

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

April 13, 2011

7:00PM

CALL TO ORDER & FLAG SALUTE

Council President O'Hara called the meeting to order and led the Salute to the Flag followed by a **Moment of Silence** in honor of *John A. Rein*, a long time resident and former Council President who passed away earlier this week.

SUNSHINE STATEMENT

The Opening Statement was read: Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was published in the Burlington County Times on January 2, 2011 and March 27, 2011; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: Frank Baldorossi, Sean Ryan (Late), Jerry Sandusky, David Woolston, Dennis O'Hara

Also Present: Mayor William Berry (Late); Richard A. Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; William J. Kearns, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

PUBLIC COMMENT

Council President O'Hara noted that the discussion on the Second Avenue Ordinance would take place later in the meeting.

Nothing at this time.

All residents having an opportunity to be heard, MOTION by Sandusky; seconded by Woolston to close the public portion of the meeting. All ayes - motion carried.

NOTE: 7:04PM Council Member Ryan present.

CIS: DUFFY MANOR, SENIOR COAH – AFFORDABLE HOUSING

Administrator Brook explained that representatives of CIS were present at the meeting because they are continuing to move forward with finishing up the redevelopment plan, which will go before the Planning Board this month and again in May; also, to continue the dialog between CIS and the governing body.

Barbara Schoor, principal in charge of the Duffy Manor project at CIS, introduced herself and Chris Foglia, owner and CEO of CIS.

Ms. Schoor thanked the governing body for all of the work they did in January with CIS in revising the agreement and the pilot that got them moving in this round of the tax credit financing. Since January, CIS did receive the Federal Home Loan Bank Funds award of \$1,170,000, which is wonderful. They also have the grant from the County Home Loan program, which they hope to retain since the plans for the project have changed. She believes the county has that money allocated to this project and they have to work very closely with the county to be sure that they are willing to

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commit those funds to the new structure. Ms. Schoor has been working with the program director on the new proposal.

Ms. Schoor stated that this coming Monday the State of New Jersey will be publishing the rules for the tax credit program in the State Register. There are quite a few changes from last year, many of them were anticipated, which is why they are considering the new direction for the project.

The timeline that was announced last week is that applications are due August 17, 2011. This means that CIS will have to go before the Planning Board for site review at the June meeting and the approval needs to be memorialized at Planning Board's July meeting. During that time would be the potential adoption of the redevelopment area. Ms. Schoor stated that one of the important things for this site is the need to be ranked in the point's category for environmental, after testing is done. Having contamination on the site helps bolster the application. Testing results are needed by August. Ms. Schoor would like to discuss who will fund the cost with the governing body.

Ms. Foglia explained that the criteria for the application has changed from suburban communities that had affordable housing obligations to urban rehab projects. CIS is trying to fit the Duffy Manor project into that criteria. Ms. Foglia stated that both CIS and Florence Township have put a lot of time and money into this project and would like to try to make a case for why they believe we may be able to find reasonable and good criteria that meets all of the state's requirements but gets a job that is not urban or a rehab funded.

Ms. Schoor noted that another way to get points is to have the site listed on the NJDEP Site Mart, which is a multiple listing for properties where there could be some contamination. The state created the website to attract investors that were looking for those types of sites. There only needs to be the perception that there could be a need for remediation on the site in order to have it listed. She explained that it is a relatively easy process that she asked the township to consider.

Ms. Schoor explained that since they are now discussing the demolition of the building instead of the reuse of the structure, they now have to deal with it being located in Florence Township's historic district. In order to address properly they need to engage architectural historian and cultural resource professionals to work on the studies that are necessary to get the state's approval to demolish the building. Assistant Administrator Sahol spoke with the members of Florence Township Historic Preservation Commission and believes they understand that it is unlikely that the building could be reused without a massive amount of money. They request that some of the elements of the building either be saved or replicated to honor the history of the building. Council President O'Hara stated that there are some beautiful doors and such that could be retained on the interior as well as some architectural features on the exterior. Ms. Schoor stated that she walked the site, inside and out, with Assistant Administrator Sahol and five members of the Florence Township Historic Preservation Commission. There are valuable artifacts in the building but is not sure about the reuse of these items in the new building. She offered to Assistant Administrator Sahol to participate with the township before CIS took ownership of the building to allow there to be an auction or invite people in to take items. Ms. Foglia explained that in another project they reused the beautiful doors but the doors did not meet fire code so they had to be altered in a way that was never intended for those doors. That is why it is best not to reuse some of the items in the building. Council President O'Hara suggested that some items be displayed in the community room of the Duffy Manor. He also noted that he would like the Florence Historical Society to have some items.

