

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES**

SEPTEMBER 10, 2020

The Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, September 10, 2020 at 6:00 PM, a virtual ZOOM meeting, due to COVID-19 pandemic.

Supervisors Present: Laura Boyle Nester, Chair; Fran McCusker, Vice-Chair; Michael Drossner; Vincent Manuele and Jacy Toll.

Also Present: Richard L. Mellor, Jr., Township Manager; Sean Kilkenny, Township Solicitor; Krista Heinrich, P.E. Township Engineer and Charles L. Guttenplan, AICP

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Supervisor McCusker announced:

A reminder to all residents, Yard Waste will be collected this Saturday, September 12th in accordance with the Holiday Trash collection schedule. Please sign up for the eNewsletter or follow up social media pages for regular reminders.

The Fall edition of Whitemarsh Living will be hitting doorsteps in mid-October. A digital copy will also be available on the website. If you would like to opt-out of the printed edition, please do so by going to our website: www.WhitemarshTWP.org/opt-out

Stenton Avenue will be closed between Flourtown Road and Joshua Road from September 14th until October 23rd. Residents at Creekside will have access from Joshua, but through traffic will be closed 24/7. This schedule is weather-dependent.

MOTIONS

1. Resignation - Peter Cornog – Planning Commission

Chair Nester introduced Mr. Cornog, resident and member of the Planning Commission who is moving. Supervisor Manuele (BOS Liaison to the Planning Commission) spoke of the work Mr. Cornog did for the township over the past few decades both on the Planning Commission and the Board of Supervisors. He stated he is an ardent proponent of long term interest in the township and the community. He thanked him for his leadership and tireless work for the township. Mr. Cornog thanked the Board and said it was a pleasure living and serving in the township.

On a motion by Supervisor Toll, seconded by Supervisor McCusker (Vote (5-0) the Board of Supervisors accepted the resignation of Peter Cornog from the Planning Commission and thank him for his 11 years of service on the Planning Commission.

PUBLIC HEARINGS

1. Conditional Use #02-20; Dhavel Shah/505½ Germantown Pike - Dental Office in the VC-1 District

On a motion by Supervisor Drossner, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors opened the public hearing for Liquor License Transfer at 10 East Ridge Pike/Giant Food Stores, LLC.

A court reporter was present, and the notes of testimony are available for review at the Township Building.

The following individuals presented information/testimony/comments/questions at the Public Hearing:

Sean P Kilkenny, Solicitor
Edward Hughes, Attorney for the Applicant
Ketav Shah
Dhaval Shah

On a motion by Supervisor Drossner, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors closed the public hearing.

MOTIONS (Continued)

2. Conditional Use #02-20; Dhavel Shah/505½ Germantown Pike

On a motion by Supervisor Toll, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors approved Conditional Use #02-20; Dhavel Shah/505 ½ Germantown Pike for a Dental Office in the VC-1 District.

APPROVAL OF MINUTES

1. August 13, 2020

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors approved the August 13, 2020 meeting minutes.

BOARD PUBLIC DISCUSSION ITEMS

1. SLD #02-19; Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike – Preliminary Plan

Mr. Guttenplan explained SLD #02-19, Preliminary Land Development Plans is for Argos Associates/ Adelphi Land Associates/Polergodom Group, Ltd. for 'Longfield Farm', for development of 58 townhomes on the site, within the VC-4, Village Commercial District, Sub-district 4. In addition to the 58 townhomes, there is an existing pre-1940's single-family home, fronting on Butler Pike, which is being preserved as part of the development. The approximate 15-acre site is located adjacent to the

intersection of Butler and Skippack Pikes. This plan was reviewed by the Planning Commission at their June 23 and August 11, 2020 meetings. At the conclusion of another lengthy discussion on August 11th, the Planning Commission made three motions. One was to recommend approval of the first 8 waivers requested from the Subdivision and Land Development Ordinance (with a minor modification to one) and to recommend approval of the final three waivers all of which dealt with engineering details of the stormwater system. The second motion was to recommend granting a partial waiver from Section 105-53.D. of the Subdivision and Land Development Ordinance to recommend that the Board not accept a payment of a fee in lieu (of open space land) but that the Board require an additional 10% of open area above and beyond the 45% on the site already depicted as open space, and that this additional open space be preserved and maintained by the Homeowners' Association.

