

## WORK SESSION

May 20, 2015

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, May 20, 2015 at the Manor House at Prophecy Creek Park, 205 W Skippack Pike, Ambler, PA 19002 at 7:41 p.m. for the purpose of reviewing the agenda of the May 20, 2015 Supervisors' meeting. Chairman Frederick R. Conner was present with Supervisors Adam D. Zucker, Anthony F. Greco, Melissa M. Weber, and Kenneth F. Wollman. Also present were Township Solicitor Andrew R. Freimuth, Esq., Township Manager Roman M. Pronczak, Assistant Township Manager David J. Mrochko, Director of Public Works Ronald J. Cione, Police Chief Kenneth Lawson, Director of Code Enforcement Michael McAndrew, and Director of Finance Christine M/ Bauman. Four members of the public were also present.

Prior to the work session meeting the Supervisors met in executive session to discuss legal and personnel matters. When the executive session concluded, the work session began at 7:41 p.m. with the Supervisors reviewing the agenda and discussing approval of the meeting minutes of May 5, 2015 and the March Treasurer's Report, the open space initiatives for the Meadowlands tract, a public hearing on Ordinance No. 340, advertising a special meeting for June 3<sup>rd</sup>, authorization to sign a traffic signal easement agreement with the property owner of 1999 Skippack Pike, authorization to advertise Ordinance No. 4-240, a waiver request for 985 Jolly Road, escrow releases, new appointment to the Shade Tree Commission, authorization for the sale of a vehicle at public auction, Resolution No. 1088, approval of the terms of employment with William Armstrong as Lieutenant, approval of architect services for open space projects, sale of a decommissioned pump, and the May Zoning Hearing Board cases.

After reviewing the agenda, Mr. Pronczak reminded the Supervisors that the annual Centre Square Fire Company Carnival will be held from May 27 through May 30. The location has moved from Centre Square Fire Company's station to the Reed's Restaurant/Bar parking lot on Skippack Pike.

Mr. Pronczak continued the meeting by listing two upcoming meetings. The meetings included a special meeting of the Board of Supervisors on June 3 starting at 7:00 p.m. and a joint meeting the Board of Supervisors, the Elected Board of Auditors, and the Appointed Auditor which is set for June 16 at 6:30 p.m.

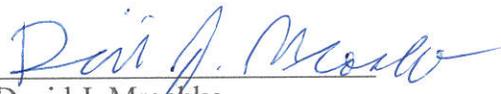
The next item discussed was a recommendation from the Shade Tree Commission to name a trail and a woodland area at Centre Square Park in honor of Joe Steuer, the long-time former chairman of the Shade Tree Commission.

Mr. Pronczak continued the meeting by mentioning that the Centre Square Commons conditional use application has been received. The conditional use application is essentially pre-land development phase and allows for the identification of desired

architecture, amenities, and conditions the Supervisors would like to impose on the development.

Before concluding the meeting, Chairman Conner thanked staff members for their continued hard work and dedication despite a larger than normal workload.

At 7:53 p.m., the Supervisors adjourned the work session and left for the public meeting.

  
David J. Mrochko  
Whitpain Township Assistant Manager

#10-2015  
May 20, 2015

The regular meeting of the Whitpain Township Board of Supervisors was held at 8 p.m. Wednesday, May 20, 2015 at the Manor House at Prophecy Creek Park, 205 Skippack Pike, Broad Axe, PA. Chairman Frederick R. Conner, Jr., along with Supervisors Adam D. Zucker, Anthony F. Greco, Melissa Murphy Weber and Kenneth F. Wollman were present. Township Manager Roman M. Pronczak, P.E., Assistant Township Manager, David J. Mrochko, Solicitor Andrew R. Freimuth, Esq., Police Chief Kenneth Lawson, Code Enforcement Officer Michael E. McAndrew, Public Works Director Ronald J. Cione, Finance Director Christine M. Bauman and Recording Secretary Virginia Papale were also present. Township Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker, and Fire Marshal David M. Camarda were absent. There were approximately 120 people at the meeting.

Following the Pledge of Allegiance, Chairman Conner welcomed everyone to the tenth meeting of the year, expressing appreciation of the number of attendees.

