

## MINUTES OF MEETING OF TOWNSHIP OF PINE BOARD OF SUPERVISORS

Monday, November 02, 2015

Pine Community Center

### EXECUTIVE SESSION

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to conduct an Executive Session at 5:30 p.m. for the purpose of discussing real estate and personnel issues. The aye vote on the motion was unanimous. Motion carried.

Board members in attendance were: Michael J. Dennehy, Chair; Phil Henry, Vice Chair; Pat Avolio, Ed Holdcroft, and Frank J. Spagnolo. Also in attendance was: Gary J. Gushard, Solicitor; Scott Anderson, Township Manager; and Amy Pampiks, Administrative Operations and Human Resources Manager, Joni Patsko, Director of Parks and Recreation, Tony Barbarino, Director of Public Works, Jan Kowalski, Financial Administrator and Business Tax Collector.

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to terminate the Executive Session at 6:10 p.m. The aye vote on the motion was unanimous. Motion carried.

### REGULAR MEETING

#### ROLL CALL

Michael J. Dennehy, Chair, called this meeting of the Township of Pine Board of Supervisors to order at 6:30 p.m.

Board members in attendance were: Michael J. Dennehy, Chair; Phil Henry, Vice Chair, Pat Avolio, Ed Holdcroft, and Frank J. Spagnolo. Also in attendance were: Gary J. Gushard, Solicitor; Scott D. Anderson, Township Manager; Amy Pampiks, Administrative Operations and Human Resources Manager; Larry Kurpakus, Director of Land Development and Code Enforcement; Joni Patsko, Director of Parks and Recreation; Tony Barbarino, Director of Public Works; and Jan Kowalski, Financial Administrator and Business Tax Collector.

There were 25 visitors present.

Mr. Dennehy questioned Mr. Gushard if the prior Executive Session met the guidelines of the Sunshine Act and Mr. Gushard responded affirmatively, as the discussion related to real estate and personnel issues.

### PLEDGE OF ALLEGIANCE

### CORRESPONDENCE TO BOARD OF SUPERVISORS

Mr. Anderson stated there was no additional correspondence.

### PUBLIC COMMENT

There were no requests to address the Board of Supervisors at this time.

### APPROVAL OF MINUTES

Motion was made by Mr. Henry and seconded by Mr. Spagnolo to approve the minutes of the October 19, 2015 Board of Supervisors meeting subject to Mr. Avolio's clarification of Condition #4 of the Alderwood motion for approval. Condition #4 regarding clearing and grading for adequate site distance should indicate that such clearing and grading is for the length of the required site distance. The aye vote on the motion was unanimous. Motion carried.

UNFINISHED BUSINESS

BROOKFIELD ESTATES - Conditional Use Hearing

Motion was made by Mr. Holdcroft and seconded by Mr. Spagnolo to open the Public Hearing to consider the request by Eddy Land Company for conditional use approval for a Patio Home Development, Brookside Estates, within the C-2 zoning district located along Swinderman Road.

David Montgomery, Esq., attorney representing Eddy Homes, introduced Jon Moritz, Eddy Land Company, John Schleicher, Gibson-Thomas Engineering, Mike Haberman, Traffic Engineer with Gateway, and Terry Bove, Bove Development, stating they will present the overview, modifications, and updates to the plan.

Jon Moritz of Eddy Land Company stated that Brookfield Estates will provide 33 low-maintenance patio homes to include landscape and buffers, a sidewalk to connect to the Village at Pine, stormwater management, and enhancements to the wetlands. There will be 15' between homes. Mr. Moritz noted that they will be not affecting the wetlands but are surrounding the wetland buffer with landscape.

Mr. Moritz communicated that currently 68 homes patio homes are being constructed in Peters Township with 62 homes sold. The average sale price is \$500,000 with the demographic consisting mostly of empty nesters. Many of the buyers are from Peters Township and neighboring communities seeking quality with the ability to customize. Mr. Moritz asserted that the development in Peters Township is similar to the one he would like to build in Pine. Both communities are located in PA's top school districts, heavily populated with empty nesters, and will be within walking distance to shops, restaurants, grocery, and fitness. He stated that there are 60 buyers on the waiting list with the average projected sales price of \$600,000. He noted that the average build time per home is 5-7 months with the average development projected completion time three (3) years.

