

PALMER TOWNSHIP BOARD OF SUPERVISORS
August 23, 2022
7:00 PM
GENERAL BUSINESS MEETING

The Palmer Township Board of Supervisors held a general business meeting on Tuesday, August 23, 2022, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Chairman Jeffrey Young, Vice Chairman Michael Brett, Supervisors K. Michael Mitchell, Ann-Marie Panella and Joseph Armato. Also in attendance were the Township Manager, Officer McPherson, Public Services Director, Finance Director, Township Solicitor through phone conference, and the Assistant Township Manager.

1. PLEDGE TO THE FLAG

2. CONSENT CALENDAR

A. Approval of Minutes - August 8, 2022

INFORMATION

The Board needs to approve/disapprove the minutes of August 8, 2022.

Motion: Approve, Moved by Supervisor Kendall Mitchell, Seconded by Supervisor Ann-Marie Panella. Passed. 5-0.

Supervisors voting Ayes: Armato, Brett, Mitchell, Panella, Young

B. Disbursement of Funds - August 23, 2022

INFORMATION

The Board needs to approve/disapprove the disbursement of funds for August 23, 2022.

DISCUSSION

Young said there are two distributions. The general fund is in the amount of \$330,391.48 and there is one from the Liquid Fuels fund in the amount of \$67,391.91.

Motion: Approve, Moved by Supervisor Joseph Armato, Seconded by Supervisor Michael Brett. Passed. 5-0.

Supervisors voting Ayes: Armato, Brett, Mitchell, Panella, Young

3. OLD BUSINESS

A. Update on Zoning Ordinance Status

INFORMATION

The Director of Community Development will provide an update on the status of the new Zoning Ordinance.

The draft ordinance was released for public review on June 29, which began a required

45-day review period, during which time the following actions took place:

- Links to and articles about the proposed ordinance were shared on the Township website, social media accounts, and e-mail list.
- Hard copies of the proposed ordinance and maps were available for review at the Township Municipal Building.
- Notifications were mailed to all property owners whose properties will be affected by changes to the zoning map.
- An online webform was set up for public comments on the ordinance and maps to be submitted.
- An informational public open house meeting was hosted by the Planning Commission on July 19, which was attended by over 50 residents, property owners and other interested parties. A news story about the ordinance and the meeting was featured on 69 News,
- The proposed ordinance was sent to the Lehigh Valley Planning Commission for their review and comment. The ordinance was reviewed at their July 26 Comprehensive Planning Committee meeting and July 28 Commission meeting, and their favorable comment letter was received by the Township on July 29.
- Information about the ordinance was presented at the Palmer Kiwanis Club meeting on July 27.

The 45-day review period ended on August 12.

At their August 9 meeting, the Planning Commission began reviewing the public comments received through the online form. Additional public comments were received at the meeting. The Commission completed discussion of all comments relating to map changes only and will continue their discussion of text changes at their next meeting on September 13.

The Planning Commission is expected to forward their recommendation on the ordinance and map to the Board of Supervisors to be discussed at their September 26 meeting.

DISCUSSION

Kramer reviewed the above outline with the Board. Chairman Young asked if it is still changing? Kramer said, comments we received by the public, the Planning Commission reviewed and will make a recommendation of what they believe should be in the ordinance, and that is what will be presented to this Board. Young said, there were previous discussions about what gets excluded, like if detention ponds will count? Kramer said, that is in the SALDO, it is not part of the zoning ordinance.

4. NEW BUSINESS

A. Carson Lot 100-200 Preliminary Land Development Plan

INFORMATION

1571 Van Buren Road & Main Street - J8-27-1 & J8-271A
NEB District
Request by Carson Van Buren LLC

The Palmer Township Planning Commission considered the above-referenced application at their regular meeting of August 9, 2022.

