

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – MARCH 2, 2016

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 2, 2016. Chairman Benedetto called the meeting to order at 7:30 p.m. and called the Roll. Mr. Benedetto announced that Item IX – Consideration of Artists of Yardley Lease Agreement will be Tabled until mid April.

Those present:

Board of Supervisors:        Jeff Benedetto, Chairman  
   John B. Lewis, Vice Chairman  
   Kristin Tyler, Secretary  
   Judi Reiss, Treasurer  
   David Fritchey, Supervisor

Others:                            Terry Fedorchak, Township Manager  
   David Truelove, Township Solicitor  
   Mark Eisold, Township Engineer  
   Kenneth Coluzzi, Chief of Police

**PUBLIC COMMENT**

Ms. Kathy Hirko, Dolington Road, stated with regard to the proposed Artists of Yardley Lease, she had the opportunity to read the Lease Agreement dated September 27, 2010. She stated in the earlier Lease there was an Exhibit A which included interior and exterior repairs which were to be done in lieu of rent. She stated Exhibit A included two items that were never done to the exterior which were painting the exterior of the garage and painting the exterior of the pole barn.

Mr. Benedetto stated given the fact that this will not be on the Agenda until April 20 gives them time to look into this, and he asked Ms. Hirko to forward this to his attention so that they can address this in the new Lease.

Ms. Donna Doan, Langhorne-Yardley Road, Langhorne, stated eighteen years ago today Tom and Alice Patterson signed a Settlement Agreement that they would accept the eminent domain condemnation of their farm. Ms. Doan asked that the Board finally accomplish the preservation of the land since this is what the Pattersons wanted.

Mr. Benedetto asked Mr. Fedorchak to provide an update on his discussions with the Bucks County Planning Commission. Mr. Fedorchak stated in order to accomplish the permanent conservation of the Farm, they are engaging the Bucks County Commissioners as part of their Open Space Program and looking at various types of Easement Agreements that they have available. He stated he has had discussions with Lynn Bush; and they have tentatively discussed having her come to the meeting of the Board of Supervisors on either March 16 or April 6.

Ms. Doan asked that they also invite Doug Wolfgang since he is the head of the Program. Mr. Fedorchak agreed to extend an invitation to him as well.

Ms. Doan asked that they make sure that there is a farmer on the land without delay. Mr. Fedorchak stated they have had discussions with Mr. Stewart. He stated the Request for Proposals is already out, and it will be advertised over the next three weeks. He stated they plan to have the Bid opening on Noon Friday, April 1. He stated in addition to advertising the Requests for Proposals in the local newspaper, they also have a Bidders list; and they will be sending the Bid documents directly to several local farmers to make sure that they are aware of it.

Ms. Doan stated Patterson Farm Preservation would like to do a number of projects. She stated they are working on a Grant that could bring some funding into the Township, and she also feels that it is appropriate that they have a historic highway marker for Patterson Farm; and she is willing to work with the Township on this. Mr. Benedetto suggested that Ms. Doan contact the Historic Commission about this.

Mr. Ray Christensen, 859 Gainsway, stated he had an issue with his neighbors' exterior lights last year; and he understands a Light Ordinance will hopefully be presented for the Township. He stated he lives across the street from a house where the back yard has thirteen lights facing the street. He stated Mr. Fedorchak did talk to the homeowner who took down the sodium vapor lights but just replaced them with LED lights so all the lights are still in place. Mr. Christensen stated they have found that there is no Ordinance with regard to Residential lights but there is one for multi-family. He stated he provided a complete package about this issue to Ms. Tyler about eight communities in the County who have light Ordinances.

Mr. Benedetto stated the Board is committed to looking into the Ordinances and making some changes. He stated they did have some other issues such as the sewer issue which have come up, but looking into the Ordinance is still a priority.

Mr. Christensen stated while his neighbors did take the sodium vapor lights down, they have replaced them with lights which he feels are still way too strong.

Mr. Benedetto stated there is still an interest by the Board to form a Committee to look into the Ordinances.



Dr. Helen Heinz, 1355 Edgewood Road, stated she is a member of the Patterson Farm Preservation Committee; and she was challenged to see if she could possibly do the Keystone Grant, and she has been able to get it 95% done. She stated the last part indicates that the 501C3 would have had to be in existence for two years; and the Patterson Farm Preservations 501C3 has not been in existence for that long, or it has to be an entity of the Government. She stated the Grant could go in if the Township decided to partner with them and submit it. She stated she would need someone in the Township to be the contact person, and she would like a letter of recommendation from the Board that this would be a good thing to apply for. Dr. Heinz stated it would be approximately a \$50,000 Grant, with a 25% match; and most of that would come from the Patterson Farm group through fundraising. She stated the deadline is March 14. Mr. Benedetto stated he would be in favor of this.

Mr. Fedorchak stated the Township does have a 501C3 called the Lower Makefield Community Foundation, and one of the causes is historic preservation so they could do it that way or do it as the Township Government. He asked Dr. Heinz to send him all the information, and agreed to meet with her tomorrow at 1 p.m.

#### APPROVAL OF MINUTES

Ms. Reiss moved, Mr. Tyler seconded and it was unanimously carried to approve the Minutes of February 17 as written.

#### DISCUSSION AND APPROVAL OF INCREASE TO MAKEFIELD HIGHLANDS GREEN FEES AND CART RATES

Mr. Mike Attara was present with Mr. Adam Reiss, Golf Committee. Mr. Attara stated they have been looking at the rates for the 2016 season with the Golf Committee, and what has been presented to the Board is what they feel would be appropriate. Mr. Attara stated the rate changes proposed are minimal at \$1 across the board for green fees with the exception of the resident and non-resident Senior weekday rates which they would hold at the current rates of \$22 and \$27. He stated this additional \$1 will derive approximately \$20,000 of revenue. Mr. Attara stated they are also proposing an \$3 increase on the winter cart rate, and they feel comfortable with that increase as well. He stated for both of these changes, they will derive a total of approximately \$36,000 in additional revenue to the Golf Course.

Mr. Benedetto asked how these fees relate to other Clubs in the area; and Mr. Attara stated based on the increases proposed, they do not expect their place currently in the marketplace will change. He stated based on the amount of play they are getting, they feel comfortable the increases will not impact them. Mr. Benedetto noted the increase for the winter cart fee, and he asked if they have tiered increases based on time of year; and Mr. Benedetto stated that is what they already do, and they have different rates throughout the year. Mr. Benedetto asked if this is common for Golf courses, and Mr. Attara stated it is fairly common.

Mr. Benedetto stated the Board has been discussing building up some revenue streams, and he would like to know if they would be interested in having a golf outing/golf scramble. Mr. Attara stated he and Mr. Reiss have been discussing the Special Events Committee, and he understands Ms. Reiss is trying to get new members on that Committee. Mr. Attara stated they felt it would be great to get involved in hosting something at the Golf Course and putting together a fundraising scramble that would be a community event to support the community. They felt it would be good to have this in September so that they could still use the tent and the outdoors; and there could be a fundraiser with golf in the daytime, and those who do not golf could come to an event in the evening.

Ms. Tyler moved, Mr. Fritchey seconded and it was unanimously carried to agree to accept the proposal as described by Mr. Attara increasing the golf fees and the golf cart rentals.

#### PRESENTATION BY ELCON RECYCLING SERVICES, LLC

Ms. Kelly Henry, Community Liaison, Dr. Rengarajan Ramesh, Technical Consultant to Elcon, and Mr. Greg Ventresca, Keystone Redevelopment Group were present. Ms. Henry provided copies of the power point slides to be presented this evening, and Mr. Benedetto noted that this information is also available on the Township Website.

Ms. Henry thanked the Board for inviting Elcon to make this presentation so that they can learn the facts directly from Elcon. Ms. Henry stated she has lived in Lower Makefield for twenty-one years and is a business owner in the Township. She stated she became involved because someone **knocked on her door** and told her that radioactive waste was coming into Falls Township so she went to Elcon directly and learned more about the technology. She stated it became obvious that they needed someone in the community to help represent them; and while she does not speak on behalf of Elcon, she offered her services to help people learn about the real facts about the project. She stated she learned that a lot of information she was hearing



in the community was not accurate. She stated in her neighborhood half of the people work for pharmaceutical companies, and the area is rife with industries. She stated she would like to have a factual, open, honest dialogue for the people who care about these types of issues.

Dr. Ramesh thanked the Board and the community for giving them the opportunity to discuss the technology. He stated he worked in Trevose for General Electric as their Chief Technology Officer for GE Water, and he was hired to look at eco-friendly companies that had the best technology which they could acquire around the world. Dr. Ramesh stated one of the companies he came across when he was with GE was Elcon Recycling which was based in Haifa, Israel. Dr. Ramesh stated the reason they are looking at this technology is because many industries are leaving the United States because they do not have a solution to clean some of the waste that is being generated, and every industry creates waste. He stated they have to clean it with water, and he stated it is currently taken and deep-well injected; and there is 30 million tons of hazardous wastewater being put into the ground. He stated the other option is they burn it, and he feels there has to be an alternate technology to deal with this. Dr. Ramesh stated Elcon has a unique way to clean it, and what they do is use the organics to clean up the water; and out of that technology comes distilled water, salts, and energy. He stated he left GE in 2009.

Dr. Ramesh stated he feels this is something that is good for industry. He stated he has spoken to all the pharmaceutical companies, and in this area in a one hundred mile ratio, there are 250,000 tons of hazardous waste being generated today. He stated that waste is travelling on the roads today out of the area to Texas, Arkansas, Ohio, and Michigan because there is no opportunity in the Northeast. He stated it is either being put in a hole in the ground or incinerated. He stated all the pharmaceutical companies he spoke to indicated it is costing them \$500 to \$800 a ton to ship it; and they would like to see an eco-friendly, sustainable technology to handle their problem in their own area so that they can be competitive and safe. He stated this is why he is present to talk about this technology.

Dr. Ramesh reviewed his background in chemical engineering adding he has been in the business of water treatment for thirty years. He reviewed his years of experience. He stated this technology is desperately needed in this area because everyone uses these chemicals.

Dr. Ramesh stated it has been communicated that this is hazardous waste incineration, and this is not the case; and it is zero liquid discharge. He stated none of the water they are taking in to treat will be discharged into the River. He stated it is completely evaporated steam with only pure distilled water. Dr. Ramesh stated it will not be brought in by rail or barge. He stated this will be an enclosed facility, and there will be no evaporation ponds in the facility.

Dr. Ramesh stated this will be their U. S. headquarters, and it is proposed to be located at the site of the former U. S. Steel operation in Falls Township, Pennsylvania. He stated it has been an industrial site for over fifty years and is surrounded by several chemical companies which are storing raw materials including acids, caustics, and solvents which are used to make chemicals. He stated these materials are being trucked in and stored here today.

Mr. Benedetto advised those present this evening that everyone will have an opportunity to talk, and he reminded everyone that they need to be respectful as well as concise and not repeat or make political speeches. He stated they are most interested in having questions answered by the Elcon representatives present this evening.

Mr. Benedetto asked if there is still an option for them to use rail in the future; and Dr. Ramesh stated there is rail at the site, but they do not intend to use it because 30% of the clients are in the area so there is no need for rail. Mr. Benedetto stated there would still be an option for them to use it if they chose to do so. Ms. Henry stated they are not applying for transfer by rail. Mr. Benedetto asked the number of trucks proposed to be coming in on a daily basis, and Dr. Ramesh stated it would be twenty coming in and twenty empty trucks leaving. Mr. Benedetto asked if there would not be some solid waste generated that would need to be trucked out of the site, and Dr. Ramesh stated there would be one every week or so which would be the salts that are created. He stated the salts need to be taken to a hazardous waste landfill.

Ms. Reiss asked how the trucks will be routed, and Dr. Ramesh stated they are looking at I-95 to Route 413 to Route 13 to Tyburn Road. Ms. Henry stated at the last meeting they received some additional input from one of the neighboring Boroughs so they are looking into this further. She stated the purpose of that meeting which was a Pre-Application meeting was to get input which they can review, and then make adjustments to their Application to be reflective of the concerns. She stated this was what happened with the rail car issue, and they determined that did not make sense; and since this was a community concern, they decided to address it. Mr. Benedetto asked which Borough had the concern about the route, and Ms. Henry stated it was Bristol Borough.

Dr. Ramesh stated their proposal is that the site will be their U. S. headquarters which will include research and development for sustainable water reuse opportunities and the research headquarters for North America.



Dr. Ramesh stated the property is approximately a mile from the Delaware River, with the distance to Biles Creek being 2,025 feet, and the distance to the River being 6,215 feet.