Mr. Moritz showed various floor plans highlighting the openness and first floor living with emphasis on the master suite and bath as well as kitchen where empty nesters spend most of their time. Included as part of the HOA fees will be snow removal to driveways and sidewalks, lawn cutting and maintenance, and sprinkler system in the front yards.

Jon Moritz gave an overview of the low maintenance exterior of the patio homes. He stated that hardie plank concrete siding will be used with stone accents. Other materials include asphalt shingles, paved driveways and Pella windows. He concluded that all exterior materials are low maintenance high quality warrantable products.

Mr. Moritz stated that the key takeaways for this project are:

1. This is good use of this land with smaller homes to provide a nice transition between commercial and residential neighborhoods.
2. Walking Distance to Village at Pine Shoppes
3. Quick build out
4. Waiting list includes many Pine residents
5. Aesthetic appeal
6. Average sale price will bring up surrounding home values
7. Not affecting wetlands

Pat Avolio asked for confirmation that they are only proposing use of hardie plank for the exterior. Mr. Moritz replied that both hardie plank and stone will be used. Pat Avolio asked Larry Kurpakus if that meets the zoning requirements. Mr. Kurpakus stated that it did. Mr. Avolio clarified that hardie plank is not typically referred to as a masonry product.

John Schleicher of Gibson-Thomas Engineering, the applicant engineer, stated that Eddy Land Company is proposing a 33 lot residential patio home development on two existing parcels totaling 11.63 acres as a conditional use in a C-2 zoning district located along Swinderman Road. A new Township cul-de-sac street is proposed to serve 26 lots with an additional 7 lots fronting Swinderman Road and accessed from a private access alley. The property is also within the Town Center Design Overlay (TCDO), Commercial Development Control (CDC), and Greenway Overlay (GWO) districts, and adjoins the property of the Knights of Columbus, and Tanglewood P.R.D.

A Patio Home Development, as defined in the Township of Pine zoning ordinance is permitted in the C-2 zoning district as conditional use, subject to land development review and compliance with specific criteria outlined in zoning ordinance.

Section 84-10 of the code states that the definition of a patio home is a single-family dwelling, which includes a master bedroom suite on the first (ground) floor, along with the cooking, eating, and living areas. Patio homes shall have an attached garage sufficient for two vehicles.

Section 84-74 of the code outlines the conditional use criteria for a patio home development as stated:

- A. A patio home development must have a minimum of five acres.  
*Response: Brookfield Estates has a total plan area of 11.63 acres.*
- B. A patio home development shall have a maximum density of six units per acre.  
*Response: Brookfield Estates is proposed with 33 units on 11.63 acres, for a density of 2.9 units per acre.*
- C. Individual patio homes shall not be attached to another patio home by a common wall.  
*Response: Brookfield Estates proposes detached patio home units.*
- D. Common open space requirements:
  - 1.) A minimum of 15% of the land area of the development site shall be designated as common open space. The calculation of such common open space shall specifically not include streets, parking, right-of-way, detention ponds, or access to detention ponds. Any land lying within 15 feet of any building shall not be considered part of the required open space.  
*Response: Brookfield Estates proposes 3.38 acres (29%) open space, which includes stormwater management facility, which is less than 1 acre in size. The resulting 2.3 acres (20%) exceeds the requirement.*
  - 2.) The common open space shall be developed and maintained subject to the standards set forth in § 84-119 of this chapter and shall contain the park and recreational facilities mandated therein.  
*Response: Brookfield Estates common open space to be developed and maintained accordingly.*
- E. Each patio home shall have an attached garage of sufficient size to accommodate two vehicles. Such garages shall not have their garage doors facing the street.  
*Response: Side entry garages are proposed on all but 11 of the patio home units.*
- F. Individual lots designed for a patio home development may contain less than the required acreage and lot frontage normally required in the zoning district. However, such lot size shall not contain less than 6,500 square feet, and such lot frontage shall not contain less than 50 feet of frontage.  
*Response: The minimum lot size in Brookfield Estates is 7,320 sq. ft. and 61 feet of frontage.*

- G. Individual lots designed for a patio home development may contain reduced yard setbacks from the normally required yards of the zoning district. However, such yard requirements shall not be less than 25 feet for front yards, five feet for side yards, and 25 feet for rear yards.

