

Before

THE TOBYHANNA TOWNSHIP BOARD OF SUPERVISORS

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In Re: Work Session

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Tobyhanna Township Government Center Building  
105 Government Center Way  
Pocono Pines, Pennsylvania 18350  
Monday, August 1, 2016 beginning at 6:00 p.m.

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PRESENT: ANNE LAMBERTON, Chairperson  
JOHN J. HOLAHAN, III, Board Member  
JOHN E. KERRICK, Board Member  
HEIDI A. PICKARD, Board Member

JONATHAN J. REISS, ESQUIRE,  
Solicitor

ALSO PRESENT: ROBERT J. McHALE, Township Engineer/  
Interim Township Manager

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Panko Reporting  
537 Sarah Street, Second Floor  
Stroudsburg, Pennsylvania 18360  
(570) 421-3620

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1 MS. LAMBERTON: I would like to  
2 call the board of supervisors work session for  
3 Monday, August 1, 2016 to order. We'll start with  
4 the pledge of allegiance, please.

5 (Pledge of allegiance was  
6 recited.)

7 MS. LAMBERTON: Okay. We'll  
8 start with the solicitor's report.

9 MR. REISS: You had authorized  
10 the preparation of an ordinance amending the  
11 township codified manager's ordinance, modifying  
12 Section 20 dash 4, which spoke to the manager's  
13 position being appointed, subject at will, but also  
14 had included a severance package automatically.  
15 You also asked me to amend Section 20 dash 10,  
16 which spoke to the hiring -- or I'm sorry, the  
17 disciplinary actions that the manager could take.  
18 And you also asked me to modify Section 20 dash

19 10C, which spoke to the authority to hire personnel  
20 for the township.

21 So that ordinance was drafted,  
22 you saw it at your last meeting, it's been  
23 advertised and posted -- and posted at the north --  
24 I'm sorry, the Monroe County Law Library. So you  
25 would need to open a hearing on this draft

3

1 ordinance that you're considering for possible vote  
2 and adoption.

3 MS. LAMBERTON: I say we go  
4 ahead and open the hearing.

5 MR. REISS: And you'd ask for  
6 any public comment.

7 MS. LAMBERTON: Is there any  
8 public comment?

9 Any questions on the revisions  
10 or -- you have a copy in the --

11 You satisfied with your previous  
12 question?

13 Any questions or comments from  
14 the board?

15 MR. KERRICK: None.

16 MS. LAMBERTON: Seeing none.  
17 I'll entertain a motion to close  
18 the hearing.  
19 MS. PICKARD: So moved.  
20 MR. KERRICK: Second.  
21 MS. LAMBERTON: I have a motion  
22 and a second.  
23 All those in favor?  
24 BOARD MEMBERS: Aye.  
25 MS. LAMBERTON: Opposed?

4

1 Seeing none. Motion carried.  
2 I'll entertain a motion to adopt  
3 Ordinance No. 527, the amendment to the township  
4 manager ordinance.  
5 MS. PICKARD: I make a motion  
6 that we approve Ordinance No. 527.  
7 MS. LAMBERTON: I have a motion.  
8 Do I have a second?  
9 MR. KERRICK: Second.  
10 MS. LAMBERTON: I have a motion  
11 and a second.

12 Questions or comments from the  
13 board?

14 Questions or comments from the  
15 public?

16 Seeing none. Call the vote.  
17 John?

18 MR. KERRICK: In favor.

19 MS. LAMBERTON: Heidi?

20 MS. PICKARD: I vote in favor.

21 MS. LAMBERTON: John?

22 MR. HOLAHAN: Aye.

23 MS. LAMBERTON: I vote in favor.

24 Motion carries.

25 Moving on to new business.

5

1 MR. REISS: May I just --

2 MS. LAMBERTON: Oh, I'm so  
3 sorry.

4 MR. REISS: -- two other things.

5 I had also emailed to you proposed changes to the  
6 personnel manual to make that consistent with the  
7 changes that you just adopted in your ordinance. I  
8 understand Mr. Holahan, when he opened his, it

9 wasn't a track changed version, which I just  
10 emailed him back, but he hasn't seen it yet.

11 MR. HOLAHAN: Again, I still  
12 don't see it, Jonathan, so --

13 MS. PICKARD: I haven't  
14 reviewed it. I thought we were gonna do that  
15 Monday.

16 MR. REISS: Right. So I was  
17 gonna say you can postpone that, it's not --

18 MS. PICKARD: Yeah.

19 MR. REISS: -- immediately --

20 MR. HOLAHAN: Cool.

21 MR. REISS: -- necessary that it  
22 be adopted tonight and I can look at it later with  
23 John before I go to see what's going on with that.

24 There was something I did want  
25 to discuss with you briefly in executive session

6

1 after this meeting tonight regarding the township  
2 manager.

3 MS. LAMBERTON: Very good.

4 Anything else?

5 MR. REISS: That's it.

6 MS. LAMBERTON: That is all.

7 We'll move on to new business.

8 I'll entertain a motion to  
9 consider Kalahari Resorts, Stage B letter of credit  
10 reduction Category 1 improvement request in the  
11 amount of \$62,075.25.

12 MR. HOLAHAN: I'll make a motion  
13 that we reduce letter of credit, Category 1  
14 improvements, \$62,075.25.

15 MR. KERRICK: Sec --

16 MS. PICKARD: I'll --

17 MR. KERRICK: Go ahead.

18 MS. PICKARD: I'll second the  
19 motion.

20 MS. LAMBERTON: I have a motion  
21 and a second.

22 Any questions or comments from  
23 the board?

24 Any questions or comments from  
25 the public?

7

1 Seeing none. Call the vote.

2 John?

3 MR. KERRICK: In favor.

4 MS. LAMBERTON: Heidi?

5 MS. PICKARD: I vote in favor.

6 MS. LAMBERTON: John?

7 MR. HOLAHAN: Aye.

8 MS. LAMBERTON: And I will  
9 abstain, I have a conflict. I am an employee of  
10 Papillion and Moyer who does work at the Kalahari  
11 and also my daughter is employed there.

12 Oh, also too, I would like to  
13 announce that we did have a prior executive session  
14 after our work session on July 25, at 3 p.m.,  
15 regarding a personnel matter with a previous  
16 township manager issue.

17 Thank you.

18 MS. PICKARD: I just had one  
19 quick question --

20 MS. LAMBERTON: Sure.

21 MS. PICKARD: -- on the -- the  
22 sewer escrow that we're holding, we're still  
23 waiting for the sign-off from -- from Becker?

24 MR. REISS: Correct.

25 MR. McHALE: Correct.

1 MR. REISS: That's the punch  
2 list escrow.

3 MS. PICKARD: Okay.

4 MR. McHALE: And the board's  
5 already approved the release of the funds --

6 MS. PICKARD: Release of that,  
7 okay.

8 MR. McHALE: -- it's just  
9 getting the agreement from Jonathan and T&M being  
10 satisfied with that.

11 MR. REISS: So as soon as we  
12 get that --

13 MS. PICKARD: And then we'll --

14 MR. REISS: -- it won't require  
15 any further board action.

16 MS. PICKARD: Yeah. Well,  
17 you'll make mention of it at the meeting so we know  
18 that?

19 MR. REISS: Oh, of course,  
20 right.

21 MS. PICKARD: Okay. Great.  
22 Thank you.

23 MS. LAMBERTON: Anything else?  
24 Moving on. Pension plan update  
25 by Morgan Stanley. Mr. Pat Lenahan is here.

9

1 MR. PATRICK LENAHAN: Thanks  
2 for having me.

3 MS. LAMBERTON: Thank you.

4 MR. PATRICK LENAHAN: Hey, John.

5 MR. HOLAHAN: Hey, how you  
6 doing? Thanks.

7 MS. LAMBERTON: Are we looking  
8 to maybe retire? Nice to see you.

9 MR. PATRICK LENAHAN: What's  
10 that?

11 MS. LAMBERTON: Are we able to  
12 retire?

13 MR. PATRICK LENAHAN: So far  
14 everything's going okay.

15 The first -- the top sheet here  
16 just pulls out to --

17 THE REPORTER: I'm sorry. Your  
18 name?

19 MR. PATRICK LENAHAN: Pat

20 Lenahan, L-e-n-a-h-a-n.

21 THE REPORTER: Thank you.

22 MR. PATRICK LENAHAN: This top  
23 part just pulls out, I just made, you know, a  
24 little bit of an agenda for us. I wanted to talk  
25 about the markets in the environment that we've

10

1 been in for the last -- not only currently, but for  
2 the last year and a half, two years.