Dr. Ramesh stated they will not accept drilling waste from fracking, radioactive materials, PCBs, reactive waste, or medical waste. He stated what they are treating is wastewater from washouts. Mr. Benedetto asked if this is a change from their initial Application, and Dr. Ramesh stated it is not. Mr. Benedetto asked if the plant in Israel take in any of that kind of waste, and Dr. Ramesh stated it does not.

Dr. Ramesh stated 150 to 200 jobs will be created during construction utilizing local Union contractors and labor. He stated 55 permanent jobs will be created in Phase I of the project with 120 total permanent jobs created by Phase 2. He stated the 120 would include the Headquarter jobs which are the corporate offices, corporate research labs, and the research personnel associated with that.

Dr. Ramesh stated this facility will serve an existing environmental need. He stated the amount of wastewater being trucked today is public domain information, and there is more than 300,000 tons of classified waste on the roads today. He stated their job is to determine a way to clean it sustainably.

Mr. Benedetto stated he understands in Israel they are discussing expanding their plant, and he asked the capacity at that plant now. Dr. Ramesh stated it is a similar sized plant as to what they are considering at this location which is between 220,000 to 250,000 tons. He stated in Israel it is from five companies, and there is a lot more being generated in the Falls area. Mr. Benedetto stated this was his concern in that they would be looking to expand this plant soon if they had the opportunity to do so. Dr. Ramesh stated ideally the way the waste should be treated, it should not be transported; and it should be treated as close to where it is being generated as possible. He stated if they are taking in waste from more than fifty kilometers, it is not economical to transport it since the transportation costs are expensive. He stated this is the reason they want to serve the local community. He stated the research headquarters is what would be expanded; and they would be looking to other sites located close to wherever the waste is being generated, and not at this site.

Ms. Tyler asked what they are researching and developing currently at their existing plant and what it their intent for this site Dr. Ramesh stated the research and development is related to new ways of treatment since they are always looking at the most efficient way of treatment. He stated current technologies of treatment is very energy intensive. He stated when there is mixed waste it is very challenging.



Dr. Ramesh also stated all wastewater is different, and you need to have different chemical treatment to be customized and to consider what formula works for pretreatment. He stated they are also looking into disinfection technology.

Dr. Ramesh stated the distilled water will remain on site, and the salts will be sent to a hazardous waste landfill, and they are planning to apply for delisting. He stated delisting is a one to two-year process where the DEP tests the plant and tests the salts over a period of two years to insure that there is nothing left before they will delist it. Dr. Ramesh stated initially all the salts will go a hazardous waste landfill until the DEP approves it to be delisted.

Mr. Benedetto asked if there are approximately six hundred different types of hazardous chemical wastes. Dr. Ramesh stated none of the pharmaceutical companies will review their chemical formulations, and this is why by law Elcon has to test it. He stated before it can come to their facility, they have to send the manifest which clearly states what is in that particular water. He stated once the wastewater is shipped Elcon is provided the document of analysis; and when it comes to the Elcon facility, they will take a sample and compare it against what they indicated was being sent. He stated if it does not match up, it is shipped back to them. Mr. Benedetto asked about the storage tanks for the storage process, and he asked if they are storing them on site to screen them before they are shipped back; however, Dr. Ramesh stated it never leaves the truck since they take a small sample from the truck and take it to the lab for testing. He stated if it does not conform, the entire truck will be shipped back. Mr. Benedetto asked what the storage tanks are there for, and Dr. Ramesh stated once they find that what they have indicated is exactly what the shipper indicated, that needs to be stored on site. He stated the suspended solids are separated, and if it is acidic or caustic they need to neutralize it to reduce the ph. He stated those tanks are used for pre-mixing and pre-treating. He stated there is some storage since this is a process that runs continuously, so you stage the materials.

Mr. Fritchey stated Dr. Ramesh keeps referring to salts, and he asked the typical salts that they would be generating. Dr. Ramesh stated it would be chlorides, sulfates, phosphates, carbonates, and various metal salts. He stated based on their past experience, they will be collecting data and that will be part of the analysis in the Part B Application when it is filed in a few months; and they will have a full detailed list of what types of waste will be accepted. Mr. Fritchey asked how the salts are stored until they get to the landfill; and Dr. Ramesh stated after it goes through the process to remove the salts, it will be held in a containment area. He stated DEP has very specific guidelines about the containment area; and in fact they will even go beyond what DEP requires. He stated until it gets delisted, it has to be taken by an authorized hazardous waste transporter to the landfill. Dr. Ramesh stated there are checks and balances all along the way, and they will follow the

protocol. Mr. Fritchey asked if they have identified specific landfills they expect to do business with; however Dr. Ramesh stated they have not gone to that level yet, but they will do this in the next sixty days, and it will be identified in the Part B submission. Mr. Fritchey asked how the salts are transported, and Dr. Ramesh stated it will be by truck only.

Mr. Lewis stated he understands that the salts are hazardous waste and will go to the hazardous waste facility. He asked about the remaining solids such as the dry sludge, and he asked if that is considered hazardous as well and will it be going to a hazardous waste site as well. Dr. Ramesh stated anything that is disposed of from the facility will go to a hazardous waste facility. Mr. Lewis stated he therefore understands that nothing would go to a traditional landfill. Dr. Ramesh stated it would not until it gets completely delisted which is a three-year process. He stated there are testing protocols that they intend to apply for delisting, and it will go through the process and it can only be delisted if DEP is convinced that it should be delisted. Mr. Lewis asked if there are any hazardous landfills that they would be using within twenty miles of the facility or are they further out; and Dr. Ramesh stated he does not feel there is anything within twenty miles, although he is not certain of this at this time.

Dr. Ramesh stated concerns were raised about how everything will be contained. He stated as part of the construction, they will need to level the site; and there will be multiple layers of additional protection they are planning to do over and above the DEP guidelines based upon the public concerns that have been raised. He stated the entire process is enclosed in a building. He stated this is not the case for their facility in Israel. He stated by law they have to have a secondary containment around the storage tank to insure that even if there is an accidental spill, it is contained in a lined cement facility with a height that could hold all the contents. He also stated that in response to community input, Elcon is adding a third container barrier around the entire process area even though this is not required by law.

Dr. Ramesh reiterated that it is not a waste incinerator, and they use a treatment called thermal oxidation which is currently considered globally as the best available technology for air treatment. He stated their treatment is in air, is vapor based, and not a liquid base. He stated it does not produce ash like an incinerator does. He stated the thermal oxidizer anti-pollution control device is approved by DEP and the EPA. He stated it reduces contaminant concentrations by 99.9% or better. He stated there is on-line monitoring of the stacks which is available on the Website.

Mr. Benedetto asked if the VOCs are solids since they are organic compounds; however, Dr. Ramesh stated they are not solids – they are vapor. He stated they are volatile organic compounds, and he described the thermal oxidizer technology.



He stated their process is unique since they extract the heat out of the thermal oxidizer and reuse the heat. He stated this is why their process is sustainable. He stated once the process gets going, they do not need any heat as the process is self-sustaining to heat the water. He stated they use less than 20% of energy than anyone else on the planet which is what makes this technology unique.

Mr. Benedetto stated they are releasing it out to the atmosphere and are monitoring it and 99.9% or better of the VOC levels are reduced; however, there are still some VOCs that are being released even though they are monitoring it to make sure that they are not going above any levels. Dr. Ramesh agreed, and stated 99.9% is required by law; and they also have on-line compliance that are monitors and sensors that they will be installing on the stacks to insure that they can be monitored 24/7/365. He stated anyone can look at their real time, on-line monitoring on their Website.

Dr. Ramesh stated there is a misconception that this is a incinerator, and he noted that incinerators are for solids, and they do not process solids. He stated they process liquids, and they treat the liquids in the vapor phase using the thermal oxidizer. He stated there are a number of incinerators in the area.

Ms. Tyler stated Lower Bucks has an existing air quality problem, and they have poorer air quality compared to their counterparts; and she feels running this facility will not help that in any way. Dr. Ramesh stated the amount of emissions will be significantly less because if you transport it out, the amount of emissions released by the trucks is much higher than the volume of water that they are treating. He stated when they provide their report in sixty days, he would highly recommend they review it. He stated the total amount released by the facility is insignificant compared to the trucks which are transporting the waste.

Ms. Tyler asked if he knows where in the United States is the largest concentration of pharmaceutical production, and Dr. Ramesh stated it is New Jersey and Pennsylvania. Ms. Tyler asked if there is anything like the type of facility they are proposing currently operating within the United States, and Dr. Ramesh stated not with their technology. He stated there are deep wells in Ohio, and the trucks are going from here to Ohio, from here to Texas to deep wells, to Michigan to be incinerated, and to Arkansas and other locations today.

Ms. Tyler asked if Dr. Ramesh has been to the Israel plant, and Dr. Ramesh stated he has visited the plant. Ms. Tyler asked Dr. Ramesh to share any challenges that facility has faced and lessons learned that will translate to this proposed facility. Dr. Ramesh stated why they are coming out and proactively talking to the community was a lesson learned from Israel since it is better to be open and transparent and share as much information to the public as possible. He stated when you look at a sustainable technology, a lot of people are scared; and he asked



that the Board take the time to review their information. He stated looking at the guidelines and listening to the concerns of the people in the United States, they will be putting in multiple containments to assure people that this is a safe-operating facility. He stated this is something they learned from Israel. He stated they learned that you have to be close to where the chemicals are being generated. He stated the new facility they are doing in Israel is going to be another petrochemical and agricultural fertilizer complex which will be put in the middle of those operations. He stated transportation of waste is not a good thing for long distances, and it should be treated locally.

Ms. Tyler asked if there were any environmental issues in Israel, and Dr. Ramesh stated for twelve years they have been operating without an issue. He noted there has been some miscommunication, and he stated they have a letter from the Israeli Department of Environmental Protection that they have operated since start up without a single issue. He stated the Government of Haifa as a whole decided that because of the high concentration of people, they asked all companies wishing to grow to move to a different area. He stated this was for all companies. He stated a new petrochemical complex is being created, and they all co-located together. He stated Elcon as a company has not had a violation in the twelve years of its operation in Israel. Ms. Tyler asked if that is the only facility that Elcon operates, and Dr. Ramesh stated this is correct. Ms. Tyler asked if this proposed facility is the only proposed facility that Elcon is contemplating, and Dr. Ramesh stated the one in the United States is the third. He stated they are in the Permitting process in Italy, and they have obtained the Permit in Belgium. He stated in all of Europe incineration is what is being done, and in Belgium they felt this was a better option and a much more eco-friendly and sustainable option which is why they were able to get the Permit. Dr. Ramesh stated in Israel all their customers wanted them to move where they were moving, and the reason they are looking at this location in the United States is the customers are asking them to be here.

Mr. Lewis asked about the prospect of catastrophic failure. He stated he understands that they have 1800 degree air and the water and hazardous waste is passed through this very hot air, and that is where they separate the solids/salts from the water. He asked what would happen if the wall were breached or there was combustion outside of the wall. Dr. Ramesh stated there are multiple layers of security protocols that they need to follow which is the Part B Application established by the Department of Environmental Protection. He stated they also have multiple shut-down features, and by law you have to show this as part of the Part B Application. He stated if there was anything catastrophic, the entire plant would shut down. Mr. Lewis asked if there has ever been a case where a similar kind of structure has been breached or has there been a failure; and Dr. Ramesh stated he would be willing to look into this, and he feels that this part of the Part B Application.

Mr. Lewis stated there has been a lot of discussion about the location of the proposed plant and its proximity to water. Mr. Lewis stated there have been floods in the area, and typically they do aerial photographs of floods so that they know how far the water went in. Mr. Lewis stated their most recent significant flood was 1955, and he understands that there might be aerial photography of that. He stated there was also another flood in 1903 which was a little higher. He stated they could look at this and extrapolate out a worst case scenario for flooding. Dr. Ramesh stated this was requested by the Department of Environmental Protection, and they did a detailed assessment. He stated this property has been an industrial site since 1950, and U. S. Steel was operating the plant during the flood of 1955. He stated they went to U. S. Steel and asked them was any production impacted at that point in time, and they found that they were fully operating. He stated there is also a historical video of how the site was constructed, and they would be willing to share that. He stated in the 1950s when this site was being constructed, several million tons of earth was moved to the site which elevated the site level before U. S. Steel starting building their facility. He stated he can provide the link of the video. He stated this elevation gave additional flood protection. Dr. Ramesh also stated that in March of 2015, the U. S. Army Corps of Engineers submitted the flood plain record, and that data is also available. He stated they also have had multiple studies and aerial photos along with other prior history maps and other data they collected which was all submitted to DEP; and based on that DEP approved the Phase I siting.