*Response: Brookfield Estates proposes 25 feet front yards, 5 feet side yards, and 25 feet rear yards accordingly*

Pat Avolio asked Mr. Schleicher why they cannot comply with the garage request; and requested specifics on what the physical hardship is. Mr. Schleicher replied the physical hardships are the wetland setbacks, topographical issues, and density constraint.

Mr. Haberman, Traffic Engineer with Gateway, stated that he has a degree in civil engineering and has been a traffic engineer for 15 years. He stated that Gateway Engineers, Inc. has evaluated the proposed access to the Brookfield Estates development along Swinderman Road to determine if adequate sight distance is available.

Because this is a residential subdivision, AASHTO Green Book local road sight distance criterion was evaluated. This criteria is more conservative than PennDot criteria for minimum acceptable sight distance requirements.

Based upon data outlined in the AASHTO Green Book for a 25 mph speed limit, the following sight distances are desirable for local road intersections:

- Left turn from a stop intersection sight distance (ISD) requirement is 280 feet.
- Right turn from a stop ISD requirement is 240 feet.
- Left turn from the major road ISD requirement is 205 feet.
- Approaching a left turning vehicle from behind SISD requirement is based on the grade of the road.

Under existing conditions the available sight distance looking left is 135 feet and the available sight distance looking right is approximately 332 feet. The existing sight distance is limited by existing trees and vegetation. With the removal of the existing vegetation, the available sight distance is projected to increase to 285 feet looking left. Therefore, after removal of existing trees and vegetation, the available sight distance looking left and right is expected to exceed the ISD requirement of 280 feet.

Frank Spagnolo inquired if township staff has involved the Township's traffic engineer. Scott Anderson stated that this information has been sent to them. Larry Kurpakus stated that we have not received a response from them at this time.

Pat Avolio stated that this was a late submittal pointing out that the driveway does not align with roadway. Mike Haberman replied that that is correct, it is offset.

David Montgomery, Esq., question Mr. Haberman if this is this a superior location. Mr. Haberman replied that Gateway concludes that adequate sight distance will be available for the proposed sight access associated with Brookfield Estates with removal of trees and vegetation along the property frontage. It is recommended that the available sight distance be verified upon completion of tree and vegetation removal.

Pat Avolio stated that review of the sight plan by the Township's traffic engineer needs to be completed.

Frank Spagnolo stated a concern about the 40 feet paving radius of the proposed cul-de-sac questioning if the is wide enough for long moving vans or fire trucks to turn around.

Pat Avolio questioned if the driveways meet all requirements.

Jon Moritz stated that the plans meet standard road criteria.

Mr. Haberman replied that once the vegetation is cleared the answer will be yes, the sight distance is expected to exceed the recommendations.

David Montgomery, Esq., stated that he is in favor of the Township's traffic engineer reviewing the sight plan as a condition.

David Montgomery, Esq., asked Mr. Schleicher if Eddy Homes considered egress and ingress. Mr. Schleicher replied that it has been considered and explained the streetscape was moved north to optimize sight in that location.

Mr. Montgomery stated that Mr. Schleicher will present modifications to the plan.

Mr. Schleicher outlined three modifications. Modification (1) is to allow a 2:1 slope north of wetlands to limit disturbance of the wetlands and 2 ½:1 slope for the rest to maximize and maintain vegetation for buffer.

Mr. Schleicher stated that the EAC is recommending that no construction activity be permitted within the 50 foot wetland buffer setback. Therefore, we have submitted Modification (2) to allow disturbance within 50 feet of an existing wetland for the construction of the stormwater management pond, utility line installation and road right-of-way lot grading near lots 7&8.

David Montgomery, Esq., passed out drawings to the Board.

Pat Avolio commented that there is encroachment on the first lot with grading that doesn't provide shading and questioned if a retaining wall would address the encroachment issue.

John Haberman stated that the encroachment areas are less than 1% of the site.

Mr. Montgomery handed out a chart to reflect the modifications being sought. He explained that this is a fairly minimal impact to the site, but with 50 foot setback, this is in the center of the site which presents hardship for developing this site.

Mr. Schleicher reiterated that a great deal of effort was put into the development of this area for stormwater management. In fact, the area could be reduced by adding another front entrance garage.