3 So I -- what I did is, the first  
4 section's just two headlines that I cut out, if you  
5 wanted the whole article, I'd be happy to email it  
6 to Heidi and you could, you know, share it with  
7 folks. It really was just to make a point and the  
8 third's a little graph we'll go over, but -- most  
9 folks aren't aware in 2015, 70 percent of the  
10 investors that were involved in the markets lost  
11 money. Market was up 1.4 percent, but if you  
12 remove Facebook, Amazon, Netflix, Google, just  
13 those four stocks alone, the market was actually --  
14 had negative returns.

15 The first article happened to be

16 from CNN. The second one, which is from ValueWalk,  
17 Goldman Sachs took a look at the market in November  
18 of 2015. This is kind of hard to believe, but if  
19 you took out Amazon, Alphabet, which is -- which is  
20 what the current name for Google, Microsoft,  
21 Facebook and GE, that total is nine percent of the  
22 -- the S&P 500 and it accounted for one hundred  
23 percent of the S&P 500's return. The only other  
24 495 stocks you had a loss, kind of hard to believe.

25 And I'm only pointing that out

11

1 because I'm not so sure everybody's aware of how  
2 rough the market's been. If you look at the next  
3 chart, I pulled up a two-year chart of the S&P 500.  
4 That's to show you how volatile it is and -- and  
5 truly if you went across the kind of the top of --  
6 top of these lines here, I mean, we've gone  
7 sideways for a while, a whole lot of volatility in  
8 between, but really we haven't gone up all that  
9 much.

10 So volatility's been significant  
11 and it remains that way. The S&P 500 has -- it's  
12 had these -- you know, this chart I'm showing you

13 is just to give you an idea of the ups and downs,  
14 but some of these downward -- the down draws have  
15 been in excess of 12 percent, to give you an idea  
16 of how severe that could be.

17 In February of this year, 2016,  
18 the S&P was down nine percent. At that point  
19 year-to-date township account, it was down just  
20 four. The account we're in is -- is tactical and  
21 it has the ability to -- to raise cash and get out  
22 of the way a little bit. It did that and it worked  
23 well in the beginning of the year. So just to --  
24 to recap, if we go to the next tab, I'll quickly  
25 just tell you, just want a reminder of what we

12

1 owned.

2 The pension account is a -- is  
3 -- the majority of it is an actively managed  
4 portfolio of ETFs, or exchange traded funds, which  
5 is just a passive basket of stocks. We can own an  
6 ETF that represents the entire US market, we can  
7 own one that represents the German market,  
8 Japanese. We can own ETFs that represent sectors,

9 healthcare, industrials, consumer areas of the  
10 market, retail. So you have a portfolio that  
11 consists of a bunch of ETFs, which are passive,  
12 meaning they're not actively managed, keeps your  
13 fees very low. But then we actively manage those,  
14 meaning we don't just buy and hold them, we change  
15 the allocation.

16                               That allocation is driven by  
17 technical research, so it has no human emotion  
18 involved. It's got a very strict buy and sell  
19 discipline. So you never have someone wishing a  
20 stock or a sector back. If it's a sell, it's a  
21 sell; if it's a buy, it's a buy. It's very  
22 diversified and it's tactical, it can change as the  
23 markets change.

24                               So then if we ask ourselves how  
25 we've been doing, if you want to just flip to the

13

1 next section here. Page -- the first page just  
2 tells what accounts are involved, and it's two  
3 accounts; the pension is split into two accounts.  
4 Used to be split into many accounts years ago. As  
5 the world's gotten a little bit easy -- easier to

6 operate in, we've been able to consolidate it down  
7 into two accounts. And over the last several  
8 years, we've been moving -- morphing the two  
9 accounts into one account.

10 But if you go to the next page  
11 of that section, this is both accounts combined and  
12 their performance. The performance, by the way,  
13 since inception -- and I hate to do this, but Heidi  
14 asked me to come up last week and I wanted to make  
15 it here, but I haven't had time to work with her or  
16 IT guys or get a signature from you folks. But  
17 performance since inception is off, it's because it  
18 included many accounts at one point, like I said,  
19 now we're down to two accounts. So there's  
20 performance gaps in some of the accounts, it's  
21 drawing over.

22 If I was to get a signature from  
23 everybody, which basically says the accounting on  
24 the reporting is a little bit inaccurate, we'd like  
25 you to take a look at it, that type of thing, they

1 can fix the performance since inception. But the



1                   The fairest -- if we were gonna  
2 compare this to an index, the balanced account is  
3 what we compare it to. And like I said, over the  
4 longer term, three, five years and longer, we've  
5 outperformed significantly and we're still online  
6 on the more recent numbers.

7                   Also what this page demonstrates  
8 is your account returns. So if we look at a  
9 three-year picture, a five-year or -- or the custom  
10 period, it shows you that the active management is  
11 working, because meaning if we just owned stocks,  
12 we'd had a heck of a lot more risk, wouldn't be  
13 prudent to do with people's pension money; but you  
14 can see we're certainly outperforming the bonds.  
15 So the active management again, actively managing  
16 the passive investments, has helped us -- helped us  
17 generate better returns.

18                   If we flip the page, it shows  
19 you the current asset allocation, again, of the  
20 whole pension, this is the two accounts blended.  
21 In fact, to give you an idea of how -- let's see if  
22 I can -- well, I'll get to it in a second, but  
23 that's the current all -- asset allocation. And



20 real estate, you know, currently 18.7 percent of  
21 the portfolio, but if we look at -- back just at  
22 2014, there were none. In 2012 they were three  
23 percent. So I just want to you show you that it is  
24 active, we don't just buy and hold stocks, they're  
25 actively managing and actively changing the asset

17

1 allocation, trying to protect your assets and in  
2 the same respect grow them at a fair rate.

3                   If we look at the following  
4 page, this is just the old mutual fund account.  
5 And as mutual funds have fallen out of favor, we've  
6 slowly moved them into the ETF account. The last  
7 two funds that remain in there, one is the global  
8 bond from -- fund from Templeton and truly if we're  
9 looking at it from a -- you know, the E -- like in  
10 other words, if you follow the technical guidance  
11 from that ETF account, we would not own foreign  
12 bonds currently. It's basically flat year-to-date  
13 and I think it's had its run. If we add that money  
14 to the ETF account, that will add them when -- when  
15 it's necessary. That, again, you know, is  
16 tactical.

17                                   In the Transamerica Small and  
18 Mid-Cap Fund, we kept for a while because it was  
19 outperforming the passive indexes, meaning we also  
20 own two ETFs that represent small and mid-cap, but  
21 the active manager was -- was worth its weight, it  
22 was active, you know, it was out -- outperforming.  
23 Currently that has changed, the active -- you know,  
24 the manager, I think -- I believe is up seven  
25 percent maybe, year-to-date, in the Transamerica

18

1 Small and Mid-Cap; the ETFs that you own, that  
2 represent small and mid-caps, are up ten and  
3 approximately twelve. So I think it's time that we  
4 could, in my opinion, terminate the old account,  
5 the two mutual funds that are left in that account  
6 we could move to the ETF account.