Mr. Lewis stated he assumes the hazardous waste trucks that are currently trucking out the waste to the other States are already using I-95. He stated because of this there may or not be a net change in the amount of truck traffic. Dr. Ramesh stated he does have information on how much waste is being generated in the area, and how much needs to be transported. He stated the DEP and EPA data base is very solid since it has to be reported, and there is a tracking mechanism as to who is generating the waste, where it is being transported, and who is disposing of it. He stated that data is public, and it is available on the Website. Dr. Ramesh stated they also plan to do a traffic study and present the documents as part of the Part B presentation.

Mr. Lewis stated he understands they will be generating electricity from their process, but he asked if they will also have back-up facilities in the event that they do not have consistent power. Dr. Ramesh stated there is a certain amount of internal energy that they generate, and there is also the power supply from the current grid; however, if both would not be available, the plant would shut down. Mr. Lewis asked if there is a power outage that lasts for more than four to five hours, would the plant shut down at that point; and he asked how the plant would shut down and whether there is additional risk during shut down. Dr. Ramesh stated typically if the power shuts down, the pumps, motors, etc. would shut down.



Dr. Ramesh stated there are DEP regulations and protocol for catastrophic events, and they need to follow those guidelines. He stated he believes the guidelines include activated carbons as a source to capture the volatile organics, and there is a protocol for that.

Ms. Tyler asked for the estimated cost of the build, and Dr. Ramesh stated it is \$30 million total capital investment.

Ms. Tyler asked how they found this site; and Dr. Ramesh stated when they spoke to several of the customers and started looking for the right location, this was a property where several of the companies in the area were similar and using waste to energy. He stated they also wanted to serve the local customers in that area. He stated they are looking to use 20 acres of the 2,500 acres, and there are several chemical companies in that complex today. Ms. Tyler asked with regard to the cost of the build, would it not be more beneficial for Elcon to go to J & J and build a small facility on site; and she asked if the DEP is going in that direction and requiring these pharma companies to better process their **waste**. She stated in this way Elcon could have 250 builds. Dr. Ramesh stated this would be exactly his “dream.” He stated his dream would be not to transport period. He **stated** what happens is that there are certain economies of scale to do anything and whether you build a large or a small system, there are certain controls that need to be in place. He stated there is a certain critical mass that you need to do this. He stated **they** want to look into this in their R & D to see if they can miniaturize it to the point where you could actually have it at each facility which would be the ideal **situation**.

Ms. Tyler asked if they looked into any sites within any of the large pharma companies to see if they would allow them to set this up there. Dr. Ramesh stated no single company has the critical mass needed to do this.

Ms. Reiss asked if there have been any health studies of people living within five to ten miles surrounding the plant that they already operate. Dr. **Ramesh** stated he can check on this. He stated he feels this will be part of the Part B protocol so there will be a lot more information made available.

Ms. Tyler asked Dr. Ramesh what he is referring to when he speaks about a report which will be available in sixty days; and Dr. Ramesh stated this is the Part B Application which is a fully-detailed Application. Ms. Tyler asked if they intend to submit the Phase II Application to DEP within sixty days, and Dr. Ramesh agreed that is the Part B Application. He stated they plan to submit this in sixty to seventy days. He stated they anticipate the review by the DEP will take twelve to eighteen months.



Mr. Benedetto opened the matter up to public comment. Ms. Tyler stated the Board knows that there is widespread community opposition, and know of their concerns. Ms. Reiss stated the Board also lives here, and they also have concerns.

Mr. Ralph Nuzzolo, Lower Makefield Township, stated he attended the meeting on Monday. He stated at first glance this seems benign as they are talking about water; however, it is not just gray water as it contains some of the most toxic materials than can be produced. He stated they have hazardous material going in, and they will have hazardous material coming out. He stated Dr. Ramesh has indicated that the emissions coming from the process are safe enough for them to breathe without any issues although Dr. Ramesh did indicate that he has some concerns about the toxicity of the salts that have to be delisted in order to be properly disposed of. Mr. Nuzzolo stated he was disturbed to hear from Dr. Ramesh that the emissions that they produce on site are far less of a concern than the emissions that come from the transportation of this material. Mr. Nuzzolo stated they are talking about twenty truckloads a day which is over 7,000 truckloads a year, and Elcon has no control over what happens between the point of origin and the point of receipt; and there is no way they can deal with the possibility of accidents occurring, or the possibility of roads being closed and the trucks having to be diverted. Mr. Nuzzolo stated Dr. Ramesh has also indicated that if the material that comes on site is tested and has not met the criteria, it will be sent back. Mr. Nuzzolo stated he is concerned about what will happen to it on its way back and where it will go. Mr. Nuzzolo also asked if the trucks need to be decontaminated since he understands that there are some instances when trucks transport materials like this eventually they have to be buried since they cannot be cleaned. Mr. Nuzzolo also asked what kind of security measures will be taken on site since if someone wanted to contaminate the water supply for millions of people, there are ways to do it. Mr. Nuzzolo stated he does not feel that this adds any value to this area that will increase his property values or improve his air quality.

Dr. Ramesh stated DEP has a process for delisting; and until it gets delisted, it will be in a hazardous waste landfill. He stated after it gets delisted, it will go to a non-hazardous waste landfill. Mr. Nuzzolo stated that it could go to any landfill including the one in Falls Township, and he asked what controls they will have over the material that is coming into their plant. Dr. Ramesh stated the producer of the waste sends a manifest to them ahead of time; and when the truck comes into the facility, they will check out a sample. He stated if it does not check out, it will go back to who sent it to them. Mr. Nuzzolo reminded Dr. Ramesh that he stated earlier that he had no concern about the emissions coming from the material that is being shipped, and the trucks and the transportation are part of it. Mr. Nuzzolo stated he has more confidence in Dr. Ramesh's process since he is producing material that is safe, but the material traveling on the roads is a problem. Dr. Ramesh stated he agrees, and they are trying to reduce the distance of the material being transported

since currently it is being transported five hundred miles. Mr. Nuzzolo stated it is being transported outside of this area currently, and Dr. Ramesh wants to concentrate all of it here in Bucks County. Dr. Ramesh stated it is actually being generated in this area and going through the roads today. Mr. Nuzzolo stated it is generated in ten States along the East Coast and not just generated in Pennsylvania.

Ms. Tyler asked Dr. Ramesh if there has been an incident that he is aware of where one of these trucks had an accident and there was some kind of a clean up. Dr. Ramesh stated they will be looking into this as part of the Traffic Study. He stated they are trying to understand what are the areas where such incidents have happened so that they can avoid those areas. He stated this will be presented as part of the documentation.

Ms. Reiss asked Chief Coluzzi if they are already getting hazardous waste coming through this area by train, etc.; and Chief Coluzzi stated we are getting this every day by trucks on I-95, and the trains are also full of hazardous waste.

Mr. Lewis stated the concern is that there will be even more coming through the area. Dr. Ramesh stated what they are proposing is a solution which will cut down on the number of miles the trucks are on the road. Mr. Lewis stated while he appreciates this, he is concerned that there will be an additional risk at the point when the liquid is being removed from the truck that will occur in Falls Township as opposed to it occurring in Texas, Arkansas, Ohio, and Michigan. Mr. Lewis stated they want to understand what **the** additional risk is.

Mr. Jim Florio, attorney with Florio, Perrucci, Steinhardt & Fader, was present and stated they represent Bordentown Township, New Jersey. He stated their interest in this project is a result of experiences they have had with pollution as a result of the prevailing northwest winds coming over into New Jersey. He stated in May, 2012 a recycling waste plant in Bristol exploded; and the pollution plume came over Burlington County and Mercer County for four to five days, and the schools had to close. He stated they are concerned about water and air pollution that may emanate from this project. He stated he is fully aware that the operative law under which this will be decided is a Federal statute – the Resource Conservation Recovery Act (RCRA). He stated he was in the Congress for many years, and he was a sponsor of the Bill and actually authored the Sub Title C Provision which is the Provision that deals with hazardous waste – its generation, transportation, and disposal. He stated the law is very stringent, and it is purposely hard to comply with because these chemicals are hazardous to people's health and the environment. Mr. Florio stated this is a burning process so there is pollution and there are air quality concerns. He stated the Delaware River Basin Commission has to sign off on this process. He stated the Philadelphia Water Commission has expressed serious concerns about the intake valves that they have at the River. Mr. Florio also noted that there are



wetlands on the property adding wetlands are hydrological lakes for the drinking water which is less than one mile away so that is a concern as well. Mr. Florio stated questions were raised about railroad and barges being taken out of the mix, but they do know that there are twenty trucks a day that will be hauling this material. He stated the thermal oxidation process generates tons of highly concentrated toxic material which are the sludges they talked about. He stated he feels this was dismissed a little too cavalierly, and he feels this constitutes a direct hazard to people.

Mr. Florio stated the pretreated wastewater was discussed and they indicated that that there will be 150 to 210 tons annually of these wastewaters which are hazardous materials. He stated it was stated that insurance is available for clean up but there are natural resource damages that were not mentioned as being covered. He noted there was a controversy in New Jersey with regard to Exxon Mobil when there were natural resource damages which went into billions of dollars, and the company would have to show a financial strength in house.

Mr. Florio stated storage questions also need to be addressed since storage is not limited to sixty or ninety days and it becomes a permanent way around not using a land storage facility; and after a certain period of time it becomes disposal, and they need to make sure that storage is for a limited period of time and they do not convert this into a land disposal facility which has a whole different Permitting system.

Mr. Florio stated what is most troubling is the overgeneralizing, vague definitions of what constitutes hazardous waste categories. He stated one of the categories was "basic chemical waste," and he questions what this means. He stated there was also discussion of "underground waste," and he stated this could be integrated into radon, arsenic, etc. He stated there are also metal finishing wastes, herbicides, and dioxins.

Mr. Florio stated he was involved in the past in Bristol with a similar concept of waste recycling a few years ago, and the company that came in was not able to meet the requirements that RCRA imposed and ultimately left.

Dr. Ramesh stated the DEP and EPA have very strict guidelines and that is the process they have to go through. He stated the Part B Application will be submitted in the next sixty to seventy days, and it will detail what Mr. Florio has discussed including what type of waste can be accepted by the facility and what cannot be. He stated in sixty days they will be able to see exactly what will be permitted.



Mr. Florio suggested that the Board retain someone with expertise to be able to go over these Part B details so that they can provide a detailed interpretation to the Board. Mr. Benedetto stated the Township engineer has received the Phase I report, and will also receive the Phase II Application. Mr. Lewis also noted that Lower Makefield Township has an Environmental Advisory Council made up of citizens, many of whom have worked for other environmental protection agencies; and they will be reviewing this as well. He stated while the proposed site is not within the Township's limits, the Township does have standing; and they are reviewing it and aggressively asking questions. Mr. Lewis stated this will be an eighteen-month process, and there will be a lot more questions. Mr. Fritchey stated a number of the EAC members are present this evening.

Ms. Reiss thanked Governor Florio for the information he presented this evening since she knows he is a very strong proponent for the environment.

Ms. Susanne Curran, 930 Piper Lane, asked what will be the square footage of the facility they will be constructed, and Dr. Ramesh stated the initial phase will be 70,000 square feet. Ms. Curran asked if 35,000 of this would be the processing plant; however, Dr. Ramesh stated he is not the architect, and the Plan will be available for review in sixty days. Ms. Curran stated she has seen a description of the Plan that was presented at other Municipal meeting that 70,000 square feet is for the first Phase, which is half of the size of the full facility; and in the past the Plan showed an expansion of the processing plant in Phase II. She stated she feels the proposal keeps shifting in many ways. She stated now they are discussing a headquarters building with research. She stated she is experienced as a Commercial Real Estate appraiser in Lower Bucks County for industrial properties and others, and that location has the highest amount of tax breaks you can get in Pennsylvania, and that is for heavy industrial uses. She stated in her experience, a research plant is not one of those uses. Ms. Curran stated Elcon has applied for permission to process approximately 567 kinds of toxic waste. She stated there is a list of what they will not process, but this has changed from the initial process; and now they are layering different words on it like "wastewater."

Ms. Curran stated she does not care that the site used to be the Steel Plant, and added that in the 1950s the Delaware River was extremely polluted and dead; and bringing back other industries there is not meant to replicate that level of extremely toxic pollution which was prior to the Clean Air and Clean Water Act. She stated we are past that.

Ms. Curran stated there have been cancer studies at Haifa Bay and this information is easy to find, and she stated she feels it is very disingenuous of Dr. Ramesh to say he did not know about this.

Ms. Curran stated at the meeting at the Sheraton they discussed trucks full of untreated toxic waste coming down I-95, down 413, then 13 and on the back roads leading back to the industrial park. She asked what is to prevent one of the drivers of one of the trucks who does not want to go through the process of going to the plant to have the waste treated from just pulling over at 4 a.m. and opening up a valve and letting it run out. She stated that has already happened with the fracking waste, and one of truck drivers dumped it into the Neshaminy Creek. Ms. Curran stated another comment made the other evening was that if the truck had an accident and turned over, the driver is trained to get out of the truck and deal with the hazardous waste spill. Ms. Curran stated she feels this project is intended to attract more polluting plants to this area to produce more toxic waste that will need to be treated. She stated there were incidents in Haifa including increase in cancer although it was not all Elcon's fault.

