



Board of Supervisors

Regular Meeting

MINUTES

425 Wells Road
Doylestown, PA 18901
215-348-9915
<http://doylestownpa.org>

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Tuesday, February 21, 2023

7:00 PM

Community Meeting Room

Members of the Board of Supervisors in attendance: Barbara N. Lyons, Chairman; Jennifer Herring, Vice Chairman; Ryan Manion; Nancy Santacecilia and Dan Wood.

Township Staff in attendance: Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Stacy E. Crandell, Assistant Township Manager; Chief Dean Logan; Lt. Charles Zeigler; Karen Sweeney, Director of Parks & Recreation; Sean Torpey, Township Engineer and Jeffrey Garton, Township Solicitor.

7:00 PM REGULAR MEETING

Pledge to the flag

Ms. Lyons welcomed everyone to the meeting. She indicated that prior to the start of this meeting the Board of Supervisors met in executive session to discuss matters of personnel. She stated that they will be making some appointments to Boards and Commission later in the meeting.

Presentations

Retirement of Juliana Antonucci

Ms. Lyons stated that she first met Ms. Antonucci during Oktoberfest riding around in a golf cart collecting money from the vendors as a volunteer and has volunteered her time throughout her 28 years of service to the Township. Ms. Lyons stated that she has never seen Ms. Antonucci without a smile on her face and she has been a wonderful person to work with and cannot be replaced. Ms. Lyons presented Ms. Antonucci with a plaque in recognition of her 28 years of service and dedication to the Township.

Chief Logan expressed gratitude from the Police Department for the last 24 years, he stated that she has worn a lot of different hats and she has been a truly great person to work with and you will be missed. Thank you.

Township 537 Plan – BCWSA & Carroll Engineers – Presentation Postponed

Public Comment Agenda Items Only

No Comments

Ms. Mason mentioned that they have a letter from Mr. Johnston regarding sport courts. Ms. Lyons suggested attaching it to the minutes. (Exhibit A – attached)

ANNOUNCEMENTS

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- B. Keep up to date with Township News / Events – sign up for E-news at www.doylestownpa.org.
- C. Upcoming Community Events:
 1. Yard Sale – Central Park – April 24th
 2. Touch a Truck – Central Park – May 13th
 3. Annual Golf Outing – Doylestown Country Club – August 21st
 4. 2023 Thompson Performing Arts Series – C & N Amphitheater - June – August

- For more information on all events please go to our website www.doylestownrec.org
- D. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM and the 1st and 4th Tuesdays of the month 9AM – 2PM. Drop off site is located at the New Britain Rd. entrance of Central Park. Please visit our website for more information.

MINUTES APPROVAL

Reorganization Meeting – January 17, 2023 – Ms. Herring stated that her name was listed twice as being in attendance. On motion of Mr. Wood, seconded by Ms. Herring the minutes were approved with one change. The minutes were approved 4 – 0 – 1 with Ms. Manion abstaining.

CORRESPONDENCES

Consideration for appointment to Telecommunications Advisory Board - there is an opening, we have a long-term volunteer, Jean Laustsen. Mr. Ebenbach, Chairman of the TAB has asked that we appoint Ms. Laustsen to the position. On motion of Ms. Lyons, seconded by Ms. Herring the motion carried 5 – 0.

REPORTS

Solicitor

Nothing until later in the meeting.

Township Engineer

No Report

Police Chief

No Report

Dir. of Operations

2023 NBIS Bridge Inspection Proposal – Inspection Cycle

Proposal from Pennoni for the 2023 inspection of our structures in the amount of \$25,200 to conduct the annual inspections on nine structures through out the Township. These will be primarily road structures, bike/hike trails, pipe, culverts, or bridges. He is asking the Board to approve Pennoni's scope of work for the 2023 NBIS Inspections for \$25, 200.

On motion Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

Stormwater Pipe Order

For our Road Program we are moving forward with our drainage improvements and need to order pipe. Mr. Paul Garr received three quotes for the purchase of 16,000 sq.ft. of 15" stormwater pipe. We received three phone bids as required, the low bidder LB Water Service, Inc. for \$18,464.00. Mr. Tomko asked the Board to approve the purchase of stormwater pipe from LB Water Service, Inc.

On motion of Ms. Manion, seconded by Ms. Herring the motion carried 5 – 0.

Township Manager

Training Requests

Ms. Mason stated that she received a travel request form Mr. Tomko, Mr. Dando and Mr. Schea to attend the National Facilities Management & Technology Conference in Baltimore, Maryland. This does require an overnight stay and we recommend that training.

On motion of Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

Ms. Lyons mentioned that we are building a Park & Rec Community Center and we are looking for donations.

NWWA Park Avenue – Ferry Rd Transmission Main Project

Ms. Mason indicated that this item is for informational purposes. The North Wales Water Authority is going to be installing a transmission main, a five-mile pipeline from Park Avenue facility in Chalfont along Ferry Road to Plumstead Township, on the New Britain side of Ferry Road. Anticipated start time in March, probably not in our area until later in the spring. During that time there will be road closures and detours. We will post on our website with a link to their website just for informational purposes.

