

**Towamencin Township
Board of Supervisors
Monthly Meeting
June 24, 2026
7:00 PM**

Present:

Joyce F. Snyder, Chair
Vanessa Gaynor, Vice Chair
Kristin Warner, Treasurer
Kofi Osei, Secretary
Courtney Morgan, Asst. Treasurer/Asst. Secretary

Staff:

David G. Kraynik, Township Manager
Mark A. Hosterman, Esq., Township Solicitor
Mary Stover, Township Engineer
Henry Sekawungu, Director of Planning, Zoning & Code Enforcement
Niral Modi, IT Specialist
Tim Troxel, Chief of Police

Chair Snyder called the meeting to order at 7:01 pm and led the assemblage in the Pledge of Allegiance.

Opening Comments

- This Board meeting is being provided via Zoom for residents unable to attend in person but who wish to view and hear the meeting live remotely. Public comments submitted by 4:30 pm on the day of the meeting will be read at the start of the meeting. For those physically present, public comment will be available at the beginning of the meeting.
- The Board met in Executive Session prior to this meeting to discuss personnel matters.
- Celebrate America 250 with Towamencin tomorrow evening, starting at 5:30 pm. Join us for a fun, family-friendly evening honoring our nation's history. Enjoy games, crafts, a petting zoo, food vendors, trivia, live music, and reenactors who will bring the past to life. We'll wrap up the night with a patriotic drone light show. While the event is at Fischer's Park, attendee parking will be available at General Nash Elementary School and the Bustard Road Corporate Center. Shuttle buses will transport attendees to and from the park from 4:30 pm to 10:30 pm. Parking at Fischer's will be limited to event participants, vendors, and vehicles displaying handicap placards.

Emailed Public Comments:

Resident Corina Fiore supports the 2026 Montgomery County housing blueprint and audit presented at the last meeting. She stated that a two-bedroom apartment in this county now requires an annual income of nearly \$73,000 under the 30% affordability rule, placing this community out of reach for many residents and workers - a policy failure that can and should be

addressed. She acknowledged that not every recommendation in the housing audit may be appropriate for Towamencin but disagreed with claims that smaller lot sizes or modestly denser housing would make the township resemble Philadelphia or Norristown, calling that an exaggeration. She argued that smaller lots can concentrate development while preserving meaningful open space that supports wildlife habitat, biodiversity, stormwater management, and waterway protection. She stated that consolidated open space provides greater environmental benefits than large private lots. She also noted that these housing types can expand attainable housing options and attract new residents, emphasizing that neighborhood character is defined by its people rather than lot size. She agrees that the concerns about schools and roads are real, but stem from decades of disconnected zoning decisions and a long pattern of approving development without considering cumulative infrastructure impacts. She responded to a comment from the last meeting, where it was suggested that group homes should be confined to institutional zoning areas, finding the suggestion deeply offensive and claimed there must be a fundamental misunderstanding of what group homes are and shared a personal experience. She added these are not facilities; they are homes. She believes segregating people in similar situations is cruel and illegal. Fair housing law exists to prevent this kind of exclusionary thinking, and lawsuits arise from it. She stated residents are asking for follow-through and commitment to coordinated, proactive planning that brings together municipalities, schools, and residents before development happens, not after. She feels reactionary planning is how we got here, not how we get out.

Resident Lynn Sweet-Reimel feels the Board has too much on its plate and it shows. She cited major issues in the Township: infrastructure, stormwater, development, environmental protection, and long-term planning. Instead of focusing on these priorities, technical zoning changes are pushed through without clear explanations or public understanding. Residents should not have to decode mathematical formulas or chase down last-minute agenda items to figure out what is happening in their own township. When you revise open-space or environmental standards, even if you say “no change in dwelling units,” these changes can still reshape development outcomes for decades. That deserves full transparency, not a quick vote buried in the middle of a crowded agenda. Stop rushing technical amendments that have real consequences for open space, riparian buffers, stormwater, and the character of Towamencin. She asked the Board to focus on issues that matter, and give them the time, clarity, and public engagement they deserve; provide plain-language explanations, side-by-side comparisons, and enough time for residents to review and respond before any vote is taken. Towamencin deserves thoughtful, transparent decision-making, not overloaded agendas and rushed approvals.