Mr. David Auslander, 778 Adams Circle, asked about the delisting program; and he would like to know what data will be utilized. Dr. Ramesh stated anytime there is a new chemical it has to be approved, and the DEP requires that new chemicals have to be reported by law. He stated those bringing waste to the plant have to tell them what it is. Dr. Ramesh stated the delisting process is a separate application, and it is a very tedious process that takes almost a year or more. He stated they take random sampling and test for any contaminant. He stated there is a standard protocol which DEP has to follow before they delist it. He stated after the Plant starts production, they will then have to apply for the delisting process. He stated DEP does the sampling.

Mr. Jim Brown, Arborlea, stated his concern is with the number of trucks and the fact that Elcon is not legally responsible for those trucks. Mr. Brown stated when they bring this material into Falls Township, they are bringing it right into our "back yard." Mr. Brown stated there could be a spill or other incident; and whenever you have an exchange from one truck into the facility, that is a point of a potential accident. He stated there will be 7,000 of these exchanges a year, and currently they have zero. Mr. Brown stated he is concerned about the health impacts from the air and water adding Bucks County has some of the worst air already. Mr. Brown stated he feels if an incident occurs, it will be the "Three Mile Island" of Bucks County. Mr. Brown stated this is a very populated area, and it is not a place for hazardous waste. Mr. Brown stated when something happens, they will see that any savings people feel they are going to get from taxes will evaporate with their housing values.



Ms. Carson, Arborlea Avenue, stated her background is in the pharmaceutical industry. She stated she has looked at the list of the chemicals that were included in the Application, and she is deeply concerned about some of them. She read a portion of an article from the Journal of Environmental Science and Technology related to thermal oxidation which indicates that dioxins are created at all temperatures, and she stated Dr. Ramesh has not addressed dioxins. She also referred to an EPA study related to dioxins. She asked Dr. Ramesh how they will address dioxins since they are related to cancer and fertility. She asked Dr. Ramesh to explain the difference between incineration and thermal oxidation.

Dr. Ramesh stated incineration typically is done for solid waste and some for liquid waste. He stated thermal oxidation is considered the best available technology to address not only dioxins, but also other toxins as well. He stated when you take it up over 1,000 degrees centigrade everything gets converted, and it is done in a vapor phase. He stated thermal oxidizers are typically used for air pollution control in a vapor phase. He stated the organics in **the** water are vaporized to the point that it is a vapor phase.

Ms. Carson stated the information she noted indicated that thermal oxidation creates dioxins at all temperatures. Dr. Ramesh **stated** in their process when you look at the releases, there are none. He stated at the end of the process they also take another precautionary step and **there** is activated carbon for additional protection. He stated the EPA does not allow the emission of any dioxins in the United States. Ms. Carson stated the EPA is not going to be on their site every day. Dr. Ramesh stated the organics are monitored in real time on line. He stated the Part B Application to be filed in sixty days will show what they have to comply with. Ms. Carson asked if they could make public the dioxin emission numbers in Israel, and Dr. Ramesh stated they would be happy to provide any documentation they would like to have.

Dr. Ramesh stated they have to comply with the Israeli laws in Israeli and the U. S. laws here; and if they did not comply, they would be shut down and would not have been able to operate in Israel for twelve years.

Mr. Alan Dresser, 105 E. Ferry Road, stated he is the current Chair of the Township's Environmental Advisory Council. He stated at **this** time the EAC has significant concerns about the proposed Elcon facility; however, they are withholding final recommendation on the proposal until the company submits the following Permit Applications – the RCRA Part B Application, the Phase II Siting Criteria Application, and the Air Quality Permit Application. He stated with information from these Permit Applications the EAC should be better able to access the impacts of the facility on our community.

Mr. Dresser stated some of the issues they will look at include the details on the routes the trucks will take both bringing the hazardous liquid to the facility and the sludge trucks leaving the facility. He stated they will also look at what the enforcement mechanism will be. He stated they will also want to know if they change the route, will the Township be informed of this beforehand. He stated they are also interested in what are the allowable emission rates of various air pollutants especially the heavy metals and other air toxics. He stated their thermal incinerator will not do anything to the heavy metals, and Dr. Ramesh agreed. Dr. Ramesh added that the physical chemical pretreatment removes the heavy metals, and he stated that is in the early part of their process; and he would be happy to share this with the Township. Mr. Dresser stated he is particularly interested in mercury.

Mr. Dresser stated it has been discussed that they will be receiving hazardous liquid waste from a wide variety of sources – pesticides, pharmaceutical waste, and petrochemicals; and the EAC wants to make sure that there is a comprehensive testing program with the incoming hazardous waste as well as the outgoing sludge. He stated they will also be interested in the amount of stack testing of air pollutants required, the frequency of the testing, and what pollutants will be covered.

Mr. Dresser asked if they will be conducting dispersion modeling to show compliance with the ambient air standards, and Dr. Ramesh agreed they will. Mr. Dresser asked if they will be conducting a risk assessment, and Dr. Ramesh stated they will. Mr. Dresser asked if they will calculating cancer risk, and Dr. Ramesh stated this is part of the Part B Application. Mr. Dresser asked which guidelines they follow; and Dr. Ramesh stated it is EPA Hazardous and DEP Pennsylvania guidelines since they are located in Pennsylvania, and he feels there are some cross Pennsylvania/New Jersey Agreements on mutual corroboration so they do work together.

Mr. Dresser stated he understands the facility is going to be in the Keystone Opportunity Zone so they will be paying no State or Local taxes for awhile. Dr. Ramesh stated they have not applied for anything like that to his knowledge. Mr. Dresser stated he understands there is a tax break for only a certain number of years; however, the Legislature has been extending that. Mr. Dresser stated Dr. Ramesh should look into this further since in their hand-outs it indicates that they will be paying taxes.

Ms. Tyler asked that Mr. Ventresca from the Keystone Redevelopment Group address this issue. Mr. Ventresca stated the Zone was created but that is not the rationale for Elcon locating there, and whether the benefit goes forward or not does not impact Elcon's locating there. Mr. Dresser stated it effects the taxpayers because it is important whether they pay local taxes, and this would also be the Pennsbury School District which would help taxpayers with their taxes if Elcon paid School taxes.



Mr. Dresser stated he agrees this facility is needed somewhere because of all of the waste that is being generated, and something needs to be done with it. Mr. Dresser stated he feels that southern Bucks County is already doing their part to deal with regional waste because they have the Tullytown landfill, the GROWS landfill, and the Falls Township waste incinerator; and they take almost 4 million tons of waste every year between the three of them. He stated 11% of this comes from Bucks County, but 67% comes from New York and New Jersey.

Ms. Kathryn Graves stated she has lived in Lower Makefield for one year, but she had lived in Falls Township for forty years. Ms. Graves stated she realizes that they need facilities like this because of the lifestyle they want to live; however, the point everyone is trying to make is that this is not the right place for it. She stated they are near a landfill and already have an incinerator, and the air quality is terrible. She stated the possibilities of an accident happening with the trucks is very real. She stated she understands that there are already things being transported, but she questions when “enough is enough.”

Ms. Graves asked about the research facility, and will they be researching theoretical or practical applications. Dr. Ramesh stated he believes it will be a combination since their goal is to understand what is needed and they want to minimize the use of chemicals. He stated they are relying on several Universities in this area where professors are doing phenomenal work specifically in the wastewater arena. He stated they are also looking into miniaturizing the process and locating it where the pharmaceutical companies are so that they would be micro-plants on site. He stated they also want to reduce the energy footprint and reduce the waste footprint.

Ms. Graves stated there will be then be chemicals coming in that they would not normally be processing; and Dr. Ramesh stated they will be testing the water and they will be using the same chemicals that they are currently using to treat the process and considering how to minimize it. Ms. Graves stated they will not be bringing in any other chemicals other than what they are already allowed, and Dr. Ramesh agreed. He stated they are trying to cut down the usage of chemicals.

Ms. Graves asked about the delisting, and she asked if it is one year or three years, and Dr. Ramesh stated it can range from one to three years. Ms. Graves asked after the three years passes, what kind of testing will be done; and Dr. Ramesh stated the test does not change, rather it depends on where it goes. He stated DEP may decide they will not clear it, in which case it will continue to go to the hazardous waste landfill. He stated if they clear it, it can go to a non-hazardous waste landfill.

Mr. Ray Christensen, 859 Gainsway, stated he currently suffers from the light pollution; and he does not want any other pollution. He stated his wife had to have a liver transplant due to environmental factors. Mr. Christensen stated the areas where the waste is going now – Michigan, Arkansas, and Texas seem like remote areas and are not populated areas like this is.

Mr. Christensen asked if there is an alarm system if there are problems with an emission leak, and Dr. Ramesh stated multiple levels of security are part of the protocol and will be included in the Part B documents. Mr. Christensen stated he is happy that they have this, but it also worries him that they have it because that means that there is a possibility of a problem where they live. Mr. Christensen stated he does not feel we need this in our area, and they should keep sending it west. He stated he feels they are taking risks with their health, and they are not getting any benefits.

Mr. Michael Barkan, 751 Gordon Drive, stated he is trained as a chemist. He stated this is a business, and businesses start to grow. He stated they are starting with twenty truckloads a day to get a foothold in a community. He asked why they would put trucks to off load contaminated water less than a mile from the River in the fifth largest population center in the United States where the Delaware River supplies water to the majority of those people. Mr. Barkan stated when there is an oil spill in the Ocean, organics float on top, but these are water soluble compounds; and when they get in the River, there is no way to clean it up so you have contaminated the water supply to the fifth largest population center in the United States. He stated he understands there is a need for this facility, but questions why they would put it near a river.

Mr. Barkan stated he knows that the purpose of delisting is so that they do not have to go to a hazardous waste site, and there is a huge cost benefit in being able to put the waste in non-hazardous waste. He noted these items are listed for a reason, and it is because they are dangerous.

Dr. Ramesh stated the reason they are looking at this location is because the need is here .

Mr. Barkan stated it was stated earlier that this plant size is the approximately the same size as the one in Israel, and Dr. Ramesh stated it will be the same size as the new plant in Israel which will be 210,000. He stated the old plant was 90,000 tons. Mr. Barkan asked when the new plant in Israel will go on line, and Dr. Ramesh stated the new plant is going on line right now.



Mr. Barkan stated with the company making a \$30 million investment in a plant, he feels there must be some strategy on return on investment therefore being able to take in a certain amount of waste to make it worthwhile. He stated when he did the calculation, it does not add up even with twenty trucks a day; and it would have to be more to be able to get their money back. He stated his concern is that the company wants to get a foothold, and maybe even take a loss at the beginning so that they can generate more traffic later.

Mr. Fred Stein stated he works with the Delaware Riverkeeper Network which is a non-profit environmental organization. He stated he is concerned about the proximity to the River because there is the possibility of spills and accidents on site. He stated they are showing that the facility is one mile from the River, but Biles Creek is less than one half a mile from the facility. He stated the wetlands are hydrologically connected to the Delaware River and Biles Creek which means that a spill that got into the wetlands could go through the stream system and into the River, and impact the drinking supply of millions of people in this area. He asked why they should bring 210,000 tons of contaminated waste to our drinking water supply. He stated the Philadelphia Water Department has come out in opposition and advised DEP that they do not think this is a good site since it threatens the drinking water supply, and they are fifteen miles away. He stated Bucks County draws their drinking water only miles away.

Dr. Ramesh stated if you look at the DEP comments, they indicated that they need to wait until they look at the Part B comments before commenting on this. He stated they are looking at information without all the data on this, and he stated they should wait sixty days until they can see all the data that they can analyze. He stated people are passing judgments before they have all the data. Mr. Stein stated the data they were using was a computer model that they ran through the early warning system, and they made a worst case scenario. He stated after Elcon contacted the Philadelphia Water Department telling them that they did not have all the information and that they should wait for Phase II, Philadelphia Water Department came out on their Website today under "Frequently Asked Questions" and stated: "Our recommendation that Elcon's Phase I Site Permit be denied is solely based on the location of the proposed plant above the Baxter intake and the adjacent tidal Delaware River." Mr. Stein asked if the proposed plant location has changed at all from Phase I to Phase II, and Dr. Ramesh stated it has not. Mr. Stein stated therefore Philadelphia Water Department would still have a concern about the water going into the Baxter Street plant.