Mrs. Weber presented the customary Mission Moment, highlighting Emergency Medical Services Week. One aspect of the Township is to protect the health, safety and welfare of all who are part of Whitpain Township. This is the week, recognized nationally, to support the emergency medical services. The theme "EMS Strong" has been developed to honor the strength of EMS providers. Each day provides different circumstances that the men and women face. We are privileged to have SARS (Second Alarmers' Rescue Squad) in the Township. SARS continues to receive distinctive recognition for outstanding accomplishments. They are ever-ready to act when an emergency arises. We appreciate and recognize the services they provide on a daily basis.

A motion was made by Mr. Greco, duly seconded by Mr. Zucker to approve the minutes of the Board of Supervisors' meeting of May 5, 2015. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Zucker to approve the March 2015 Treasurer's Report. Chairman Conner called for any discussion. There was none and the motion carried.

A presentation on an open space initiative began with a brief background by Chairman Conner. There will be no vote on any final agreement this evening. The Comprehensive Plan effort began about one year ago. There have been four Town Hall meetings, and many committee meetings over the past year. A draft presentation will be made in October. The Comprehensive Plan is to address the concepts of the Mission, Vision, Values Statement, created by the Board. There have been two major development matters that have come before the Township over the last year. The first is Centre Square Commons, which is moving forward after much public participation. The second is the effort to

preserve the 128 acres of the Meadowlands Tract. It is good to see public participation, despite some misinformation which seems to be circulating. This evening, facts and information will be shared regarding this initiative, which will enhance the Township's leadership in resource conservation and open space preservation. Chairman Conner asked Mr. Pronczak to update everyone on this initiative.

Mr. Pronczak explained that the initial presentation was given on March 10<sup>th</sup>, and then discussed at the March 17<sup>th</sup>, April 7<sup>th</sup> and May 5<sup>th</sup> Board meetings. On April 7<sup>th</sup>, the Board unanimously approved an agreement in principle to pursue an agreement with Meadowlands Country Club. Information is available on the Township's website and by subscription to The Wire, the Township's electronic newsletter. In summary, the Board is considering rolling over \$7 million of the Township's current open space debt to purchase a conservation easement from Meadowlands Country Club (MCC), and to finance and expedite other long term Park and Open Space projects. Over 20 years, interest charges will be approximately \$3 to \$4 million, and will require no tax increase.

Mr. Pronczak added that our Mission, Vision and Values Statement encourages the Township to build value in the community, to enhance the quality of life and build stewardship and promote fiscal responsibility. From 1966 to the present, the Township has acquired many acres of open space, preserving large open tracts of land from development. Other municipalities in Montgomery County have fought the same preservation battle, although, some unsuccessfully. Most significantly is the Valley Forge Golf Club in Upper Merion Township, which after years of litigation is being developed into a dense, commercial/residential hub.

The Meadowlands Tract is 128 acres that is zoned Park and Recreation in the heart of the Township. It has many important natural features and historically significant buildings near the immediate vicinity of MCC. There are five noteworthy intersections that contribute to gridlock in the area, as many motorists are aware. The main condition of the conservation easement is the preservation of open space in perpetuity. Additional conditions include public use of certain areas at certain times, application for an Audubon Certification, establishment of an Easement Oversight Board, occasional use of facilities for Township events, discounts to residents for memberships, and various others.

Projects recommended by the Park and Open Space Board include: core connector trails, Narcissa Road trail connections, Centre Square Park improvements and strategic plantings of the Shade Tree Commission. Mr. Pronczak continued by confirming there will be no change in the current debt service.

In conclusion, Mr. Pronczak stated that the Board will continue to receive public comment and input on this proposed agreement, with the next meeting scheduled for June 3 at 7 p.m. Any potential agreements with MCC will be posted to the Township's website one week prior to any vote occurring.

Chairman Conner opened the floor to public comment with the request that speakers state names and addresses and that comments be kept to two minutes. It is important to maintain civility and comity.

Derrick Roberson of Graystone Road moved to Whitpain Township in 1999, and has been impressed by how well-run the government and school district are. When the last increase was imposed for open space, he at first was apprehensive, and now is grateful for the contributions he makes as a taxpayer. He asked when the Township went into the banking business. Chairman Conner responded that no municipality can loan any organization any money. Furthermore, a Township cannot borrow money to loan money to an organization. This proposal is that the Township purchases two real estate interests on the Meadowlands Tract. The first is the conservation easement that will remain in perpetuity and preclude any future development on the 128 acres. The second real estate interest is a 20-year option on the property to protect the investment of \$6 million. It enforces all of the elements of the conservation easement. The \$6 million will be paid back over the life of the municipal bond.

