

The stated monthly meeting of the Board of Commissioners of Lower Moreland Township was conducted on the above date in the auditorium at Lower Moreland High School. The meeting was also streamed via Zoom.

Vice President Kuritz called the meeting to order at 7:09 p.m. Present were Commissioners Hausen, Canale, Odhner, and Pace; Secretary/Manager Hoffman, Solicitor Rice, Engineer Woodrow, Traffic Engineer Dixson, Police Chief Scirrotto, Public Works Director Woerner, Code Enforcement Officer Schadegg, Fire Marshal Scholly, Assistant Manager Lee, Finance Assistant Simmons, and forty-seven citizens. Commissioner Sirken and several citizens joined via Zoom. The Pledge of Allegiance was recited.

COMMUNITY DEVELOPMENT COMMITTEE

Preliminary Plan – BT Philmont/3001 Philmont Avenue #21-03 All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 5-24-23, a letter from the applicant's engineer dated 5-19-23, a review letter from Engineer Woodrow dated 6-7-23, a review letter from RETTEW dated 6-7-23, a review letter from the Traffic Engineer dated 6-7-23, a review letter from the Authority Engineer dated 2-23-23, a memo from the Fire Marshal dated 6-9-23, a memo from the Building Inspector dated 2-1-23, a letter from the Pennypack Ecological Restoration Trust dated 5-15-23, and a letter from the Montgomery County Planning Commission dated 5-10-23.

Commissioner Kuritz requested Solicitor Rice to explain where the Township is in the review process for this land development application. Solicitor Rice detailed the prior Conditional Use hearing and subsequent resident appeal and the current preliminary plan review. He explained the land development review continues independent of the appeal process per the requirements of the Municipalities Planning Code.

The applicant was represented by John VanLuvanee. Mr. VanLuvanee highlighted the preliminary plan details, explaining this is the full engineering detail compared to the site plan which was the basis for the conditional use approval. The plan includes a 75,000 square foot building with 219 multi-family units, including 123 one-bedroom units and 96 two-bedroom units. The building will also include 3,000 square feet of retail space and a parking garage serving the building.

Mr. VanLuvanee provided a brief response to each of the Township's review letters. The bulk of responses were that they will comply with the comments. He also invited Peter Clelland of BET Investments to describe the three subdivision ordinance waivers being requested. This includes the ultimate right-of-way width to be dedicated, the cartway width of Tomlinson Road, and the provision of sidewalks for a portion of Tomlinson Road in proximity to the railroad tracks. Lastly, Mr. VanLuvanee stated they will take the environmental consultant's comments under advisement despite them not having a specific code basis.

Engineer Woodrow then provided his review comments. He stated that a unique component of the conditional use application was that it already had a great deal of design information. Many of these items are the same comments he would typically make during the land development process, such as traffic, stormwater, or other design criteria. The revised preliminary plan set has gone a long way to address his comments from his January letter. He noted the outside agency permits the applicant must receive and would be conditions of any approval considered by the Board. Mr. Woodrow explained the applicant either already complies or will work towards the necessary permits to comply for the various improvements on the property.

He then specifically addressed stormwater and the ways this project attempts to mitigate the stormwater challenges posed in this area. He also explained the extra obligations the Board placed on this developer regarding the stormwater system design and the green roof details. Mr. Woodrow advised the streetscape improvements shown during the conditional use phase are now shown on the engineered plans. Commissioner Kuritz inquired about the Pennypack Trust letter. Mr. Woodrow advised he would work with the applicant to make plan revisions encouraged by this letter but cautioned that some comments were rooted in suggestions for best practices compared to ordinance requirements.

Planner Chlebnikow explained that he approaches his review comments based on how the project fits into the design criteria and zoning requirements. He noted that some design details will be submitted during the final plan phase so he will defer his comments until then. Some minor comments included bike racks and fence details. He stated the plan is in good shape from his review perspective.

Traffic Engineer Dixson highlighted his most recent review letter. He noted that several traffic and driveway related details have been addressed in the revised preliminary plan submission. However, they will continue to work with the applicant on the details for accessing the property from both Philmont Avenue and Tomlinson Road and the proposed pedestrian crossings.

