

6:30 PM H Public Hearing on Riparian Buffer Ordinance

STATED MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
WEDNESDAY, NOVEMBER 9, 2022 7:00 PM

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
CORRESPONDENCE AND ANNOUNCEMENTS

Announce Appointments for December and Budget Hearing Dates

COMMITTEE REPORTS

Economic Development & Finance Committee
Public Safety, Works & Services Committee
Planning, Parks & Library Committee

MUNICIPAL AUTHORITY REPORT

F Project Status Report

STANDARD BUSINESS

- A Move to accept minutes of October Stated Meeting without reading.
- B Move to approve the Tax Collector's Report for the month of October.
- C Call on Township Engineer for his report.
- D Call on the Manager for his monthly report, Questions, Move to accept.
- E Move to accept the disbursements from the various Township accounts for the month of October.

DISCUSSION ITEMS

G Discuss Zoning Hearing Board Cases & Planning Commission Agenda for November.

PUBLIC COMMENT/QUESTIONS – ITEMS NOT ON AGENDA

ACTION ITEMS

- H Consider motion to approve Ordinance #22-1377 to amend the Township Zoning Code, Chapter 255, to provide for a Riparian Buffer in all new development.
- I Consider motion to enact Ordinance #22-1378 revising and restating Township Code, Chapter 99, The Upper Dublin Township Grading Ordinance.
- J Consider motion to accept the Conditional Use Findings of Fact, Conclusions of Law and Decision for 325 Pennsylvania Avenue.
- K Consider motion to approve Resolution #22-2476 to accept a Trail Easement From Brookwood Philadelphia I LLC & Brookwood Philadelphia II LLC, over the property located at 220-230 Commerce Drive.
- L Consider motion to approve Resolution #22-2477 to accept a Traffic Signal

- Easement from WFP Pennland Co. L.P., over the property located at 585 Camp Hill Road.
- M Consider motion to approve Beneficiaries for the Upper Dublin Triathlon and Winning Cards Casino Night Fundraiser.
- N Consider motion to approve Resolution #22-2478 Waiver of Land Development For Ambler Borough for a Waste Water Treatment Plant at the Loch Alsh Reservoir, 722 Loch Alsh Avenue.
- O Consider motion to approve Resolution #22-2479 to accept a Drainage Easement from PAMCPA Real Estate LLLP for 525 Virginia Drive.
- P Consider motion to approve Designation of Agent Resolution authorizing Jonathan Bleemer to execute for UDT PEMA Grant Funding.
- R Consider authorizing Release of Escrow Funds for Mattison Development UD#15.011 Release #12 for Mattison Estates – Castle in the amount of \$41,977.00.
- S Consider action on appointments to Human Relations Commission

NEXT MEETING December 13, 2022 6:45 PM Budget Adoption Meeting and 7:00 PM Stated Meeting

ADJOURN

Agenda posted 11/4/2022.

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Wednesday, November 9, 2022, at 7:00 P.M. in person at 520 Virginia Drive Auditorium with Ira Tackel presiding following a Public Hearing at 6:30 PM on the Riparian Buffer Ordinance.

In attendance were Commissioners Ira Tackel, Liz Ferry, Meredith Ferleger, Alyson Fritzes, Robert McGuckin, Cheryl Knight and Gary Scarpello. Also present were Kurt Ferguson, Township Manager; Jonathan Bleemer, Assistant Township Manager and Finance Director; Tom Fountain, Township Engineer; and David Brooman, Township Solicitor.

PLEDGE OF ALLEGIANCE:

Mr. Tackel dispensed in reciting the pledge of allegiance to the flag as it was done previously at the Hearing.

ROLL CALL:

Mr. Tackel dispensed with the roll call as it was done previously at the Hearing.

CORRESPONDENCE AND ANNOUNCEMENTS:

Mr. Tackel announced that the Township 2023 draft budget is available for public review on the Township's website at www.upperdublin.net. A hard copy of the budget is also available at the front desk of the Township Building. The first budget hearing is Saturday, November 19 beginning at 8:30 AM. The public is invited to attend.