7                                   And what I wanted to show you  
8 is, is if we look back here at the performance of  
9 just that account, you know -- first of all, the  
10 performance is a little bit misleading, 'cause  
11 there were a lot of fixed income bond funds and  
12 stuff in here and -- and it still owns Templeton

13 Global Bonds, so it's not an all equity account.  
14 But meaning that has certainly been a drag compared  
15 to the rest of the portfolio.

16 I think it's time that we could  
17 -- you know, kind of finish the process of what  
18 we've been doing and move those funds to the ETF  
19 account and that gives you one single pension  
20 account. It would still have exposure to all the  
21 areas that we're selling, but it would be on a  
22 tactical basis. It would lower the fees and costs  
23 to you also.

24 There's internal fees on the  
25 mutual funds. You don't see them because they're

19

1 priced into the -- the investment daily. So every  
2 day when you look at the price it shows you the  
3 price, but truly there's a little bit of a draw and  
4 there's internal fees that you don't see that are  
5 in there. So that's another reason to do it.

6 I'll also mention that the  
7 Department of Labor made a ruling this year, it'll  
8 go into effect at our firm next year, but probably  
9 in the broad sense, the following year, so in 2018.



6 of. So that applies to all retirement accounts  
7 currently.

8 I think down the road it'll  
9 probably apply to retail or regular -- you know,  
10 nonretirement accounts. But truly if we're looking  
11 at this from a fiduciary standpoint, it's -- it's  
12 another reason to move that out of the old  
13 brokerage type business into the new fee-based type  
14 business.

15 If we were to -- and this -- I  
16 imagine this could be a sticky point. If we were  
17 to stay in the old type of account, next year we  
18 have -- the clients would have to sign a letter  
19 that says we understand that the firm we deal with  
20 might not be acting in our best interest, in other  
21 words, because they -- we know there's fees that  
22 are varied and you'd be saying that we're okay with  
23 those fees. Can't imagine anybody -- find it hard  
24 to believe if we got a unanimous signature on that  
25 form, so anyway -- so I'm -- you know, that's

21

1 another reason I'm kind of trying to head something  
2 off.

3 MR. HOLAHAN: So -- okay.

4 MR. PATRICK LENAHAN: So -- so  
5 really, you know --

6 Well, go ahead. What was your  
7 question, John, or what were you about to say?

8 MR. HOLAHAN: You might answer  
9 it, so continue and then I'll ask it at the end.

10 MR. PATRICK LENAHAN: I was  
11 just making sure I hadn't missed anything. No, I  
12 think that's -- on that end of things, I think I  
13 was kind of wrapping up. I was trying to be fast  
14 because I just -- you know, it's a work session, I  
15 didn't want to take too much of your time, but --

16 MR. HOLAHAN: Okay. So what's  
17 it take to move the accounts then, what's involved?

18 MR. PATRICK LENAHAN: I don't  
19 believe anything other than permission. I mean, it  
20 may --

21 MS. PICKARD: You want to make  
22 a motion?

23 MR. PATRICK LENAHAN: -- in the  
24 past it has not -- but maybe one person on the  
25 account that's --

1 MS. LAMBERTON: I'll entertain a  
2 motion. Yeah, we don't have a committee, so --

3 MS. PICKARD: Yeah. Why don't  
4 you just make a motion --

5 MS. LAMBERTON: -- we would  
6 entertain a motion --

7 MS. PICKARD: -- just so we  
8 have it on record.

9 MS. LAMBERTON: -- for you --

10 MS. PICKARD: Is that your  
11 motion, to move the accounts?

12 MR. HOLAHAN: That would be my  
13 motion.

14 MS. PICKARD: And I would second  
15 that motion.

16 MS. LAMBERTON: I have a motion  
17 and a second.

18 Any questions or comments from  
19 the board?

20 MR. HOLAHAN: And to be clear,  
21 the motion is to go ahead and consolidate from the  
22 old fund into --

23 MS. PICKARD: Into the new --

24 MR. HOLAHAN: -- the new --

25 MR. PATRICK LENAHAN: Yes.

23

1 MS. PICKARD: -- ETF.

2 MR. PATRICK LENAHAN: Yes, yes,

3 yes.

4 MR. HOLAHAN: Okay.

5 MR. PATRICK LENAHAN: Yes.

6 MS. LAMBERTON: Any questions

7 or comments from the public?

8 Seeing none. Call the vote.

9 John?

10 MR. KERRICK: In favor.

11 MS. LAMBERTON: Heidi?

12 MS. PICKARD: I'm in -- vote in

13 favor.

14 MS. LAMBERTON: John?

15 MR. HOLAHAN: Aye.

16 MS. LAMBERTON: I vote in favor.

17 Motion carries.

18 MS. PICKARD: And that was one

19 of the things I just wanted to mention. We did get

20 a letter from the auditor general, it was time for

21 Patrick to come up and touch base with us anyway,  
22 but we -- the auditor general had asked to look at  
23 -- they want everybody looking at these fees.

24 MS. LAMBERTON: Okay.

25 MR. PATRICK LENAHAN: At some

24

1 point in here I probably missed -- I did miss the  
2 -- well, it's neither here nor there, but the  
3 bottom line is -- you know, to give you -- to give  
4 you an idea of how different it is, in April of  
5 this year we were -- you know, when the markets  
6 were down, this account got raised 11 percent in  
7 cash, 18 percent in bonds, 11 percent in  
8 alternatives and only at 60 percent stocks. We  
9 still only have 61 percent in stocks, but we're  
10 down to two percent cash now. So I just wanted to  
11 -- I know we've already had the conversation, I did  
12 want to back up and just kind of show you how we're  
13 able to protect --

14 You know, when I mentioned  
15 earlier the market was down nine, we were off --  
16 down four. We're able to -- to actually move the

17 money around. So the decision that you just made,  
18 in my opinion, is a much better decision. We don't  
19 have to have a meeting like this to get out of the  
20 way of a snowball, I can just take care of it at  
21 the office and it helps you folks.

22 MS. LAMBERTON: Yes, please.

23 MS. PICKARD: Just when you  
24 move this over, how is that going to change our --

25 MR. PATRICK LENAHAN:

25

1 Performance reporting?

2 MS. PICKARD: Our allocation,  
3 asset allocations and as far as stocks and things,  
4 how -- is that gonna increase that?

5 MR. PATRICK LENAHAN: You will  
6 own less global bonds because that currently would  
7 not be in the current model. So when we sell the  
8 Templeton Global Bonds, that money will come over  
9 and be disbursed against all the current  
10 investments, which will not include global bond --  
11 global bonds. It could include them tomorrow, you  
12 know, if the -- if the model takes us there.

13 The small and mid-cap would be

14 sold but is already included in the current model  
15 so that -- that'll be almost the same allocation.  
16 Overall, that -- that bond fund on -- on an account  
17 that's worth a million two, I believe is less than  
18 a hundred thousand dollars, overall you're gonna  
19 have almost the exact same asset allocation even  
20 after the change. I just think it's in a better  
21 spot and again, it's able to be tactical, so --

22 MS. PICKARD: That's all I  
23 wanted. I'm good.

24 MR. PATRICK LENAHAN: Any  
25 questions at all?

26

1 MR. KERRICK: Thank you.

2 MS. LAMBERTON: Thank you very  
3 much.

4 MR. PATRICK LENAHAN: Thank you.

5 MS. PICKARD: Thanks for coming  
6 up, we appreciate it.

7 MR. PATRICK LENAHAN: I don't  
8 mind coming up here, I like it. And I appreciate  
9 the business, so thanks for having me.