Pat Avolio questioned what the impact would be if the waiver was not granted and compliance was required with all side entrance garages.

Frank Spagnolo inquired if eliminating the wetlands in the front had been looked into. Mr. Schleicher stated that it had and it was determined that it was better to avoid it.

Pat Avolio stated that the plan has merit for the township and meets transitional appeal. He voiced concern about the location of the road and asked if realigning the road between the wetlands had been considered.

Mr. Schleicher replied that they have looked at doing grading for roadway through this area.

Mr. Montgomery pointed out section E regarding units having the garage facing the street. The 11 homes designed with front facing garages will not be visible to other homes. Carriage homes permit front entrance garage. Patio homes are not connected. Patio homes makes a lot of sense to not have side entry garage, it takes larger foot print. There are benefits with the modification.

Pat Avolio stated that if this was a carriage home we would have to allow waiver and asked Mr. Kurpakus for clarification.

Larry Kurpakus stated that he did not know if there are other elements related to carriage homes verses patio homes that would affect his conclusion.

David Montgomery, Esq. stated that they did not have anything else at this time.

Gary Gushard, Solicitor, stated that the hearing could continue up to 100 days and suggested the Board take public input and then decide on continuation or denial. We are under no time constraint to act on this tonight. Mr. Gushard also stated that once the hearing is closed a decision must be made within 45 days.

Mr. Dennehy asked about the motion on Brookfield Estates Subdivision Plan.

Mr. Gushard stated that the motion could be postponed as well if the applicant was agreeable to the extension.

Mr. Montgomery stated that the applicant is agreeable to the extension.

Mr. Avolio asked if the HOA issued a determination. Mr. Baer replied that they had not and stated that he would be the only one speaking for Tanglewood.

Troy Baer of 207 Briar Hill Court stated that he had concerns with the Brookfield Estates Subdivision. Mr. Avolio asked Mr. Baer to clarify whether he was speaking as an individual home owner or as a representative of Tanglewood Estates. Mr. Baer clarified that he was speaking as an individual home owner.

Mr. Baer stated that the property had been cleared and has had a lot of work done when Brookfield Estates has not been approved. He also stated that no notice was given that this clearing would take place. Frank Spagnolo stated that the owner has the right to clear the property.

Mr. Baer inquired if Mr. Spagnolo gave notice before he cleared the property for the Tanglewood Estates subdivision. Mr. Spagnolo replied that he did not.

Mr. Avolio asked what his comments have to do with the current issue and suggested he keep his comments about Brookfield Estates. Mr. Baer passed a handout to the Board stating concerns over wetland encroachment. He stated that 3 Planning Commission members showed concerns over the wetlands and there was denial on all 4 motions. He stated that he does not understand how the Brookfield Estates Plan moved forward.

Mr. Gushard responded that the Board is not bound by the Planning Commission's recommendations. They make recommendation to the Board for consideration.

Pat Avolio stated that Mr. Baer continually brought up concern for the wetlands when the actual concerns are delegated to the wetland buffer, not the wetlands themselves. Mr. Avolio asked that if there is a continuation on the Brookfield Estates Plan that Mr. Baer construct a list clarifying his specific concerns.

Mr. Baer stated that the wetlands and the entrance are his two biggest issues.

Mr. Montgomery asked Mr. Baer to point out the location of his home on the map. He then questioned if Mr. Baer cleared an 80 foot buffer between his property and the subjects property. Mr. Baer stated that he hired Frank Spagnolo to clear the property in question.

Bob Pfau of 147 Tanglewood stated that he was speaking on behalf of Tanglewood Estates HOA. He asked for clarification of the buffer between Brookfield Estates and Tanglewood Estates. Mr. Schleicher stated that the buffer includes a double row of evergreens 5-6 feet high staggered. He stated that the Northeast area would consist of mature trees and existing woodlands for buffer.

Pat Avolio asked if the buffer meets code. Larry Kurpakus stated that it does meet code.

Ed Thomas, speaker for Knights of Columbus, stated concern about the retention pond and drainage pipe that will drain into Knights of Columbus property and driveway. He also asked for more details concerning the buffer between the properties.

Mr. Schleicher stated that they would reevaluate the drainage and discharge. He said the goal is to have all drainage directed to the retention pond at the back of Brookfield Estates property. He stated that the buffer would consist of 5 foot and 10 foot trees staggered.