Rick Collier, Planner for the applicant, did a PowerPoint presentation of the project. He introduced the applicant's team. He gave an overview of the plans and explained where the project is, how the townhomes would be clustered, how to enter and exit the development and the remaining open space on the property. He explained all of the stormwater would be contained on the property and slowly released onto Skippack Pike. He explained the circulation of the community and the layout of the development. He explained where the sidewalks would be located. He explained the new landscape plan. He provided images of the proposed townhouses. He explained the land development plan is substantially the same as granted with the Condition Use. He said the comments from the review letters have been addressed. He explained revision including the stormwater managed by basins and meter tot existing systems in Skippack Pike – no project water will flow under Butler Pike to Whitpain Township. He stated there were minor shifts in three buildings to save more trees, including a heritage tree. He stated the original landscape plan was revised to be compliant and open space was preserved in two locations for community recreation as part of the total open space. He explained they agree to pay a Park and Recreation Fee in lieu of dedication of land for such uses and the Traffic Impact Fee.

Supervisor Manuele asked if the plan has changed for adding the 1.5 acres. Mr. Collier stated the plan has not changes and explained the addition. Supervisor Drossner asked if the Planning Commission was requesting 10% over and above the 44%. Mr. Guttenplan stated his understanding was the Planning Commission was asking for an additional 1.5 acres above the 44%.

Supervisor Drossner asked about the left turn going south on Butler Pike. Mr. Collier showed the area and the dedicated left-turn into the development. Supervisor Drossner asked after turning into the development can you go straight thru. Mr. Collier stated you can go straight thru as that is a boulevard. Brian Keaveney, Traffic Consultant spoke about the possible traffic in the neighborhood and traffic calming measures which would be maintained by the Homeowners Association. Chair Nester asked what calming measurers were being considered. Mr. Keaveney stated no specific measures have been outlined at this time. He made suggestions of types of measures that could be implemented. Chair Nester asked if it was right turn only into the development from Skippack Pike. Mr. Keaveney verified it is right turn only off of Skippack Pike and right turn only onto Skippack Pike. Supervisor Manuele asked why the calming measures can't be required. There was a discussion of traffic in the development, when the speed measures should be installed and the costs associated with the speed measures and stop signs. Chair Nester asked if they were widening the intersections to add turn lanes. Mr. Keaveney stated at the main driveway there may need to be some widening and explained the stop sign placement.

Supervisor Drossner asked for the calculation of the fee-in-lieu. Mr. Guttenplan explained the basic rule is the fee is the higher of two values. The first is the market value of the 10% of the site or

\$1,000 per dwelling unit. He explained this fee was based on the assessed value and the various ratios that are used to compare assessed value to market value. He stated the fee is based on the 10% of market value of the site. Supervisor Manuele asked how old the value used for the calculation. Robert Downs, the owner's representative, stated he is not sure how old the assessed value is and he explained the methodology used to calculate the fee-in-lieu. Supervisor Manuele stated he agrees with Supervisor Drossner that the fee seems low and the value does not include the conditional use and he feels there should be some adjustments resulting from the conditional use. Mr. Downs stated the property was not appraised before or after the conditional use. Mr. Guttenplan explained there is a process in the Subdivision and Land Development ordinance for various appraisals when there is a question about the market value that is computed.

Chair Nester asked about the stormwater issues at the 1051 Butler Pike and if the stormwater resolution provided helps this property. Mr. Collier explained all of the water from this project will go to Skippack Pike no longer being discharge into the pipe under Butler Pike.

Pat Sheinman (Butler Pike, Whitpain Township) stated she has concerns regarding traffic safety on Butler Pike and having a left turn lane in front of her driveway will not be safe for current residents. She has concerns the timeline of the project. She is concerned with the fact that they are working in phases as they sell the properties. Mr. Collier agreed that the project will be done in phases; however, it is unknown how many phases there would be. Mr. Downs clarified how the building project would proceed. Dave Gremlin, representing the Sheinmans (Whitpain Township) thanked the development team for solving the stormwater problem. He reiterated traffic safety is a concern. He also spoke about Open Space and his opposition to the fee-in-lieu. He brought up the issue of traffic and school bus safety. He asked for a clarification of sidewalks. Mr. Collier explained there are sidewalks along the entire length of Butler Pike and Skippack Pike.