10 MS. LAMBERTON: Was -- Pat,  
11 before you leave, was Phyllis on the account as a  
12 signatory, do you know?

13 MR. PATRICK LENAHAN: I will  
14 actually --

15 MS. PICKARD: No.

16 MR. PATRICK LENAHAN: -- take  
17 care of that issue, but I don't believe --

18 MS. PICKARD: I talked to Nina  
19 about that --

20 MR. PATRICK LENAHAN: -- it's  
21 been years since --

22 MS. PICKARD: -- she was --

23 MR. PATRICK LENAHAN: Years ago,  
24 many, many years ago, and I'm talking --

25 MS. PICKARD: Kelly.

27

1 MR. PATRICK LENAHAN: Yeah,  
2 Kelly, and maybe even prior to Kelly back to Steve  
3 Schneider and stuff. I remember names from way  
4 back, huh? Back then there was like one person  
5 that was like the contact person and I could get  
6 permission from that person. And then for a while

7 Terri had that kind of authority over just general  
8 funds, but anymore I -- even when I've made a  
9 switch, it's been in front of you folks like this  
10 in a group setting and I -- and I don't believe any  
11 one person has the signing power at all.

12 MS. LAMBERTON: We were just  
13 checking.

14 MR. PATRICK LENAHAN: No, I  
15 think that's a great -- great question. I brought  
16 this along. You do buy some CDs from me  
17 occasionally 'cause I have better rates than  
18 another banker or PLGIT. So just if there is any  
19 questions, this is the only other business that you  
20 currently do with me.

21 MS. PICKARD: And Phyllis and I  
22 had been working on that and moving money into the  
23 CDs when --

24 MR. PATRICK LENAHAN: I think  
25 -- sometimes I have better rates, but I'm

28

1 definitely more transparent on the CD business.  
2 The rate I gave you is the rate you receive.

3 Sometimes you deal with a banker or an institution  
4 that quotes one rate but then there's a -- a  
5 management fee or something attached to a CD, which  
6 I don't -- kind of don't get, we're not -- there's  
7 nothing to do with it while you hold it, there is  
8 no managing a CD. So -- you know, so sometimes  
9 that's why I'm able to earn some business in that  
10 area.

11 MS. LAMBERTON: Great. Anyone  
12 else have any other questions for Pat?

13 Thank you very much for your  
14 time and your information.

15 MR. PATRICK LENAHAN: You don't  
16 have to thank me, that's my job. And whenever  
17 anybody needs -- needs me I don't -- not only don't  
18 I mind coming up, but you're welcome to get my  
19 email from Heidi and send me an email about  
20 personal things -- personal financial things.

21 MS. LAMBERTON: Okay. Thank  
22 you.

23 MR. PATRICK LENAHAN: All right?

24 MR. KERRICK: Thank you.

25 MS. PICKARD: Thank you.

1 MS. LAMBERTON: Thank you for  
2 your time.

3 MR. PATRICK LENAHAN: Thank you.  
4 Thanks for having me, folks.

5 MS. LAMBERTON: Moving on.  
6 We'll go to Pocono Arts Council contract  
7 discussion.

8 MS. PICKARD: The form that I  
9 sent was the one that we passed out before. I did  
10 want to mention that I called Stroud Township that  
11 had been dealing with them and currently is not.  
12 And I talked to the gal there for a while and the  
13 reason they stopped is because they have their  
14 bicentennial and they're doing something different.  
15 But they probably will go back, but they did work  
16 with them for 10 years and they had no problems.  
17 They said most of the people that came in were  
18 older and everybody was really flexible. They  
19 never took money there, they would just kind of be  
20 a conduit and call somebody in --

21 MS. LAMBERTON: Right.

22 MS. PICKARD: -- and kind of  
23 hook people up, so they did recommend --

24 MS. LAMBERTON: It's probably

25 the best way to handle that.

30

1 MS. PICKARD: Yeah, yeah. So  
2 they were very happy and gave a good recommendation  
3 for doing that. And -- and I think we could be  
4 flexible with whatever portion we wanted to.

5 MS. LAMBERTON: Where else do  
6 they display?

7 MS. PICKARD: You know,  
8 honestly she told me a couple places and I did -- I  
9 just remembered Stroud was one --

10 MS. LAMBERTON: Okay.

11 MS. PICKARD: -- but there's a  
12 couple other --

13 MS. LAMBERTON: So they have a  
14 handful?

15 MS. PICKARD: Yeah.

16 MS. LAMBERTON: Okay.

17 MS. PICKARD: And actually  
18 Stroud -- the gal at Stroud told me that they just  
19 put them up at Pleasant Valley Manor.

20 MS. LAMBERTON: Oh, nice.

21 MS. PICKARD: Yeah.  
22 MS. LAMBERTON: Does anyone  
23 have any questions or comments from the board?  
24 John or John?  
25 MR. HOLAHAN: No, this looks

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1 fairly set. It looks like it's pretty boilerplate  
2 when it comes to just hosting an art show.  
3 MS. PICKARD: Yeah.  
4 MR. REISS: Do you have a  
5 hanging system to hang --  
6 MS. LAMBERTON: I think that --  
7 MS. PICKARD: That was thing  
8 that we talked about, the Walker System and we're  
9 gonna get quotes and we'll bring that before --  
10 before you, but Eddie had looked at that and he's  
11 on vacation now, so I didn't get a chance. But  
12 Eddie has the measurements and --  
13 MS. LAMBERTON: So we'll wait to  
14 get that information --  
15 MS. PICKARD: Yeah.  
16 MS. LAMBERTON: -- and then we  
17 can move forward?

18 MS. PICKARD: Yeah.  
19 MS. LAMBERTON: Okay.  
20 MS. PICKARD: Hopefully we'll  
21 have that next week for the meeting, but as long as  
22 we're okay we can --  
23 MR. HOLAHAN: To be clear on  
24 this, we're not using this to generate -- if  
25 somebody wants to buy something, Pocono Arts

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1 Council gets 20 percent, the rest of the money goes  
2 to the artist, correct?  
3 MS. PICKARD: Yeah.  
4 MR. HOLAHAN: Yeah.  
5 MS. PICKARD: Yeah, we're just  
6 --  
7 MR. HOLAHAN: Just gonna  
8 display it?  
9 MS. PICKARD: Just display it so  
10 --  
11 MR. HOLAHAN: I'm cool with  
12 that.  
13 MR. KERRICK: I had a question

14 to -- to Heidi about being responsible.

15 MS. PICKARD: And that's on  
16 them.

17 MR. KERRICK: I'm familiar with  
18 -- and she answered my question.

19 MS. PICKARD: Yeah.

20 MR. KERRICK: I'm familiar with  
21 one where there was a fire and the artist lost his  
22 paintings and then he turned around and went after  
23 the establishment. I just wanted to make sure we  
24 weren't responsible.

25 MS. PICKARD: Well, that's up

33

1 to the -- I don't know.

2 MR. KERRICK: I just thought I'd  
3 ask the question.

4 MS. LAMBERTON: No, that's a  
5 valid concern.

6 MS. PICKARD: Yeah.

7 MS. LAMBERTON: Any other  
8 questions or comments from the board?  
9 Questions or comments from the  
10 public?

11 I'm sorry. Just give your name.

12 MR. MIKE CHRISTIAN: Mike  
13 Christian. Just a clarification, this is for the  
14 arts display in the building, right?

15 MS. PICKARD: Yeah.

16 MR. MIKE CHRISTIAN: Good idea.  
17 Thank you.

18 MS. LAMBERTON: Yeah. I think  
19 it'll make people feel welcome to come into the  
20 township building and I think it's a good idea.

21 Moving on. Kalahari Resorts  
22 revised staging plan and land development plan for  
23 a proposed ropes course.

24 MR. McHALE: We had previously  
25 discussed the ropes and the snowtubing course and

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1 Kalahari's proposing to modify the staging plan,  
2 which you all have seen before and approved on  
3 several different occasions as they made  
4 adjustments in their development. Right now the  
5 ropes course will be in the northeastern corner of  
6 the site, the wooded area for the actual ropes

7 course itself. This will be a parking area storage  
8 for stormwater management.