In-Person Comments:

Resident Barry Kenyon asked if item 6.3 had to do with PA code 25 – chapter 102, Riparian Buffer requirements, and asked if the Board know what they are and are not allowed to do. He referenced an email he has seen that basic requirements that we have forcing more pavement and less buffering from Riparian Corridors. He transitioned to the June 10 meeting when the County Planning staff attended, then referenced an article in North Penn Now with a quote from Chair Snyder as to who solicited the County Planning Commission presentation. He noted conflicts with what Mr. Kraynik stated at the actual meeting; asking for clarification on what took place. He reminded the Board to listen to your constituents, and not what you want.

Resident Joe Silverman spoke about data center, sharing an example of a data center in Memphis, Tennessee. He noted that the owner had the facility up and running in 220 days. He described what was done to convert the location and implemented to run the facility.

Resident Terry Cooney commented on the shopping center on Forty Foot Road, noting positive signs from new leases but feels many are baffled by the long-standing vacant space, over ten years. She attended a meeting in April, and a Supervisor stated the Township was pushing the developer, PSDC. She interpreted that to mean discussions are had with PSDC outside these meetings. She offered questions she would like the Board to ask: 1) Why are the shops not included on the PSDC website page listing their current and upcoming developments? She feels this would be a logical place to advertise. 2) Is PSDC using modern business tactics to promote leasing of spaces, such as online commercial real estate promotional platforms? Would PSDC be open to residents contacting their favorite retailers or restaurants to see if there is leasing interest? 3) Does PSDC have commitments or signed leases along Forty Foot Road? 4) Is the monument sign request still active, or has it been withdrawn? Advertising was approved in December 2025. She indicated that if these questions have not been discussed with PSDC, she would like to give them to Mr. Kraynik to share. She asked the Board to reconsider PSDC's request to increase pad sites along Forty Foot Road, adding it does not seem appropriate to allow more store space when the current space cannot be filled. She feels the Township has been very accommodating to PSDC requests. She would hate to see more of the rural aspects lost to overdevelopment, with too many fast-food places, and more traffic. She referenced morning traffic currently prevents access to her development.

Resident Cheryl Portwood commented on the County Planning Commission presentation. She feels the Township needs to focus on jobs within the Township and on developing commercial space and businesses to allow people who live here to work here and for the Township to reap the benefits of tax wages. She feels we have a lot of development coming up over the next couple of years, and that developments assimilate and be absorbed by the infrastructure and deal with those effects so we are not overwhelming ourselves, our township, housing – she feels there is plenty of housing around the Township, and the urgency to develop affordable housing should be delayed until we absorb the anticipated housing planned over the next few years.

Resident Casey Hannings noted that it is National Grasslands Week and cited a recent survey and coalition formed in conjunction with several conservation groups that he found interesting, including respondents' knowledge from the beginning to the end and the changes in opinion after the survey was conducted. He encouraged the public to review it. He mentioned environmental and natural occurrences he has recently observed and what those contribute to the community.