Supervisor Drossner asked if there were issues about school buses turning into the development. There was a discussion of school buses in the neighborhood. Mr. Keaveney stated the school buses can maneuver in the development and the location of the school bus stops is up to the school district.

Steve Kaufman (Harts Ridge Road) spoke about the value of the 1.5 acres and examples of appraisals the township had done on private property in the area compared to county land value. He spoke about the landscape plan and his concern about the hedgerow. He asked about the open space shown on the property and the calculation of open space. Mr. Collier said additional open space does not include the basins and the open space is for the residents of the development. Supervisor Manuele asked for clarification. Mr. Collier stated the open space does not include the basins but does include the buffers. Mr. Kilkenny suggested that staff look into Mr. Kaufman's comments.

Ms. Heinrich listed the waivers being requested. There was a discussion of the request to reduce the Right of Way and Cartway to 26'. Supervisor Toll asked if that would hinder vehicles. Ms. Heinrich stated the developer has provided a provided a turning analysis which shows a fire truck can access the sight and each building. There was a discussion about the variance for no curbs along Butler and Skippack Pikes. Supervisor Manuele pointed out there are currently no curbs there. Mr. Kilkenny spoke to the request for a Fee-in-lieu in the waivers and explained that township staff, his office and the developers will be working on the Fee-in-lieu request.

Chair Nester stated overall the Board concerns are the Fee-in-lieu. Supervisor Manuele agreed the Fee-in-lieu calculation and traffic calming.

Sydelle Zove (Harts Ridge Road) asked for clarification of a traffic issue. She asked if traffic would be two way or one way. Mr. Keaveny answered it is two way throughout the development. She suggested traffic calming decisions will be important. She asked how far apart are speed humps constructed and how many bumps could be installed. He stated 400' and logically placed and it would be approximately 3-4 and the narrower roadways would also be a traffic calming measure. Supervisor Manuele stated the number of stop signs would also reduce the number of speed humps. There was a discussion about stop signs and the installation. Ms. Zove stated she is confused about the Fee-in-lieu and the two different requirements of Fee-in-lieu for Open Space and for Park and Recreation.

RESOLUTIONS

1. SLD #02-19; Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike – Preliminary Plan

On a motion by Chair Nester, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors **TABLED** the resolution granting Preliminary Plan approval for SLD #02-19; Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike for the Construction of 58 Townhouses.

ORDINANCES

1. Purchase Real Property under Act 153 - The Highlands/7001 Sheaff Lane

Mr. Mellor read the Agreement of Sale and explained the ordinance is to purchase real property in accordance with the Whitemarsh Township Home Rule Charter for a 27.82 acre Conservation Easement at The Highlands Mansion located at 7001 Sheaff Lane. He explained the six provisions of oversight that are included Sale Agreement. First, the Board of the Highland Historical Society (HHS) as soon as possible after the agreement is signed will expand its Board by one member who will be a member of the Township Board of Supervisors. All of the insurance policies that cover the HHS Board members would extend to the new member. Second, thirty days prior to the Highlands fiscal year, each year HHS will submit a capital plan to the Board of Supervisors of Whitemarsh Township for review and approval. Third, prior to HHS making any expenditure of \$5,000 or greater that does not appear in the annual capital plan the Board of Supervisors shall review and if appropriate approve the expenditure. Four, HHS will provide the Township quarterly reports. Five, HHS shall attain an annual report from a reputable CPA and submit it to the Township. Six, HHS acknowledges that the use, maintenance on the open space parcel will be limited to terms of the conservation easement.