The plan proposes the removal of the lot line between two existing lots and resubdivision of the resulting 95-acre tract into two lots. The tract is the part of the previous Chrin Southwest Quadrant lot line consolidation. Lot 1, containing 77 acres, proposes the development of five limited distribution/manufacturing buildings totaling 1.5 million SF, with 985 total parking spaces, 221 total tractor trailer parking spaces and 185 total loading docks. Lot 1 development is proposed in two phases, with three of the buildings in Phase 1 and two buildings in Phase 2. Lot 2, containing 18 acres, is not proposed for development at this time.

The property is located on the south side of Main Street and the east side of Van Buren Road, within the North End Business (NEB) and Main Street Commercial (MSC) zoning districts. The proposed limited distribution and manufacturing uses are permitted by right in the NEB district.

The property to the north across Main Street is zoned TI-2 and is being developed with two distribution buildings. The property to the west across Van Buren Road is zoned TI-2 and is partially developed with distribution uses. The undeveloped position currently under review for two additional distribution buildings. The property to the south is zoned NEB and contains an industrial use. Route 33 adjoins the property to the east. The Comprehensive Plan designates this area for non-residential use.

In a decision dated, November 29, 2021, the Zoning Hearing Board provided an interpretation regarding the calculation of floor area as it relates to §190-276.B(8), concerning the distribution and warehousing component of a building used for limited distribution.

Requested Waivers:

- §165-63.K(2)(c) - to permit synthetic landscape matting in lieu of the required mortared riprap within basin emergency spillways;
- §165-63.K(3) - to permit a maximum inside slope of 3:1 within earthen detentions basins in lieu of the required 4:1 maximum;
- §165-63.K(5) - to permit a flat basin bottom within detentions basins in lieu of the required 2% minimum;
- §165-63.N(3) - to permit the crowns of drainage pipes to differ when changing pipe sizes;
- §165-69.G - construction of driveway aprons;
- §165-73.A(7) - to permit required street trees to be located outside the street right-of-way;
- §165-73.A(5)(a) - installation of street trees for interior driveways.

Requested Deferrals:

- §165-69.A - installation of sidewalks on Lot 2 until it is developed
- §165-73.A - installation of street trees on Lot 2 until it is developed
- §165-75.A - installation of curbing on Lot 2 until it is developed

Recommendation: At their meeting, the Planning Commission unanimously recommended approval of the plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated August 4, 2022 are satisfactorily

- addressed.
2. Township Departmental comments dated August 4, 2022 are satisfactorily addressed.
 3. Comments of the Township Geotechnical Engineer letter dated August 9, 2022 are satisfactorily addressed.
 4. Comments of the Township Lighting and Landscape review dated August 5, 2022 are satisfactorily addressed.
 5. Comments of the Lehigh Valley Planning Commission review letter dated April 29, 2022 and any additional comments are satisfactorily addressed.
 6. Requested waivers and deferrals are approved by the Board of Supervisors. The applicant will also need a waiver from §158-17.I of the Stormwater Management Ordinance to permit a minimum circular orifice diameter for controlling discharge rates from detention facilities to be less than 3 inches.
 7. The proposed method of recreation contribution is approved by the Board of Supervisors. The required amount for fees in lieu of contribution of land, as required by ordinance, would be 77 acres x \$3,500 per acre = \$269,500 for Lot 1 and 18 acres x \$3,500 per acre = \$63,000 for Lot 2.
 8. The developer consider the construction of a 10-foot wide sidewalk/bike path on the east side of Van Buren Road to accommodate employees who may cycle to work.

It is recommended that a voluntary traffic contribution be requested from the developer to mitigate the off-site traffic impacts from this development. The recommended amount would be 273 peak PM trips x \$1,000 per trip = \$273,000.

Deadline: The plan was accepted for review on March 8, 2022. The Board of Supervisors has a deadline of October 31, 2022 to take action on the plan.

DISCUSSION

Attorney Chris McLean, Shawn Haas, Langan Engineering and Chris Hermance, Carson Companies were in attendance on behalf of the Applicant.