Fire Marshal Scholly provided comments on his review memo. He noted the fire access driveway off Philmont Avenue and the access considerations from Tomlinson Road have been met. He also reviewed the plans with the officers from the Huntingdon Valley Fire Company for feedback. Fire Marshal Scholly noted he had a few outstanding items to discuss with the applicant and will schedule a meeting with them shortly.

Commissioner Kuritz summarized the Authority Engineer's comments and stated that there is adequate sewer capacity. She also noted the Montgomery County Planning Commission letter which generally supports the plan and includes some minor recommendations.

Commissioner Kuritz then requested Board comment. Commissioner Canale asked Fire Marshal Scholly about fire apparatus access and whether that conflicted with the subdivision ordinance waiver requested, regarding the cartway width. Fire Marshal Scholly confirmed this was not in conflict and granting the waiver would still allow them to comply with the fire apparatus access road width requirement. Commissioner Kuritz asked Fire Marshal Scholly if the parking garage height was sufficient for fire apparatus. He confirmed that it was.

Commissioner Hausen asked Planner Chlebnikow about sidewalk provision and his opinion on the subdivision ordinance waiver requested to not place sidewalk on Tomlinson Road near the railroad tracks. Planner Chlebnikow advised he focused more on the Philmont Avenue frontage for sidewalks, but the Tomlinson area had been included in conversations with the Traffic Engineer. Manager Hoffman clarified that the requested waiver was for sidewalk between the Tomlinson Road driveway and the railroad tracks, which do not include a pedestrian crossing. This instead will be considered as part of the midblock crossing of Tomlinson Road.

Commissioner Odhner referenced a comment from the McMahon review letter, noting the traffic generated by the proposed development. Given that the development relies on PennDOT's roundabout improvement being made, he expressed his concern about the timing of both projects. Commissioner Hausen noted her agreement with this concern.

Commissioner Kuritz asked the applicant to explain the proposed open stream channel and discuss the underground basins and green roof. Peter Clelland of BET Investments detailed the flow of water onto the property from an open culvert under the railroad tracks. The current piped condition will be modified to provide for an open channel with significantly greater capacity. Mr. Clelland also advised they will try to accommodate the Pennypack Trust's comments into the final stream design in their DEP permitting process. Commissioner Kuritz asked the depth of the channel. Mr. Clelland stated it will be six to eight feet based on the retaining wall height. Regarding the basin design, John Kelley, applicant's engineer from T&M Associates, explained there is one aboveground and two underground basins. The underground basins are currently designed to be slow-release and will be reviewed for the stormwater permit. The aboveground basin will be designed for infiltration. Regarding the green roof, Mr. Clelland stated this is not a feature being used towards a credit in the stormwater design. However, he noted their experience with them is that they are helpful withholding water from more standard rain events. Commissioner Kuritz then asked if there will be landscaping in the interior courtyards. Mr. Clelland replied yes and would be designed by the architect. Lastly, Commissioner Kuritz asked Mr. Clelland to describe how these improvements would help conditions on Philmont Avenue. He advised it will have a dramatic impact for how this property manages and conveys water along the corridor, though he stressed this is localized to this property. He also noted PennDOT's culvert replacement project as part of the roundabout, will help move water away from the road.

Commissioner Pace asked how the stream channel design will work with the existing PennDOT culvert. Mr. Clelland acknowledged the current culvert is a pinch point. Engineer Woodrow noted a recent discussion with PennDOT's project manager for the roundabout that she would be contacting PennDOT maintenance to try to remove some of the sediment and debris from the culvert to restore capacity. This is the best which can be accomplished until PennDOT replaces the structure.

Commissioner Kuritz asked Traffic Engineer Dixson how the driveway access will work on Philmont Avenue. Mr. Dixson noted his office recommended the dedicated turn lanes to access the property and their details are based on traffic data from Philmont Avenue.

Commissioner Kuritz invited public comment at this time.

Bill Entriken of 410 Keats Road asked if a rendering of the pedestrian crossing of Tomlinson Road is available.

Alexandr Volchonok of 180 Pheasant Lane expressed concerns about the project.

Colleen Quinn of 408 Welsh Road asked for clarification on the crosswalks and expressed concerns with this project.