Mr. Stein stated there is a real flood risk here, and Elcon had to show that their facility was outside of the flood. Mr. Stein stated there was a reference to the 1955 flood, but that data is sixty year old; and he feels that is irrelevant because of the amount of development that has occurred since then in the Delaware River basin.

Mr. Stein stated the amount of population has “exploded” so any storm that mirrors the 1955 flood, would have significantly more run off from all the impervious surface that has been added since then. He stated looking at sixty year old data to determine whether there is a flood risk today is something that the Township experts and the EAC should look at carefully.

Mr. Stein stated on August 10, 2005 PP&L had a fly ash spill at Martin’s Creek where 100 million gallons of fly ash fell down the hill. He stated he feels if you had asked PP&L about their safety record on August 9 and whether they were being preventive enough, they would have said the same thing Elcon is saying now. He also stated on April 20, 2011, there was an explosion on the Deepwater Horizon in the Gulf of Mexico, and he feels BP would have stated on April 19 that they are doing things to prevent catastrophes. He noted a number of other catastrophes. He stated Elcon is trying to get a Permit and a business up and running, and it is our job to keep them from putting our communities and our natural resources at risk. Mr. Stein stated this is the wrong location for this facility.

Mr. Russell Zerbo, Philadelphia Clean Air Council, stated at the Sheraton Elcon handed out materials indicating that they would be putting out less than 25 tons of nitrogen oxide pollution. Mr. Zerbo stated as mentioned earlier Bucks County fails for ground level ozone, and NO x is the big contributor to that. He stated when Elcon first made their Application, they put out a lot of data about their air pollution; and they have shown they have 25 tons per year of No x pollution that they now say they are not proposing. He stated if the threshold is 25 tons for a major source, why would they put out exactly 25 tons. He stated he suspects when their Air Permit comes out, they will be proposing 24.9 tons which puts them in the minor source category. Mr. Zerbo stated if they do expand, that number will get larger; and they will not have to reapply as a major source.

Mr. Zerbo stated this will be running at 1,800 degrees, and this is what a cooling plant runs at and that produces pollution. Mr. Zerbo stated Dr. Ramesh indicated that they have to comply with DEP regulations or it would be illegal, but you can look up on the EPA Website the emission sources in Pennsylvania that operate illegally. He stated the EPA does not come in and shut down pollution sources, and it is perfectly acceptable to operate illegally in many instances. He stated the Philadelphia Refinery has operated illegally for three years; and while sometimes they pay a fine, they keep running. Mr. Zerbo stated the Haifa Bay facility violated their chromium limit in August, 2012 and he also noted numerous other examples where they violated their limits in April, 2013. He stated to say they have a clean environmental record is “ridiculous.” Mr. Zerbo reviewed chemicals they will be bringing in and items that will be coming out of the plant in the sludge and in the air.



Ms. Betty Tatum, Holland, stated she is present representing the League of Women Voters which has studied the Elcon proposal since November, 2014; and they are all very concerned. She stated they are concerned about children and people's health, and they feel this is a public health issue. She stated they do not doubt that Elcon wants this project to go well, but she doubts that it can go well especially for the residents of this area. Ms. Tatum discussed a chemical incident which occurred on August 12, 2015 in Tianjin China which resulted in billions of dollars in damages. She stated the explosions kept occurring for eleven days, and 702 people were injured. She stated the firefighters, 50 of whom died, did not know that water should not be put on these chemicals; and because of **this**, they kept exploding. She also noted the Elk River "nightmare," where the tap water was shut off. She stated if this happens here with the intakes so close, it will be extremely dangerous. She stated Schools and businesses will have to close down. She stated this is a very dangerous thing to put in such a highly-populated area.

Ms. Tatum stated it does not matter if 30% of the businesses they will serve are here as some of them came here before they heard about Elcon and more will come because it will be the cheapest place for them to be. She stated the 70% that are not here, will be coming here on different highways.

Ms. Tatum stated she does not feel it will work in this area without impacting property values and risking other damage. She reminded everyone about Flint, Michigan where 9,000 children and their families were poisoned for one and a half years while the people who **should** have protected them **told** them their water was fit to drink. She stated they cannot allow that to happen here.

Mr. Benedetto stated questions to Elcon are very important since they are here tonight to provide answers.

Ms. Jamie Zachariah **stated** she lives in New Jersey and is present representing the New Jersey Sierra Club. She stated this is not just an issue that effects Bucks County as it effects anyone who uses or likes the Delaware **River**. She stated the River provides drinking water for 6 million people. She stated she feels this is a terrible place to put this facility, and she hopes the Board will stand with them in opposition to this project.

Mr. Cekay, Newtown, stated he has **documentation** mentioned by the Riverkeeper about how Philadelphia feels about this proposal, and he agreed to leave it with the Township. Mr. Cekay asked if the sludge that is being produced is worthy of being delisted since his concern is that the **sludge** could be **dangerous**, and he questions if it should be delisted or is it just something **that** Elcon is hoping for so that it can lower their costs. Dr. Ramesh **stated** the process they have is robust to the point that it is completely converted, so they are very confident that it is delistable.

Dr. Ramesh stated they have reviewed the guidelines of what is needed to get it delisted, and they believe that they will comply. He stated the delisting process is a long process. Mr. Cekay asked when you take 600 chemicals and put them through this process, is the output something that is hazardous to the health and welfare of the community. Dr. Ramesh stated it is just plain salts. He stated they are looking at the DEP guidelines as to what can be delistable, and they believe that it complies.

Ms. Tyler asked if they are not successful in achieving the delisting, will this ruin their business model; and Dr. Ramesh stated it will not, and if it is not delisted, they will be shipping it to a hazardous waste landfill for disposal by law. Ms. Tyler asked the cost difference between disposing a delisted material and a hazardous material. Dr. Ramesh stated he did not know because they do not yet know where the landfills are and the cost relates to transportation. He stated he will be able to give a better answer in sixty days when the Part B Application lays all of this out.

Mr. Cekay stated Dr. Ramesh has indicated that there were twenty trucks in, but zero were going out; however, that is impossible if they are creating sludge which will have to be taken out. He stated he feels they need an estimate as to how many truckloads they will be producing on a weekly or daily basis. Mr. Cekay stated Dr. Ramesh also kept saying there are already trucks on I-95 with hazardous waste, but the concern of the local community is that the trucks are now going to be coming off of I-95 and going through our local community near our Schools, parks, and homes to process the chemicals. Mr. Cekay stated this site is too near the River and too near a large population center. He stated he believes Elcon is serious and wants to handle this waste, but they need to do it elsewhere. He stated those in Israel have figured this out and stated that the pharma companies and the waste processing companies have to go out into the middle of the desert where there are no people. Mr. Cekay stated Bucks County's identity is related to agriculture, tourism, and the great education system. He stated they do not want to become known as the Hazmat dumping ground. He stated if they build the processing plant, more processing plants and more waste trucks will be coming into our neighborhoods. He stated they should work toward renewable sources of energy such as solar panels and go in that direction as opposed to bringing in hazardous waste that can hurt our children.

An eighteen-year old resident from Falls was present and stated he lived in Lower Makefield for most of his life. He stated he was at the Sheraton meeting and he feels there are a lot of discrepancies between the information Dr. Ramesh is giving this evening compared to the information given before. He stated previously it was indicated that there would be twenty-five to thirty trucks, and now they are saying twenty trucks; and they previously indicated there would be 300 to 400 jobs, and now they are saying there will only be 120 jobs. Dr. Ramesh stated they gave



the same information at the Sheraton as they did this evening; however, the gentleman disagreed. Mr. Benedetto stated he was at the Sheraton meeting as well, and he feels what Dr. Ramesh indicated this evening is what he indicated at the Sheraton meeting.

Ms. Joanne Louis, Cherry Lane, stated she has lived there for nineteen years. She stated she has commuted to New York City for many years where she runs an asthma initiative program for children in the New York City Public Schools and she also works for AIR (Advances In Respiration) which is for adults with COPD. She stated she is a researcher, and she reviewed her recent publications. She stated she also has asthma. She stated she does not see any mention about quality of life in the slides that have been presented. She stated she does not see any research by Elcon on the impact from this project on breathing for children and adults. She asked if they have any research on the effects. Dr. Ramesh stated they can provide the emission data that will be part of the Part B Application. He stated as to health impacts, the EPA guidelines require the submission of Air Diffusion Models, and the EPA worked with the other Governmental agencies including the FDA, USDA, and other agencies related to human health; and based on that they establish guidelines for industry, and Elcon will comply with those.

Ms. Louis stated it already shows in the literature that the air quality here is poor, and Elcon as a company should take this into consideration when they are seeking to set up and build their business. She stated her daughter developed asthma here and not in New York City, and she does not feel they should build a plant in a place that had documented poor air quality. Dr. Ramesh stated he cannot comment on the current situation, but what they can say is any similar operations will have significantly lower pollution and they will be exceeding what they are required to do. Ms. Louis stated she heard them say they should give them a chance, but she does not want to be a “guinea pig” for a chance. She stated if they are going to set up research in a place where she is a taxpayer, according to National guidelines, they need her signed, informed consent; and Elcon does not have that.

Ms. Sandy Nuzzolo, 628 Stony Hill Road, stated she feels there is some “hedging;” and the first question Dr. Ramesh was asked was how many trucks were coming out, and he “hedged his bet on that.” Ms. Nuzzolo stated when Dr. Ramesh was asked what was the product after the process, she understood it was steam, salts, and sludge; but Dr. Ramesh seems to be avoiding the sludge part of it. Ms. Nuzzolo stated they are bringing in toxic liquids which will go through a process, and then they will truck out toxic sludge to a landfill, but Dr. Ramesh has indicated he does not know where the landfills are. Ms. Nuzzolo stated she understands there is one in upstate New York so they could be bringing it here and then taking it back up there where those people are fighting it because they do not want the toxic sludge up there. Ms. Nuzzolo stated trucks are also a major issue, and the trucks will be

coming through their neighborhoods and being sent back out through those same neighborhoods if it is found that they have chemicals that are not allowed.

Ms. Nuzzolo stated currently there is an issue with Yardley and Lower Makefield as the trucks are getting off I-95 before the weigh station because they do not want to go through the weigh station, and they are going through Yardley Borough and down Route 13 which is all Residential. Ms. Nuzzolo stated the trucks are going ways they are not supposed to be going, and she does not know what is in those trucks. Ms. Nuzzolo stated she feels there are issues that Elcon cannot control, and Elcon's only concern is their part of it; and all of this will effect the residents directly.

Dr. Ramesh stated there is one trucking that they are planning to use, and they have agreed contractually that they will not use certain roads. He stated they are listening to the people and trying to address their concerns.

Mr. Benedetto stated he understands from the meeting at the Sheraton that the end products are distilled water for reuse on site in the facility's cooling tower, salts which would go off site, and stabilized solids which are sent to the landfill.

Dr. Ramesh stated that is the sludge which Ms. Nuzzolo was discussing which will go to the landfill.

Mr. Stein stated when he noted earlier the one mile distance to the River versus the half mile to the River, both of the Elcon representatives indicated he was wrong and the image they showed at the Sheraton actually showed the half mile to the Biles Creek; however, he stated he has a picture of what they showed at the Sheraton on his phone. Mr. Stein stated he feels this speaks to Elcon's credibility.

Mr. Benedetto thanked Elcon for being here and thanked everyone else who came out this evening to ask their questions and make their concerns known. He stated they were able to have a civil discussion which was not the case at the Sheraton.

A recess was taken at this time.

#### DISCUSSION AND MOTION OF APPROVAL OF LOCATION FOR PROPOSED DOG PARK

Mr. Dennis Wysocki and Ms. Trish Bunn from the Park & Recreation Board were present with Ms. Judy Goldstein, Township engineer. Mr. Wysocki stated they are present to provide the Board of Supervisors with the recommendation from the Park & Rec Board for the location of a Dog Park in the Township. He noted the presentation provided to the Board this evening which gives some of the details. Copies were provided to some residents present this evening interested in this issue.



Mr. Wysocki stated approximately a year ago the Park & Recreation Board was asked to look into potential locations for creating a Dog Park in the Township, and a Sub-Committee was put together including members of the Park & Rec Board and members of the community. He stated they gathered information from other Dog Parks, determined some key evaluation factors, and eventually visited and evaluated nine potential sites that were provided to them as a starting point by the Township Supervisors. Mr. Wysocki stated they narrowed this down to six sites after the first assessment of the locations, and subsequently to the three sites that are being presented this evening – Heacock, Snipes, and Oxford Valley Road at the Railroad crossing. Mr. Wysocki stated those three sites were priced out by the Township engineer. He stated these options were discussed at the last Park & Rec Board meeting, and the Park & Rec Board approved making a recommendation to the Board of Supervisors.

