if a second copy is not provided and reviewed, the builder would be issued a stop order. They have not been able to provide us with a copy of the revised plan. My neighbor behind me is concerned about drainage. I asked the Zoning Officer about it and he said he didn't know. Villano said she would like to have a copy of the revised

plan. I'm eight feet away from this house, shouldn't I be provided with the second set of plans. I'm concerned about the drainage too.

Mrs. Marino said when the property was for sale we were told we weren't allowed to buy that property or we would have to have the property put in another name. They told us we wouldn't have the money to get the variances to build on it.

Colver said you realize we are not the Zoning Hearing Board and we are hearing this for the first time so we do not know all the facts. Solicitor Bruno said you entered your opinion at the Zoning Hearing. Once a decision was rendered by the Zoning Hearing Board you should have received a copy of their decision. Bruno said you have 30 days from receiving that notice to appeal. Villano said he started construction right away. Bruno said from the time of written notice you have a right to file an appeal to the court. Bruno said he would recommend you look into getting legal counsel to help you with the process.

Christman said he received an email from Ms. Villano on Monday and he got a copy of the file Monday afternoon. Christman said he was told when he asked questions that Ms. Villano had an interest in purchasing the property and they wanted to build on the property. The township advised them because it was an existing non-conforming lot if it was owned by the same family with the same name the lot could not be built on. Mr. Marino said he drove 85 miles to meet with the Zoning Officer and he gave me the ordinance and said this is the ordinance and everything is kosher. Colver said we won't have the answers for you tonight. Villano said I just want to know why I'm being labeled a troublemaker. Villano said I'm a widow and I didn't understand a lot of things but I'm just trying to understand the rules. There is a truck on the property now with an unregistered vehicle sticker. I call the police and they tell me it's a zoning issue. I call the zoning office and they tell me it's a police issue. I don't appreciate getting the runaround. It's very upsetting. Villano said she is very impressed with the way this Board worked tonight and she appreciated the Board listening to them tonight. Colver asked the Township Manager and Planning Director to look into Ms. Villano and Mr. and Mrs. Marino's concerns and follow-up with Ms. Villano.

16. REPORTS

Township Solicitor

- Bruno had an extension request from Mittal Realty LLC., requesting an extension of time to complete their public improvements until December 31, 2011, which will include an extension of the letter of credit to January 2012. On motion by Lammi, seconded by Smith, and agreed by all, the Board approved the extension request.
- Bruno had an extension request for the Finegan Funeral Home requesting an extension until January 31, 2012 to complete their public improvements. On motion by Smith, seconded by Panella, and agreed by all, the Board approved the extension request.
- Bruno said Weis Markets is prepared to enter into their maintenance period and they have posted the required security. On motion by Lammi, seconded by Smith, and agreed by all, the Board authorized the Chairman to sign the Maintenance Agreement.

- Bruno said Norwood Development has transferred the property to Exeter 2251 Newlins Mill, L.P. They are requesting approval of the transfer. On motion by Lammi, seconded by Smith, and agreed by all, the Board authorized the transfer of the Land Development Improvements Agreement from Norwood Development to Exeter 2251 Newlins Mill, L. P.
- Bruno had an extension request from TCAAB requesting an extension until October 31, 2012 to enter into their improvements agreement and record the plan. On motion by Lammi, seconded by Smith, and agreed by all, the Board approved the extension request.
- Bruno had a Stipulation of Counsel regarding the tax assessment appeal for 7 Devonshire Drive, Unit 194, for Michael and Janet Nino. Bruno said the township did not participate in the appeal but typically after approval of the Board you authorize the Solicitor to sign off on the Stipulation. Bruno said the fair market value shall increase from \$177,400 to \$261,800 and the assessed value will decrease from \$88,700 to \$83,500 based on the Common Level Ratio of 31.9%. On motion by Mitchell, seconded by Panella, and agreed by all, the Board authorized the Chairman to sign the Stipulation of Counsel.

Township Manager

- Christman said Supervisor Mitchell contacted him a few weeks ago with a request to include funding of \$7,000 in the 2012 budget for Suburban Emergency Medical Services. Christman said he would need input from the Board if you would like me to include that amount in the 2012 budget. Smith said he would agree considering everything they do for us in this township. Colver said it is a small request. The Board advised the Township Manager to include the donation in the 2012 budget.
- Christman distributed a proposed new township fee schedule and said he would like the Board to review the changes and he will place it on the November 7th agenda for discussion. Christman said when he started the budget process he realized the township didn't have a document that included all township fees. Christman said there are some slight increases for you to review and approve. If approved the numbers would then be included in the 2012 budget. Christman said then typically the fee schedule would get approved each year at the reorganizational meeting.
- Christman had two personnel items for executive session.

Planning Director

- Carman asked if there were any questions or concerns regarding the November Zoning Hearing Board notice. There were none.

Supervisors

- Lammi asked the Board about the possibility of putting a temporary sign at the Charles Chrin Community Center for the Miracle League Field. Lammi said we would follow the process. The Board agreed to place a temporary sign in the area of the Miracle League Field location.
- Colver reported the TIF received final approval last week through the county.

On motion by Panella, seconded by Mitchell, and agreed by all, the meeting was adjourned at 9:40 p.m. with two personnel items for executive session.

Respectfully submitted,

Christopher S. Christman
Township Manager