

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – NOVEMBER 3, 2010

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on November 3, 2010. Chairman Smith called the meeting to order at 7:35 p.m. Mr. Smith noted that the Board met in Executive Session prior to the meeting and discussed personnel and legal matters. Mr. Maloney called the roll.

Those present:

Board of Supervisors:            Ron Smith, Chairman  
   Greg Caiola, Vice Chairman  
   Matt Maloney, Secretary  
   Dan McLaughlin, Treasurer  
   Pete Stainthorpe, Supervisor

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

PUBLIC COMMENT

Mr. Harold Koopersmith, 612 B Wren Song Road, stated he understands Mr. Stainthorpe has three more years left on his term, and he hopes that Mr. Stainthorpe will run for re-election after that time. He stated he feels the Board of Supervisors does an excellent job. He stated tomorrow night they will begin the Budget workshops, and he would like all those interested in the Budget to come before the Board and tell them how to spend their money. He stated the Board has the correct formula on how government should proceed. Mr. Smith showed a copy of the proposed Budget which they will be discussing at the Budget workshops; and he invited the public to attend all three Budget workshops which will be held Wednesday, November 4, Wednesday, November 10, and Thursday, November 11 with all meetings beginning at 7:00 p.m.

Ms. Bobbie Moore, Yardley Business Association, stated on November 13 they will have the Yardley Business Holiday Showcase to be held at the Yardley Community Center from 2:00 p.m. to 5:00 p.m. She stated that same day Landmark Towns Trolleys will be running trolleys through a number of area Townships from 10:00 a.m. to 10:00 p.m. She stated the tree lighting with Santa at the Old Yardley Library will be held on November 26 at 6:00 p.m. She also noted the Yardley Borough Parade will be held on December 4 at 3:00 p.m. Mr. Smith stated this information can be put on the Township Channel.

Ms. Virginia Torbert, Citizens Traffic Commission, thanked all those who attended the safe driving event on October 23. She stated over 100 people were in attendance, and the driving simulator was well used.

Mr. Smith stated the Artists of Yardley held a wonderful event two weeks ago throughout the Township including at the Patterson Farm and hundreds of people attended.

#### VETERANS MONUMENT UPDATE

Mr. Kevin Treiber and Ms. Kathy Kraeck were present. Mr. Treiber stated when they came before the Board several years ago, they stated that they were not going to ask for taxpayer money for the monument; and to date they have not. He thanked the Veterans Committee for all of their hard work.

Ms. Kraeck stated two years ago they began the process of looking for professional designers to design the monument, and they found an incredible team who created the design which is shown on their Plan tonight. She stated in March, 2008 they began fundraising, and they have raised \$85,000. She stated this was due to the terrific members of their Committee and the community. She stated in April, 2010, they launched the Stepping Stone Campaign to fund the monument, and the lay out was shown on the Plan below the design of the monument itself. She stated the pavers range in price from \$125 to \$10,000 depending on the size and materials. She stated they have had a \$10,000 donation and many other donations. She stated different groups have become involved in their project. She also stated that Shady Brook Farm has selected their Monument fund to be one of three major recipients of their Holiday Light Show beginning this year and continuing for the next two years. She stated the Monument program is also part of the Township's non-profit, and donations are tax-deductible to the extent allowed by law. She stated they are also eligible for corporate matching donations. Ms. Kraeck stated they will have a gold sale event taking place at Makefield Highlands on November 21. There will be raffle baskets there as well.

Ms. Kraeck stated the Wall of Honor within the Monument will have names etched on the wall for any Lower Makefield or Yardley veterans, and they do not have to pay for this. She stated those who have lost their life in service of the Country will have their name engraved on a separate bronze plaque. She stated they are asking the community to contact the Committee or Township with the names of the Veterans. She stated their website is [www.veteranssquare.org](http://www.veteranssquare.org), and the phone number is 267-274-1195.

Ms. Kraeck stated they hope to put the project out to bid within the next few months, and they are looking for any interested contractors in the area or materials suppliers to work with them donating labor or materials, and this could then be reflected in the bid so that the overall price could come down.

Mr. Treiber stated they have received from the architect, Brian Mann, a Contract in the amount of \$28,750 for the “soft costs” for the duration of the project including site visits; and they are asking the Board to consider approving this.