Kelly McGowan of 1144 Gantt Drive expressed concerns about the project. Ms. McGowan is the appellant in the land use appeal regarding this property.

Judy Moss of 144 Byberry Road expressed concerns about the project.

William Lee of 292 Pepper Road expressed concerns about the project.

Heather Psoras of 3302 Philmont Ave expressed concerns about the project.

Christian Kahle of 223 Brae Bourn Road expressed his concerns with the land development process.

Anna Marie Latch of 2997 Pine Road expressed concerns about the project.

Anna Eberman of 2616 Bonnie Lane expressed concerns with this project.

Jason Szrom of 3500 Brae Born Drive asked about the long-term traffic impacts.

Commissioner Odhner offered comments regarding frustrations with the constraints of the land development process. He clarified the limited scope the Board can review these items is based on each application filed.

Robert Cohen 3120 Philmont Ave expressed concerns about this project, particularly regarding parking.

Steve Davis 3333 Papermill Road expressed his concerns for this project.

Michael Berardi of 240 Barnsley Ave expressed his concerns for this project. He then spoke in his capacity as a member of the School Board. He advised the community that the Township and School District do communicate on these topics.

Evan Swiker of 965 Sheffield Lane expressed his concerns with this project.

Commissioner Odhner asked Solicitor Rice to explain if/how the Board can take school impacts into consideration. Solicitor Rice explained how all uses must be provided in a local zoning ordinance. If a zoning ordinance prohibits a use, such as multi-family dwellings, the Township is at risk of a challenge to the ordinance. The Township's zoning ordinance, which included collaboration with Montgomery County Planning Commission staff, identified areas to permit higher density residential. Additionally, the Township's subdivision and land development ordinance provides regulations for how properties develop. Overall, the land development process cannot exclude a use because of the number of school children it may generate. He attempted to dispel the notion that the Board has total discretion for whether a project may proceed. Commissioner Hausen expressed her difference of opinion with Solicitor Rice.

Bill Entriken of 410 Keats Road asked what happens if the development generates more students than the applicant's consultant testified in the conditional use hearing.

Laura Calfayan of 3231 Maple Road expressed concerns with this project, particularly related to traffic improvements.

Colleen Burgher of 2564 Murray Ave expressed concerns with this project.

This concluded the discussion for this agenda item.

Preliminary/Final Plan – Mehmeti/560 Welsh Road #23-02 All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 5-24-23, a proposed resolution, a review letter from RETTEW dated 5-17-23, a review letter from Engineer Woodrow dated 5-15-23, and review comments from the Pennypack Ecological Restoration Trust dated 5-15-23.

Commissioner Kuritz introduced the minor subdivision plan for the property at 560 Welsh Road. She invited the applicant’s engineer, Nick Rose, to make comments.

Mr. Rose advised he has read the review letters and has no issues with the comments. His client is prepared to abide by the resolution as it has been prepared.

Engineer Woodrow provided an overview of his review letter and stated that a key facet was establishing a safe driveway to access the property. He also detailed the Planning Commission’s comments regarding sidewalk access, either with this property meeting the obligation to provide sidewalk along the property frontage or to pay a fee in lieu of construction. Commissioner Kuritz asked if the property has curbs along the road frontage.

Commissioner Odhner asked what the basis would be for accepting a fee in lieu rather than the applicant constructing sidewalks. Engineer Woodrow explained the challenging topography of neighboring properties and how unlikely it would be to connect sidewalk to adjacent properties.

Commissioner Hausen asked if PERT can review the proposed site improvements based on the possibility of impacting existing natural features. Engineer Woodrow noted a comment in his review letter about protecting the existing stream channel. This will be handled at the time the applicant files a stormwater management plan in conjunction with a building permit application.

Solicitor Rice summarized the resolution for the Board and public. There were no additional questions from the Board or public, and on motion and second by Commissioners Kuritz and Canale, the Board of Commissioners unanimously approved the following resolution:

Resolution 23-10

A resolution approving the preliminary/final minor subdivision application of Erion Mehmeti for the property located at 560 Welsh Road.

A complete copy of this resolution is attached hereto and made a part of the minutes of this meeting.