He stated the Township has been working with the Highlands Historical Society and Representative Mary Jo Daley to preserve the 44 acre historic property since the Pennsylvania Historical and Museum Commission (PHMC) has included the property on their list to divest. As a result, the Highland Historical Society (HHS) approached the Township and the Open Space Committee with a plan that would allow the State to sell the property to the HHS for \$1 and then the Township would enter into an Agreement of Sale with HHS. The Township would purchase a Conservation Easement from HHS to preserve the 27.82 acres of open space in the amount of \$3.01 million dollars. The funds would come

from the Township's Open Space Earned Income Tax (EIT) fund and be used by HHS to improve and maintain the historic late 18th century Georgian mansion and two-acre formal garden. He further explained the State Legislature would have to ultimately approve the deal presented above and Rep. Daley has agreed to introduce legislation with the support of PHMC and the Pennsylvania Department of General Service (DGS) which is the Department that oversees real estate transactions for the Commonwealth. Rep. Daley is proposing a bill to the State Legislature that would protect the investment of the Township's purchase of the Conservation Easement. The Township Open Space Committee has recommended and supports this transaction and the use of Open Space EIT funds for the purchase of the Conservation Easement. He said the Township appreciates the support of the Highlands Historical Society in their commitment to oversee the preservation of The Highlands.

Joanna Walters, President of HHS, thanked the Board of Supervisors, the Township, Representative Mary Jo Daley and former Representative Kate Harper for their support. She explained the background of how HHS worked to get this agreement. She spoke of the uniqueness of the property.

Katie Dix (Fort Washington) stated the Highlands is a treasure of the neighborhood. She has attended many events there and grew up in Flourtown and appreciates the Township's willingness to preserve the property.

Eli Glick (Whitefield Drive) spoke to his concern and opposition of the purchase of the Highlands. He agrees in preservation of open space and he agrees to the preservation of the Highlands. He opposes the methodology being used between the Township and HHS. He stated the process should have been more open and transparent. He questioned why the township is not the purchaser for one dollar with the state and have an independent overseer. He suggested most of the property is passive open space and should be put to more ecological use and suggested Natural Lands Trust be on board. He questioned the partnership of the HHS.

Steve Kaufmann (Harts Ridge Road), Chair of the Open Space Committee, stated as far as transparency the Highlands has been on the Open Space Committees agendas for the last two or three years. He stated the township taking over the property for one dollar is impractical because the state said whoever took it over is obligated to fix it up. He stated the township is being given the opportunity to protect open space. HHS has been running the Highlands and raising money for years he said it is the perfect group to take over.

Joanna Walters stated she appreciated the thoughts and concerns from Mr. Glick and pleased that he is proud supporter of open space and stated she feels they are very much aligned with what they want to accomplish. She stated HHS was formed in 1975 to honor and protect this treasure in the township and they have a long history of protecting and preserving the Highlands and committed to its future. She explained the history of the transaction. Mr. Glick responded his concern was how the information for the sale was presented.

Sydelle Zove stated her concern is accessibility to the Highlands. She asked if the conservation easement is for just the land stated or if it is for the whole property. She asked that the township ensure that it is accessible to the public.

Kim Sheppard (Whitemarsh Foundation) supports the Open Space acquisition. She stated as to the Haas property that the family left a large endowment for the property to be taken care of. The

Highlands does not have that. She said this purchase is what Act 153 is for.

On a motion by Supervisor Manuele, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Ordinance #1002** to allow the purchase of real property under Act 153 and the Township's Home Rule Charter for a 27.82 acre Conservation Easement at the Highlands/7001 Sheaff Lane in the amount of \$3,010,000.00.

2. Adopting the 2015 International Fire Code as the Township's Fire Prevention Code

Fire Marshal Nick Weaver explained the adoption of the 2015 International Fire Code will provide the legal authority to enforce the current fire code. The township's adopted fire code by ordinance is the 1982 edition of NFPA (National Fire Protection Association) 1 Fire Code. The Pennsylvania Uniform Construction Code presently utilizes the 2015 International Code Council Series, such as our 2015 International Building Code. Adopting the fire code will allow the township to legally enforce fire and safety requirements with current standards. He stated the adoption of a Fire Inspection Program would allow the township to enforce the fire code fairly and equally to all commercial properties of the township. The Program would also promote positive relationships with property and business owners with a shared mission of providing safe buildings. Visiting every commercial property annually would verify that all required permits are obtained for construction and operational purposes. A business list and emergency contact list would be able to be up to date constantly with the valuable information available readily.