Chris Allen of Huntsman Lane said this initiative is a good comparison to Plymouth Township, and what could happen here as did near the Blue Route entrance at Butler Pike and Plymouth Road with development. This is a creative way to acquire open space. He asked about the window of time for the interest rate, and also, asked for a confirmation of understanding that MCC could re-acquire the property at the end of 20-years with the conservation easement intact. Chairman Conner corrected that MCC will remain a private country club, with the access and other terms of conditions to be governed by the easement to ensure that all terms and conditions are fulfilled. If MCC defaults on any condition of the agreement, the Township has the option to purchase the 128 acres for \$1. Kirwan Elliott with Janney Montgomery Scott explained that the low interest rate environment has existed for some time now, and the Township with its Aaa rating from Moody's, will be well-received in the market.

Ray VanHaute, a 36-year resident on Sycamore Place, expressed a concern that taxes are being expended to loan MCC, a private equity club, funds to ensure its financial viability. Meadowlands is receiving an interest-free loan to continue operating the club which is in financial distress. The Township's total obligation could be up to \$4 million. Should MCC be unable to repay the loan, the Township will be left with land and aging buildings and infrastructure. It seems as if the club ownership has total control. If a developer would acquire the property, it could be rezoned for residential development and create a tax revenue opportunity rather than the expense of the current proposal. Chairman Conner confirmed that one of the courses of action by the Township is to let the market forces decide. There have been nine courses of action analyzed to date, from do nothing to condemning the property and purchasing it outright. The framework of tonight's proposal is considered the best proposal.

Dan Gorman has been a resident since 1988. He offered a correction with the presentation details of the Valley Forge Golf Course in that it was zoned for two million square feet of office space, and the developer chose to do something less. MCC is zoned open space. To get anything other than that requires Township approval. A better approach would be for the Township to hire a planner to come in and come up with an appropriate plan that residents approve and have qualified developers bid on the development. Chairman Conner confirmed that the Township can rezone certain areas, although that process can be challenged. Solicitor Andrew Freimuth explained that any zoning can be challenged by anyone. In addition, a subsequent Board of Supervisors can rezone the property as they see fit. The conservation easement provides for open space in perpetuity. If the agreement moves forward and a conservation easement is put on the property, it is an assurance that the property remains Park and Open Space regardless of what the zoning may be. Chairman Conner added that Solicitor James Garrity is in Worcester Township this evening, where a challenge has been made to the Park and Open Space designation of the Centre Square Golf Course.

Andy Williams, a 30-year resident of Plymouth Road said those opposed are making good points, although the associated costs mentioned are over-exaggerated. Just as a 20-year mortgage payment, associated costs over the time period for 128 acres are closer to \$2.5 million. He added that the Board has been transparent in its discussions and has had good meetings regarding this transaction. In his research, Mr. Williams discovered that the Township has the fifth lowest tax rate in Montgomery County. Because they are rolling over current debt, there will be no impact on the budget. The positives include many attractive neighborhoods within the Township, but the open space makes it unique and enjoyable. When an opportunity arises, we must act or risk open space to further development. He supports the work, leadership and preservation efforts of all involved in this initiative.

Mark Stephenson, a 30-year resident on Maple Hill Drive, questioned the calculation of funds to be spent vs. the return. Effectively, he said we will give \$6 million away now and received \$3.6 million later. It's not quite a pleasant picture. MCC is a private club and they can pick and choose who they want there. Not every taxpayer will benefit, and he believes the Township should not be associated with this concept.

Jay Julian has been a resident for 28 years. He asked if anyone has done a formal cost benefit analysis, and also if the proposal is on the Township's website. Chairman Conner responded that eighty (80%) percent of the proposal has been on the Township's website since March 11<sup>th</sup>. Two slides have been added to give an idea of the terms and conditions being negotiated, and an explanation of the MS4-TMDL implications. He added there has been no formal cost analysis, but an examination of different courses of action associated with it. In order to do a complete cost analysis, we would have to know what development could happen there and the impact of the potential development could be. The property is zoned Park and Recreation. This could be challenged, and would certainly be challenged if the club is sold, unless they would operate it as a golf course.