Plan Modification Request – M&B Associates/1430 County Line Road #21-02 All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 5-24-23, a letter from the property owner’s contractor dated 12-19-22, a letter from Engineer Woodrow dated 1-11-23, and review comments from McMahan Associates dated 1-13-23.

Commissioner Kuritz advised the property owner was seeking two minor modifications from their approved final plan, including moving the trash enclosure and determining a new location for street trees. Additionally, the property owner had recently received zoning relief for these items.

Joseph Cairone, the property owner's contractor, explained that they are willing to plant trees elsewhere to avoid planting the street trees which they think could one day cause sight distance issues accessing County Line Road. They are seeking guidance to where they could install these plantings.

Commissioner Kuritz asked if Engineer Woodrow had a recommendation regarding the trees. He suggested the funds associated with the street trees could be repurposed to plant arborvitae behind the Westrum development at 2507 Philmont Avenue. Commissioner Hausen asked if Westrum's approval would be needed. She stated her concern with utilizing this developer's funds at the Westrum site. Engineer Woodrow clarified the proposed location at the Westrum site was not an area which is an obligation of the plan.

There were no further questions from the Board or public and on motion and second by Commissioners Kuritz and Pace, the Board of Commissioners unanimously approved the two plan modifications.

Escrow Release – Westrum/2507 Philmont Ave #19-03 All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 5-24-23 and a letter from the Township Engineer dated 6-7-23.

Commissioner Kuritz summarized Engineer Woodrow's recommendation for the escrow release for the 2507 Philmont Avenue development. Escrow release #9 is being recommended for \$114,710 which will leave a balance of \$150,003.75. Engineer Woodrow reiterated that the bulk of these improvements were related to the trail installation. The balance of escrow will be held until Westrum complies with items Engineer Woodrow will compile on a punch list.

Mark DeGeorge of 2447 Dale Road inquired about the status of addressing the location of the arborvitae. Engineer Woodrow stated he advised the developer that correcting the location would be on his punch list. Mr. DeGeorge also asked what the Township's position will be regarding the fence and landscaping locations. Commissioner Pace stated he agrees with the strategy to leverage the remaining escrow to make sure these improvements are installed correctly. Mr. DeGeorge also asked about the chain link fence and emergency access points.

Chuck McDade of 2472 Dale Road asked if Montgomery County had assigned the new assessed value for this property. Manager Hoffman advised that had not yet been received.

There were no other questions or comments and on motion and second by Commissioners Kuritz and Canale, the Board of Commissioners unanimously approved the escrow release in the amount of \$144,710.

Extension of Review Period – Capponi/2367 Pine Road #23-01 All Commissioners, the Solicitor and Engineer received a copy of a letter from the applicant's engineer dated 6-9-23.

Commissioner Kuritz stated that the Township received a letter from Chuck Franz, PE on behalf of the applicant John Capponi. The applicant is granting the Township an extension of review through August 8, 2023. There were no questions from the Board or public and the extension was accepted as submitted.

Pickleball Courts All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 6-7-23, a memorandum from the Director of Public Works dated 6-7-23, and a concept plan for new courts.

Commissioner Kuritz stated that at the May meeting, the Board approved the permanent closure of the pickleball courts in Lower Moreland Park and temporary courts in the Red Lion Gym. Manager Hoffman reviewed staff's recommendations regarding a new pickleball location. He stated that he met with Public Works Director Woerner and Engineer Woodrow to discuss finding a location away from residential or active use of neighboring properties and determined that the Public Works facility was the best fit. He recommended that the Board authorize the court construction expenses at a cost not to exceed \$90,000 and to authorize a bid for the court construction if the contracted components exceed bid limits. Manager Hoffman also explained the available funds for this project.

Commissioner Hausen asked about the number of courts, the courts' distance from the neighboring businesses, and if sound studies had been done to see how the courts may impact neighboring business properties. Manager Hoffman advised the current idea was to inform these businesses of the proposed project and get their feedback before performing a study.

Commissioner Kuritz noted the work Public Works could do to offset the construction costs.

Commissioner Odhner asked if the courts would be restricted to Lower Moreland residents. Manager Hoffman stated this would not be possible at current staffing levels.

Commissioner Hausen made a motion to have a sound study done before proceeding with the rest of the project. Commissioner Pace requested additional context for this recommendation. Director Woerner reminded the Board that Public Works also regularly operates large machinery on the property. There was no second.