Approval of Minutes

On a motion by Supervisor Morgan, seconded by Supervisor Gaynor, the Board approved the June 10th meeting minutes.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Zoning, Subdivision and Land Development

Consider Resolution 26-19: Preliminary Plan Approval – Dock Woods Hybrid Apartments

Living Braches has submitted a land development application for a 17-unit "hybrid" apartment building within the Dock Woods Community. The project involves the removal of two existing apartment buildings along Dock Drive and the construction of a "hybrid" building. The applicant reviewed the project and waiver requests at the previous meeting. A Preliminary Plan resolution has been drafted for the Board's consideration.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved Resolution 26-19, Preliminary Plan Approval – Dock Woods Hybrid Apartments.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Consider Resolution 26-20: Final Plan Approval – Dock Woods Hybrid Apts.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved Resolution 26-20, Final Plan Approval – Dock Woods Hybrid Apartments.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Discussion: Standards Affecting Open Space & Environment (No change in permitted dwelling units)

As demonstrated through the recent comprehensive plan survey, preserving open space and protecting the environment were identified as the top issues for township residents. The Board will now discuss potential amendments to the Township's land development and zoning standards to improve open space design outcomes, reduce impervious surface coverage, and consider whether to advance such amendments for further development. Any such amendments would not change the number of dwelling units permitted under the Township code.

Supervisor Gaynor began the discussion acknowledging the topic comes up often at meetings and when speaking with residents. She defined what is meant by open space; she stated that yards do not constitute open space, offering examples why. She describes that true open space is land set aside not to be developed and left in a natural state, providing long-term benefits to the community. She noted last year the Board approved a new R-14 cluster use in the R-175 district requiring that certain amount of open space be set aside during development while homes are placed closer together; not only does that provide beneficial open space, it in turn reduces the amount of road and impervious surface, which in turn reduces runoff. While viewing this as a positive step forward, she is curious of the following:

1) R14 requires a minimum lot size for each unit; could they be reduced in a way to allow more open space? It could also provide flexibility in layout to be placed further from environmentally sensitive areas when necessary. During public comment, it has been suggested that a better outcome could be obtained if the Board were to reduce the lot sizes for R14. She feels reducing lot size would not compel developers to build at that size but provide greater flexibility.

2) Should the Board permit the option to cluster an additional district? She feels the benefits of clustering could be felt across the Township, providing environmental benefits, increasing open space, and reducing impervious coverage. She also references instances when a developer paid a fee-in-lieu rather than provide open space as required by code. She feels moving forward, the Board should prioritize having that open space provided and utilize the fee toward development if it is not feasible. Ms. Gaynor noted the Open Space and Parks Advisory Committee recommended that fee be investigated and it is by our Public Works Committee.

Supervisor Osei commented on the clustering and open-space requirements, noting if the Township allowed smaller lot sizes and shorter setbacks, some of the open-space requirements would not be waived. He feels it is worth reducing both to try to preserve open space. He referenced lot sizes and setbacks with respect to 2D clustering and vertical clustering, noting the Township should make zoning more consistent to create more open space. He feels it is worth seeking flexibility. He commented on parking and stormwater runoff, stressing they should be more precise about our minimum paving requirements.

Supervisor Morgan stated the Board needs to be cautious when considering parking minimums, especially regarding residential parking. She shared an example of her neighborhood and the tight parking conditions. She noted the Township is a suburb and heavily dependent on cars. Once a development is complete with inadequate parking, it is hard to fix afterwards. She feels it can cause overflow and safety issues. However, she feels the ideas are worth exploring, adding it is important to reevaluate and review relevant data. She wants to make sure we don't have an abundance of parking, or not enough.

Supervisor Osei commented that many municipalities are moving toward per-bedroom requirements rather than per-unit requirements, making the approach more precise. He referenced an earlier public comment regarding group homes. When referencing lifestyles, which may be based on the average, but regulating to the average may have a tendency to regulate out certain lifestyles via parking. When you require two spaces per unit, most developers build certain ways based on parking requirements because they feel if we are going to pay for parking then we might as well get the rent from a bigger unit. He offered a hypothetical situation that would require less parking. He feels there is a way to manage it better, considering fire safety concerns and response times, but not over-regulating specific scenarios.