Carol Christ of Juniper Drive is very aware of the traffic issue. She is here this evening because of an unauthored flyer that was left in her mailbox. Mrs. Christ remembers something similar 17 years ago, with flyers in mailboxes, when the Prophecy Creek Park proposal was made. The outcome of that occasion was great and she believes the community will benefit from more open space. Should MCC be developed, it will certainly impact her neighborhood. She has confidence in the Township for its preservation efforts.

Neil Hecht of Pheasant Run for nine years asked what impact there would be, if any, if no taxes are collected from MCC. Mr. Pronczak said there would be no change, because if we own the property it would be tax exempt. The current taxes are not significant because of the zoning.

Jim Vesci, a 35-year resident of Beale Road is happy to have open space. The traffic nightmare in the area where he lives will only become worse with development.

Bob Ervin and his wife have been residents of the Township for 60 years, and they don't intend to move. He served on the Zoning Hearing Board for many years and he chaired the Township's 300<sup>th</sup> Anniversary festivities. Through the years and currently, he has praised every aspect of what the Township has done, and he encourages the Board of Supervisors to move forward with this proposal.

Brian Cash has been here for about 20 years, and used to play at Prophecy Creek Park. This proposal seems wonderful, although he does not agree with the way the Township is proceeding. They are preserving a golf course, not open space. If a developer purchases the property, more than fifty (50%) percent remains actual open space and there will not be high density housing because traffic studies will not permit it. It will not happen. If this is the way to go about it, thankfully there are not too many golf courses, because this proposal is preserving a golf course.

Bob Whittock has been a resident for his entire 79 years, residing on Jackson Avenue. If approving this plan will slow down development and not change the tax rate, he is for it.

Jeff Liewellyn of Derwin Drive applauds the Board and its predecessors for the Aaa rating. This doesn't happen by accident, and he trusts that this Board will maintain the Township's Aaa rating. If this land is preserved, everyone will have use of precious open space. He likes the rural feel of Whitpain Township.

Ira Brownstein has the benefit of living next door to Prophecy Creek Park. The manner in which this Board has approached this initiative should not be discounted. The preservation easement in perpetuity will benefit all residents. If this property went to market, it would most likely command a \$10 million premium. Whitpain Township has tremendous appeal. These opportunities do not come up frequently, and the Township has done a great job in acting in a manner to protect the community.

Mark Prince of Ivy Road in Broad Axe remembers the discussions on the acquisition of Prophecy Creek Park. The Supervisors have done a great job moving forward to preserve open space. He requested an explanation of the actual net cost of acquiring the MCC property. Chairman Conner clarified that if MCC complies with all of the conditions, \$6 million will be returned to the Township, and the net interest cost over 20 years will be \$3 to \$4 million as determined by the interest rate of the bond when we go to market. If MCC defaults at any time, Chairman Conner explained that the cost is dependent on where we are during the period of performance. The expectation is that because of the club's desire to remain a club, it is a good indication of their intent to remain a successful course and live up to the conditions. If over the 20 years of the agreement there is a default, the Township is protected by the components in the agreement. The Township would have to make a decision related to the operation of the golf course. A worst case scenario would make it a \$9 million investment. Mr. Zucker commented that in human resources there is a saying is "the best indicator of future performance is past performance," and the building and property in which we're sitting this evening is a great example. No one can predict what will happen. If MCC becomes Township property, at least residents can be comforted in that the past performance of the Township with all natural resources has been exemplary.

Mark Schenker of Beale Road agrees with Mr. Vesce. Do we want open space or development? We don't need more homes, and this is a rare opportunity to acquire open space. He appreciates what is being done.

David Beavers of Ridings Way said if the worst case scenario becomes reality, and it costs \$9 million to acquire 125 acres of open space, it's a good thing. He applauds the Supervisors.

Mike Keller of 1130 Rosewood Drive is on the Board of Cedarbrook Country Club. He asked if the same deal would be extended to them to preserve open space. He also asked about the \$6 million gift that is not to be called a loan. Who is managing the money, who controls how it is being spent? Chairman Conner responded that he would be personally interested in extending the same arrangement to Cedarbrook Country Club if they were in the same predicament. We would look for and talk about a solution to preserving open space. He continued in noting that there are a number of financial conditions written into the agreement to watch over the money, including the formation of an Oversight Board.