Mr. Fritchey stated before the last Park & Rec Board meeting, this issue was discussed at a number of other Park Board meetings over the past year.

Mr. Wysocki stated this is really a Park for the citizens of the Township as a place to take their dogs in a clean and safe environment.

Ms. Goldstein stated Dog Parks in general are places for people to recreate with their dogs. She stated the users of Dog Parks tend to be multi-generational from children as part of a family group all the way to empty-nesters. She stated they also tend to be a full cross-section of the community – age, sex, and race. She stated they also are used by people who are not offered other recreational activities as it is beyond the typical, organized youth sports. Ms. Goldstein stated the current statistics for the United States is that there are now more households with dogs at approximately 43 million than there are with children at approximately 38 million. Ms. Goldstein stated people will be actively engaged in activities at the Dog Park, and they are promoting responsible dog ownership by requiring Permits, vaccinations, and a License for all the users of the Dog Park. She stated a Dog Park also provides socialization for both people and for pets, and studies have shown that the socialization amongst the dog owners is multi-generational and crosses all boundaries; and it promotes community bonding. Ms. Goldstein stated it also promotes physical fitness and mental health. She stated they also act as “eyes” for the community as the more people are out, the safer the community is. She stated people also look to buy homes in a community that has a Dog Park.

Mr. Wysocki stated the general lay out for all three sites was the same – one area for large dogs, one area for small dogs, and a rotation area to help keep the Park in good shape. All the lay outs included separate entrances for the large and small dogs with a double gate system to prevent escapes. He stated this recommended approach follows the model of other successful Dog Parks in the area, and he

particularly noted Doylestown and Core Creek. He stated the model includes a registration process, a modest fee, and card or key fob access to the site for registered users. Mr. Wysocki stated the purpose of the registration is to insure that all dogs are properly licensed and healthy. He stated based on comparisons of other successful parks, it is suggested that the annual fee be approximately \$50 for residents and \$75 for non-residents and both of these would include up to two dogs. He stated the Township may wish to consider a lower introductory fee since all of the amenities may not be available the initial year it is constructed. He stated the fees would be used to help support the maintenance of the Dog Park. Mr. Wysocki stated information provided to the Board includes reference data for the Doylestown Dog Park and the Core Creek Dog Park.

Ms. Reiss stated she appreciates that they have suggested different fees for residents and non-residents.

Mr. Wysocki stated they have also listed in the information provided sample rules and regulations which is a collection of what they viewed to be relevant rules and regulations from other successful Dog Parks. It was noted that one of these stated "all handlers and owners must undergo mandatory training prior to using the Dog Park," and Mr. Fedorchak asked where would they get this training.

Mr. Wysocki stated it could be done on line or it could be something that dog owners would have to read and sign off on when they come in to register. Ms. Goldstein stated Doylestown requires that they go to a orientation class in person with your dog, and volunteers associated with the Doylestown Dog Park run this. Ms. Reiss stated she feels that this is good because it would assess whether the dog was aggressive.

Mr. Wysocki read the rest of the sample rules and regulations. Mr. Wysocki stated he feels most successful Dog Parks have something very similar to these rules and regulations. Ms. Goldstein stated Dog Parks started in California in the 1970s, and in Pennsylvania they have come into vogue since 2000 and have grown at a rate of approximately 6% per year in Pennsylvania. She stated the Pennsylvania Parks and Recreation Society and the Department of Conservation and Natural Resources have been doing joint presentations to Park & Rec professionals regarding Dog Parks, and they are promoting Dog Parks in parks and recreation because it meets the needs that are not being met by a large portion of the population now; and it gets other people out into the park system walking from their homes to the Dog Park, walking from Park to Park, and having organized dog walks and other activities. Ms. Goldstein stated it is being promoted at the State level, and is now in the State Recreation Plan.



Ms. Reiss asked if the requirement that male dogs be neutered is a common requirement, and Ms. Goldstein stated it is common, and she has seen it in almost all Dog Parks that she is aware of. She added that there are some Dog Parks that do not have any rules at all. Mr. Wysocki stated he knows that this is the rule in Doylestown. Ms. Reiss stated she feels this does make sense since unneutered male dogs tend to be aggressive.

Mr. Wysocki noted the Amenities/Cost Sheet which was provided for the three sites. He stated a lot of the factors in costing out the Dog Park were similar for all three locations, but some items such as parking and availability of utilities and site prep were different. He stated the range of cost was from \$150,000 to \$250,000.

Mr. Wysocki stated the estimated cost for the Snipes Tract is at the corner of Dolington and Quarry Hill Roads across from Elm Lowne, and the corner was the location that was earmarked. He stated in the Master Plan this was a future soccer facility, but there was a fire station proposed in this same area; and since the plan for the fire station was dropped, they felt that was an area which could be considered for the Dog Park. He stated this property costed out at approximately \$218,000. Mr. Fritchey asked how much is that compared to the cost of building a baseball field, and Ms. Goldstein stated it is approximately one third to one half less than it would cost to build a baseball field.

Mr. Wysocki stated costs include paving access drive/parking lot, walkway, fencing, electronic entry system, water and electric service, handicap parking signs and striping, and signs. He stated they also listed Bid Alternate items such as water fountains, trash receptacle, etc. He stated the estimated costs included the Bid Alternates, and without the Bid Alternates included the estimated costs would be \$133,000 to \$241,000.

Mr. Wysocki stated the proposed Heacock site is the proposed site where the Heacock soccer field is located off Heacock and Covington Road, and that cost is \$155,000 for the full build out and \$133,000 if the Bid Alternate items are not included. He stated the third site is Oxford Valley Road at the Railroad tracks which is currently essentially a wooded lot. Mr. Wysocki stated that site is the most expensive at \$259,000 because of the site work required. Mr. Wysocki stated the other two sites have some level of parking so they would not be as expensive. Mr. Wysocki stated all three sites meet the minimum acreage requirement.

Mr. Wysocki stated the recommendation of the Park & Recreation Board is that the Board of Supervisors strongly consider Heacock because there is adequate space and acreage to accommodate the Dog Park, is the lowest cost of the three options, and has a good proximity for residents. Mr. Wysocki stated while the Heacock site is generally Permitted for YMS Soccer, it is not as heavily used as other sites; and YMS

does support the conversion to a Dog Park for better utilization of the limited resources. Mr. Wysocki stated the Makefield Glen residents have appealed to their Homeowners Association to construct a Dog Park in the area, and this location has received their endorsement.

Mr. Fritchey asked if there are Grants available to do this; and Ms. Goldstein stated there is one available through PADCNr who are big into Dog Parks right now, and there is a 50/50 matching Grant which could be used for acquisition of land, improvements, trails, and Dog Parks. Mr. Benedetto asked the timeframe on the Grant Application, and he asked if they have to select a site in order to apply. Ms. Goldstein stated the Grant Applications are due on April 13 at 4 p.m., although she would suggest it be submitted electronically by the Township on April 11 since in the past the site has been down the last few days. She stated the announcements on Grant receipt could occur as early as October; although this year, it was announced in February, 2016 for last year's Grant round. She stated the Kick-Off meeting could happen before April of next year, so the monies would be expended either in 2017 or 2018 if necessary.

Mr. Benedetto asked about the necessity of picking a site, and Ms. Goldstein stated it is imperative to pick a site if they intend to submit a Grant for a Dog Park. She stated if there were multiple sites selected and multiple Applications submitted, they would start to cancel each other out as the DCNR Grants are based on points. She stated points are given for "ready to go" and for having the DCNR Regional Advisor come out and acknowledge that it is a good project; so if you are looking at multiple sites, you are telling DCNR that you do not really know what you want to do and they may tell the Township to apply next year when they are ready.

Mr. Benedetto asked if someone from DCNR looked at the Heacock site, and Ms. Goldstein stated there was someone out from DCNR closing out a site her firm had worked on in Plumstead, and they brought him down to the Township later that day to go over the information. Ms. Goldstein stated the representative did look at the site on paper, and he also indicated that he would drive by later although she is not sure that he did that. Mr. Benedetto asked if there is a benefit to a site if there is proximity to residents; and Ms. Goldstein stated he did ask how many residents were in the adjacent community, and she advised him that there were more than 850 dwelling units in the community. She stated he was impressed by the ability of the Township to think about providing something that many residents could walk to.

Ms. Tyler asked if this is one of those projects where you could not proceed with or you with potentially forfeit the Grant, and Ms. Goldstein agreed the Township would have to wait for the Notice to Proceed for the elements for which you are asking the Grant which in this case would be the construction and not the design. She stated in



theory the Township could proceed with the design and Permitting, and then wait to go out to Bid until after they have the Notice to Proceed. She stated once the Township has the Notice to Proceed there would be a kick-off meeting, and the Plans would be submitted to DCNR for approval; and then they could go out to **Bid**.

Mr. Lewis stated it appears that the annual fees for Doylestown and Core Creek Dog Parks just about cover the operating costs. He asked how those facilities financed their Dog Parks. **Ms. Goldstein** stated she did the initial sketch for Doylestown, and they were fully funded by the Friends of the Doylestown Dog Park and much of the material was donated. She stated none of this was done with Township dollars other than the Public Works people and their Park & Rec Director participating. She stated this did not go out to bid, and it was all grass roots. She stated it was combination of the Borough and the Township. **Ms. Goldstein** stated she believes Core Creek was built with County funds, although she was not certain.

Mr. Lewis stated in this proposal, they will apply for a Grant that would cover 50% of the total cost. **Ms. Goldstein** stated there is a 50/50 match for whatever you apply for. She stated the whole project has to be submitted to DCNR. She stated amenities such as benches, water fountains, etc. could potentially not be included in the base; and then they could be added as amenities once the Park is done if they want to scale back. **Mr. Fritchey** stated he assumes those could be donated, and **Ms. Goldstein** stated they could be donated or there could be fundraisers for those amenities. She stated the 50% match does not mean the Township has to pay all of that, and part of it could be in-kind services or the Township could pay for it and then be reimbursed as fundraising money comes in. **Ms. Goldstein** stated at the Grant Application Phase, the Township has to sign a letter indicating that they are agreeing to paying half and that the funds will be available. **Ms. Tyler** stated since there will be a lag time, if the funds are not raised, they would not go forward. **Ms. Goldstein** stated they also do not need to proceed immediately when they get the Grant; and if they need more time to raise money, they could wait. She stated she believes that the Grant is good for three years; but they always encourage people to try to do it in two years.

Mr. Lewis stated it seems that they would have a target of raising \$75,000, and he asked if they have assessed a strategy as to how to do that. **Mr. Wysocki** stated there is not a formal plan to do that, but he feels there is a pretty energetic group that would rally around this. He stated if the Board decides to move forward with the Park, he feels they could commission a Citizen's Committee to help with the fundraising. **Ms. Tyler** stated she feels this could be part of the Special Events Committee.

Ms. Reiss asked if there will be a limited number of memberships at the Dog Park as she knows that there are numerous households with dogs in the Township.

Mr. Wysocki stated they did contemplate that it would be maxed out. He stated he used to take his dogs to Core Creek which probably had a larger population that it was serving, and it was never a problem since people were coming in and going out. Mr. Wysocki stated if this became a problem, it would have to be addressed.

Ms. Goldstein stated at Doylestown, there was a lot of engagement once the group found a site; and there were numerous events to raise funds.

Mr. Benedetto stated the Park & Recreation Board recommended to the Board of Supervisors proceeding with the Grant and that Heacock was the strongly-recommended location. Ms. Tyler stated YMS was also in favor of this. Ms. Bunn stated they had a meeting with Mr. O'Hara, President of YMS, who was in support of this. She stated currently the Park is primarily used for girls, and it is not overused. She stated there are people taking their dogs there already, and it is actually not a very good soccer facility as people are not cleaning up after their dogs.

Mr. Zachary Rubin, 1161 Covington Road, stated he appeared at the Park & Rec meeting in support of the dog Park. He stated he is the Vice President of the Makefield Glen Homeowners Association and President of Aspen Woods Homeowners Association. He stated Makefield Glen is a community of 848 homes; but within that community, there are three separate Homeowners Associations - Cedar Hollow, Spruce Mill, and Aspen Woods. He stated Spruce Mill which is made up of almost 500 homes is the closest to the Park. Mr. Rubin stated at the Park & Rec Board he was speaking as an individual; but he did talk with a lot of Makefield Glen residents, and there are a disproportionate amount of homeowners who live in Spruce Mill who are dog owners, and he felt a lot of them were in favor of the Dog Park. Mr. Rubin stated Makefield Glen has not endorsed this Park, and he will go in front of his Board, the Aspen Woods Homeowners Association, and ask for a Resolution in support of the Dog Park which could then be attached to the Grant to show that there is neighborhood support. Mr. Rubin stated he is only one of five members of the Board so he cannot speak for the Board, but he is in favor of it. He stated he will also ask those representing Spruce Mill and Cedar Hollow to bring this up at their Board meetings as well. He stated he will also bring this up at Makefield Glen which is the umbrella organization of the three.