Kramer said, Lot 1 is 77 acres and they are proposes the development of five limited distribution/manufacturing buildings totaling 1.5 million square feet. It is being proposed as two phases with Lot 2 containing 18 acres and it is not proposed for development at this time. The property is located on the south side of Main Street and the east side of Van Buren Road, within the North End Business (NEB) and Main Street Commercial (MSC) zoning districts. The proposed limited distribution and manufacturing uses are permitted by right in the NEB district.

Haas reviewed the northern part of the plan as vacant property for future development. Lot 1 to the south we are proposing five buildings and he reviewed the layout of the five locations. He reviewed the phased project and said it will follow the boulevard entrance. There are two buildings, #4 and #5 to the left of the boulevard and three buildings, #1, #2 and #3 to the right. Phase one will be buildings #1, #2 and #3 and phase two, buildings #4 and #5. The dividing line is the boulevard entrance. It will have a total of 1.14 million total square footage. There are three entrances; the main boulevard for cars and trucks; driveway two will be for cars only, and driveway three is for trucks only and cars can enter, but can't exit driveway three. Haas said, each building has car and dock spaces and there are plenty of trailer spaces for all buildings. He reviewed the width of each driveway and stated there is plenty of room

for queuing. The truck traffic will exit the property on Van Buren, head north to Main Street and on to Route 33.

Haas went on to explain the storm water onsite stating it will be a handle and manage release concept. There are seven basins through out the site and it will meet the rate volume and water quality. Haas said all utilities will be public. There is a Nazareth Borough sewer main to connect to, we are working with Pennsylvania American water for connection, and the gas main is on Van Buren Road, as well as electric.

Young asked about queuing and how many total trucks the site can handle? Haas said, it accommodates 985 cars, 185 loading docks, and 221 trailer parking spaces. That doesn't include the boulevard and driveway entrances. Young asked for the numbers for the driveway entrances. Haas estimated, plus or minus 30 trucks. Young asked how many trucks do you expect in a 24-hour period? Haas said, the average daily trip is 685. Mitchell asked if that was the maximum amount? Haas said, that is an approximation based on standard PennDOT requirements. Young said, that doesn't seem like a lot of queuing spaces, it is less than 10%. Hermance said, we can guarantee the existing warehouses in the north end don't offer 10%. Hermance said, these type of buildings are not high end users like you already have in the area. They are single side loaders with way less truck traffic. The ones you have queuing on Main Street now are not the same type of tenants and uses that we tend to have.

Young said, you stated trucks can go in driveway one. Haas said, yes and they can go out the same driveway. Young said, but cars can't exit? Haas said, cars sit lower than tractor trailers and that is why they can't exit in this driveway, due to sight limitations. Armato asked if there is a turn lane going into the facility. Haas said, it is not required. Haas said, there is a center turn lane already on Van Buren Road. Armato asked if you are coming from the south, there is no right turn lane into the site? Haas said, there is a right turn lane onto Main Street. There is no extension warranted from our project, but there may be for a proposed development to the west.

Haas reviewed their waiver requests. Township Engineer, Ron Gawlik, confirmed no issues with requests one through five. There was discussion regarding whether trees should be planted elsewhere in the township or a contribution should be made. Hermance said, they would do either. Haas estimated it to be around 50 trees. Brett said, if you decrease the size of the buildings, trees could be accommodated, correct? Haas said, if trees are required to follow the drive isles, it can present difficulties with lighting, curbing, etc. If they could be planted in other areas, we could accommodate it. Haas said, the Applicant is proposing a buffer between Lot 1 and Lot 2, which is not a requirement by the township code. A good portion of trees are planted in the buffer area. They don't need to follow the drive isle, which would help avoid complications like root growth near the sidewalks. Hermance said, as the trees grow, leaves could complicate truck views as well. Haas noted there are utilities and large drainage easements along the roadway. We are proposing to allow them outside the right-of-way.