Mr. Smith stated the funds are not coming from the Township, and Mr. Treiber agreed.

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to approve awarding the architect’s Contract.

Mr. Treiber stated a Blue Star Memorial will be held this Sunday at 11:00 a.m. at the Garden of Reflection. Mr. stated the Veterans Day Parade will also be held this Sunday, and he thanked Mr. Caiola for working on this. Mr. Caiola thanked the Special Events Committee for working on this as well. Mr. Caiola stated the Parade will begin at 1:00, and there are approximately twenty-five groups participating. Mr. Caiola stated the railroad is scheduled to be closed, and they are working with Chief Coluzzi on this. Ms. Kraeck stated they will have a wreath-laying ceremony following the Parade with Jerry Jonas as the Keynote Speaker. She stated he is a Bucks County Courier Times columnist who was a Korean Combat War Veteran and he helped to organize Stand Down in Bucks County this September which is the annual event held to help homeless Veterans. Ms. Kraeck stated Frank Fazzalore will be the Grand Marshall of the Parade this year.

#### DISCUSSION AND APPROVAL OF PROCEEDING WITH PAA BATTING CAGE PROJECT

Mr. Bo Birkhead, Commissioner of PAA, was present and stated there continues to be a need for additional fields, and they have also seen players going to different locations outside of the Township for indoor hitting and pitching. He stated he was interested in having an indoor facility in the Township so that residents would not have to go outside of the Township. He stated the Thomas family lost their son, and they have contacted PAA and are interested in helping to fund an indoor facility. He stated in order to move forward, they need approval from the Board of Supervisors. He stated the proposed location for the facility is behind the concession stand at Stoddard. The facility will be a 120’ by 60’ pole barn. He stated it will be a four-lane hitting/pitching tunnel, and the nets can be pulled back for practice. He stated they could also hold their meetings in this facility.

Mr. Birkhead stated PAA will be paying for the facility, but they need approval from the Board of Supervisors to proceed to the bank to finance the difference needed from what has been donated. He stated they would like to have the facility constructed as soon as possible.

Mr. Maloney stated he understands they have discussed preliminary designs with Mr. Majewski. Mr. Majewski stated the Park Board reviewed the Samost Sketch Plan for the overall development of the tract for baseball and tennis. They recommended that the Board of Supervisors approve that Plan. He stated the Plan had also laid out an area for a batting facility in the area where PAA would like to build which is the area directly behind the concession stand. Mr. Smith asked if this would be a permanent fixture, and Mr. Majewski stated it would be permanent.

Mr. Birkhead stated the facility will be identical to the facility built by the Bensalem Ramblers.

Mr. Stainthorpe stated he is in favor of this project conceptually; and since PAA will be financing it, it would be similar to the YMS with the turf field at Macclesfield Park. Mr. Stainthorpe stated they would still have to go through the whole Land Development process and meet Township Codes.

Mr. McLaughlin asked who would own the facility, and Mr. Truelove stated this would be similar to the turf field where YMS has a lease, but the Township would still own the land. Mr. McLaughlin asked about the operating costs for the building, and Mr. Birkhead stated PAA will be responsible for this.

Mr. Smith asked if the Park & Recreation Board has recommended this, and Mr. Birkhead stated they did, and they would like the Board of Supervisors to support them in this effort.

Mr. McLaughlin stated he would like to see what this is going to look like. Mr. Birkhead stated they could go to the Bensalem facility which is identical to what they would like to build. Mr. Stainthorpe stated they will still have to submit Plans to the Planning Department and show the colors, etc. Mr. Birkhead stated they will have the specs of the facility, electrical plans, HVAC plans, etc. Mr. McLaughlin asked the estimated cost, and Mr. Birkhead stated it will be \$110,000 to \$125,000 for the building and internal equipment.

Mr. Caiola stated this will probably save the PAA players money, and PAA may also be able to generate income for their organization as well. Mr. McLaughlin asked if they intend to have other organizations use this facility, and Mr. Birkhead stated the focus is for their players. Mr. Smith asked that it be made available to all their players and not just the Travel Teams, and Mr. Birkhead stated it will be open for everyone.