On a motion by Supervisor Manuele, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Ordinance #1003** to enact the 2015 International Fire Code, with amendments as the Whitemarsh Township Fire Code.

RESOLUTIONS (CONTINUED)

2. 2021 Minimum Municipal Obligation (MMO) - Police and Non-uniformed Pension Plans

Mr. Mellor explained Act 205 requires the Township to submit a 2021 budget for the Police and Non-Uniformed Employee pension plans by September 30, 2020. The required contribution amount is known as the Minimum Municipal Contribution (MMO) as determined by the Plan Actuary based in part on the Act 205 Actuarial Valuation Report dated January 1, 2019. The Police Pension Plan is a Defined Benefit Plan subject to the provisions of Act 600. The current Police labor contract requires a 5% officer contribution on applicable employee compensation. The Officer contributions projected at \$227,669 are applied to the Total Police Pension Plan Financial Requirement \$1,300,085 (line 8) to arrive at the Township MMO of \$1,072,416. The Non-Uniform Employee Plan is a Defined Contribution Plan where the Township matches employee contributions up to 6% of compensation. The Total Financial Requirement for the Employee Pension Plan of \$252,007 includes Normal Costs of \$182,007 based on 6% of compensation plus a \$70,000 provision for administrative expenses. The combined MMO for both Plans totals \$1,324,423 comprised of \$1,072,416 for the Police Plan and \$252,007 for the Non-Uniformed Employee Plan. The combined MMO calculated for 2020 was \$1,256,989. The primary reason for the increase between years is a decrease in portfolio the Whitemarsh Township Police Pension Plan performance between years.

On a motion by Supervisor Toll, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Resolution #2020-17** approving the 2021 Minimum Municipal Obligation for the Police and non-uniformed pension plans in the combined amount of \$1,324,423.

3. Annual Emergency Operation Plan Promulgation - Emergency Operations Plan (EOP) for Whitemarsh Township

Mr. Mellor explained the Emergency Operations Plan (EOP) for Whitemarsh Township requires a promulgation to adopt and follow it annually. This annual update has the Board reaffirm they follow the applicable state laws, the plan, ICS/NIMS, and the EOP. The EOP is amended frequently with updated information and contacts

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Resolution #2020-18** approving the Annual Emergency Operation Plan Promulgation.

MOTIONS (continued)

3. Ordinance Advertisement - Process the minor nonviolent offenses of personal possession or personal use of small amounts of marijuana and personal possession of marijuana paraphernalia

Mr. Kilkenny explained the proposed ordinance provides the following procedure for citation for a violation of the ordinance: "Any person who is found in violation of this section of this Chapter shall be issued a non-traffic summary citation by the police or other authorized law enforcement officer or, alternatively, the officer can obtain the subject's name and address and later send the citation by first-class mail, all to be in accordance with the Pennsylvania Rules of Criminal Procedure. In addition, the proposed ordinance provides the following procedure for minors found in personal possession or personal use of a small amount of marijuana or possession of marijuana paraphernalia: Any police officer or other authorized law enforcement officer who observes a violation of this section of this Chapter by a person under 18 years of age shall: Temporarily detain the minor and follow all existing procedures for the handling of summary offenses committed by a minor; Advise the parent or guardian that the minor was found in personal possession of a small amount of marijuana or to have been engaging in personal use of a small amount of marijuana; Issue a copy of the citation to the parent or guardian advising that he or she is responsible for the payment of the violation fine; and provide the parent or guardian with contact information for a local agency where substance abuse educational and treatment programs are available. The ordinance defines the operative terms "marijuana", marijuana paraphernalia", "personal possession", "personal use", and "small amount". Significantly, a "small amount" of marijuana is defined as, "thirty (30) grams or less of marijuana or eight (8) grams or less of hashish." Also of significance is that the proposed ordinance does not supersede federal or state law: This Chapter shall not be construed to supersede any existing Pennsylvania or Federal law. The Whitemarsh Township police and law enforcement officers retain the authority to enforce any applicable laws, and it is the Board of Supervisors' intent that such law enforcement officers may undertake custodial arrests where there is probable cause to believe that a criminal offense other than personal possession or personal use of a small amount of marijuana or personal possession of marijuana paraphernalia has been or is being committed. Many other municipalities in Pennsylvania including cities such as Philadelphia, Pittsburgh, Allentown, Lancaster, and Harrisburg, and Montgomery County municipalities such as East Norriton Township and Norristown have enacted ordinances providing for