Haas said, they are requesting and eighth waiver that came up during the Planning Commission discussions related to storm water. I don't have the code section, but it relates to the minimum orifice size. The basin is required to be designed with a one inch orifice and the ordinance requires a three inch orifice. Kramer provided the

ordinance section as 158.17. Gawlik said, they wouldn't have an issue with that and our future ordinance will address those concerns. Brett asked if he was referring to the 167 Plan? Gawlik said, it is talking about the orifice size for a standard basin.

Haas said, the three deferrals are all related to Lot 2 which is not being done now. We are asking for deferrals until that lot is developed. Gawlik said, perhaps the township may want to consider not directly attaching them to the development of Lot 2, should it be delayed for some distance, you may want them in before that time, possibly noting a specific period of time.

Young suggested we go back to part one and put the tree discussion to bed. Armato said, there are all different kinds of trees that could go in here. Brett said, he would like to see it on the site as required. Young said, they don't have room because it's fully built out. Brett said, I believe they should be accommodated, as required. Armato said, find appropriate species to minimize any impact. There are trees that have height restrictions and would allow for alternative methods. Mitchell asked if there will be trees along Van Buren and a berm. Haas said, they are proposed between Lot 1 and Lot 2. Armato asked if the berm was ground level? Haas said, yes and it will have trees that aren't required by code. Haas said, our intent was not a swap of the drive isles, but if the Board allows, we would take a credit for it.

Williams added, we are currently chasing deferments for sidewalk on the north end. We've had several properties that we gave deferments and we've sent numerous letters. Since our intent is to build a sidewalk and bike path, I don't like to see these deferrals that the staff then has to chase down the property owners in a year or two. Williams said, we've heard many complaints from residents that they want to shield the warehouses and this is a little way to do it around all of these warehouses. I believe tress separating them is a good thing. Williams said, deferrals are causing more and more work on the staff who has to chase these deferrals down, especially when new owners take over the properties. Here, a shovel hasn't gone in the ground yet. If your building something build it as required.

Panella said, trees aren't just for shade . You're putting a lot into the air and the trees may help dissipate that a little bit. If you have 900 cars, that is a lot of stuff coming out into the air. Trees clean the air. Why are you arguing against trees. Panella said, I don't like waivers because nothing should be forever. Most residents in the township don't live that far from this area, so if trees can clean up the air a little, that's a good thing. Hermance said, the deferrals are for Lot 2, not the subject lot. Williams said, it's my opinion there should be no deferrals for Lots 1, 2, 3, 4, etc. Hermance said, he does know two sections of the bike path that have been done by us. Williams said, thank you for that. Hermance said, we aren't against trees. We are working with Pennsylvania American Water to locate a water tank onsite and that is part of the reason for this waiver request.

Young asked if there were any outstanding engineering comments? Haas said, they will work with the Township Engineer and they will address any departmental comments. Haas said, they can comply with all requirements, including the Geotechnical and lighting and landscaping comments.

Young asked about the recommendation by the Planning Commission for the

requirement of a 10-foot wide sidewalk/bike path on the east side of Van Buren Road? Kramer said, the Planning Commission made that recommendation for individuals who may be riding a bike to work. Young said, it doesn't connect to any trail. I'm not sold on this.

Young said, recreation fees are being offered in lieu of land. Young said, this is in our SALDO, but it is consistent with the MPC? Bruno stated the MPC allows for in lieu of payments. The township subdivision and land development ordinance, Section 165.62 has an obligation of open space, but most is pertinent to residential developments. Bruno added, subsection G relates to business development. Subsection G has language that any commercial or industrial subdivision or land development shall be required to dedicate 5% of the buildable area of the tract for recreational purposes. It cannot include wetlands, slopes over six-percent, floodplain areas, or storm water detention or management areas. It also notes that the Applicant may pay a fee in lieu of dedicated land in accordance with the Township Fee Schedule. Bruno said, when I read this section of the ordinance, it requires 5% dedication for recreational purposes, but it gives the discretion to the Applicant that they may pay a recreation fee in lieu of that dedication. Bruno said, the inconsistency in this section creates ambiguity.