Mr. Tackel then announced that at the Board of Commissioners Stated Meeting on December 13, 2022, the Board will be appointing members to the following Boards and Commissions:

- Historical Commission – two three-year terms ending December 31, 2025
- Municipal Authority – one five-year term ending January 1, 2028
- Pension Boards – one one-year term ending December 31, 2023
- Planning Commission – two four-years term ending December 31, 2026
- Civil Service Commission – one six-year term ending December 31, 2028
- Vacancy Board – one one-year term ending December 31, 2023

Applications should be made online at www.upperdublin.net/government/boards-commissions/ and submitted by November 29, 2022 for consideration at December's Stated Commissioners' meeting.

COMMITTEE REPORTS:

Economic Development and Finance Committee (EDF):

Mr. McGuckin reported that they did meet this month. The discussion focused on the RACP grant. The next meeting will be February 7, 2023.

Public Safety, Works and Services Committee (PSWS):

Mr. McGuckin reported that they did meet this month. In addition to receiving committee reports, we discussed two proposed ordinances one being Lifeguards and the other Parking Restrictions for Construction Vehicles and RVs. The next meeting will be February 7, 2023.

Planning, Parks and Library Committee (PPL):

Ms. Ferleger reported that they did meet this month. Ms. Ferleger congratulated the Library on receiving the Pennsylvania Library Associations 2022 Library Of the Year Award. The next meeting will be February 28, 2023.

Tab F - Municipal Authority Report:

Mr. Bleemer stated there was nothing to report.

Ms. Ferry: I noticed there had been some discussion on the Zip Ramp? Are there any issues with that?

Mr. Brooman: We ran into the retirement of the engineer and are currently dealing with a new engineer. The new engineer is requesting a weave analysis. Mr. Smyth is working to provide the requested information in order to move forward.

STANDARD BUSINESS:

Tab A – Move to Accept the Minutes of the October Stated Meeting without reading:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the minutes of the October Stated Meeting without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab B – Motion to Approve the Tax Collector’s Report for the month of October 2022:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Tax Collector’s Report for the month of October 2022.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab C – Call on Township Engineer for his Report:

Mr. Fountain submitted his written report for the month of October 2022 and highlighted the following:

Mr. Fountain: Progress has been steady with the great weather. Continuing to export fill from Sandy Run Middle School to Twining Valley Park. Redstone at Promenade is

working to get the exterior closed up for winter. On the agenda tonight is consideration for the Ambler Water application. The pace of home improvements has slowed, partly due to continued substantial price power.

Ms. Ferry: I noticed we will be releasing funds for the Mattison Estate. I get weekly reports from residents about debris, the pond looking bad, lighting is too bright. Are those issues being addressed?

Mr. Fountain: I want to remind the BOC that there are four entities associated with this development. This release is for the Castle only. There were two significantly bright lights that were both relocated. They did finish the landscaping package. I have been working with the Preservation Alliance to make sure the repointing and windows are complete.

Ms. Ferry: Has an HOA been established?

Mr. Fountain: I have not seen any indication that an HOA has been established.

Dr. Scarpello: What is the status on La Scala?

Mr. Fountain: They are continuing work on the fit out, they are dealing with supply chain issues.

Tab D – Call on Township Manager for his Report:

Mr. Ferguson submitted his written report for the month of October 2022, and highlighted the following:

Mr. Ferguson: The Public Works emergency work is proceeding. GKO is beginning the design for the Public Works building. It is an estimated 8-10 weeks for the design that will then come before the BOC. We are in the midst of the RFP process for the architect for the Township Building.

We were not awarded RACP funding, however we have heard there may be a second round of funding announced by the end of the month. This is supposedly the same pool of applicants.

Ms. Ferry: How are the improvements going at Twining Valley?

Mr. Dureka: We are progressing well. We are coming towards the end of the delivery of fill to Twining. Sections of trail have been paved. We are prepping for rain at the end of this week. We are 40-45% complete, with substantial completion by the end of the year.