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NOTE: 7:20PM Mayor Berry present.

Steve Schoch, Kitchen & Associates Architectural Services, reiterated what Ms. Foglia stated about the rules changing. The rules are now favoring urban rehab projects, they are also favoring urban, inexpensive to build, rehab projects. That was one of the main problems with the original plan of rehabbing the building, was the per unit cost; it scored the application too low to receive the funds that would have been required. They are now trying to have a plan that maximizes the points.

Mr. Schoch showed a rendering of the new building. He stated that this is not an exact replica of the Duffy School and they are not trying to do an exact replica. They are trying to be respectful of the presence that the building currently has on the site. Mr. Schoch stated that there are things off the building they think they can save and incorporated into the new building. He explained that the bricks have some salvage value but it is not likely that they will be able to salvage the brick and use as fundamental materials in the building; they are not appropriate for use in new construction. They can make a very close match to the bricks. The cast stone elements, which have the most decorative value, can be incorporated into the design.

Administrator Brook asked if it was siding above the brick on the rendering? Mr. Schoch stated that it is, which was discussed the last time. The idea with the siding is that the building is not a three story, all brick school building; it is a big building with a presence that is in a residential neighborhood. They are trying to be respectful of the old Duffy School but not copy it.

Council President O'Hara noted that the existing building seems to be much more muted then the rendering and asked if the light colored elements could be toned down? Mr. Schoch stated that they can and explained that they will be working with the Historic Commission on certain details such as the color scheme.

Council Member Sandusky stated anyone that moved from Florence Township years ago and came back and saw that building would not recognize it as where they went to school. He asked if they could make the front of the new building look exactly like the front of the old building? He would like the two towers to be all brick all the way up. Council Member Ryan agreed. Ms. Foglia noted that a variance would be needed to keep the height of the towers.

Council Member Sandusky would like to see the stone that is on the front, top and side of the building. Mr. Schoch explained that they can try but much depends on the condition of the stone when it is taken down. That stone has been exposed to weather from both sides. If it is not in condition to be used, it can be replicated.

The peaks on the rendering were discussed. If they were removed, the building would flow more like the existing building. Mr. Schoch stated that the peaks are there in part to hide air conditioning units. Mr. Schoch stated that this is not a final design and noted that there are peaks on the existing building but cannot be seen in the photograph because it is taken too close and looking up from the street.

Administrator Brook explained that the township is doing a Redevelopment Plan, which contains bulk standards. He stated that it is better to agree now on what they want, so the bulk standards can be adjusted so no variance would be needed. Council agreed. Council President O'Hara would like to

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maintain the front entrance and tower detail. Ms. Foglia stated that they will look into adding some elements of the existing building to the new building.

Colleen Carney, President of the Florence Township Historic Preservation Commission, was present this evening. Mr. Schoch stated that he will attend a Historic Preservation Commission meeting to get input from the members.

Ms. Schoor stated that here is an unnamed right-of-way behind the building that parallels Second Street and Front Street; there will be an entrance to the lobby off of that right-of-way. She would like the township to name the right-of-way and suggested "Marcella Duffy Way".

A subcommittee consisting of Council Member Sandusky, Council Member Ryan, Mayor Berry and Administrator Brook will meet with CIS.

Council Member Sandusky noted that the house next to the school is for sale. Administrator Brook stated that the Redevelopment Plan is going to recommend that the two (2) lots that the owner has be included, no condemnation, but that they be included as part of the study area. The township would then contact the owner to see if he is interested in selling.

Council Member Ryan asked Administrator Brook to check with the township's COAH Planner to see if the environmental investigation could be funded from the COAH Trust Fund.

Council President O'Hara thanked everyone for attending this evening.

TOWNSHIP WATER AND SEWER ENGINEER

Frank Scamporino – Harkins Lane: Performance Bond Reduction

Russell Trice, Township Water and Sewer Engineer, reviewed and recommended reduction of the Performance Bond. A Resolution will be prepared for next week's meeting.