9 And this is a preliminary plan.  
10 The engineer provided this to us last week and he  
11 did some preliminary calculations, everything's in  
12 order. So far what they need to do, probably by  
13 the middle of this week, is get the final plans  
14 into us for site lighting and the final cleanup of  
15 this portion of it. The engineer was on vacation  
16 until tomorrow, so he wasn't able to finish it up  
17 like we anticipated.

18 But the goal is to bring before  
19 you kind of a package to be able to approve at the  
20 meeting next Monday. That's just a layout. This  
21 does show a building that will be here, one access  
22 point off the boulevard. To give you an idea, this  
23 is the location of our existing pump station, the  
24 sweep and the curb goes around to the facility. So  
25 it's not really a major change to it; and about 87

35

1 parking spaces. They got some sidewalk that's  
2 gonna be going right around the edge too as well.  
3 So they will have a median cut in the Kalahari

4 Boulevard.

5 Harry, do you have anything else  
6 that you could --

7 MR. HARRY FORBES: You covered  
8 it.

9 MS. PICKARD: What's the time  
10 table on that?

11 MR. HARRY FORBES: They want to  
12 start working in the middle of August to put the  
13 courses in. They probably won't finish the  
14 building because it's a -- it's a prefab building  
15 you can put on like a trailer. There'll be two  
16 children's course, younger people's courses, and  
17 six adult courses. They've contracted with Andy  
18 Worthington and Gina -- mind's going. Anyhow,  
19 Andy's partner, they -- who run this out at  
20 Fernwood area --

21 MS. PICKARD: Yeah.

22 MR. HARRY FORBES: -- they  
23 wanted to -- they're the ones working with the  
24 design team to put this all in.

25 MR. REISS: Are you aware that

1 the Department of Agriculture licenses --

2 MR. HARRY FORBES: Yeah, they  
3 -- they -- matter of fact, they submitted today the  
4 application to them. They've been in contact with  
5 the Department of Ag, that's all their  
6 responsibility for all that. We will come before  
7 you when we do the building and all of that besides  
8 the NPDES permit, I think there's a minor mod --

9 MR. McHALE: A minor  
10 modification.

11 MR. HARRY FORBES: Yeah. So  
12 that's all going through the conservation right  
13 now, so --

14 MS. PICKARD: And Department of  
15 Ag?

16 MR. HARRY FORBES: Yeah, they  
17 have control over it, nobody else does, they  
18 already stated that's --

19 MR. HOLAHAN: They got stuck  
20 with it.

21 MS. PICKARD: 'Cause it has to  
22 do with trees?

23 MR. HARRY FORBES: Normally I  
24 would've thought it would've been a township thing,

25 but it isn't, it's the Department of Ag that runs

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1 it.

2 MR. REISS: They actually --

3 MR. KERRICK: We had a meeting  
4 there --

5 MR. REISS: They just require  
6 certifications here in association that -- of rope,  
7 you know, some of that's certified by an  
8 association. They don't actually have inspectors,  
9 they depend on the inspectors from these  
10 associations.

11 MS. PICKARD: So why bother?

12 MR. HARRY FORBES: There's a  
13 few of them around here that they've used. So  
14 we'll have to certify this and inspect it.

15 MS. LAMBERTON: Yeah, we think  
16 it's small circle of people.

17 So we'll take no action on this  
18 until we have something in front us probably at our  
19 next meeting, Bob, is that what you're  
20 anticipating?

21 MR. McHALE: Yes.

22 MS. LAMBERTON: Very good.  
23 Any other questions and comments  
24 from the board?  
25 Questions or comments from the

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1 public?

2 Okay. We'll move on. Signs  
3 displayed during race and special events.

4 Mr. McHale?

5 MR. McHALE: Well, a number of  
6 things triggered that and I forwarded you emails  
7 describing and suggesting a few items related to.  
8 And I think tonight what I'd like to request is  
9 that -- and Jonathan's gonna also provide some  
10 discussion related to the portion of our sign  
11 ordinance.

12 If you may recall, about maybe  
13 six or eight weeks ago, there was a -- a  
14 recommendation that came before you to modify the  
15 sign ordinance in several different aspects. One  
16 was to integrate into the race events, also  
17 holidays, so that certain federal holidays folks

18 could display by banners or small features like  
19 that, flagging, whatever, during a set time;  
20 Thursday prior to the event, take signs/banners  
21 down the Tuesday following.

22 Another thing that came into  
23 play too and is prohibited at this point is, a  
24 small sign that would be maybe displayed at  
25 convenient stores or out front along the lawn area,

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1 something like a little A-frame. In our new  
2 proposed draft that was done, I guess maybe about a  
3 year ago, that the current sign committee is kind  
4 of looking at as well, there was quite a change in  
5 definitions to actually clarify some types of  
6 signs.

7 So I guess tonight the -- the  
8 end result of what I think we -- we might ought to  
9 look at is, during these race events, I -- I drove  
10 the corridor. And I had also called and -- and  
11 made some comments about it, because I really  
12 didn't see any banners. And I thought well, you  
13 know, why don't we have banners welcoming these  
14 folks. We got a hundred thousand, you know, race

15 fans coming into the area and we have nothing  
16 saying, welcome race fans.

17 So I stopped at -- on Friday  
18 evening on my home, I stopped at four different  
19 businesses, it was the Dollar General, Dunkin  
20 Donuts, Wawa and the Choice Convenient Store across  
21 the street. The Dollar General store manager had  
22 indicated that they put up the banner, but then  
23 they thought the township may not like it, so they  
24 took it down. So I assured her it wasn't a  
25 problem, go ahead and put it up.

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1 And the other ones were store  
2 managers -- or assistant managers and they were  
3 gonna pass word along, but they were glad to hear  
4 that they could do that. I think what happens is,  
5 these businesses that have turnovers of managers,  
6 they don't get the word that they can do these  
7 things.

8 So we're thinking maybe what we  
9 can do is implement a little program internally or  
10 we could have a little flyer or some way -- I know



8 authorize Jonathan maybe to do an amendment, a  
9 minor amendment to our current sign ordinance,  
10 that's part of the zoning, and get with our zoning  
11 officers to kind of discuss how we could expand the  
12 -- we are -- right now we only have two race events  
13 included in the ordinance. We would expand that to  
14 race events and other special events that are held  
15 at the track.

16 In addition to that, what you  
17 all looked at before was holidays, and I think you  
18 were kind of, you know, looking at the idea of  
19 maybe some federal holidays. So that would be like  
20 -- Mr. Kerrick had said Columbus Day maybe,  
21 Thanksgiving, Christmas, those kind of things.

22 So if, Jonathan, you wanna kinda  
23 give them an overview of some of the things you  
24 looked into and found, I think that we can move  
25 forward with some of this.

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1 And this would be like a  
2 temporary thing because if we can get it done in,  
3 you know, say, 60 days, that would be implemented

4 and then the sign committee can go -- it may take  
5 --

6 It's quite a task, Mike, isn't  
7 it, to get this done?

8 So six months minimum they have  
9 actually to get it to you, then we have planning  
10 commission, we have advertisements, we have board  
11 -- it may be nine months or longer before this is  
12 actually, you know, a sign ordinance that's adopted  
13 and -- and implemented. So this little fix right  
14 here could help businesses, local businesses not  
15 only, you know, welcome folks that are going to the  
16 races, special events, but also the holidays coming  
17 up too.

18 MR. REISS: So what it would  
19 take is an amendment to your zoning ordinance you  
20 can't -- you can't regulate signs as a stand alone  
21 ordinance. So if you're changing your zoning  
22 ordinance, that requires a draft ordinance to go to  
23 the county and the township planning commission.  
24 They have 30 days under the Municipalities'  
25 Planning Code to review and issue comments, then it

1 gets advertised for a public hearing back before  
2 you. Now, if you make substantial changes based on  
3 those comments, you have to start the process over  
4 again.