Mr. Thomas noted that when the property was being cleared construction vehicles accessed the property by driving through the Knights of Columbus property leaving deep ruts. He stated that with any further development they do not permit access through their property.

Mr. Thomas questioned who will be responsible for sidewalk maintenance with the continuance of sidewalk to Wallace Road. David Montgomery, Esq. stated that he will discuss a maintenance agreement with Mr. Thomas.

Larry Kurpakus stated that construction of the sidewalk falls into a right of way and that all public sidewalks are maintained by the property owner that the sidewalk fronts per Township code.

Mr. Schleicher stated that any construction vehicle that accessed the property by cutting through the Knights of Columbus was not permitted to do so by the developer. He continued that they will repair any damage to that property.

Steve Seaman with the Knights of Columbus stated the purpose of the retention pond is to have everything discharge to it. The drainage still has to find its way down to Wallace road and that crosses the property. That is are big concern. Pat Avolio questioned if the township engineer has replied to any of these concerns. Mr. Kurpakus stated that he has not. Mr. Avolio responded that this needs addressed.

Steve Seaman stated that in his opinion the 50 foot buffer for the wetlands has been disturbed. He continued by stating that he had worked in engineering for 40 years and there are 3 things you don't want to mess with: Indian Burial Grounds, cemeteries, or wetlands.

Phil Henry stated that he wants to make sure there is time for the Knights of Columbus concerns to be reviewed. Mike Dennehy stated that all concerns will be reviewed.

Gary Gushard questioned when the Board would like the continuation of the public hearing for Eddy Land Company. The general consensus was to continue the public hearing for the November 16, 2015 Board meeting.

Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to continue the Conditional Use Hearing at the November 16, 2015 Board meeting. The aye vote on the motion was unanimous. Motion Carried.

WHITETAIL CROSSING SUBDIVISION PLAN

Mike Rahenkamp of Tait Engineering introduced the applicant Dave Tessmer and stated that he has applied for a 13 lot residential standard subdivision on a 21.39 acres parcel located at 220 Pinkerton Road. Mr. Tessmer is proposing a new Township cul-de-sac street to serve 8 lots with an additional 5 lots fronting Pinkerton Road. The project includes stormwater management, landscaping and pedestrian improvements.

The application includes one waiver request to allow 2:1 slopes on lots 9 & 10 to limit disturbance of the existing slope and woodland areas.

Mr. Rahenkamp stated that the Planning Commission recommended a 25' conservation easement increase and the addition of a third row of trees along buffer line; these items have been added.

Larry Kurpakus summarized that the Planning Commission recommended preliminary and final approval with the following eight (8) conditions:

1. Compliance with the LSSE review letter dated 10/12/15
2. Compliance with the Parks and Recreation recommendation dated 9/8/15
3. Compliance with the EAC recommendation dated 10/5/15 with the exception that the total additional trees to be mitigated is 92
4. Developer to connect the streetwalk along Pinkerton Road with the existing streetwalk to the North and South of the Development as shown on the submitted drawings
5. Sanitary Sewer Authority approval required prior to development of the site
6. Preparation of a standard Township developer's agreement
7. Existing overhead utility lines to be removed and replaced underground
8. A 25' conservation easement is to be provided along the south property line of lot #1 with additional landscaping and alternative measures to provide for enhanced buffering to the Woodland Farms lots 16-19

Mr. Avolio questioned additional conditions for approval. Mr. Kurpakus stated that two additional conditions have been discussed since the Planning Commission meeting:

1. Additional mitigation trees to be planted on the proposed 2:1 slope per the woodland replacement requirements of the code.
2. 50' Wetland Buffer to be included on the recording plan.

Frank Spagnolo question if the size of the building pad on lot 8 & 9 are large enough to accommodate a house. Mike Rahenkamp stated that although they would prefer the pad size to be larger, it will accommodate a 2,500 sq. ft. footprint which is the average size of home that will be constructed in this area of the plan. Frank Spagnolo asked if the developer could cut the road down a little to enlarge the pad size. Mike Rahenkamp replied that they felt there was a nice balance with the current plan, in order to allow for stormwater and buffer behind those lots.