Ms. Fritzges: What is the deadline for the RFP for the township building?

Mr. Ferguson: End of November beginning of December.

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Manager’s Report for the month of October 2022 without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab E – Motion to accept the Disbursements from the Various Township Accounts for the Month of October 2022:

Ms. Knight motioned, with Dr. Scarpello seconding, to accept the disbursements from the various Township accounts in the amount of \$3,000,999.20 as follows:

Total of Proposed Disbursements	\$1,441,671.44
Estimated Payroll	\$1,200,000.00
Interim Check Run Expenses	\$359,327.76
Grand Total	\$3,000,999.20

VOTE ON MOTION ALL YES MOTION CARRIED

DISCUSSION ITEMS:

Tab G - Discuss Zoning Hearing Board (ZHB) Cases and Planning Commission (PC) Agenda for November 2022:

Ms. Giles reviewed the November 28, 2022 Zoning Hearing Board meeting agenda that has the following matters scheduled for discussion:

Application #2395 for the Property at 404 Atkinson Lane, Maple Glen

The Applicant is requesting an extension of time for a December 20, 2021 variance and special exception.

Application #2456 for the Property at 1501 N Limekiln Pike, Dresher

A variance is needed to allow a maximum impervious coverage limit of 42.6% where 25% is permitted for the construction of an 1,800 square foot open-air, detached pavilion. The Applicant also seeks a special exception to expand a nonconforming use with respect to existing nonconforming impervious coverage, and a special exception to expand a use that was permitted by special exception. The Property is Zoned A Residential.

Application #2436 for the Property located at 525 Virginia Drive, Fort Washington

Several variances related to the proposed construction of a 237-unit apartment development within a FEMA delineated floodplain are requested. The Property is zoned GFW- Greater Fort Washington District and is within the Floodplain Conservation Overlay District.

Mr. Fountain: I would like to renew my request for the Board to approve sending the solicitor in opposition.

The Board agreed to send the solicitor in opposition.

Application #2458 for the Property at 1708 N Limekiln Pike, Dresher

The Applicant is requesting an interpretation of Upper Dublin Township Zoning Code Sections 255-218, 255-94, and 255-93 regarding the use of a drive-thru for a proposed Dunkin' Donuts restaurant. In the alternative, the Applicant is seeking a variance from Section 255-218 to allow a restaurant with drive-thru services. A variance is also needed to allow the restaurant to open to the public at 5:00AM rather than the required 6:30AM. The Property is Zoned CR-I Commercial Retail Class I and falls within DO-Dresher Overlay District. A portion of the Property is within the Floodplain Conservation District.

Zoning Hearing Board- Updates from October 24, 2022:

#2436 for 525 Virginia Drive, Fort Washington (Proposed "Luxor" Apartment Development)

This item was postponed until the November 28th Zoning Hearing Board meeting. As a reminder, several variances related to the proposed construction of a 237-unit apartment development within a FEMA delineated floodplain are requested. The Property is zoned GFW- Greater Fort Washington District and is within the Floodplain Conservation Overlay District. The Township opposes this development due to its location in the Floodplain.

#2434 for "0" Belmont Ave., Oreland (Parcel # 540002080008)

This item was opened and continued at last month's Zoning Hearing Board meeting. The Applicant is expected to appear at the December 19, 2022 meeting. As a reminder, the Applicants are appealing the Zoning Officer's determination related to the required lot size and width for the construction of a single-family home, in addition to a determination related to the construction of a patio in the front yard setback. In the event the determinations are upheld, the Applicants are seeking dimensional variances to allow the construction of a single-family home on an undersized lot and to allow a patio in the front yard setback.

At the last Stated meeting, the Board of Commissioners agreed that the Township would oppose this application if the vacant lot was found to be illegally sold or subdivided. Since then, the Township Solicitor uncovered more information that would warrant that opposition and, accordingly, appeared at the October 24th hearing to explain the Township's position during opening statements.