Young said, the Planning Commission recommendation lays out the payment of the recreation fee. This Board has been talking about getting more open space on plans, so I believe it should be open for discussion. Armato said that he is definitely more interested in open space than receiving recreation fees. Brett said, he feels the same way. I know it is not conducive for a playground, but there is value for having land and I'm in favor of land in lieu of fees. Young said, with the last plan we reviewed I could see the need for space, but I don't on this plan. I would rather see the recreation fees. Mitchell said, he would like to see recreation fees. Any dedicated land you have to remember our Parks Department has to maintain. Brett said, it is a long term investment for the township. Fifty or sixty years in the future these sites will be prime for redevelopment and the value to having land will benefit to township. We are looking to our Environmental Steering Committee to have plantings that wouldn't need to be mowed weekly. Young said, the meadow at Penn's Grant was initially going to be a baseball field. The Recreation board decided to let it grow and it is now full of trees. That's a better vision of letting growth go. But here, I still don't see it. Panella said that she is not worried about having to mow lawns because there is a push to have native plants grow and they take care of themselves. Do I want to see land, yes. I wanted it when I moved here. Although money is nice for you to give us, space is even better. McLean said, it is important to review the summary Attorney Bruno gave to us earlier. There is, at best, ambiguity in the ordinance and when there is ambiguity, it goes to the property owner. The Applicant has the option to pay the fee and it is on us to offer the money. The Applicant has agreed to pay the recreation fee and it is consistent with the ordinance. Panella said, then we spoke for no reason. Armato said, you are choosing to not be a good neighbor and offer plants that would benefit the ecosystem. If we all took that attitude, it wouldn't be a green world. The Applicant confirmed they intend to pay the recreation fee in accordance with the ordinance.

Brett asked if they meet all the Lehigh Valley Planning Commission requirements? Kramer said, they will need to meet all the related storm water management requirements. Gawlik said, there are some outstanding storm water comments. Haas said that they will comply with all the comments. Gawlik also noted their comment

related to traffic that is included in the engineering review letter. As each tenant comes forth they will be required to provide a traffic analysis. That is because we won't know specifics until we know who the user is going into the buildings. Hermance said they agreed to that. Young asked, what if it is different. Gawlik said, it guarantees that the user of the first building doesn't use up capacity. If they agree to all recommendations in the Township Engineer letter, this is covered in that letter.

Bruno asked if the Developer was asked if they are interested in making a voluntary traffic contribution. Young said a standard voluntary traffic contribution is based off of peak trips. Your development is expected to have 273 peak PM trips which would be at \$1,000 per trip for a total of \$273,000. Hermance agreed to paying the voluntary traffic contribution.

Bruno said, it appears there is still a disconnect from the conversation on open space. Bruno asked if the Developer is prepared to move forward with a vote tonight or would you want to take a look at whether you may want to consider an open space offer. There is no specific deadline that a decision needs to be made tonight. Bruno suggested, before a motion is made tonight, to allow the Applicant the opportunity to reconsider their position and maybe table the item to a future discussion. They may not be prepared to talk tonight. The Applicant took a few minutes to discuss and returned to the Board and thanked them for the break to discuss amongst themselves. Based on tonight's discussion, we will take a look at the open space option. McLean also noted there is a section in the ordinance that talks about some open space and payment of fees. We won't commit to 5%, but we will take a look at it and bring it back to the Board. We heard you loud and clear. Kramer said, the deadline is October 31. So it could come back at the September 27 or October 25 meetings.

Supervisor Panella made a motion to table the item to a future meeting date. The motion was seconded by Supervisor Brett.

Motion: Approve, Moved by Supervisor Ann-Marie Panella, Seconded by Supervisor Michael Brett. Passed. 5-0.

Supervisors voting Ayes: Armato, Brett, Mitchell, Panella, Young

B. Authorization to Amend and Advertise Chapter 180 Ordinance Changes

INFORMATION

The Palmer Township Construction Code Official has made the necessary amendments to Chapter 180 of the Township Ordinance to reflect recently approved traffic signs approved by the Board of Supervisors.