Shoppes at Mallard Creek: Maintenance Bond Release

Mr. Trice reviewed and recommended release of the Maintenance Bond. A Resolution will be prepared for next week's meeting.

Amendment to Wastewater Management Plan

Mr. Trice explained that this goes back a couple of years. Whitesell had approached the township regarding the possibility of the township providing sanitary sewer service to a lot or two in Burlington Township where there is no sewer availability. To do this, Florence Township's and Burlington Township's Wastewater Management Plan would have to be revised. Administrator Brook stated that the township did agree to it and approved a Resolution. He will have to check on the wording of the Resolution. Mr. Trice stated that typically Burlington Township's plan has to be revised to remove that area from their sewer service area and Florence's plan has to be revised to add it. At that time DEP was going through the process of revising everyone's Wastewater Management Plan and Mr. Trice was advised by a representative of DEP that they would not consider any amendments while they were going through the revision process. The county has issued draft plans for every municipality except Florence Township's because Florence met all of the current requirements. Now that the county has a draft plan for Burlington Township, it may be possible to move forward with what Whitesell wants to do. Administrator Brook stated that this is a

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plus for the township; it is additional revenue for the township. He will have to verify that a Resolution was done, if not, one will be prepared for next week. He will also verify that Whitesell will cover the Township Engineer's costs.

SECOND AVENUE PARKING PERMIT ORDINANCE: DISCUSSION WITH RESIDENTS

It was on the MOTION of Ryan, seconded by Sandusky to open up to the public to discuss the proposed Ordinance to establish permit parking restrictions on a portion of Second Avenue from Hornberger Avenue to Main Street. Roll call vote – all ayes. Motion carried.

Eric Ruczynski, 147 Second Avenue, stated that this has been along time coming. He stated that parking has become a problem over the past several years. Residents have multiple vehicles and there are some vehicles on the street that have not moved for months. He also stated that people that use the light rail for overnight trips park their vehicle on Second Avenue because overnight parking is not allowed in the light rail parking lot. Mr. Ruczynski believed that Council is going to hear a lot of individual situations this evening and issuing two (2) on street parking permits per house is a reasonable compromise.

Council President O'Hara explained that Stephen Fazekas, Chief of Police, reviewed the ordinance and issued some comments. He stated that deliveries need to be made during the daytime hours and suggested that the time of the permit parking to take effect be 4:00PM – 8:00AM, 7 days a week.

Bob Timick, 131 Second Avenue, asked how the permit parking would work? Council President O'Hara explained that residents of the 100 block of Second Avenue would come to the municipal building, show their driver's license and registration for the vehicle and be issued a parking permit. The parking permit is limited to a vehicle that is registered at that address.

Solicitor Kearns stated that a revision was done to provide for situations such as a resident that is moving and the moving truck needed to be parked overnight. Chief Fazekas can issue a temporary permit to allow for that one night.

Council President O'Hara read some of what Solicitor Kearns put together in working with Chief Fazekas and Council Vice President Baldorossi. The parking permits shall be for a period of two (2) calendar years and may be renewed by the property owner. The permit shall be displayed so it is visible from outside of the vehicle through the front window on the driver's side. It shall be a violation of this ordinance for any vehicle not displaying a valid permit to be parked on the designated street during the restricted hours. The permit parking restriction shall not apply to emergency vehicles for police, fire or emergency medical response. The Chief of Police may issue a temporary parking permit to allow a moving van to be parked overnight on the street where the van is being used for moving in or out of a property on the street where the restrictions would otherwise apply. Permits shall be issued by the Township Clerk. Residents requesting permits shall produce a valid driver's license and vehicle registration showing the address of the property entitled to a permit.

Barbara Mate, 117 Second Avenue, believed that the problem lies closer to Hornberger Avenue than her end, which is closer to Main Street. She believed that Council should speak with the households that are creating a problem. She asked why just one block of Second Avenue was getting permit parking when there are other avenues with parking issues? She also noted that there are 30 houses on the block but 45 parking spaces, so if two (2) permits per house are issued, it will exceed the number

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of spaces. How is it going to be decided who will not get two (2) parking spaces. Solicitor Kearns explained that they are not designating two spaces per house; the house would have two permits for parking on that street and once the spaces are filled, the balance of the vehicles have to park in the overflow lot. He stated that it limits two (2) vehicles per house to park on the street.