the alternative processing and handling of persons who are in personal possession or are personally using small amounts of marijuana or possessing marijuana paraphernalia. If the Board wishes to proceed with the ordinance, it will need to determine the fines for the respective violations. By way of local example, the Municipality of Norristown has imposed a \$25 fine for first and second violations of the ordinance and a \$75 fine for the third violation. All subsequent offenses are charged in accordance with state and/or federal law.

Supervisor Drossner explained this is being done because of the disproportionate amount of minority contacts during marijuana arrests. He said he is proud of the Board doing this. He said it is still on record. There was a discussion of the fines. The Board set the fine at \$50 for each violation. Supervisor McCusker agreed with Supervisor Drossner.

Sydelle Zove said she appreciates Supervisor Drossner's comments and agrees with them. She asked if there would be discretion to do community service in lieu of the fine. Mr. Kilkeny stated that is built into the ordinance, this would be under the District Justice jurisdiction.

On a motion by Supervisor Drossner, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors authorized the Ordinance advertisement to process the minor nonviolent offenses of personal possession or personal use of small amounts of marijuana and personal possession of marijuana paraphernalia.

4. Fire Police Appointment

On a motion by Supervisor Drossner, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors authorized the appointment of Michael Center as Fire Police with Spring Mill Fire Company.

5. August 2020 Expenditures and Payroll and Pension Plan Paid Costs

On a motion by Supervisor Drossner seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors approved expenditures totaling \$835,067.32; and payroll totaling \$668,490.57 and pension paid costs totaling \$3,554.51 for August 2020.

AMEND AGENDA

On a motion by Supervisor McCusker, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors amended the agenda.

6. Resignation of Nathan Crittendon, Finance Director

Chair Nester stated she is very sad about this – but happy for him. Mr. Mellor explained Nate will be furthering his career in another municipality. He stated it was a tough decision for Nate. He further explained the reason the Board of Supervisors will be accepting the resignation is because with the Home Rule Charter of the Township, the Board appoints the Finance Director. He stated he is recommending an Interim Finance Director and then post the position and bring the new Director in and trained by the Interim.

Supervisor McCusker stated when hired, they knew Nate was going place and this is a testament to the staff at Whitmarsh, that it shows the talent in the township building. He congratulated Nate.

On a motion by Supervisor Toll, seconded by Supervisor McCusker (Vote 5-0) the of Supervisors accepted the resignation of Nathan Crittendon as Finance Director and wish him and his family best wishes as he moves forward in his career.

PUBLIC COMMENT PERIOD

Sydelle Zove (Harts Ridge Road) asked that the township not forget the Abolition Hall property. That it is a very historical property.

BOARD MEMBER COMMENTS

Supervisor McCusker stated he has had residents with him during meeting recently and he had the resident of Marna Caintic (Westaway Drive) with him this evening. He spoke about the development of the Knolls of Whitemarsh he stated it is a bad situation for a lot of his neighbors but they are getting through it. He stated Ms. Caintic asked him to talk about the property lines between the residents and the development. He asked that developers establish property lines before developing. Krista Heinrich stated the code doesn't require a boundary survey or property lines to be marked by the developer, but it may be necessary to know where those lines are to avoid possible encroachments.

EXECUTIVE SESSION

Chair Nester announced the Board of Supervisors held an Executive Session on prior to the meeting to discuss real estate and personnel.

ADJOURNMENT

On a Motion by Supervisor Drossner, seconded by Supervisor Manuele the meeting for September 10, 2020 was adjourned at 9:30 PM.

Respectfully Submitted,

Richard L. Mellor, Jr.
Township Manager