The Administration is requesting authorization to advertise the revised Ordinance for future adoption.

DISCUSSION

Williams said, a few weeks ago there were requests for new signs to be added in the township. At that time, the Solicitor recommended the ordinance be updated to include these signs. We typically update this ordinance once a year, but on the

recommendation of the Solicitor, the new signs have been incorporated into the ordinance and it is ready to be advertised for future adoption.

Motion: Approve, Moved by Supervisor Joseph Armato, Seconded by Supervisor Kendall Mitchell. Passed. 5-0.

Supervisors voting Ayes: Armato, Brett, Mitchell, Panella, Young

C. Northwood Farms Phase 3 - Security Release #5

INFORMATION

The applicant, CMC Development, is requesting a release of \$174,711.87 from their improvements security for the Northwood Farms Phase 3 subdivision project, as recommended by the Township Engineer, which will leave a balance of \$237,160.02 on the letter of credit.

The Board is requested to approve the release from the letter of credit.

DISCUSSION

Gawlik said, the release is for \$174,711.87, which leaves the remaining balance of \$237,160.02 to cover sidewalk installation, driveway apron, wearing course and swales. We held the final inspection on this phase last week and we are recommending approval of the security release. Armato asked, what Category 2 items are not completed? Gawlik said, they are pertaining to inspection of street trees and lighting and those items typically get installed at the end of construction. We are still holding security for those items. Gawlik said, the lights are installed, but we are waiting for the as-built plans. Kramer said, builders typically plant trees in the fall.

Motion: Approve, Moved by Supervisor Kendall Mitchell, Seconded by Supervisor Ann-Marie Panella. Passed. 3-2.

Supervisors voting Ayes: Mitchell, Panella, Young

Supervisors voting Nays: Armato, Brett

5. PUBLIC COMMENT

Harry Graack, 1380 Van Buren Road, said this project for five warehouses, I sat through the Planning process and I didn't like the verdict. That project is very congested and there is not enough open space. I think they used retention basins as open space. Gawlik said, they are not part of the open space. Graack asked what percentage is the impervious area versus the area of the catch basin. Gawlik said he didn't have that information. Graack said, he is concerned about the storm water with the Schoeneck running through my property. The water coming off this property, some will get to the Schoeneck Creek and I haven't heard any numbers, but I'm assuming engineering is taking care of this. Graack said, we have a bridge project for the future and we should take into account the things happening now. We should look down the road 40/50-years. You don't build a bridge and then rebuild it 20-years later. We need to use future thinking on this stuff. I don't feel comfortable with the storm water from this project and I want to make sure it conforms to the future. Young said, I believe engineering has looked at it and that is why it is here now. Graack said, I'm skeptical.

Graack said, the idea that you can build huge warehouses not knowing the tenants and not knowing what's going in them, life doesn't work like that. Over time the numbers will be impacted. You talked about queuing trips. They will probably sit out on Van Buren Road. I see trucks at night sitting in turn lanes waiting to go into warehouses or distribution centers. That could happen here. Graack said, I've asked the Chief of Police to look at existing traffic on Van Buren Road. When they did, they found some going 80 mph. I don't believe I've ever seen the Police Department stop anyone on Van Buren Road between the Corriere Road split. You're going to get increased traffic flow from this project on an already bad road. Graack said, I guess the point I'm getting to is this isn't a good place to live anymore.

Robin Aydelotte, 113 Joseph Drive, said she lives near the intersection of Van Buren and Hollo Road. I usually see one to two persons biking to those warehouses on the streets. There are people biking to their jobs.

Charles Diefenderfer, 2918 Hay Terrace, said at the Planning Commission this came up and Bob Lammi had concern with people taking LANTA buses, that there should be an area for bikes.