Mr. Stainthorpe moved and Mr. Caiola seconded that the Township provide adequate land to lease to PAA in order that they can proceed with construction of an indoor batting facility at PAA's expense subject to Land Development approvals.

Ms. Helen Bosley, 546 Palmer Farm Drive, asked if the Township has a Master Plan with respect to Parks & Rec and the use of the land. Mr. Stainthorpe stated they do. He stated the land being discussed for this project is part of a baseball facility and future plans are to build additional baseball fields in that complex. He stated this use being discussed would fit the Master Plan. Mr. Smith stated the Park & Recreation Board has recommended approval of this. Ms. Bosley stated this will be a three-story structure, and she asked the type of roof they will have. Mr. Birkhead stated they do have drawings and it will have a pitched roof. Ms. Bosley stated there are fields and other areas which are very attractive and now there will be an industrial-type building in the center which will be four stories high and the size of a third of a football field. She stated they may also be renting it out which means they will have to have ingress/egress, a paved road, a huge parking area, and appropriate lighting. She stated she feels it will change the nature of what they have in the area and will impact the neighbors in the area. Mr. Stainthorpe stated this will go through the Land Development process through the Planning Commission and Board of Supervisors so that the neighbors do have an opportunity to make comments. He stated at this point they are only voting to back the idea and enable PAA to go out and get financing.

Mr. Caiola asked about the proposed height of the structure, and Mr. Majewski stated it is 24'8". He added the building will be behind the concession stand and it will be buffered. He stated directly behind it, there is an extensive tree buffer.

Mr. McLaughlin stated he is uncomfortable approving something he has not seen a picture of. Mr. Maloney stated this is what they will do during the Land Development process. Mr. Smith stated they are not approving anything this evening other than allowing the organization to move ahead with the next step.

Motion carried unanimously.

#### UPDATE ON 2010 LEAF COLLECTION PROGRAM

Mr. Fedorchak stated they will begin the leaf collection program on November 15. He encouraged everyone to check the Township Website where they will post the collection schedule.

Mr. Maloney asked how close they are on coming up with a long-term plan for the yard waste/leaf collection program. Mr. Fedorchak stated they have a ten-year capital improvement program identified for both the leaf collection and recycling programs.

He stated they are still working on a site for the program. Mr. Maloney asked that as part of this year's Budget process, Mr. Hoffmeister be asked to include a projection of what the leaf assessment will be over the next ten years.

#### APPROVAL OF MINUTES

Mr. Caiola moved, Mr. McLaughlin seconded and it was unanimously carried to approve the Minutes of October 20, 2010 as written.

#### TOWNSHIP CAPITAL IMPROVEMENT PROGRAM UPDATE

Mr. Joe Menard, Citizens Budget Committee, was present and provided this evening summary information on the Township funds. He stated this information lists the revenue sources, the expenditure classes, the projected balance as of the end of 12/31/10 which was in the adopted Budget, and the net change of the surplus for 2010. He stated these are only the numbers that were in the approved Budget. He stated these numbers do not reflect any actual results of operations. Mr. Menard also provided a hand-out which is a summary of all the capital needs. He stated Mr. Majewski was very helpful working with them and providing information on how the road program is developed.

Mr. Menard stated Liquid Fuels payments from the State are used for road purposes which can be construction, capital equipment, and road repairs. He stated he provided a quick comparison of what the annual costs are versus what is being received from the State for Liquid Fuels. He stated this does not take into account inflation or whatever the State may do with regard to the Liquid Fuels payment allocation. He stated they have requested more information on this so that they track this better. Mr. Menard stated some of the Liquid Fuels money this year went to snow removal, road maintenance, equipment, and capital improvements. Mr. Menard stated he did discuss with Mr. Majewski whether they were running behind and had deferred reconstruction, and Mr. Majewski concluded that they did not but they are now running into a heavier annual construction cost to reconstruct the roads. Mr. Maloney stated his criticism in the past was on the basis that they did move one project into this year, but moved another one back out. He stated for 2010 some of the \$700,000 is being spent on non-capital expenditures, and Mr. Menard agreed. Mr. Menard stated there is \$350,000 shortfall somewhere – either in the operating or in the capital. Mr. Maloney stated they are pulling the equivalent of  $\frac{3}{4}$  of a mill out of the General Fund if this is where they want to put that money in the future. Mr. Menard stated as they get into finalizing the Budget, those changes in terms of costs and how they want to view the costs will become more evident. Mr. Fedorchak stated with regard to non-road re-surfacing items, the Liquid Fuels monies basically finance the entire snow removal program – salaries, salt, and vehicles.