#2453 for "0" Dillon Road, Maple Glen (Parcel #540004804002)

This item was rescheduled for the December 19, 2022 Zoning Hearing Board meeting. As a reminder, this Applicant is requesting an interpretation of Zoning Code Section 255-142 relating to the buildability of the lot and/or that a change in use from a vacant lot to a single-family home use is permitted pursuant to Section 255-148. In the alternative, the Applicants request a variance to allow a zoning permit to be issued to construct a structure on a lot that has a width at the building line that is less than the required width of 120 feet, and a variance to erect a building that does not abut a public street. The Property is Zoned A Residential.

At the last Stated meeting, the Board of Commissioners agreed that the Township would oppose this application if the vacant lot was found to be illegally sold or subdivided. The details of this matter are still being discussed internally with the Township Solicitor, the Township Engineer,

the Township Zoning Officer, and the Applicant's attorney and representatives. *See enclosed plan.*

Ms. Giles reviewed the November 15, 2022 Planning Commission meeting agenda. This meeting has the following matters scheduled for discussion:

Review of Tentative Sketch Application for 1410 E Butler Pike, Ambler, The Woods Apartment Development, UD #22-10

The Applicant has submitted a tentative sketch plan proposing to construct two multi-family buildings and associated parking on a 32.5-acre site that contains an existing apartment development with 321 units dispersed throughout 27 existing buildings. The site currently has 539 parking spaces and several common areas. The Applicant is proposing 88 new units, resulting in a total of 409 units. There is an existing single-family dwelling which would be demolished for the proposed apartment buildings and parking. The parking proposal includes 178 new parking spaces, eight of which would be ADA spaces.

The proposed buildings and parking lots would be located in a heavily wooded area with steep slopes, which will likely require zoning relief among other special permissions if they choose to proceed as-is. The property is located in the AHS-Apartment House Special Zoning District and previously received zoning relief that permitted reduced parking for the original 321 units, which would not be applicable for the proposed 88 units. This item is scheduled for review and discussion only- No action will be taken by the Planning Commission at the November 15th meeting.

Ms. Ferleger: Are they proposing to expand or remove existing buildings and build new?

Ms. Giles: They are not proposing to remove any existing apartment buildings. They are proposing to remove a single-family dwelling and a lot of trees.

Ms. Ferry: Do they still have open building code issues?

Mr. Brooman: Yes, we are working through those issues.

Review of Floodplain Request for 525 Virginia Drive- Proposed Apartment Development

As a reminder, this Applicant appeared at the September 20th Planning Commission meeting to give a presentation on the hydrology reports submitted the Township for review. No action was taken by the Planning Commission. Since then, the Applicant has submitted revised reports, which the Township Engineer is reviewing. The Applicants are scheduled to appear again at the November meeting for a formal recommendation followed by an appearance in front of the Zoning Hearing Board on the 28th.

Review of Minor Subdivision Plan for 1305 & 1306 Hawthorne Lane, UD #22-09

The existing subject property of 1305 Hawthorne Lane (Lot 1, MCTMP #54-00-08127-00-9), contains an area of 3.66 acres, and 1306 Hawthorne Lane (Lot 2, MCTMP #54-00-08127-01-8) contains an area of 5.57 acres. Both were previously developed with a two-story single-family dwelling that includes driveway access to Hawthorne Lane. The Properties are Zoned A Residential. *See enclosed plan.*

The Applicant, Mele Brother's Realty LLC, proposes to consolidate Lot 1 and Lot 2 into one lot, then create two additional parcels that contain existing single-family dwellings. The result would be one large parcel combining Lots 1 and 2 and that contains an area of 8.1 acres, and two new parcels; Lot 1A containing an area of 24,835 square feet, and Lot 1B containing an area of 24,801 square feet, for a total of three parcels. Relief from the Zoning Hearing Board for creating undersized lots was granted in June 2022.

PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA:

John Governale, 1721 Waterford Way: It is an issue I raised in January, regarding lifeguards at LA Fitness. There was a requirement brought to the PSWS meeting that was tabled not to take any action. The ordinance in place is over encompassing. Regency, Enclave and the Township Pool area all exempt. Why is this requirement there? Why do we impose restrictions on a private business entity for the use of their pool?

Ms. Ferry: We do not allow people to swim at the Township pool without a lifeguard, do we?

Mr. Dureka: We do not.

Mr. Governale: But it is exempt, why?

Ms. Ferleger: Why there is a problem asking a for profit business to pay for lifeguards at a pool that people are paying to occupy?

Mr. Governale: Because the pool is another piece of equipment that people pay a membership fee to use.

Mr. McGuckin: Why does the presence of a lifeguard nullify your facilities pool?

Mr. Governale: I can't use the pool if there is no lifeguard on duty.

The Board continued discussion on pool hours and accessibility at LA Fitness.

Ms. Ferry: I have received numerous emails from people in support of lifeguards.

The Board continued discussion on the requirement of lifeguards.

Mr. Brooman: I did a representative example of municipalities. The dichotomy between the Montgomery County Department of Health and Allegheny County Department of Health which regulates everything. Montgomery County and the Pennsylvania Department of Health do exempt this facility. There are people who would not swim without a lifeguard. This is a policy decision and the committee chose not to move it forward.

Mr. Governale: Why aren't you consistent throughout?

- Ms. Ferleger: Enclave and Regency are private pools, that is different scenario.
- Mr. Governale: Why put the burden on LA Fitness, that they don't have in other townships?
- Mr. Tackel: While I respect your opinion, I also respect the opposing opinion. This BOC has taken the position to uphold the polices currently in place.
- Mr. McGuckin: I received more emails on this topic asking to keep the lifeguards in place.
- Mr. Tackel: It is the direction of the Board to keep the ordinance as it is at this time.
- Mr. Brooman: To clarify, the public pool has lifeguards by State Law.

ACTION ITEMS:

Tab H – Consider motion to approve Ordinance #22-1377 to amend the Township Zoning Code, Chapter 255, to provide for a Riparian Buffer in all new development:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Ordinance #22-1377 to amend the Township Zoning Code, Chapter 255, to provide for a Riparian Buffer in all new development.

Mr. McGuckin motioned, with Ms. Knight seconding, to table action on Ordinance #22-1377 to amend the Township Zoning Code, Chapter 255, to provide for a Riparian Buffer in all new development.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab I – Consider motion to enact Ordinance #22-1378 revising and restating Township Code, Chapter 99, The Upper Dublin Township Grading Ordinance:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to enact Ordinance #22-1378 revising and restating Township Code, Chapter 99, The Upper Dublin Township Grading Ordinance.

Mr. Fountain: I presented this ordinance in August 2021 as a discussion item. We have made some revisions and clarifications to this ordinance, and it is now ready for your approval.

Mr. McGuckin: Does this ease the burden on residents?

Mr. Fountain: Yes.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab J – Consider motion to accept the Conditional Use Findings of Fact, Conclusions of Law and Decision for 325 Pennsylvania Avenue:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Conditional Use Findings of Fact, Conclusions of Law and Decision for 325 Pennsylvania Avenue.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab K – Consider motion to approve Resolution #22-2476 to accept a Trail Easement From Brookwood Philadelphia I LLC & Brookwood Philadelphia II LLC, over the property located at 220-230 Commerce Drive:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Resolution #22-2476 to accept a Trail Easement From Brookwood Philadelphia I LLC & Brookwood Philadelphia II LLC, over the property located at 220-230 Commerce Drive.