Council Member Ryan stated that this was a draft ordinance and was not meant to be adversarial. Council wanted to hear the opinion of the residents.

Jim Napolitan, 13 Second Avenue, asked what can be done if a resident's vehicle is being serviced and they have a rental? Council President O'Hara believed if the resident had a permit, a temporary permit could be issued in that situation. Council Member Ryan noted that Mr. Napolitan's block is not affected by the ordinance.

Mary Ann Napolitan, 13 Second Avenue, was concerned how the ordinance would effect the teen block of Second Avenue and with how much it would cost to implement and enforce the permit parking? Council President O'Hara stated that there had been discussion regarding those concerns.

In response to being questioned as to why the block of Second Avenue was the only block out of nine (9) avenues in Roebing, Council President O'Hara explained that parking in Roebing is a situation that can never truly be satisfied for every individual resident. Council was trying to deal with issues that were raised by some Second Avenue residents from Hornberger Avenue to Main Street.

Ann Cetinkaya, 141 Second Avenue, stated that once her daughter gets her drivers license and a car she would like to have the option of using the permit for two of the three vehicles registered to the house. Solicitor Kearns stated that is easily addressed. The permit does not have to be a sticker affixed to the windshield; it could be a card that could be placed on the dashboard so the police could see it. He explained that if a resident has three (3) vehicles, they could register all three (3) vehicles but they will only receive two (2) permits; multiple registration numbers can be listed on the card.

Pat Dyson, 109 Second Avenue, lives closer to the Roebing Museum and noted a problem with the employees of the museum parking on the street; she also noted that the employees let people in the door on Second Avenue instead of having them park in the parking lot in the rear. She stated that the museum has a large enough parking lot where they do not need to park on the street. Council President O'Hara explained that there is a drop off in the front for handicapped individuals but the vehicle has to park in the rear once dropped off.

Council Member Sandusky stated that he was listening to both the pros and cons. He believed that the idea has merit but expressed concern that the vehicles that cannot park on Second Avenue will not park in the overflow lot but on the next avenue, which will push those vehicles onto the next avenue and will have a domino effect. He noted that the township has put in overflow parking lots to help alleviate the parking problems. He was listening with an open mind.

Eric Mate, 117 Second Avenue, asked if they have ever considered moving the sidewalk back and installing angled parking? Dan Guzzi, Township Engineer, stated that DOT discourages angled parking and believed it will be difficult to get their approval. Plus there would be a cost involved with installing angled parking.

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Ms. Mate believed that the police are going to be called quite often to investigate permits and believed that the police are needed elsewhere. She expressed displeasure of having to call the police anytime a vehicle is parked on the street without a permit. She stated that she had called the police about drug activity on the street that has not been addressed. Council Member Ryan explained that when the police receive calls regarding drug activity, there is an investigation process and the police have to go through the appropriate process before they take action. Ms. Mate does understand.

Ms. Mate does not agree with the permit parking. Council Member Ryan explained that everyone that was at the meeting to discuss the ordinance was being heard, so a final determination could be made. Ms. Mate believed that a lot of minds are made up. Council Member Ryan noted that Council Member Sandusky stated that he is here with an open mind this evening and so was he. Council President O'Hara stated that there have been no pre-decision as to what was going to take place. A letter was given to the residents advising them of the meeting, which came about because of concerns regarding parking that were brought to Council's attention from the residents. This is a draft ordinance for discussion purposes only.

George Spanos, 155 Second Avenue, asked what resolution came about when Eighth Avenue came before Council regarding parking problems? Council Member Ryan stated that he was in the audience at the time Eighth Avenue came before Council. He explained that the residents were split on two different sides with two entirely different positions on the parking issue and ultimately, after an 1 ½ hour discussion, some of the residents decided that it was all about being "neighborly". Residents should be able to discuss the parking issues with their neighbors politely and work together so there is no need for an ordinance to regulate parking on one specific block, on one avenue. The residents left the meeting that evening agreeing that they needed to be more neighborly with one another and more understanding of one another. Council Member Ryan lived on Fifth Avenue for 14 years and understands the parking constraints in the Village of Roebling first hand.