Next, on motion and second, by Commissioners Canale and Pace, the Board of Commissioners authorized the restriping of the pickleball courts at Lower Moreland Park as tennis courts for \$9,500. Commissioner Hausen voted nay.

Next, on motion and second by Commissioners Hausen and Canale, the Board unanimously authorized advertising a bid for the pickleball courts and reaching out to the nearby businesses regarding the proposed courts.

Building Official's Report All Commissioners, the Solicitor and Engineer received a copy of the Building Official's Report for the month of May 2023. Commissioner Kuritz reported on the Code/Building department's activities.

Liaison Report Commissioner Kuritz reported that there is a June Planning Commission meeting and highlighted upcoming community events.

INTERNAL AFFAIRS COMMITTEE

Minutes All Commissioners, the Solicitor and Engineer received a copy of the minutes of May 9, 2023. There were no questions or comments and on motion and second by Commissioners Sirken and Pace, the Board of Commissioners unanimously approved the minutes for the month of May 2023.

Bill List All Commissioners, the Solicitor and Engineer received a copy of the June Bill List in the amount of \$1,132,236.36. There were no additional questions or comments and on motion and second by Commissioners Sirken and Odhner, the Board of Commissioners unanimously approved the Bill List for the month of May 2023.

Special Counsel Appointment – BRC/2310 Terwood Drive All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 6-6-23.

Manager Hoffman stated that the Township received comments from DEP regarding the BRC draft work plan. Because of the detail of this topic, he is recommending the Board appoint special counsel to help guide the Township's comments on the plan to DEP.

Commissioner Hausen asked who was leading the study. Manager Hoffman clarified that BRC's consultant prepared the work plan which will modify the operating conditions at the closed landfill. Commissioner Hausen expressed skepticism of BRC's proposal. Solicitor Rice explained this is the premise for the recommendation to hire counsel.

There were no additional questions or comments and on motion and second by Commissioners Sirken and Canale, the Board of Commissioners unanimously approved appointing special counsel as described.

Records Destruction Resolution All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 5-24-23 and a proposed resolution.

Manager Hoffman reviewed the proposed resolution authorizing the destruction of public records in accordance with the Commonwealth of Pennsylvania's Municipal Records Act. The list has been updated by adding an additional year of both administrative and police records. On motion and second by Commissioners Sirken and Hausen, the Board of Commissioners unanimously approved the following resolution:

Resolution No. 23-11

A resolution authorizing the disposition of public records as shown on the June 13, 2023 Records Disposition List.

A complete copy of this resolution is attached hereto and made a part of the minutes of this meeting.

Administration Report All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the township manager dated 6-6-23 and a memorandum from the Assistant Township manager.

Manager Hoffman reported that McMahon Associates are making progress on the design for the Philmont & Red Lion intersection improvement project, having recently been granted access for soil testing by the property owner at 2600 Philmont Avenue. Next, he advised that eight interviews had been completed for the Chief of Emergency Services position and they are working on a list of finalists for second round interviews. Lastly, he reported that Engineer Woodrow continues the design for the Longview Drive basin project and that an upcoming meeting will discuss the various agreements necessary to proceed towards construction.

Assistant Manager Lee reported that the Township received formal notification of the awarding of the MontCo 2040 grant in the amount of \$200,000 of funding for sidewalk construction at Byberry Road to fill the sidewalk gaps to connect to the Pennypack Trail. Additionally, the Township will soon submit a DCED multimodal transportation fund grant application towards this same project. Next, the Summer Recreation Program registrations are nearly full, and the program will begin soon.

Chuck McDade of 2472 Dale Road asked about the hiring process for the Chief of Emergency Services position.

Tax Collector's Report All Commissioners, the Solicitor and Engineer received a copy of the Tax Collector's Report for the month ending May 31, 2023. There were no questions or comments.

Liaison Report Commissioner Sirken reported that he continues to attend School Board meetings and that the Civil Service Commission will soon meet.

PUBLIC PROPERTY COMMITTEE

Lower Moreland Township/Lower Moreland Township Authority Lease Agreement All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 5-24-23 and a draft lease.