Mr. Rubin stated one of the concerns with the soccer field over the years has been the impact of parking since a lot of the cars parked on Spruce Mill's private parking lot. Mr. Rubin stated he does not feel there will be as many cars there at one time if this is a Dog Park compared to the number of cars present when there is a soccer game. He stated he feels the Dog Park will alleviate a lot of the parking problems.



Mr. David Kelliher, 591 Aspen Wood Drive, stated he is on the Board of Aspen Woods Condo Association. He stated this has not been brought to a vote by their Board yet. He stated there are currently children from the neighborhood using the field, and this is one of the reasons he moved to the area. **He stated** he is concerned that they will be losing this for a Dog Park since in addition **to YMS, the local** children are using it to play football, baseball, and soccer; and now it is being taken away. He stated he does feel a Dog Park is needed, but this area is being used by the local children along with the area around it which includes a creek. He stated over the summer there were multiple baseball games played by the local children on the field with eighteen children playing there at one time. Mr. Kelliher stated they have a big community adjacent to this field, and the children can walk **to** it. He stated it has been stated that children do not get out and play in the community anymore, but this is a place where they do this; and their parents do not have to drive them to it.

Mr. Fritchey asked if there are not other places within that complex where the children could play since he **felt** there were several fairly large open spaces in the area. **Mr. Kelliher stated** there is a small playground in the back which has a tot lot, but at the field they are discussing those using it are from ten-years old to teenagers. Ms. Donna Liney, Park & Recreation Director, stated there is a two acre open space site off of Bluebird, and there are smaller parcels throughout the development of Makefield Glen. **Ms. Liney stated** this is a **difficult decision**; and while they do not like to take things away, **they like to maximize their facilities, and even though there are children using that facility sometimes, she is not sure it is being used as much as a Dog Park would be used.** **Mr. Fritchey stated** he has not seen it used, and he went by this site two times **yesterday**, and two times **today** after School when the weather was nice, and during those times he only saw one adult using it running two dogs there. Mr. Kelliher stated he agrees **that** there are times when the children are not using it, but there are children using it other **times**; and if **they** take the facility away, they will not have the chance to use it. **Mr. Fritchey stated** he does not feel the Dog Park would take away the entire parcel. **Ms. Reiss stated that** she is there at least once a week, and other than when the girls soccer is playing, she does not see anyone there. **Mr. Kelliher stated** he lives approximately two hundred yards from the soccer field, and he feels it is being taken away from the children who are using it.

Mr. Mike Brody, 509 Brookbend Court, **stated** he lived in New York for the last eight years; and he has a lot of experience with Dog Parks. He asked about liability if someone gets bit in the Dog Park, and he asked Chief Coluzzi if they will be able to handle increased phone calls since there are always fights at Dog Parks.

Mr. Fedorchak **stated** he checked with the Township's insurance carrier who advised they will provide coverage for **the Dog Park** at no **extra charge**.

Ms. Goldstein stated in the standard Rules and Regulations those using it would agree that the Township would not be liable. She also **stated** that if there are repeat

offenders in Doylestown where they use key fobs, they turn the key fob off of those who have been reported to be causing problems. Mr. Brody stated the difficulty is determining who the offender is if there are two dogs that do not get along. Chief Coluzzi stated he does not feel the Dog Park will put an undue burden on the Police Department.

Mr. Bob Bazino stated he has lived in Spruce Mill for twenty years; and while his seventeen year old son is at the age where he probably would not be using that field, there are children in the neighborhood who do play there approximately twice a week. He stated this is the only athletic field/open space in this corner of the Township. He stated he has also never seen a Dog Park this close to Residential housing. He stated across from the Township Building between the softball fields and the baseball fields, there is a vast open area where they could put this.

Ms. Christine Fitzpatrick, 5007 Spruce Mill, stated children do use this and families play there with their children. She noted where her home is located which is close to where this Dog Park is proposed to be located, and she does not want it there.

Mr. Chad Smith, 6406 Spruce Mill Drive, showed on the Plan where a lot of homes are located; and he feels this is a quality of life issue for those homeowners with dogs barking, etc. He also stated only one car can come in and out of the access road at a time; and if there is a line of cars trying to exit and someone is trying to make a left hand turn, this will cause traffic to back up. He stated what is happening when there are soccer games is that people are trying to exit at the same time people are trying to enter, and people then go park on the private property. Mr. Smith stated it was stated that there will less traffic at the Dog Park than there is during a soccer game; however, Mr. Smith stated he disagrees since he used to go to Core Creek and there were as many cars there at the peak hours in the parking lot as there are at the soccer games. Mr. Smith stated at Core Creek you are able to enter and exit without any traffic issues, but here there is only one access road. He stated his main objection is that he feels there will be considerable issues if the width of the access road is not addressed and widened to at least two lanes. Mr. Smith stated he feels it may be better to have the entrance off of Heacock since they would then put their community in jeopardy of having a parking issue and traffic backing up; and unless that is addressed, he does not see their Association will buy into the project.

Mr. Benedetto stated he does not feel they would get as many people all at the same time as they do now for the soccer games. Ms. Bunn stated she has taken her daughter to that field for years to play soccer, and she feels that you can get two cars to pass at the existing access. Mr. Smith disagreed and stated he feels it would need to be widened.



Mr. Lewis asked if they have any idea how many dogs might be at the Park at the same time since if they know that, that would give an idea as to how many cars would be there. He noted the rotation area of one half acre, and he asked the purpose of this. Ms. Maryellen Saylor, engineer, was present and stated this is for sanitation purposes and allows the other fields to rest; and every few months they would have a rotation and switch large dogs over temporarily and then small dogs over so that the areas can rest.

Mr. Lewis asked if there is a way that the structure of the three areas could accommodate more space to give more buffering for noise and also to provide more space for children who want to play there. Mr. Lewis stated if they reorganized where the three areas are located, that may mitigate the noise concern and may mitigate the loss of an amenity for children. Ms. Saylor stated they have minimized those three areas already; and if they cut them down any more, she does not feel that it will be an effective Dog Park. Mr. Benedetto asked who makes the recommendation on the areas needed, and Ms. Saylor stated they looked at local and regional models. She does not feel they could make it any smaller. Ms. Goldstein stated the DCNR Guidelines are an acre for large dogs, a half acre for small dogs, and an acre for the rotation area. She stated they are recommending the same two and half acres, but in a different configuration in respond to resident requests.

Ms. Saylor stated with regard to the difference between the Dog Park traffic and the soccer field traffic, there is a greater turn over during soccer games since there are parents arriving with their children for their warm up while other children are still playing their game. She stated with a Dog Park one of the biggest benefits is that they hope to have a lot of walkers since it is in this area as well as cars coming at different times compared to soccer where the cars are entering and exiting at the same time.

Mr. Jim Bray, stated he is a resident of Lower Makefield, and he and his wife have a lot of experience with Dog Parks; and they are very much in favor of the proposal and feel it is a quality of life issue. He stated there are approximately 5,000 to 6,000 dogs in Lower Makefield Township which a large constituency that has been ignored over the years. He stated there are a multiplicity of ball fields which he feels is wonderful, but he also feels a Dog Park is essential for a community that purports to have a high quality of life. He stated in 1999 he and wife along with another Township resident, Joanne Richardson, submitted a proposal to Lower Makefield Township to install a Dog Park; but they were not received very well at that time. He stated it appears that they were ahead of the curve, and he feels this is an idea whose time has come. Mr. Bray stated many sister communities have facilities like this. Mr. Bray stated he would be willing to pass onto the Township information on this that they have gleaned over the years, as they prepared a very comprehensive

report that answers a lot of the questions that people have brought up tonight about liability, funding sources, and rules and regulations. He stated they have been in Dog Parks in Florida, Vermont, New Hampshire, Pennsylvania, and New Jersey all of which he felt were well run.

Mr. Bray stated they have already heard about the benefits, but there are some myths about Dog Parks he would like to dispel. He stated fighting in Dog Parks is not really an issue since if a fight occurs, the dogs are removed immediately. He added that in his experience there are very few instances of that happening. He stated as far as noise is concerned, he reported on the lack of noise. He stated this is not a kennel, and when dogs are in a kennel, they are away from their homes and they are frustrated and anxious; however, at a Dog Park, they are having a good time and it is incredibly noise free. Mr. Bray stated as far as property values are concerned, studies they looked at clearly indicated that properties next to Dog Parks actually increase in value because our society loves dogs and many people have them; and they want to be near a facility like this.

Mr. Bray stated with regard to cost, his report indicated that most Dog Parks are funded from a variety of sources including the Township, Grants, fundraisers, and outright donations. Mr. Bray stated in that fashion the total cost would not be borne by the taxpayers. He stated they are discussing \$150,000; and for a Township with a Budget of \$15 million, he does not feel this is a large amount. He stated he feels they have probably spent at least \$5 million to \$10 million over the years on recreational facilities. He stated he feels what they are looking at spending is a very miniscule amount to take care of a very large constituency in Lower Makefield. He stated and his wife would like to make a donation of \$100 and be the first to donate to a new Dog Park. He stated he hopes that the Board of Supervisors unanimously votes for this proposal.

Ms. Jeanne Bray, 12 Terracedale Road, stated many studies have shown what pets and particularly dogs do for people in terms of longevity, better health, and relieving stress. She stated many people do not have yards so their dogs cannot get exercise and many people are older and cannot do a lot of walking. She stated dogs need to get exercise in order to be well behaved. She stated besides the Dog Parks she was involved with the start of the dog day care, 4 Paws, in 2000; and from the beginning it was amazing to her how few fights there were. She stated that facility now has up to thirty dogs in a room playing together. She stated people who have dogs that love to play with other dogs take their dogs to a dog day care, and those dogs that do not get along with other dogs are generally not at a dog day care. Ms. Bray stated when she came to Lower Makefield twenty-seven years ago, she felt no sense of community; but once she got a dog and would walk around the neighborhood she met other people who had a dog. She stated for people who do not have children or



belong to a Church, there is no community. She stated she feels this is an opportunity for people who have dogs who might feel a little disenfranchised to feel more a part of the community.

Mr. Bazino stated his dog recently passed away, and he loves dogs; but he does have concern about the open space at Makefield Glen. He stated there are problems with cutting the grass in Makefield Glen. He also stated the biggest issues he has had with Makefield Glen has been people not securing their trash or picking up their dog waste. He stated he feels approximately 10% of dog owners are not responsible people. He stated in the open space they have, other people have to go out and clean up the dog waste before their children can play there. Mr. Bazino stated he feels most Dog Parks are in parks, and the area they are considering is a Residential community. He stated he feels there are other places in the community where the Dog Park could be located where they would not have to take anything away from anyone as he feels they are putting this in an area where the children have limited places to play. Mr. Bazino stated Makefield Glen has a Facebook page, and it is 50/50 as to who is in favor of the Dog Park; and he feels it is going to tear the community apart. He stated most of the people who are against it do have dogs.

Mr. Greg Papazian, 580 Kings Road, stated he was on the Sub Committee for the Dog Park. He stated what is nice about the Heacock location is that it is centrally located and within walking distance for those in Makefield Glen, but agrees that it is close to houses, condos, and apartments. He stated he personally favored the Snipes Tract because it is away from most residential property and it backs up to I-95, but that is in the northern part of the Township. Mr. Papazian stated he knows approximately ten to twelve people who are interested in forming a private non-profit for fundraising activities to help with the cost of the Dog Park, and he reached out to Ms. Liney earlier this week and made that offer. He stated he is not sure whether the Township plans to create something themselves and then ask for volunteers or if the Township would like an outside group to take this on.

Ms. Tyler stated they appreciate the offer, but she feels they could use the Community Foundation they already have although they would like their manpower. Mr. Papazian stated they are willing to help with maintenance and fundraising. Mr. Fritchey stated they would welcome any help they can offer with fundraising, and it would be cleaner if it went through the Township's 501C3. Mr. Fedorchak stated any donations should be made out to the Lower Makefield Township Community Foundation. Mr. Fritchey stated this is a 501C3 which is audited. Mr. Benedetto stated they should write "Dog Park" in the memo line. Mr. Papazian stated they have already discussed some ideas for fundraising.

Mr. Kelliher asked about the process as to notification, and he asked if this will be discussed again with the people who live in the nearby area. Mr. Benedetto stated the intent was to take a vote this evening since it has been discussed already a number of times at the Park & Rec Board. Ms. Bunn stated this has been discussed for over a year, and they have had meetings where it was advertised. She noted Mr. Ron Smith had also set up a Facebook page for the Dog Park. She stated she joined the Park & Rec Board in 1999 specifically to put a Dog Park in the community.