Mr. McLaughlin noted the Summary of Township funds and stated it seems that there is an issue in Park & Rec and they will “burn through” all the fund balances in Park & Rec in 2011, and Mr. Menard stated this is true. Mr. McLaughlin stated this is also true for the Community Pool and Capital Reserve, and Mr. Menard stated he agrees if it continued in the same pattern. Mr. Menard stated more discussion is needed and they will make recommendations on Community Pool capital so they can stabilize the charges to the users. He stated this is just a starting point; and as they go through the Budget Hearings, more information will be added. Mr. Menard stated they are trying to take a comprehensive look at all of the capital needs in the Township.

Mr. Smith thanked Mr. Menard and the Citizens Budget Committee for all the hard work that has been done getting ready to go through the Budget process.

Mr. Maloney stated with respect to the Golf Course and the Pool, a lot of work has been done already on future work to be done, and this will be discussed as they go through the Budget process.

Mr. Zachary Rubin, 1661 Covington Road, asked if there is a vacancy in the Township Finance Director position, and it was noted that there is. Mr. Rubin asked when they plan to hire someone, and Mr. Fedorchak stated he is in the process of this now, and will hope to have someone on board by January. Mr. McLaughlin stated they have retained Mr. McCloskey on a consulting basis. Mr. Fedorchak stated Mr. McCloskey will also be working with the Township to close the books in January and work with the Auditors. Mr. Rubin complimented the Township on the LED lights at the Municipal Building entrance and feels this is saving money.

Ms. Helen Bosley stated she is in favor of a long-term view of a capital budgeting process which she feels will result a living document so that they can plan for the future. She commended the Citizens Budget Committee and particularly Mr. Menard for his leadership, and stated she is in favor of the Committee focusing on so many things for the Township. Mr. Smith stated they want to build up monies long-term so that there are funds available if there is an emergency.

Mr. Harold Koopersmith asked how much they anticipate having in the capital reserve account by the end of the year, and Mr. Menard stated they do not have this projection yet since it is early in the Budget process. Mr. Fedorchak stated the General Capital Reserve Fund should have a year end balance of \$500,000 to \$600,000, for the Street Construction Capital Fund it would be approximately \$600,000 by the end of the year, and for the Sewer Capital Reserve Fund it should be approximately \$350,000. Mr. Koopersmith stated it is difficult to Budget because they do not know where the economy will be one year from now.

Mr. Smith asked the effect the refinancing had, and Mr. Fedorchak stated it was very helpful; and stated for two of the issues, they took the savings in the first three years, and during that period of time the Township saved slightly more than \$1 million. He stated for the second refinancing, the savings were spread over a six to seven year period which is another \$500,000; so the total in savings over a seven to eight year period was \$1.5 million.

APPROVE REQUEST BY HOMEOWNER AT 474 LANG DRIVE TO INCREASE THE IMPERVIOUS SURFACE COVERAGE WITH CONSTRUCTION OF A PATIO IN THE REAR OF THE HOME

Mr. Truelove stated the homeowner at 474 Lang Drive, Carolyn McLoughlin, is present this evening and is requesting an increase in impervious surface to construct a patio. Mr. Truelove noted Mr. Majewski's letter of 10/15/10 which indicates that this would still be less than what is permitted in this area.

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to approve the increase in impervious surface at 474 Lang Drive.

DEFER ACCEPTING DEDICATION OF THE GLEN AT MAKEFIELD, RESOLUTION NO. 2214

Mr. Truelove asked that this matter be deferred to November 17 so he can review information on this matter and draft a Resolution that meets the requirements for this circumstance.

DEFER DISCUSSION OF PROPOSED DEMOLITION BY NEGLECT ORDINANCE

Mr. Truelove stated late today he provided to the Board detailed information on this and would like everyone to have the opportunity to review this information. He asked that it be considered at the next meeting.