Warren Chaiken of Hillside Road moved here for the school district and the quality of life. If this property is developed, there would be an estimated 130-135 homes with approximately 200-300 cars that will continue to stress the roads, not to mention other expenses associated with new development. It would make it more difficult to get around. Many of the comments this evening emphasize that what makes this Township great is the quality of life and the proximity to the city. He applauds the preservation efforts by the Township.

Chairman Conner took a minute to communicate his thoughts on development generally throughout the Township. Development is good; redevelopment, better;

revitalization, best. There is always some kind of undertaking occurring in the Township. Preserving one of the last few remaining open space tracts is important. What is the value to the Township?

Dick Feron of 844 Ivy Road asked if the conservation easement has been appraised. Chairman Conner said it has been and we are awaiting the delivery of the final appraisal.

Bob Riviezzo of 75 Hogan Lane asked what MCC will do with the \$6 million. He also asked why the Township would not buy the easement without a \$6 million loan. Chairman Conner responded that the Debt Act and the Second Class Township Code prohibits a municipality from loaning money to an entity. Mr. Riviezzo said they are a failing enterprise being funded \$6 million interest-free over 20 years. It is the business transaction that causes concern, and he wants to know how the Township arrived at \$6 million. Chairman Conner replied it was a negotiated number, based on the conservation easement and guarantee of perpetuity. The transaction in Upper Dublin was reviewed and we learned from their leadership. We have to protect the investment. Should the club fail, the repayment would be less. It was through forthright negotiation that the agreement was reached. Mr. Zucker said we are purchasing a conservation easement and an option. If MCC uses the funds for whatever reason, refurbishment, debt repayment, etc., no matter what, we are purchasing an option. We are getting something for this money.

Kim Zampirri of 1198 Grant Avenue agrees with Mr. Zucker's statement, except for the fact that MCC doesn't get to keep anything. What feels uncomfortable is that other initiatives that were mentioned include residents' use. This one does not while MCC is still in control.

Eric Stang of Oak Ridge Drive asked what would prevent MCC from running up huge debt and squandering the money. Chairman Conner responded that the Township would exercise its option to own the property for \$1. Mr. Stang said we would be paying \$9 million for a piece of property that is not worth that much. Chairman Conner said we don't know what the property is worth to a developer, or as preserved open space.

Chairman Conner thanked everyone for their comments this evening. As mentioned earlier, there will not be a vote this evening. We will advertise for a special meeting on June 3<sup>rd</sup> when we will take additional comments related to this initiative.

The Chair recognized Vice-Chairman Zucker, who motioned to postpone the scheduled public hearing on Ordinance No. 340 scheduled for this evening to the June 3<sup>rd</sup> special meeting. Mrs. Weber seconded the motion and with no further discussion or comments from the Board, Chairman Conner asked if any member of the audience had comments. Mr. Riviezzo asked about the bonds. Chairman Conner said the hearing is being postponed, which is related to the open space initiative discussed this evening, and includes the \$6 million for the Meadowlands tract and the \$1 million of previously approved open space projects. There were no additional comments or questions and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to advertise a special meeting of the Board of Supervisors to be held June 3, 2015 at 7 p.m. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to authorize the Chairman and Secretary to sign a Traffic Signal Installation and Maintenance Easement Agreement with the property owner of 1999 Skippack Pike for the purpose of erecting and maintaining a traffic signal. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Zucker, to authorize the Township Manager to advertise Ordinance No. 4-240, "Residential District Accessory Buildings and Structure Height and Setback, and Miscellaneous Sign Ordinance." Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to grant a waiver from the requirement of preparing a land development plan for the installation of a new entrance and vestibule to Henkels and McCoy on their existing building located at 985 Jolly Road. The addition consists of 217 sq. ft. Chairman Conner called for any discussion. There was none and the motion carried.

A confirming motion was made by Mr. Greco, duly seconded by Mr. Wollman to release \$84,683.25 (Release #2) from the escrow fund of Gable Estates of Blue Bell located at 960 Morris Road. Chairman Conner mentioned this was one of another large open space tract that is being developed after a long, legal discussion. There were no further comments and the motion carried.