Karen Pundiak, 3321 Sherwood Road, said the Applicant said the car and truck trips are just going to go out the three exits and turn right on Van Buren to Main Street and then Route 33. We know that won't happen. This will be a big problem. I like what Michael, Joseph and Ann-Marie said about open space. I lived here for 45 years and all the farmland is gone. Young said, are we looking at five acres that we could leave grow. Gawlik said, 70% is impervious. Young said, so about 30% is pervious.

Carmelita Foreman, 1200 Wayne Street, said Weichert did her closing in 2004 and the County told her Weichert has to do everything in her name and record it here. My problem is someone is taking my second lot as my driveway. Young said, you've been here before for this same reason and you were told it is a legal issue. Foreman said she had an issue with Zoning. Young said, you parked your car in the middle of the street. It isn't your second lot. It is a street in front of your home, not your driveway and we are not going to argue this all night. Young said, the township needs to keep the roads clear. You continue to waste the township staff's time on this. You can contact a lawyer to represent you.

6. REPORTS

Solicitor

Bruno said, our office forwarded on to each of you the Court Order for Palmer Point, Part 2. The Court agreed and permitted the Developer to proceed with inspections, and if they pass to allow tenants to move in. They were not permitted to construct the outside facade of the buildings until it goes through the Zoning Hearing Board process addressing those issues. They did allow for continued inspections and rate of occupancy if they pass inspections. They also posted the required bond. We will continue to protect the township's interest at the Zoning Hearing Board meeting on September 7th.

Township Manager

Williams said, yesterday's storm caused havoc in the lower end of the township. Our crews were out all day today and will continue tomorrow. It also washed away a temporary damn at Hollo Road and they will be replacing that damn and continue to repair the culvert.

Williams said, he would like to thank the township staff for their dedication and hard work to make Palmer Community Weekend a very successful event. I spoke with many vendors and some think this was the best year ever. I'd like to give special recognition to Rebecca Frederickson. This was her first year in the leadership role and she did a fabulous job. Our Police Department was outstanding. And yes, we were concerned having a public event with thousands of residents attending, based on things that took place recently at surrounding community events. Our Police Department did a very good job of mingling with the crowd and being proactive. There were zero arrests. Again thank you to the staff and thank you to our residents. It is a heartwarming community event.

Williams had one personnel item for executive session.

Township Engineer

Gawlik said the Brentwood Avenue project is completed.

Gawlik said he has the signed contracts for the Recycling Center project and we anticipate starting that shortly.

Supervisors

Brett said he wanted to thank the staff for the cleanup in his neck of the woods from the storm. They did a phenomenal job. Young said, it was strange how it hit. My street, Glenn Avenue was hit and then Audubon wasn't bad at all. Our street was covered with debris up to Applewood and there was nothing on Gordon.

Young said, regarding Palmer Weekend. Diane Grube and I turned this event over to Rebecca this year and she was outstanding. I was there the whole time. Bob Williams was there the whole time, and that is a huge change from past managers. There is a reason our event is so safe, our Police Department. Young said, there has been a major change with how our police are interacting with the public. It used to be just K9's and now we have Officers out walking around and talking to everyone. Thank you to Scott, Tom, the Public Works and Parks staff. The amount of work they put into this event is incredible. They put it up and tear it down. By Monday afternoon everything is gone. It's amazing what happens there from Tuesday to the next Monday. There is not enough I can say. I know if Diane Grube was here, she would be happy to say Palmer Weekend is in good hands. This was the 38th year and Diane was still at the event.

Panella said, community days lived up to its name. It was the community and it didn't matter from what end you were from, it was the community. That is something no one can take away from Palmer Township. Community is our heart.

7. ADJOURNMENT

The meeting was adjourned at 8:55 p.m. with one personnel matter for executive session.

Motion: Approve, Moved by Supervisor Ann-Marie Panella, Seconded by Supervisor Kendall Mitchell. Passed. 5-0.

Supervisors voting Ayes: Armato, Brett, Mitchell, Panella, Young

Respectfully submitted,

Brenda DeGerolamo
Assistant Township Manager