Supervisor Warner commented that she loves open space and is not going to say no to it. She encourages the Township to utilize the open space being set aside in Freddy Hill for the entire Township, not just those in the future development. She noted that the Township has experts who review development proposals, such as our engineer, and prefers to rely on experts to provide recommendations on when the Township should change zoning and why. She believes the R-14 was an excellent compromise, not increasing the number of units but allowing the developer to provide additional open space and make their investment worthwhile. She does not think lot sizes need to be made smaller. Regarding setbacks, she feels they protect existing and new residents,

offering an example. She does not feel the current setbacks are insurmountable or an extra expense for the developer. One of the things she likes most about the Township is the concentration of condos and townhomes. While driving through the Township, you don't get the feeling of an area that offers those because of the setbacks and buffers between the road and the locations of the homes, and she feels that makes the Township a very nice place to live. She is not a person to say no to change, but she wants to hear from the experts and the Planning Commission. She agrees with Supervisor Morgan on her parking statements, offering a personal example and stating she feels the minimum should be one car per bedroom. She added the Township is not near a train station but rather the turnpike. She feels the current minimum is good.

Supervisor Osei commented that the majority of the Board lives on smaller lot sizes than what is allowed in R-14. He feels the idea that smaller lot sizes aren't the character of the Township is a bit weird, since they live in the Township with smaller lot sizes. As for setbacks, he thinks keeping buffer zones from developments, parks, and major roads is fine. However, he took issue with front setbacks because this requirement forces some developments into stream corridors when they don't have to be. He stated that we are forcing people to cut down trees and cause more flooding, and that he does not feel homebuyers would like that. He feels this requirement is being applied without purpose. Lastly, in respect to R-14, he indicated that it was proposed by a developer, so he asked why we are changing things for a developer. As part of the Municipal Planning Code, the Township receives guidance from the County and feels it is worth considering their expertise as well, because they do provide recommendations. He feels the Board is doing a disservice to the residents by ignoring some expert recommendations that they are paying for with tax dollars.

Supervisor Warner asked whether Supervisor Osei was referring to developments built in the 1960s and 70s, when ideas about open space and water management were very different from what they are today. She does not see anything being developed today that would go into a creek zone. She indicated that we have regulations and requirements to meet. She noted that things have changed and doesn't think you can compare what was built back then to what's being built today.

Supervisor Osei commented that most zoning dates back to the 60s and 70s, so that is an argument in favor of looking at changing it. Then Supervisor Warner noted the zoning change for the R-14, adding there has not been any big development in the last 15 years and that each zone in the Township was zoned in a smart way. She does believe some tweaking is required, but she does not see a problem with how the Township was zoned, and she does not see an issue with a developer coming forward saying they feel their property is unique to the R-14 requirements and presenting to the Board what they would like to build, with our experts weighing in.

Supervisor Gaynor commented that she feels it is important to be proactive and to work with the experts to see if there is a better way to do things. She understands that stormwater basins are important, but if there is a way for stormwater to be absorbed by open space, that is her preference. Supervisor Warner agreed and but reiterated that it is for an expert to offer what can be done.

Supervisor Morgan commented that she feels there are ways to improve open space requirements, such as requiring a minimum size or number of acres, or trails. She feels this can be improved.

Chair Snyder agreed with Supervisor Morgan. She is frustrated with a developer who believes the amount of open space being given to the Township is sufficient. However, most of that space consists of stormwater basins, which, in her view, do not count. She, too, is thinking of trails,

meadows, forests, or playgrounds, not basins, when it comes to open space. She also agreed with Supervisor Morgan on parking and would like to know what other Townships are doing to avoid reinventing the wheel. She agreed with Supervisors Osei and Gaynor regarding being proactive rather than reactive. It feels as though every time someone comes to the Township and says they don't like our ordinance, we are saying our ordinances are not what they should be and why aren't we fixing them. She feels it would make sense to be systematic about this and wants to be respectful of all the expert advice and to listen to residents. She noted in the comp plan that open space was a huge concern and wanted to respect that. She emphasized that nothing being discussed tonight is about making changes; it is asking for information from each other.