5                               So you are looking at Bob being  
6 an optimist -- my wife calls me a practicing  
7 pessimist -- I think you're looking at two to three  
8 months, but you could -- you could get -- make  
9 those changes. Now, because these are temporary  
10 like signs, you're going to have to be content  
11 neutral on them. So it would be -- all types of  
12 temporary signs would be allowed during these --  
13 these certain specific time periods.

14                               MS. LAMBERTON: So not just --

15                               MR. REISS: Right.

16                               MS. LAMBERTON: -- welcome race  
17 fans --

18                               MR. REISS: Right.

19                               MS. LAMBERTON: -- or you can't  
20 be terminology specific?

21                               MR. REISS: Correct.

22                               MS. LAMBERTON: I'll tell you  
23 though, when I'm listening to this, Bob -- and I --  
24 I applaud your excitement and your desire to wanna  
25 help the local businesses, I -- I want to say that

1 first. This might be a good trial to try it on for  
2 size before the, you know, grand finale of the  
3 actual ordinance. You know what I mean though? I  
4 mean, if we can see, what is the appearance like,  
5 you know, is -- does it help businesses. And maybe  
6 that might be a way to try it on for size. I like  
7 it.

8 MS. PICKARD: Unfortunately,  
9 most of the season's gone and hopefully we'll have  
10 an ordinance by next summer.

11 MR. HARRY FORBES: You got  
12 August.

13 MS. PICKARD: My comment --

14 MS. LAMBERTON: I know. I would  
15 have to say, you know, I know -- I'm an optimist  
16 like Bob, so I -- I love Labor Day. But still,  
17 seriously, if you look at, like John said, with  
18 Columbus Day, there are so many people that come to  
19 our area for fall foliage and, you know, the kids  
20 have a long break from the New York/New Jersey  
21 schools and they come up here, you know, kind of

22 like the pre-snow season. I mean, I'm -- I'm  
23 willing to try anything that could possibly help  
24 bring excitement and make people welcome in our  
25 township.

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1 MS. PICKARD: Well, we do --

2 MR. McHALE: And too maybe not  
3 limited to the banners, but maybe some of those  
4 small signs that could be displayed along the edges  
5 of the, you know, corners of intersections. Any  
6 business could really look at something like that,  
7 because they're gonna be temporary. They're only  
8 gonna be from Thursday to Tuesday around that  
9 holiday or special event.

10 And since the ordinance has only  
11 two race events, I don't think we should restrict  
12 it to a number on that because I, as a motorcycle  
13 fan, would like to see that, hey, what if they come  
14 up with a motorcycle race over there and they  
15 decide to put it in place. Now we only say, you  
16 know, two race events, we can't do the motorcy --  
17 what if the tractor -- tractor-trailer type things,  
18 those things --

19 MS. LAMBERTON: Truck races,  
20 sure.

21 MR. McHALE: -- they race  
22 around. Yeah, those kind of things.

23 MS. LAMBERTON: And you have  
24 Indy.

25 MR. McHALE: The Indy's coming

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1 up.

2 MS. LAMBERTON: Yeah.

3 MR. McHALE: And so anyway, I  
4 just want to say when Jonathan is drafting a  
5 revision to this, is that we not lock it into that,  
6 we just say race events at -- or special -- race  
7 and special events at Long Pond.

8 MS. PICKARD: Large gatherings,  
9 we could use the large gathering. Now, we already  
10 did this and we were going to adopt something so we  
11 have a draft, we just need to tweak it, correct?

12 MR. REISS: I don't remember if  
13 you -- if it's -- the way things used to work was  
14 Phyllis, Bob and Maureen worked on something and

15 then sent it to my office.

16 MS. PICKARD: But we had it all  
17 with the holidays already.

18 MR. REISS: Right.

19 MR. McHALE: We had a little  
20 something with the holidays, but --

21 MS. PICKARD: Yeah.

22 MR. McHALE: -- I think it's  
23 gonna take a little more modifications and if --

24 MS. PICKARD: Yeah, slightly.

25 MR. McHALE: -- Jonathan and our

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1 zoning officers --

2 MS. LAMBERTON: Yeah.

3 MR. McHALE: -- could get  
4 together and talk through --

5 MS. PICKARD: Yeah.

6 MR. McHALE: -- how we could  
7 implement those smaller signs, as well as the  
8 banners to be displayed during those time periods  
9 and not restrict the number of events that are  
10 being done except for the holidays, plus those race  
11 events at the track.

12 MR. HOLAHAN: That's -- so  
13 that's gonna go under -- I got it open here. So  
14 that's 11-16 under temporary signs and standards  
15 and we've pulled out a number of things and what  
16 they'd be allowed to do. We do address banners for  
17 the NASCAR, but we'll have to -- we should expand  
18 that.

19 MS. PICKARD: Yeah.

20 MR. HOLAHAN: But it also says  
21 for height, location, shall not exceed more than 20  
22 feet and -- and I do remember when the banners were  
23 all over as well. But if we can't -- if we can't  
24 regulate content, are we going to have signs for  
25 ATV tours and all those things to be put out there

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1 as well? I mean, it'll be a whole mishmash of  
2 things, right?

3 MR. REISS: It could. It could  
4 be a church bazaar, could be anything.

5 MR. HOLAHAN: So I guess the  
6 thing is --

7 MS. PICKARD: Are they on

8 premise though?

9 MR. HOLAHAN: Well, you can't  
10 control content, so even though it's on premise,  
11 can you say something else, right? Could you be on  
12 premise and then --

13 MS. LAMBERTON: Then you would  
14 hope --

15 MR. McHALE: Can you specify --

16 MR. HOLAHAN: -- display --  
17 display something else.

18 MR. McHALE: -- though  
19 commercial content on premise, I guess that's the  
20 question?

21 MR. REISS: No, it can't -- you  
22 can't -- you're not content neutral when you're  
23 saying commercial, it has to be --

24 MS. LAMBERTON: So this is a  
25 perfect trial run, because you would hope that the

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1 businesses would take the lead and see the reason  
2 that you want to do this, to encourage folks to  
3 visit their business and that would make it content  
4 sensitive to their business.

5 MS. PICKARD: Well, if we limit  
6 it --

7 MS. LAMBERTON: And if not, then  
8 we know where to go in direction for the sign  
9 ordinance.

10 MS. PICKARD: But if we limit --

11 MS. LAMBERTON: If it's abused,  
12 I don't know, it's -- it's a way to try it.

13 MS. PICKARD: If we limit the  
14 number of displays or something that would prevent  
15 somebody from having their sign and 10 other people  
16 --

17 MR. HOLAHAN: Right.

18 MS. PICKARD: -- advertising --

19 MR. McHALE: There you go.

20 MS. PICKARD: -- their --

21 MS. LAMBERTON: Oh, okay. Yeah,  
22 that sounds reasonable.

23 MR. McHALE: That's a good idea,  
24 limit the number --

25 MS. PICKARD: -- ATVs and --

1 MR. HOLAHAN: Because -- right.

2 Then --

3 MS. PICKARD: -- people down the  
4 street.

5 MR. HOLAHAN: -- you're just  
6 gonna -- then you're just going to want to take  
7 that opportunity to promote your place.

8 MS. PICKARD: Your place, yeah.

9 MR. HOLAHAN: Right.

10 MS. LAMBERTON: That sounds  
11 reasonable.

12 MR. REISS: So is there -- so  
13 you -- to try to speed up this process, is there a  
14 number in mind that you all have? I mean, you'll  
15 see it in the written document and have a chance to  
16 change it before it goes to the planning  
17 commission; but is there some number that you think  
18 is a reasonable number per property?