A confirming motion was made by Mr. Greco, duly seconded by Mrs. Weber to release \$83,522.92 (Release #1) from the escrow fund of Oak Lane Estates located at 137 Stenton Avenue. Chairman Conner noted this is another large tract of open space that is being developed as a residential subdivision after lengthy public discussion. There were no additional comments and the motion carried.

A confirming motion was made by Mr. Zucker, duly seconded by Mr. Greco to release \$57,860.01 (Release #8) from the escrow fund of Red Fox Farm Subdivision/Land Development located at 1895 Skippack Pike. Chairman Conner said this is another large tract of open space that recently began development. There were no added comments and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Zucker to accept with regret the resignation of Joan Knies from the Shade Tree Commission, and to appoint David Kopp to fulfill the remainder of the term ending December 31, 2015. Chairman Conner said that

Mrs. Knies will be recognized at a future meeting for her contributions to the Shade Tree Commission. Mr. Kopp has been an adjunct member of the Shade Tree Commission since the end of last year. It is with pleasure that we nominate him to fulfill Joan's term. Mr. Kopp said he hopes to continue the good works of the Shade Tree Commission members. There were no additional comments and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to authorize the sale of the following vehicle at a public auction on June 13, 2015 through JJ Kane Auction Company at Danella Construction 1402 Conshohocken Road, Plymouth Meeting, PA: 2011 Dodge Charger, VIN 2B33CL1CTOBH565090. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Zucker, to pass Resolution No. 1088 related to the West Ambler Revitalization and the reopening of Wissahickon Park. Chairman Conner read the Resolution and asked for any discussion. There was none and the motion carried.

A motion was made by Mr. Wollman, duly seconded by Mr. Greco to approve the terms of employment with William Armstrong as Lieutenant. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Zucker, duly seconded by Mr. Greco to authorize the Township Manager to sign a contract with Land Concepts, Inc. for landscape architect services for design and oversight of various park, trail and open space projects, per their proposal submitted May 12, 2015. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to sell a decommissioned Flygt sewer pump to East Norriton Township for the amount of \$2,500. Chairman Conner called for any discussion. There was none and the motion carried.

The Board took no action on the following Zoning Hearing Board cases scheduled to be heard May 21, 2015:

#2038-15	Gwyndolen & Stephen Bryant
#2041-15	NVR, Inc. (Ryan Homes)
#2042-15	C. Alex & Tara Bahn
#2043-15	Amber Power Sports, LLC/Bevilacqua

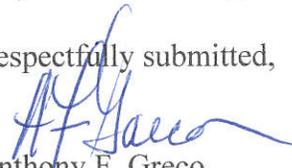
Chairman Conner turned the meeting over to Vice-Chairman Zucker, who asked if any member of the audience wished to make public comment. Mr. Thomas Messmer of 720 Penllyn Pike said he and a neighbor share a headwater stream which became impaired when the remediation building was erected after the Blue Bell Gulf incident. Recently Mr. Messmer has been receiving additional water through his property from work his neighbor

has done within the swale. Chairman Conner asked about the additional detail Mr. Messmer is offering, since he has shared the information with the Board and certain staff members. Mr. Messmer continued to share details of his concerns related to stormwater runoff through his property. Vice-Chairman Zucker said he has personally been involved with this matter with the assistance of Mr. Pronczak and Robert Blue, Mr. Messmer's engineer. The process they've discussed is still in progress. Mr. Pronczak noted that there is an apparent disagreement about what was there before and what is there today. He thought the parties came to a resolution with satisfactory results. Vice-Chairman Zucker said this is not going to be resolved this evening; Mr. Messmer has made himself perfectly clear. There will be an additional meeting with Mr. Messmer and the Township to further clarify the matter. Chairman Conner refuted Mr. Messmer's comment that Mr. David (Mr. Messmer's neighbor) is a Township insider. There are none. He is the newly elected member of the Shade Tree Commission.

Vice-Chairman Zucker noted that the Board met in executive session to discuss legal and personnel matters prior to the public meeting and there will be no further discussions.

There being no further business, Vice-Chairman Zucker thanked the remaining audience for great participation and moved to adjourn the meeting at 10:40 p.m.

Respectfully submitted,



Anthony F. Greco  
Secretary