Mr. Kelliher stated he is in favor of the Dog Park but not at this location. He stated Heacock seems to be the site the Board is settling on; however, he feels there are a number of people who live in that area who will be impacted by this. He stated when the Township goes through the process of building something, they notify those living within a certain distance of the project; and he assumes that they will follow that process to let the residents know about it. Mr. Fedorchak stated this will have to go through the Land Development process, and the public will be contacted at the Planning Commission and Board of Supervisors level.

Ms. Fitzpatrick asked if the residents will get a say as to where the Dog Park will be. Mr. Benedetto stated the discussion this evening was about putting in an Application for a Grant; and if they want to be successful in getting the Grant, they need to pick a location. He stated they received a recommendation from the Park & Recreation Board on the location. He stated he would like to move forward with this. Ms. Fitzpatrick stated she feels there are other locations that are not as close to residences. She stated she does not feel anyone would want to be as close to a Dog Park as she is going to be at this location. Mr. Benedetto stated he understands that they are never going to be able to please everyone.

Ms. Tyler stated she has been involved in this project for some time, and she feels an issue with the Snipes Tract is accessibility since you cannot walk to it; and she does not feel it would be well used. She also stated the development costs are high. She stated that piece of property has also been earmarked as a soccer facility. Ms. Tyler stated with respect to the site near the train tracks, she does not feel that would be a high use area; and it would also require a tremendous amount of tree clearing, and there are noise issues with the Railroad when you take out the buffers. She stated of the three parcels the Board has been presented with tonight, she feels Heacock makes the most sense with regard to potential for use, population density, and access to the bike path system; and she hopes that the net result will be a quieter area for the residents without soccer at that location.



Ms. Fitzpatrick stated she belonged to two Dog Parks previously and you cannot walk to most Dog Parks. She also stated she feels Dog Parks are overrated, and most people are not watching their dogs. She is also concerned about the odor from the dog waste. Ms. Tyler stated she hopes that the vast majority of the residents of Makefield Glen will see this as a benefit, although she recognizes that Ms. Fitzpatrick has valid concerns.

Ms. Reiss stated she feels that sometimes they have to consider the greater good of the community. She stated she feels it would be dangerous if it were at the Oxford Valley location because it would be dangerous to walk there. She stated no matter where they put it, there would be homes. She stated she feels the dog owners will clean up their dog waste adding she lives in an area where almost everyone has a dog, and she has never seen any real problems with dog waste in the forty years she has lived in her development. Ms. Reiss stated the problem she sees is that people do not have a place to let their dogs run.

Mr. Bazino stated he is very concerned that he is hearing that Snipes is earmarked for soccer fields when they are taking a **field** away from their children for this Dog Park. Mr. Benedetto stated this has been on the Plan for Snipes for over ten years. Mr. Fritchey stated they have to make decisions that they feel are in the best interest of the 35,000 residents in the Township; and the unfortunate reality is whatever they decide to do, there are going to be some people that are unhappy with their decision. He stated he feels they are trying to do the most good and the least harm, and to ameliorate the harm they do to extent that they can. He stated they have a choice to do nothing or do something that will serve a lot of people even if it has a small negative impact on some people. He stated he feels based on everything that has been stated from a variety of people including Mr. and Mrs. Bray, the Township engineer, and the Dog Park Sub Committee he feels it is in the best interest of 35,000 people in the Township to have a Dog Park; and the best option of the three is the one that has been **recommended** by the Park & Rec Board which is the Heacock field.

Mr. Benedetto stated the reason they have to proceed now is because they have a deadline; and if they want to offset the cost of this, which is in everyone's interest, they have to make an Application in April, and pick a site.

Mr. Lewis stated he assumes the location they select today could not be changed if they get the Grant; but if they do not receive the Grant, they could put it anywhere. Ms. Goldstein stated if they receive the Grant and intend to use the funds as per the terms of the Grant, it would be tied to the site. Mr. Lewis asked if the Resolution should state that the intent is not to use taxpayer funds but to rely on donations to the 501C3; however, Mr. Truelove stated he does not feel they should be that specific at this point. He stated they are just authorizing that there will be a match.

Ms. Tyler moved, Mr. Benedetto seconded and it was unanimously carried to approve the Heacock location as the dedicated property within the Grant Application, and to authorize the Resolution for matching funds to comply also with the terms of the Grant Application process.

## PATTERSON FARM

### Consideration of Artists of Yardley Lease Agreement

Mr. Benedetto stated this matter has been Tabled until the second meeting in April.

### Authorization to Go Out to Bid for the Farming Operation

Mr. Fritchey moved to go out to Bid for the Patterson Farm farming operation and the accompanying Lease documents.

Ms. Tyler stated what they are discussing is the necessity to bid out the farmland at Patterson Farm, and they have to follow the Bid process.

Ms. Reiss seconded.

Mr. Fedorchak stated they have already begun the advertisement and Bids should be into the Township Office by Noon Friday, April 1. He stated these will be reviewed by Mr. Truelove; and by the April 6 Board meeting, they will present their recommendations to the Board.

Motion carried unanimously.

Mr. Truelove stated the Board was in Executive Session starting at 7 p.m. and concluded at 7:30 p.m. when the Public Meeting started. He stated all Board members were present along with himself, the Chief, and Mr. Fedorchak; and items of litigation and real estate were discussed.

## APPROVAL OF DEED OF CONSERVATION EASEMENT OF RESTRICTIVE COVENANTS WITH ST. IGNATIUS OF ANTIOCH PARISH

Mr. Truelove stated the EAC sent some recommendations, and the Board should make a determination if they wish to include those. Mr. Truelove stated he does have the new contact person at the Church.



Ms. Reiss moved to approve the Deed of Conservation Easement and Easement of Restrictive Covenants with St. Ignatius of Antioch Parish including the EAC comments.

Mr. Eisold stated he put together a sketch showing what areas the EAC is discussing. He stated the part in dark green is the area which the Agreement currently refers to which is land that will continue to be held in ownership by the Church with the Conservation Easement. He stated the yellow shows the area of the parcel to be owned by the Homeowners Association and not the Church and that was the 6.3 acre parcel which is referenced in the letter from Mr. Dresser. Ms. Tyler stated they cannot approve all the recommendations from the EAC because it contains land that is not privy to the Conservation Easement. Mr. Eisold stated the Agreement was drawn up with the Church for the green portion only although the EAC would like to see the same thing for the other portion, but he does not feel they can do that at this point. Mr. Truelove stated that is not before the Board, and this only relates to the Church and not with respect to the developer.

The Motion was withdrawn.

Mr. Dresser stated there is another parcel they would like to put a Conservation Easement on. He stated it is not St. Ignatius Church – it would be Erin Development. Mr. Eisold stated that is noted on the Record Plan to be a Conservation Easement. Mr. Benedetto stated at this point they can only approve this Deed with the Church. Mr. Dresser asked if they know when Erin Development might submit this; however, Mr. Eisold stated he does not, adding there are still some items they need to address.

Ms. Tyler asked if the EAC had any comments in their review letter which applied specifically to the green property, and Mr. Dresser stated they did. He noted the clause about tree removal. He stated they would not be able to remove trees unless it is a damaged tree, and they could take that down but they have to tell the Township why they did it.

Ms. Tyler moved and Mr. Benedetto seconded to approve the Deed of Conversation Easement and Easement of Restrictive Covenants with St. Ignatius of Antioch Parish adding to that Paragraph 1 of the EAC letter. Motion carried with Mr. Lewis abstaining adding he is a parishioner of St. Ignatius.

## SUPERVISORS REPORTS

Mr. Benedetto stated the Pennsbury School District will be before the Zoning Hearing on March 15. He stated the Bucks County Performing Arts Center will be having an event on Saturday, March 12 which is an evening of Irish folk music and dance at 7:30 p.m. at the Yardley Community Center in Yardley Borough. He noted information can be found at their Website BCPAC.org.

Ms. Reiss stated she met with Farmland Preservation, and they are working on fencing. She stated the Pennsbury School Board will be presenting the Middle School Complex at the next Planning Commission meeting. Ms. Reiss stated hopefully they will be having a Special Events Committee meeting if they can get a few more people. Ms. Tyler suggested they try to absorb some of the people who expressed interest in working on the Dog Park on a temporary basis on the Special Events Committee, and Ms. Reiss agreed.

Ms. Tyler commended Ms. Steil and Ms. Grant on their continued endeavor of digitizing some of the Township historic documents.

Mr. Fritchey stated the Sewer Authority met for the first time with the new Sewer engineer, Fred Ebert, who briefed them on his analysis to date of what is going on with the Morrisville Municipal Authority concerning the sewers. Mr. Fritchey stated the Sewer Authority also discussed the plight of two residents where there is a serious problem with sewage backing up in their basement due to tree roots growing into the pipes. He reported that remedial steps are being taken to solve the problem short term, and Mr. Ebert is going to look into a long-term solution.

## AUTHORIZE GOING OUT TO BID TO RENOVATE THREE TENNIS COURTS AT THE REVERE ROAD LOCATION

Mr. Fedorchak stated this evening he is asking the Board of Supervisors to authorize the staff to go out to Bid to renovate three of the Revere Drive tennis courts. He stated at this point there is a pledge from Toll Bros. to contribute \$40,000 to that cause; and they are going to go back and ask Toll Bros. to consider somewhat more, but he would not recommend waiting for a conclusion of that as he feels the residents are very anxious to see this project completed as soon as possible. Mr. Fedorchak stated if this is put out to Bid soon, he hopes that they could have the courts ready for play by June or July. Mr. Fedorchak stated while there have been four courts there for a number of years, they are recommending the renovation of three; and Mr. Eisold had reported that on the fourth court underneath that section there were some landfill materials that had to be removed by Toll Bros. last year, and although the ground is relatively stable, that area is going to be prone to some



settlement over the next few years, and he feels it makes the most sense to go with three courts instead of four. He stated the Park & Recreation Board also agreed with that recommendation. Mr. Fritchey agreed with Mr. Fedorchak adding that some of the residents were at that meeting and seemed to be on board with that concept.

Ms. Tyler moved, Mr. Benedetto seconded and it was unanimously carried to authorize the staff to go out to Bid on the renovation of three of the four tennis courts located at the Revere Road location.

Mr. Benedetto advised Mr. Fedorchak that he would like to have them put signage there to better indicate that these are public courts and that they also put a sign at Schuyler that indicates that when those courts are full, there are public courts on Revere Road so that it is better publicized. Ms. Tyler stated they should speak to Ms. Liney about this as she feels there should be one at every tennis court location with the same sign showing where all of the Township courts are located. She stated she also feels they should better publicize the court locations on the Township Website. Mr. Fritchey stated several of the residents from the Revere Road tennis court area were present at the Park & Rec meeting and understood that the Township was planning on doing that, and they endorsed that concept.

#### APPROVAL OF SIGN MATERIAL & POST BIDS FOR 2016-2017 SEASONS

Mr. Fedorchak stated these materials were bid out through the Consortium, and they received four Bids which he reviewed. He stated they are recommending that the Board award the Contract for the purchase of various sign materials to Garden State which was the lowest Bid for the types of materials that the Township uses for their signs. He stated the Township does have a sign machine.

Ms. Tyler moved, Mr. Lewis seconded and it was unanimously carried to accept the Bid from Garden State for sign materials and posts for the 2016-2017 seasons.

#### APPOINTMENTS

Mr. Benedetto stated they had a number of Interviews this evening.

Ms. Reiss moved, Mr. Fritchey seconded and it was unanimously carried to appoint Kim Rhoades to the Special Events Committee.

Mr. Fritchey moved, Mr. Lewis seconded and it was unanimously carried to appoint James Dougherty to HARB.

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Ms. Tyler asked Mr. Fedorchak to let Mr. Dougherty know that HARB is having a meeting on Tuesday, March 8.

Ms. Tyler moved, Mr. Fritchey seconded and it was unanimously carried to appoint Christa McConahy and Helen Heinz to the Historic Commission.

Ms. Reiss moved, Ms. Tyler seconded and it was unanimously carried to re-appoint Zac Rubin to the Electronic Media Advisory Board.

Ms. Tyler moved, Mr. Fritchey seconded and it was unanimously carried to re-appoint Lisa Gage to the Electronic Media Advisory Board.

Ms. Tyler moved, Mr. Benedetto seconded and it was unanimously carried to re-appoint Patricia O'Donnell to the Disabled Persons Advisory Board.

There was discussion about the re-appointment of Mr. Robert Innis, and it was agreed to consider this at the next meeting.

There being no further business, Mr. Lewis moved, Ms. Reiss seconded and it was unanimously carried to adjourn the meeting at 12:40 a.m.

Respectfully Submitted,



Kristin Tyler, Secretary