Mr. Brooman: This is the Municipal Authority acquiring easements needed for the Road Diet project. Under an agreement with the Authority, it was decided the Township would own the land.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab L – Consider motion to approve Resolution #22-2477 to accept a Traffic Signal Easement from WFP Pennland Co. L.P., over the property located at 585 Camp Hill Road:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Resolution #22-2477 to accept a Traffic Signal Easement from WFP Pennland Co. L.P., over the property located at 585 Camp Hill Road.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab M – Consider motion to approve Beneficiaries for the Upper Dublin Triathlon and Winning Cards Casino Night Fundraiser:

Dr. Scarpello motioned, with Mr. McGuckin seconding, to approve Beneficiaries for the Upper Dublin Triathlon and Winning Cards Casino Night Fundraiser. Those beneficiaries are:

- Upper Dublin Education Foundation
- CoTASA
- Friends of Upper Dublin Public Library
- UDP&R Summer Camp Scholarship Fund
- Cheston Fund
- UD Citizen Emergency Fund
- Area organizations that provide day-of volunteers
 - Family Promise Montco PA (formerly Inter-Faith Housing Alliance)
 - Kelly Anne Dolan Fund
 - Kisses for Kyle Foundation
 - Mattie N. Dixon Community Cupboard
 - Peace & Shake
 - Pennypack Farm & Education Center
 - Victim Services of Montgomery County, Inc.
 - Wissahickon Trails
 - Senior Adult Activities Centers of Montgomery County (S.A.A.C.)

Mr. Dureka: We have reduced the amount given to agencies who don't provide volunteers.

Mr. Tackel: Congratulations to the Parks and Recreation Department, who since inception, has raised over \$500,000. Beneficiaries should expect to receive over \$40,000 for the 2023 events.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab N – Consider motion to approve Resolution #22-2478 Waiver of Land Development For Ambler Borough for a Waste Water Treatment Plant at the Loch Alsh Reservoir, 722 Loch Alsh Avenue:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Resolution #22-2478 Waiver of Land Development For Ambler Borough for a Waste Water Treatment Plant at the Loch Alsh Reservoir, 722 Loch Alsh Avenue.

Mr. Fountain: The resolution has the sequence of events of what Ambler Borough had to go through. There were conditions imposed by the Planning Commission. I have nothing to add.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab O – Consider motion to approve Resolution #22-2479 to accept a Drainage Easement from PAMCPA Real Estate LLLP for 525 Virginia Drive:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Resolution #22-2479 to accept a Drainage Easement from PAMCPA Real Estate LLLP for 525 Virginia Drive.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab P – Consider motion to approve Designation of Agent Resolution authorizing Jonathan Bleemer to execute for UDT PEMA Grant Funding:

Mr. Tackel motioned, with Dr. Scarpello seconding, to approve Designation of Agent Resolution authorizing Jonathan Bleemer to execute for UDT PEMA Grant Funding.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab R – Consider authorizing Release of Escrow Funds for Mattison Development UD#15.011 Release #12 for Mattison Estates – Castle in the amount of \$41,977.00:

Mr. McGuckin motioned, with Dr. Scarpello seconding, authorizing Release of Escrow Funds for Mattison Development UD#15.011 Release #12 for Mattison Estates – Castle in the amount of \$41,977.00.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab S – Consider action on appointments to the following Boards and Commissions:

Mr. McGuckin motioned to appoint Jacob Sitman to the Human Relations Commission for a three-year term ending November 30, 2025.

Dr. Scarpello motioned to close.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Sitman was appointed to the Human Relations Commission for a three-year term ending November 30, 2025.

Mr. McGuckin motioned to appoint Sherry Shaeffer to the Human Relations Commission for a three-year term ending November 30, 2025.

Dr. Scarpello motioned to close.

VOTE ON MOTION ALL YES MOTION CARRIED

Ms. Shaeffer was appointed to the Human Relations Commission for a three-year term ending November 30, 2025.

NEXT MEETINGS:

Saturday, November 19, 2022 Budget Hearing at 8:30 AM.

Tuesday, December 13, 2022 Budget Adoption at 6:45 PM and Stated Meeting at 7:00 PM.

ADJOURNMENT:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to adjourn the meeting.

VOTE ON MOTION ALL YES MOTION CARRIED

Respectfully submitted,



Jesse Conte, Recording Secretary

ATTEST:



Ira S. Tackel, President