Pat Warner, 157 Second Avenue, asked for clarification on the number of permits issued per household and the number of available parking spaces. Council President O'Hara stated that each home is entitled to two (2) permits and there are 45 parking spaces. He explained that it is first come first serve for the first 45 vehicles with permits to park on the block; the other 15 vehicles with permits will have to park in the overflow parking lot.

Colleen Carney, 121 Second Avenue, discussed visitors of Second Avenue residents and they may park on the other avenue; the residents of the other avenues may come in also asking for permit parking. Council President O'Hara hoped that residents expecting visitors would ask them to please park in the overflow lots. A lot of it has to do with common sense and being a good neighbor.

Mr. Ruczynski believed the time restriction of 4:00PM – 8:00AM is a reasonable compromise, which allows for deliveries, repairmen or home improvement vehicles to park. Once there is a limit of two (2) vehicles per house, he does not believe there will be a problem.

The 4:00PM – 8:00AM restriction is 7 days a week. Concern was expressed regarding people parking on Second Avenue during a weekend day museum event. Council President O'Hara is on the Roebling Museum Board of Directors and will be sure that if this ordinance is adopted, that the museum informs visitors that there is a parking lot and they cannot park on Second Avenue.

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Mr. Napolitan stated that the only reason he was present at the meeting was because someone told him about the meeting. He stated that the letters inviting the residents was distributed on both the 100 block and the teen block, but then quickly taken back on the teen block.

Ms. Carney asked if they have discussed signage? Council President O'Hara stated that signs have to be put up but wording and placement have not been discussed yet.

Council President O'Hara suggested a one-year trial to see if the ordinance was working out.

Ms. Mate is not in favor of trying permit parking at all. She explained that she has a handicapped placard and driver's license but has never asked for a handicapped spot from the township. She stated that the spot in front of her house is open 75% of the time without the ordinance. If her spot is not open, she does not believe she should have to park in the overflow lot or further on Second Avenue when she has a handicapped driver's license. Council Member Ryan advised Ms. Mate that there is an application process through the township for handicapped parking spaces. Council Member Sandusky discussed courtesy of neighbors. He noted that there is a handicapped resident on one of the other avenues and his neighbors allow him to park in front of his house.

Mr. Ruczynski does not believe that, if Ms. Mate does not have a parking problem on that end of the street now, that limiting parking to two (2) vehicles per household will cause a problem. Ms. Mate disagreed; she does not have a problem now but believes this ordinance may cause her a problem. Council Member Ryan noted that the ordinance will keep overnight light rail passengers from parking on Second Avenue.

Mr. Mate asked if police will patrol the overflow lot all night long to deter vandalism and theft? He believed the more vehicles parked there, the more likely vandalism and theft will occur. Council Member Ryan is not aware of any issues and there are vehicles parking in the lot. It appears that the current patrols are deterring crime there. If any issues do occur, he advised residents to contact the police department or Council.

A resident of Second Avenue stated that his daughter will be visiting from out of state and asked where she should park without getting a parking citation? Council President O'Hara recommended that she park in one of the overflow parking lots.

Mr. Spanos stated that when he comes home and there are no available parking spaces on his block, he does not park in the other block of Second Avenue, he parked in the overflow parking lot and he will continue to do so. He believed it will be the same for his neighbors on that end of Second Avenue.

Council President O'Hara is hoping for a consensus among the residents that if this ordinance moves forward that they try it for one year. He believed it will work. He, along with Council Member Sandusky, complemented the crowd for speaking in a neighborly tone this evening. Council Member Sandusky was willing to adopt the ordinance on a one-year trial basis. He asked if there are any problems that the residents call in right away so it is documented and can be taken into consideration when the ordinance is reviewed.

All residents having an opportunity to be heard, MOTION by Sandusky; seconded by Ryan to close the public portion of the meeting. All ayes - motion carried.

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Solicitor Kearns asked if Council would like to readopt the ordinance in a year or schedule it for review and repeal or amend the ordinance if needed in a year? The ordinance will be adopted long term but reviewed in one year and amended if needed. Council Member Ryan noted that Council can amend or rescind an Ordinance at any time.