DISCUSSION OF CELL TOWER ORDINANCE

Mr. Truelove stated there have been several challenges to the Township's Cell Tower Ordinance, one of which is currently in Federal and State Court involving Liberty Towers and the Brookside Swim Club. He stated this prompted the Board to ask questions about the status of the current Cell Tower Zoning Ordinance. He stated they also received some information from a member of the Planning Commission about a fairly-restrictive

Cell Tower Ordinance in effect in the Long Island area. Mr. Truelove stated one of the concerns with that Ordinance from a legal perspective is that it has not been challenged, and they are not sure how well it would stand scrutiny if it were challenged. Mr. Truelove stated his office has done research on this matter if the Board is considering amending the Township's current Cell Tower Ordinance.

Mr. Truelove stated currently there is an Overlay District for cell towers which essentially runs along the I-95 corridor. He stated they also have a cell tower behind the Township Building which was approved approximately fifteen years ago which is the only one outside of the Overlay District. Mr. Truelove stated over the last several years, Federal regulations governing cell towers through the FCC have become much more pro-cell tower construction; and this is a reflection of the changing technology, demands, and the different applications used by providers. He stated as a consequence local laws which were already limited in terms of their ability to regulate, are being tested. He stated the current Third Federal Circuit is more favorable to residents and Townships in terms of its interpretations of cell tower regulations compared to other Circuits in the Country. He stated he is concerned that the regulations have changed drastically and there is also a declaratory ruling issued approximately one year ago which states, "We conclude that the State or local Government that denies an Application for personal wireless service facilities siting solely because one or more carriers serve a given geographic market has engaged in unlawful regulation that prohibits or has the effect of prohibiting the provision of personal wireless services ...". Mr. Truelove stated this means that if any carrier has a problem getting coverage even if another carrier has coverage in a certain area, the regulations may promote the ability of that particular carrier to site a cell tower.

Mr. Truelove stated if the Township decides to amend the current Cell Tower Ordinance, they should proceed cautiously; and if they are overly restrictive, the possibility exists that if a cell tower construction provider wants to come in and challenge it, the entire Cell Tower Ordinance could be thrown out in its entirety which means the entire Township could possibly be subject to cell tower coverage. He stated he wants to determine if the current Overlay Ordinance meets the current requirements; and if it does not, what would be a reasonable alternative both to meet the Federal regulations and the concerns of the local residents.

Mr. Truelove stated since they are currently involved in litigation at the Federal and State level, he would not want to give out too much information publicly at this time, and this could affect some of these issues as well.

Mr. Smith asked if there are other Townships that are outside of the Third District Court of Appeals that have Ordinances that have passed muster, and Mr. Truelove stated they are continuing to look into this. He stated once a determination is made whether they should keep what they have or design something else, he will work with Mr. Majewski and the other professionals on drafting something and determine what sites would be

appropriate or how they can draft something that would be a balance. Mr. Truelove stated he does not want to proceed too quickly and make the wrong decision which could result in a condition where they have little or not control.

Mr. Maloney stated he has not heard what sections of the Township would want to have their community as an additional area to build cell towers. Mr. Stainthorpe stated he too questions how and where they would change the Overlay District. He stated he feels they may not want to make any changes.

Mr. McLaughlin asked if there is a perceived weakness in the current Ordinance based on the Brookside situation, and Mr. Truelove stated this is what the pending litigation is about whether the current Overlay District is too restrictive. He stated the concern is that the Third Circuit may decide to follow the other Circuits and become more liberal in the interpretation of allowing cell towers.

Ms. Virginia Torbert, 1700 Yardley-Newtown Road, asked if they can find out what has been the success of restricting cell phone towers from residential areas, and Mr. Truelove stated they are looking at the other Circuits which have interpreted it more liberally to see whether they have restricted those areas. He stated normally it is all about gaps in coverages. Ms. Torbert asked if drafting an Ordinance on this will effect the pending litigation, and Mr. Truelove stated a new Ordinance would not govern what is in the litigation, but it may hinder settlement.