19 MS. PICKARD: Well, I'm just  
20 trying to think if you have one banner and one  
21 sandwich board and one -- you know what I mean?  
22 Like --

23 MR. HOLAHAN: Well, one of the  
24 reasons we talked against sandwich boards because  
25 we thought they were hazards.

1 MS. PICKARD: Well, I know  
2 that, but they're saying --

3 MR. HOLAHAN: But -- but, yeah,  
4 I would think that -- I would go for four. And,  
5 you know, if you're a corner piece of property, you  
6 get your front and two ro -- you know, two roads,  
7 you get to pick that up.

8 MS. LAMBERTON: Brendon?

9 MS. PICKARD: I like three, but  
10 --

11 MR. KERRICK: What if you had  
12 more than one business?

13 MS. LAMBERTON: Just state your  
14 name, Brendon.

15 MR. BRENDON CARROLL: Brendon  
16 Carroll.

17 MS. LAMBERTON: Thank you.

18 MR. BRENDON CARROLL: I think  
19 it's great. I like Bob's idea, like you say,  
20 Annie, but we started this -- first of all, I'll  
21 step back where I feel the previous board spent the  
22 last 20 years to get rid of all that stuff, that's

23 why you don't see them anymore. So unless the  
24 board is ready to have weekend enforcement and all  
25 that -- I would like the opportunity to let our

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1 sign thing work out. I mean, I -- it was my  
2 understanding that the board was like, we're gonna  
3 just kind of let things go for a while and not  
4 enforce until this -- that was my understanding of  
5 the purpose.

6 MR. HOLAHAN: But you guys  
7 aren't going to come up with anything till the end  
8 of the year. And -- and so -- so we pass an  
9 ordinance, we amend this one and then we have to  
10 amend it again when you guys come up with -- with  
11 your results, you know, what's the harm? What's --  
12 how much more is that gonna cost us?

13 MS. PICKARD: Then we'll know  
14 where the problems are if we have to crack down --

15 MR. HOLAHAN: Well, and then to  
16 Annie's point we'll find out --

17 (Inaudible comments.)

18 THE REPORTER: Okay. Sorry.

19 One at a time.

20 MR. HOLAHAN: -- who's pushing  
21 you out -- to Annie's point, who's pushing the  
22 envelope though as well.

23 MS. LAMBERTON: And maybe it  
24 won't be as great as folks think it is, but maybe  
25 if it does encourage, you know, welcoming a large

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1 -- like Bob commented, if you have a hundred  
2 thousand people coming to an area and if I was a  
3 business owner, I certainly would like to get some  
4 of their attention.

5 MR. McHALE: And I did see a  
6 couple of banners, but they were like -- they were  
7 on a wooden fence right next to the building and if  
8 you have two SUVs parked there, you don't see it  
9 until you're walking into the restaurant, you know.  
10 It's the kind of display I remember from years past  
11 that I think might really make these race fans and  
12 other special event fans feel like, hey, we really  
13 want them here, you know.

14 MS. LAMBERTON: Mike?

15 MR. MIKE CHRISTIAN: Mike



12 into the holidays of the banner portion of it, is  
13 -- that's it and -- well, and a couple little  
14 signs.

15 MR. MIKE CHRISTIAN: Well,  
16 that's my point, that'll get changed. And then if  
17 there's a tweak to it, the business is gonna go,  
18 wait a minute, two months ago, I was allowed to  
19 put, you know, four signs up, now it's three or I  
20 had seven signs and now it's three.

21 MS. LAMBERTON: You know, that  
22 might be an opportunity, Mike, for our zoning  
23 officer to get out in the public and say, look,  
24 we're going to try this until our ordinance has  
25 been revised, we want to give it a chance, because

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1 we -- I don't know, people do seem to like that, to  
2 have, you know, the special event or large  
3 gatherings, you know, have -- have it as an  
4 advertisement. Maybe we need to get out and speak  
5 to these people.

6 Like you stopped, Bob, you  
7 stopped at four businesses and I applaud you for  
8 that, that's not easy to do, 'cause you never know

9 what kind of reception you're going to get. But if  
10 we start making ourselves involved with the  
11 businesses on a personal level, like you say,  
12 Maureen does have a lot of contacts on a personal  
13 level, I think that that -- you know, maybe that's  
14 -- will be the new face of the township and show  
15 people that we really wanna hear what they have to  
16 do.

17 Let them know we're trying this,  
18 that we do have a committee. People might not even  
19 know that you guys are working on this.

20 Yes, Mike?

21 MR. MIKE CHRISTIAN: The second  
22 part to that is, what are the special events  
23 because there's -- you know, there's the Porsche  
24 club goes there, the Audi Club goes those, there's,  
25 you know, motorcycle clubs, the Indian motor -- the

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1 -- the -- it's just unlimited number of special  
2 events.

3 MS. LAMBERTON: Well, I think  
4 that they mention large gatherings. I mean, well,

5 we know that that's a large special event.

6 MR. MIKE CHRISTIAN: So would  
7 that be defined --

8 MS. LAMBERTON: That -- I would  
9 think that would be defined as your NASCAR and your  
10 Indy. And maybe we need to contact the racetrack  
11 and see what volumes of people they actually do  
12 get.

13 MR. KERRICK: Some of the  
14 weekends they have are private. It might Audi or  
15 whatever, but they're private, they're not really  
16 public. We obviously think that they're important  
17 because every function we have here, the township,  
18 we put signs out; night out, movie --

19 MS. PICKARD: I have a comment  
20 about that too.

21 MR. McHALE: Exactly.

22 MS. PICKARD: I don't -- I  
23 don't like those signs. I think we're being  
24 hypocritical by putting them out.

25 MR. KERRICK: Kind of thought

1 the same thing --

2 MS. PICKARD: Yeah.

3 MR. KERRICK: -- but we put  
4 them out, so obviously we must think it's  
5 important.

6 MS. LAMBERTON: We violated our  
7 own ordinance.

8 MS. PICKARD: I don't know. I  
9 agree with you.

10 MR. BRENDON CARROLL:  
11 Off-premise sign.

12 MR. KERRICK: Doesn't look good.

13 MS. PICKARD: It doesn't.

14 MS. LAMBERTON: Well, what's the  
15 pleasure of the board? Can we instruct Bob and --

16 MS. PICKARD: Yeah.

17 MS. LAMBERTON: -- Jonathan and  
18 Maureen to work together on this and see what you  
19 can bring to us?

20 MR. HOLAHAN: And then perhaps,  
21 then we take it to the sign committee.

22 'Cause, Mike, I understand,  
23 don't want to make us look wishy-washy here either  
24 and they don't know what to expect from this board.  
25 We're trying to do something, we're trying to do

1 the right thing and, you know, this is not written  
2 in stone, but we haven't done anything for a long  
3 time.

4 MS. PICKARD: Can we get a  
5 draft by Wednesday?

6 MR. HOLAHAN: But I would like  
7 to see it run by the sign committee, if they could  
8 address that.

9 MS. LAMBERTON: Oh, absolutely,  
10 yeah.

11 MS. PICKARD: It should be  
12 something that they have their stamp on so we kind  
13 of make it something that they're agreeable --

14 MR. HOLAHAN: We can blame them  
15 for.

16 MS. PICKARD: Yeah, exactly.

17 MS. LAMBERTON: And then  
18 encourage your input too, absolutely, that would be  
19 very important.

20 MS. PICKARD: That would be  
21 better, yeah.

22 MS. LAMBERTON: Fair enough?

23 MS. PICKARD: It should emanate  
24 from there.

25 MS. LAMBERTON: Yes? Hello,

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1 how are you, sir?