Solicitor Kearns will make revisions to the draft ordinance for next week's meeting; final consideration and public hearing will be at the May 4th meeting.

Notification will be given to both blocks of Second Avenue. Administrator Brook will make sure that both blocks of Second Avenue are notified.

It was on the MOTION of Baldorossi, seconded by Ryan for Solicitor Kearns to move forward revising the draft ordinance. Roll call vote – all ayes. Motion carried.

TOWNSHIP ENGINEER

Roma Bank (Previously Sterling Bank): Release Performance Bond Letter of Credit

Dan Guzzi, Township Engineer, reviewed and recommended release of the Letter of Credit subject to the posting of a two year Maintenance Bond. A Resolution will be prepared for next week's meeting.

2010 Bikeway: Change Order

Mr. Guzzi explained that, because the bids came in low, there is some grant money left over so they are looking to extend the bikeway. He will prepare a report to utilize the left over grant money; otherwise the grant money will be lost. Council President O'Hara stated not to go over the left over grant money; Mr. Guzzi noted that they would put a cap on the project and not spend any more than the amount of the grant.

Council Member Sandusky has seen where residents are placing their trash out on the bikeway and requested they be notified not to do that.

Wawa: Performance Bond Release Request

Mr. Guzzi reviewed and recommended release of the Performance Bond subject to the posting of a two year Maintenance Bond. A Resolution will be prepared for next week's meeting.

Greenbriar Horizon - Section I: Maintenance Bond

Administrator Brook met with Jill Measley, Secretary of Greenbriar Horizon's Board of Directors, to go over how Performance and Maintenance Bonds work. The first Maintenance Bond is due to expire at the end of May. The township has to supply Lennar with a punch list by the end of this month or early May. He advised Ms. Measley to get back to him by the end of April to go over any concerns they have that are related to items covered under the bond. Administrator Brook will report back at the May Worksession and action must be taken the third meeting in May.

Shoppes at Mallard Creek: Maintenance Bond Release Request

Mr. Guzzi provided a punch list to the contractor. Action does not need to be taken yet; he will report back in May.

ASSISTANT MUNICIPAL ADMINISTRATOR

Community Development Block Grant

Assistant Administrator Sahol stated that the renewal commitment for the Burlington County Community Development Block Grant program needs to be done by Resolution. Council would like to proceed with the Resolution, which will be prepared for next week's meeting.

TOWNSHIP SOLICITOR

Rem Tax Sale – Foreclosure

Administrator Brook explained that this property is approximately 25' x 200', it is very small. The owner has passed away and the property has become a blight to the neighborhood. It is a difficult property to maintain. The township hired a contractor to clean it up. Solicitor Kearns has been working on foreclosure of the property for a couple of years, which can be a difficult task. The township now owns the property. The township's goal is to sell to one of the adjacent property owners because the property is too small to be built on, also, to recover the township's cost for the clean up and legal expenses.

Solicitor Kearns explained that the township has to adopt an Ordinance declaring that it is not property that the township needs. Because it is an undersized lot, the township does not have to open up to bid for everybody because it cannot be developed separately. It will be in the Ordinance that it is an undersized lot and must be merged with an adjacent lot. Restriction will be placed in the Ordinance that it cannot be developed separately as a separate lot. A minimum bid needs to be established and the only people that can bid on it are property owners that abut the property. The buyer will incur any costs involved with the sale. Administrator Brook will reach out to the adjacent property owners to gauge their interest. An Ordinance will be prepared for the first meeting in May.

TOWNSHIP ADMINISTRATOR

S N Golden Estates

Administrator Brook received an inquiry regarding the property going over the turnpike bridge, heading out of the community on the left hand side and whether or not the municipality is interested in exploring the possibility of purchasing the property for \$1. He stated in his letter that he is a broker for Mr. Neumann, who passed away, and this lot should be used for open space. Administrator Brook will follow up with the broker and ask if he is making a specific, restrictive request to the Council if the municipality purchased for \$1. Solicitor Kearns advised that they have to make sure there are no liens on the property. Administrator Brook will report back

9:25PM MOTION by Ryan, seconded by Sandusky to adjourn to Closed Session. Roll call vote – all ayes.

ADJOURNMENT

9:25PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/mab