Mr. Ethan Shiller asked if the Board of Supervisors has the flexibility to drive their own path through different special exceptions to an Overlay by voting on specific areas that would then become part of the Overlay, and Mr. Truelove stated they would provided it was not determined to be spot zoning. Mr. Shiller stated the Township could indicate that they recognize that there are dead zones, and they could expand the Overlay to resolve the problem. Mr. Smith stated they may weaken the existing Ordinance by doing this by making exceptions; and if the Ordinance does come under attack, it gives the opponent the opportunity to indicate that the Township has made exceptions in the past on the Ordinance. Mr. Maloney stated the question is then where they would extend this to in the Township and where they could put it that would not disturb the community, and they have not been able to find such an area. Mr. Smith stated there could also be other carriers that have dead zones in other parts of the Township, and they would then want to put another tower in more areas.

Mr. Truelove stated the challenge is that the technology is always ahead of the law.

It was agreed to discuss this matter again at the Board meeting on November 30, 2010.

## OTHER BUSINESS

Mr. Truelove stated he has a Resolution for Dedication of the public improvements at the Octagon Center with the retail center that was voted on by the Board of Supervisors in August, but he had not had a Resolution prepared at that time. He stated this will help the Township get liquid fuels money, and he asked that the Board sign this after the meeting.

Mr. Truelove also asked that the Board sign the Development Agreement and Financial Security Agreement for the Regency at Yardley project for the road improvements at Big Oak and Oxford Valley Roads.

Mr. Truelove stated the final item to be signed by the Board is the Financial Security Agreement and Development Agreement for Edgewood Crossing.

## ZONING HEARING BOARD MATTERS

With regard to the Keith and Linda Beauchamp, 1366 Lexington Drive, Variance request to construct an addition resulting in greater than permitted impervious surface, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the Realen Homes Variance request for the property located at 1707 Dyers Lane, to permit two existing driveway monuments to maintain a height of 6 feet, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the Anne Holderried and Kathleen Weck, 1628 Thistlewood Drive, request for an Interpretation and Variance, if needed, to construct an addition encroaching into the front yard setback, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the Szul's Landscaping Variance request for property located at 34 Rickert Drive to construct a patio resulting in greater than permitted impervious surface, it was agreed to leave the matter to the Zoning Hearing Board.

It was agreed that with regard to the Benjamin Battiste, 2327 Lakeshore Drive, Appeal of the determination of the Zoning Officer with regard to a retaining wall/barrier within a resource protected area, that the Township participate to support the proposal of the homeowner.

Mr. Smith stated there will be a vacancy coming up on the Zoning Hearing Board as one of the members will be stepping down after the calendar year. He asked those interested in serving to send a letter of interest to the Township Manager, and the Board of Supervisors will be setting up interviews for that opening.

## SUPERVISORS REPORTS

Mr. Stainthorpe stated the Economic Development Committee will be having a Meet and Greet next Wednesday at 5:00 at the Sunrise Assisted Living facility. He stated this will be an opportunity for networking; and there will be a speaker who is the head of Select Philadelphia, which is a regional economic development organization.

## OTHER BUSINESS

Mr. Maloney asked the status of looking into an attendance policy for volunteer Boards and Commissions, and Mr. Truelove stated they discussed this in Executive Session. He stated there are approximately nineteen such Commissions in the Township and some are governed by the Municipalities Planning Code so the rules for attendance and/or removal are listed in that statute. He stated there are others that are governed by the Second Class Township Code. Mr. Truelove stated most are governed by the Resolutions or enabling legislation of the Township that created the different Boards, and there is nothing in those enabling legislations. He stated he would recommend that at some point depending on the Board's desire for the threshold of attendance, that there be a blanket Resolution that is passed for attendance policies for all the Boards and Commissions which are otherwise not governed by Statutes. He stated everyone should then be put on notice as to the expectations. Mr. Truelove stated he can provide something by the end of the year so that everyone is put on notice going forward for 2011.

## CHANGE OF DATE OF BOARD OF SUPERVISORS' MEETING

Ms. Helen Bosley questioned the date of the first meeting in December of the Board of Supervisors; and Mr. Truelove stated at a prior meeting there was discussion about changing the date of the first meeting in December because December 1 is the first night of Chanukah, and it was agreed to move that meeting from December 1 to Tuesday, November 30.

There being no further business, Mr. Caiola moved, Mr. McLaughlin seconded and it was unanimously carried to adjourn the meeting at 9:20 p.m.

Respectfully Submitted,

Matt Maloney, Secretary