2 MR. PETER TOTA: Hi, how are  
3 you?

4 Peter Tota.

5 These signs and the banners,  
6 does that also include, I think, on Long Pond Road  
7 and 940 where they pull in the truck and it says  
8 every Wednesday we sell fresh vegetables, it's like  
9 a big sign? And also I don't know, is Tractor  
10 Supply in To -- it's not --

11 MS. LAMBERTON: No, that's now  
12 ours.

13 MR. KERRICK: No.

14 MR. PETER TOTA: I know that he  
15 has the one there, that corner, he has a big truck  
16 and puts up a big banner. Now, I don't know if  
17 that's part of the signage committee to look into?  
18 Because if he's allowed to do that there, can  
19 somebody go down 940 and put a truck up and say, I

20 now have fruit for sale and put a big banner?

21 MS. PICKARD: They have to have  
22 a transient permit.

23 MR. PETER TOTA: I don't know  
24 if he does or he doesn't, but it's there.

25 MS. PICKARD: Well, they do in

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1 our township, that's regulated.

2 MR. PETER TOTA: Oh. Pulls in  
3 the gas station every Wednesday, there's -- I'm  
4 only saying because it's -- he's doing it, I don't  
5 know if he has a permit, not have a permit or if he  
6 doesn't have a permit, then he needs one, 'cause if  
7 he doesn't, then somebody else could do it going  
8 down 940.

9 MS. LAMBERTON: It sounds like  
10 he does, right?

11 MS. PICKARD: He -- there's  
12 something with that, it's a secondary use for Robin  
13 Hoffman on that one, if we're talking about  
14 Hoffman.

15 MR. PETER TOTA: I didn't know,

16 I just wanted to --

17 MS. LAMBERTON: Thank you. I  
18 appreciate you bringing that to our attention.

19 MS. LAMBERTON: Any other  
20 comments?

21 Everybody good here?

22 MR. HOLAHAN: I'm cool.

23 MS. LAMBERTON: We'll have  
24 Jonathan and Bob and Maureen move forward on that  
25 and see what you could bring us like tomorrow at

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1 nine or something like that.

2 MR. McHALE: Speaking of signs,  
3 we do have the National Night Out tomorrow night --

4 MS. PICKARD: Yeah.

5 MS. LAMBERTON: Yes.

6 MR. McHALE: -- at six to  
7 eight-thirty. And I also wanted to ask to -- also  
8 related to the Jubilee Restaurant, they did not  
9 have and nor were they required to have a land  
10 development plan to add on a few extra spaces.  
11 It's about a little over two-tenths, it's about a  
12 quarter of an acre. We're gonna ask that Jonathan

13 Reiss be able to put together a -- kind of reduced  
14 version of a stormwater maintenance agreement that  
15 would go into place for that as we normally would  
16 do, because it's required under Act 167.

17 MS. LAMBERTON: Everybody fine  
18 with Jonathan writing up something to move forward  
19 with that?

20 MR. HOLAHAN: Yeah.

21 MS. LAMBERTON: Very good.

22 MR. REISS: Can you send me  
23 information as --

24 MR. McHALE: Yes.

25 MR. REISS: -- to the parcel

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1 number and ownership and stuff?

2 MR. McHALE: I'll get you all  
3 that information.

4 MS. LAMBERTON: Anything else,  
5 Bob?

6 MR. McHALE: No, ma'am. I'm  
7 good.

8 MS. LAMBERTON: Anyone else?

9 MS. PICKARD: Yeah. I just --  
10 real quick, I just wanted to mention, Bob asked me  
11 to mention, that I've been wiring funds from  
12 Landmark to ESSA and that process is almost  
13 complete as of today. I'm waiting for the interest  
14 I had moved, another seven accounts that I'm hoping  
15 to close, but we will still have six or seven  
16 accounts rolling for a while at Landmark, our major  
17 accounts, so -- but we're almost there.

18 MS. LAMBERTON: We're getting  
19 there, yeah.

20 MS. PICKARD: It's been grueling  
21 but --

22 MS. LAMBERTON: Good.  
23 Anything else?

24 MR. HOLAHAN: Tara, do you have  
25 anything?

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1 She can't even speak.  
2 What, you're not allowed to  
3 speak?

4 MS. LAMBERTON: Thank you for  
5 all. Thank you for everyone joining us this

6 evening.

7 MR. McHALE: And with these --

8 MS. LAMBERTON: Oh, I'm sorry,

9 he's not --

10 MR. PETER TOTA: Question?

11 MS. LAMBERTON: Sure.

12 MR. PETER TOTA: Peter Tota

13 again.

14 I belong to the environmental  
15 committee for Lake Naomi. And our last meeting we  
16 discussed about the milkweed that is the host plant  
17 for the monarch butterfly. I got a hold of Ed  
18 Tutrone last week about, do they have to cut all  
19 the milkweed down from pole to pole, which really  
20 is doing nothing. He said it's up to in -- in --  
21 intermanagement. Who is intermanagement?

22 MR. REISS: Interim.

23 MS. LAMBERTON: Interim manager?

24 Bob, it's up to you about the  
25 milkweed?

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1 MR. PETER TOTA: I mean, it's --

2 it doesn't make sense from --

3 MS. LAMBERTON: Is it sight  
4 distance?

5 MR. PETER TOTA: I mean, there  
6 are sections of grass with one or two plants, fine.

7 MS. PICKARD: I don't know. We  
8 cut the grass at the road --

9 MR. PETER TOTA: We're losing  
10 monarch butterflies forever because of --

11 MS. LAMBERTON: Is it for  
12 visibility? Is that why it's being cut back on the  
13 roads?

14 MR. McHALE: I mean, they mow  
15 the edges of the shoulders and that's --

16 MS. LAMBERTON: Oh, I see what  
17 you're saying.

18 MR. McHALE: Yes.

19 MS. LAMBERTON: Okay.

20 MR. PETER TOTA: But it's not --

21 MR. McHALE: And people walk  
22 along these roads, they're narrow to begin with and  
23 we don't wanna create a safety issue, which would  
24 be a -- a liability for us --

25 MS. LAMBERTON: Okay.

1                   MR. McHALE: -- if we leave it  
2 and then people walking the roads, somebody gets  
3 hit and they say, well, the rest of your roads are  
4 cut, why isn't this one, you know. So we're trying  
5 to be consistent, as well as safe with walking  
6 pedestrians.

7                   MR. PETER TOTA: Well, it's  
8 awful --

9                   MS. LAMBERTON: So that is  
10 reason why?

11                  MR. McHALE: I don't know that  
12 the monarch butterfly population is necessarily  
13 gonna decrease. I think they're gonna move about  
14 in -- I mean, we got a lot of other wetland areas  
15 around that --

16                  MS. LAMBERTON: Right.

17                  MR. PETER TOTA: I'm just --  
18 that's there host plant, that's what I'm saying.  
19 'Cause we created a butterfly garden by the  
20 overflow of the dam and 423 and you're all welcome  
21 to -- they're all open, there's butterflies --

22                  MS. LAMBERTON: Oh, I bet it's  
23 beautiful.

24 MR. PETER TOTA: And that's  
25 where -- yeah. That's where the --

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1 MS. LAMBERTON: We'll have to  
2 start a committee to plant more in another location  
3 for the ones that were taken down. We could put  
4 you in charge of that, Mr. Tota.

5 MR. PETER TOTA: I would, as  
6 long as they -- he stops cutting them down.

7 MS. LAMBERTON: Well, just move  
8 them away -- away from the road a little bit.

9 MR. PETER TOTA: Thank you.

10 MS. LAMBERTON: Thank you.

11 MS. PICKARD: Can't be in the  
12 right-of-way.

13 MS. LAMBERTON: Anything else?  
14 I'll entertain a motion to  
15 adjourn.

16 MS. PICKARD: So moved.

17 MS. LAMBERTON: All right.

18 Thank you very much.

19 (Meeting concluded at 6:53 p.m.)

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I hereby certify that the  
proceedings and evidence are contained fully and  
accurately, to the best of my ability, in the notes  
taken by me at the meeting in the above matter; and  
that the foregoing is a true and correct transcript  
of the same.

TARA WILSON, C.R.

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