Commissioner Hausen explained there is a lease agreement between the Township and the Authority for the sanitary sewer system which dates to 1968. Based on the sewer construction debt being paid off and the creation of the stormwater fee in 2023, a revised agreement is being proposed to reflect these changes. Commissioner Kuritz noted her concurrence with the revised lease. There were no additional questions or comments from the Board or public.

Liaison Report Commissioner Hausen had nothing to report.

ORDINANCE COMMITTEE

Traffic Related Ordinance All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the township manager dated 5-24-23 and a proposed ordinance.

Commissioner Odhner reported that Solicitor Rice’s office advertised the traffic-related ordinance, authorized by the Board at the April meeting. The three items included are a stop sign on Lincoln Drive, facing south at the intersection of Welsh Road, a stop sign on Jefferson Lane, facing south at the intersection of Welsh Road and reducing the speed limit on Buck Road between Byberry Road and the Bryn Athyn Borough line to 25 MPH. Commissioner Odhner commented that he thinks the speed limit reduction could be a thing. Commissioner Pace asked what the speed limit was currently.

There were no additional questions or comments by the board or public and on motion and second by Commissioners Odhner and Hausen, the Board of Commissioners approved adopting the following ordinance. Commissioners Canale and Pace voted nay.

ORDINANCE NO. 772

AN ORDINANCE OF THE LOWER MORELAND TOWNSHIP BOARD OF COMMISSIONERS, AMENDING THE CODE OF LOWER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA BY AMENDING SECTION 198-53 ADDING STOP SIGNS AT CERTAIN INTERSECTIONS AND BY ESTABLISHING SPEED LIMITS ALONG BUCK ROAD.

A complete copy of this ordinance is attached hereto and made a part of the minutes of this meeting.

Zoning Hearing Board Agenda & Decisions Commissioner Odhner announced the applications to be heard at the June Zoning Hearing Board meeting and the decisions rendered at the May hearing.

Commissioner Hausen asked if the owners at Mettler Road understand why their variance was denied. Code Enforcement Officer Schadegg stated that the owners came in to meet with him and he did make some recommendations to them. He anticipates they will submit a revised application to the Zoning Hearing Board.

Liaison Report Commissioner Odhner reported on updates at the Pennypack Trust.

PUBLIC SAFETY COMMITTEE

Civil Service Regulations – Physical Fitness Test All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 6-6-23.

Chief Scirrotto stated that the recently adopted Civil Service regulations update added physical agility standards for promotions. Shortly after being approved, the PBA filed an unfair labor practice to the Pennsylvania Labor Relations Board regarding these updated regulations. The PLRB found in the Township’s favor. However, the Township and PBA are working on a mutually agreeable resolution. The proposed solution includes officers voluntarily participating in a voluntary bi-annual fitness test which would mirror the promotional testing requirements. With certified results, the Township could accept the results from the most recent test for an officer who could not participate in the promotional test in case they are not medically cleared to do so. The recommendation is to revise the Civil Service regulations to reflect this.

The Civil Service Commission will meet shortly to discuss these changes. If authorized, they will then be brought back to the Board for consideration in July.

Police and Fire Marshal Reports All Commissioners, the Solicitor and Engineer received a copy of the police report for the month of May 2023 and the Fire Marshal's report for the month of May 2023.

Chief Scirrotto reported on a solved case from several years ago and the Department's recent participation in a public event held in Upper Southampton Township.

Fire Marshal Scholly was no longer in attendance so there was no specific update beyond his report.

Liaison Report Commissioner Canale provided monthly updates for HVAA and the Huntingdon Valley Library.

PUBLIC WORKS COMMITTEE

Public Works Department Report All Commissioners, the Solicitor and Engineer received a copy of the Public Works Department monthly report.

Public Works Director Woerner had nothing to report given the late hour.

Commissioner Pace introduced possible interest to restore the basketball court at Elkins Field based on resident feedback. Commissioner Hausen recalled that the reduction in park use was because of flooding. Director Woerner offered to get pricing to recoat the court and purchase new nets.

Liaison Report Commissioner Pace had nothing to report for the HARB.

Adjournment There being no further business to come before the Board, adjournment was in order at 11:11 PM.

Christopher R. Hoffman, Secretary