Pat Avolio questioned the applicant for confirmation that he is aware of the two conditions that were added, because they are separate from the conditions of the Planning Commission. Mr. Tessmer stated that he was aware of the additional conditions and plans to address them.

John Harpur, 601 Trillium Court, stated that he and his wife submitted a letter of concerns including maps for the October 19, 2015 meeting. Mr. Harpur asserted that he has never met Dave Tessmer but from what he knows they are a great family and neighbors.

Mr. Harpur clarified that three (3) rows of trees will be planted within the 25 ft. easement. Mr. Rahenkamp stated that was correct explaining that one row will be canopy trees, one row evergreen, and the third row will be canopy trees. He also stated that trees will be approximately 2.5" in diameter and approximately 10' in height.

Mr. Harpur questioned that in addition to the conservation easement will there be alternative measures to include mounding to raise the height of the new tree planting. Mike Rahenkamp stated that he does not want to add mounding because that will be a maintenance issue for the home owner of that area. Mr. Rahenkamp continued that they will mulch the area but otherwise Lot 1 will not be touched as far as grading.

Dave Tessmer stated that the lot is flat and it is a rare opportunity to have a flat lot, it seems a shame to put a mound on it.

Mr. Harpur inquired if there would be a sign naming the development Whitetail Crossings. Mr. Rahenkamp stated that there would be a sign naming the development. Mr. Harpur stated that he is opposed to the plan being called Whitetail Crossings. He noted that it should not be designated as such but should blend in with and be considered part of Woodland Farms.

Mr. Harpur appealed to the Board to deny approval of the Whitetail Crossing plan in its current form and proposes the following:

1. The plan does not capture the ambiance nor reflect the harmonious character of the Township of Pine.
2. Lot 1 should be devoted entirely to tree planting and green space.
3. Lots 1 & 2 should be consolidated to 1 lot.
4. A 25" conservation easement is not enough and suggested the Board to consider a 60' easement.
5. Whitetail Crossings should not have their name on a sign when they are going to be part of an existing neighborhood.
6. We ask that this plan is do not pass until all concerns are met.

Pat Avolio stated that the plan complies with Code which leaves very little option.

Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to grant preliminary and final approval for the Whitetail Crossing Subdivision Plan with the following conditions: 1.) Compliance with the Planning Commission recommendation dated 10/12/15 including granting a waiver of section 48-16A to allow 2:1 slopes in the area of lots 9 & 10 to limit disturbance to existing woodlands with additional mitigation trees to be planted on the slope per the woodland replacement requirements of the code. 2.) 50' Wetland Buffer to be included on the recording plan. 3.) Prepare standard Township Developers Agreement. The aye vote on the motion was unanimous. Motion carried.

#### 2016 NORTHERN REGIONAL POLICE BUDGET

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to grant approval of Pine's contribution to the 2016 Northern Regional Police Budget. The aye vote on the motion was unanimous. Motion carried.

#### COMPREHENSIVE PLAN

Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to grant authorization to forward the Comprehensive Plan to the Allegheny County Planning Department, DCNR, and contiguous municipalities, for formal review and make available for public view. The aye vote on the motion was unanimous. Motion carried.

NEW BUSINESS

RESOLUTION 926

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to adopt Resolution 926 amending the Uniform Police Pension Trust Plan Agreement to add new hire provisions and the D.R.O.P. Benefit. The aye vote on the motion was unanimous. Motion carried.

ADVERTISE PROPOSED 2016 BUDGET

Motion was made by Mr. Henry and seconded by Mr. Spagnolo to grant authorization to advertise the proposed 2016 budget for public view and comment. The aye vote on the motion was unanimous. Motion carried.

2015-2016 WINTER MAINTENANCE PLAN

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to grant approval of the 2015-2016 Winter Maintenance Plan. The aye vote on the motion was unanimous. Motion carried.

COMMITTEE VACANCIES

Mr. Dennehy announced various committee openings for 2016 and stated that any resident interested in serving on a committee notify the Township of their interest.

NOVEMBER 16, 2015

The Board reviewed and approved the agenda proposed for the November 16, 2015 meeting.

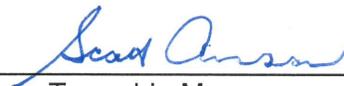
ADJOURNMENT

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:30 p.m.



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Recording Secretary



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Township Manager