Resident Casey Hannings commented that he appreciates everyone's input and asked whether, without increasing the number of units, the idea he believes was pitched by Vanessa is to shrink lot sizes to create more open space. Using a piece of paper, he provided a visual representation of how he interpreted the proposal. He feels this is a great idea. He noted he has repeatedly stated at meetings that the footprint of a smaller development has significant environmental benefits if you are able to conserve more open space and connected open space. He feels if there are further ways to compromise taking in all of the pieces - parking, setbacks, units, wildlife and that people have the privacy they are looking for that sounds like a great idea.

Resident Barry Kenyon asked if a particular lot is zoned a specific way and you want to do smaller lot sizes for the open space he takes no issue with that, but he does take issue with HOAs, offering several examples why. He will go along with a smaller lot size, but he does not want to see everything become an HOA.

Resident Joe Meehan commented he thinks this is a good thing. He noted that the OSPAC faces one dilemma after another regarding proposed developments and what to consider in the ordinances. He referenced the ordinance's common open space and how it is interpreted. Further, the ordinances talk about recreation areas, which is also a dilemma during OSPAC discussions. He stated that OSPAC sees a need for this. He referenced the comp plan is mixing two things, namely whether to want more open space and recreation; he feels that should have been two questions. He noted that if there are going to be conversations about this, they should last more than two minutes and be more of a conversation. Chair Snyder indicated this will be revisited.

Resident Cheryl Portwood commented that her interest was piqued by the prospect of combining several changes, not just one or the other. She posed what if you put them all together; suppose you have smaller lot sizes, fewer setbacks, and less parking, what would that make in terms of a residential area, and how attractive would that be to a new home buyer? She feels that putting all that together would lead to a less desirable outcome than implementing one or the other. Supervisor Osei clarified that the discussion was only about minimums, not maximums. If the lot size is reduced, they could still build on half an acre if they wanted; it offers flexibility.

Resident Donna McClennen agreed with the previous speaker. She lives immediately next to the first sober house in the Township. She noted that the sober house does not have a large yard and that neighbors are close. The sober house now has eight cars in the driveway, and others line the street, causing a parking issue. She cautioned the Board against adopting smaller lot sizes because any house in the Township can be a sober house and parking can become an issue.

New Business

Warrant List

The June warrant list, totaling \$1,314,645.46, was presented for approval. On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the warrant list.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

2026 Heating Oil Bid Agreement – Montgomery County Consortium

The Montgomery County Consortium sought a bid for heating oil suppliers. Two bid submissions were received. Wilson of Wallingford was the low bidder with a rate of \$5.598 per gallon. All documents have been reviewed and are in order. Each participating municipality is responsible for fully executing their own contract.

On a motion by Supervisor Warner, seconded by Supervisor Morgan, the Board approved 2026 Heating Oil Bid Agreement – Montgomery County Consortium.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Resident Joe Silverman asked for confirmation of the heating oil rate. Chair Snyder indicated she does not know the current rates. Mr. Silverman stated he does and that the rate referenced in the contract is too high. Chair Snyder noted he can discuss that with Mr. Kraynik. Mr. Kraynik added that this is a consortium rate and that the number is an extended price over the course of the agreement. He also indicated that it is the price accepted by multiple municipalities. Mr. Kraynik stated he is happy to share the bid and details with Mr. Silverman.

2026-2027 Fuel Contract - Montgomery County Consortium

The Montgomery County Consortium sought bids from fuel suppliers. Four bid submissions were received. The lowest bidder was SJ Fuel South of Barrington, NJ. The term of this contract shall be from September 1, 2026 through August 31, 2027.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved the 2026-2027 fuel contract via the Montgomery County Consortium.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Public Notice & Comment Hearing: Verizon Cable Franchise Renewal

The Township's current Verizon franchise agreement is nearing expiration. At our December 10, 2025, meeting, the Board approved a proposal by The Cohen Law Group for multi-municipal renewal negotiations with Verizon. Consortium negotiations enhance each municipality's bargaining power, reducing attorney fees. As part of the renewal process, each municipality must hold a hearing, where the Township can receive citizen comments about the services provided by Verizon cable. Township Solicitor Mark Hosterman conducted the comment hearing.

Resident Barry Kenyon asked if this was for Verizon only. Staff replied yes.

Consider Renaming "No Mow Area" on Bustard Road

The Environmental Advisory Council (EAC) is continuing their multi-year project to restore the Township's no-mow areas. This year they plan to remove invasive species from the no-mow area along Bustard Road, located between Firehouse Park and Nash Elementary. The Council has recommended that this area be renamed "Bustard Grove."

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved renaming the "No Mow Area" on Bustard Road.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Supervisor Osei asked Supervisor Gaynor to provide a recap explaining why this is being renamed. Supervisor Gaynor explained that the EAC believes that to better educate the public, it would be helpful to associate names with specific areas rather than refer to them as no-mow areas.

Chair Snyder added that she used to be the liaison for the EAC and enjoyed watching the group tackle the area in front of the Township building and appreciated their hard work. Supervisor Morgan asked whether there would be a sign. Chair Snyder indicated yes, if she has something to say about it. Supervisor Gaynor added that a sign has been placed at the location near the Township building to educate the public about the restoration project, and there is also a QR code linking to the website for more information. Bustard Road will have a similar information sign.

Consider Appointment to Fill Unexpired Term of Elected Auditor

At the May 27th meeting, the Board accepted the resignation of former elected auditor Joseph Rumsey, with volunteer applications accepted through June 17th.

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board appointed Gisela Koch to fill the unexpired term of the elected auditor through December 31, 2027.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan
Voting No: N/A
Abstaining: N/A

Absent: N/A

Consider Committee Appointments

Residents have submitted applications expressing interest in serving on the Uniform Construction Code (UCC) Board of Appeals. Chair Snyder asked David Kraynik, Township Manager, for a brief summary of what this Board does. Mr. Kraynik indicated that the UCC is your state building code and that the Township has adopted the Uniform Code as part of state law. It allows builders to come before the Board to request a deviation from the construction standards. The Board is in place in case a builder would like to file an appeal. Mr. Kraynik indicated that, in all his years of service, he has not seen many of these appeals, noting the Board is seldom used. Henry Sekawungu, Director of Planning, Code and Zoning, added that a determination can be appealed as part of the process and that an extension of time can be requested for permits issued.

Supervisor Osei noted that the Township has had difficulty filling this Board and asked whether the Township is required to have it. Mr. Kraynik and Solicitor Hosterman replied yes. Solicitor Hosterman noted that qualifications are required to serve on this Board and provided examples.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved Erick Schlaufman to the Uniform Construction Code Board of Appeals for a term expiring 12/31/27.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Cancelling August 12, 2026 Meeting

In anticipation of lighter August agendas, the Board considered cancelling the August 12 meeting.

On a motion by Supervisor Osei, seconded by Supervisor Morgan, the Board approved canceling the August 12, 2026 Meeting.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Central Bucks Regional Police Dept. Fire Police Request – July 4

Central Bucks Regional Police Dept. is requesting the assistance of the Towamencin Fire Police for traffic control for Chalfont Borough's Independence Day parade on July 4.

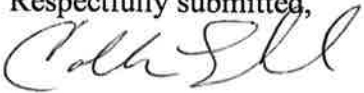
On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved Central Bucks Regional Police Department's Fire Police Request – July 4.

Voting Yes: Joyce F. Snyder, Vanessa Gaynor, Kristin Warner, Kofi Osei, Courtney Morgan
Voting No: N/A

Abstaining: N/A
Absent: N/A

There being no additional business, the meeting was adjourned at 8:22 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Colleen Ehrle".

Colleen Ehrle
Assistant Township Manager