Ms. Santacecilia inquired if they will widen Ferry Road while they are working on that project. There is not a lot of shoulder and places where the water collects.

Ms. Mason stated that there will not be any widening of the road, they will just repave any of the area they have disturbed. It is a state road, she will share her concerns with PennDOT but did not indicate at the present time that there would be any widening of Ferry Road.

Mr. Wood wanted to clarify this is so NWWA can serve Plumstead Township on the other side of 313? It should not impact DTMA and their operations.

Ms. Mason stated that was correct.

MKSD Response to EAC Questions from January 17, 2023 Board of Supervisors Meeting

At the January meeting Environmental Advisory Committee had some questions about the proposed Park Recreation Community Center. They provided their questions in writing and she sent it off to MKSD the architects for the project. They have responded and she believes it is clear the building is addressing as many points of concern regarding the building being green, being as energy efficient as it can. In addition, she would like to remind the Board that come April we will be purchasing complete 100% renewable electric. That same process will be applied to the new building, utilizing 100% renewable energy for the Park Recreation Community Center Building.

With the Boards approval Ms. Mason would like to forward the response from MKSD to Mr. Sawyer and the rest of the EAC.

Mr. Wood stated that several of the EAC members have reached out to him with concerns about the decision to go with natural gas over heat pumps, he knows that it can be switched out. If we were to change our minds and go back to heat pumps is there a deadline to make that decision? Or has that ship sailed?

Ms. Mason stated that she thinks that ship has sailed we are at 90% complete in the design at this point we have look to how we can do those things in the future. As you can see from MKSD's response we are Ready for 100.

Supervisors

Ms. Santacecilia – She would like to thank the community for coming out to share their passion for tennis and pickleball she has learned a lot. She hopes the Board looks to serve the community. Looking at the feasibility study, the tennis courts we saw three to five, she also stated that it is important that we don't disenfranchise ourselves from community partners, specifically the Bucks County Tennis Association because they are not listed as an athletic partner in the feasibility study. She wants to make sure that we include them in our conversations.

Ms. Herring – The first order of business is that we had some interviews before our meeting tonight in executive session for two of our committees.

Pension Advisory Committee (PAC) we interviewed one person, Mr. Edward Richardson. On motion of Ms. Herring, seconded by Ms. Manion the Board appointed Mr. Richardson to the PAC the motion carried 5 – 0.

Finance Committee we interviewed two outstanding candidates but there is only one spot available. On motion of Ms. Herring, seconded by Ms. Manion the Board appointed Jason Showmaker to the Finance Committee the motion carried 5 – 0.

Ms. Herring thanked the staff and the Police for all their hard work and especially our volunteers to our committees for their outstanding work and dedication to the Township, you don't have to be here, you choose to be here and give your time. She very much appreciates it.

Ms. Manion – Wants to give special thanks to our Police department tonight, most of us know that there was a tragic killing of a Temple Police Officer, unbelievable horrible then to learn that it was someone just miles away from here that committed that crime. Our police force aided in bring him into custody. Thank you to our police force for their continued safety of our community. We know that there is a lot of crime that happens in the city of Philadelphia we become numb to it living in the beautiful suburbs. To know that an 18-year-old from our community who went to CB Schools committed this heinous crime. There were huge flags in this young man's social media, this is my plea to parents out there – Watch what your kids are doing and take seriously what you are seeing.

Mr. Wood – Thank everyone who has emailed and gave public comment regarding the courts especially the pickleball and tennis community. There were a lot of emails, I read all of the emails thank you for your input. We have varied interests and we have to take as much as a neutral position limited funding and limited space. We will do our best to find a solution for everyone.

Regarding the Bucks County Historical Society and Fonthill, for those of you who don't know Fonthill is in the Township not in the Borough. They have plans to completely renovate the Fonthill woods area as a new park. I highly encourage you to check it out on the Bucks County Historical Society's website: www.mercermuseum.org. Some of the plans and renderings are incredible, this will be a many years process. Ms. Santacecilia and I have served as part of an advisory group. As an Eagle Scout he removed invasive species and would like to go back and remove some more. This will be a great space when it is done & he highly encourages everyone to check it out.

Ms. Lyons – Stated that they didn't get to talk about Lt. Zeigler's contract, she knows everyone has read it. She would like to put forth that it be renewed in the form of a motion. On motion of Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

Ms. Lyons mentioned that she got a call from Mr. Brexler, Doylestown Hospital that they are potentially selling Pine Run Community, since it is in the Township, we will keep an eye on that.

UNFINISHED BUSINESS

Court Location

We have pickleball, tennis and basketball courts. At this moment we have six pickleball courts and 3 tennis courts in the plan. We learned how much it will cost to add a fourth tennis court, not sure if that number includes engineering. We received a cost of \$342,000 for another court.

Ms. Mason stated that it includes another court and all the things that go with it, readjusting everything, engineering, etc.

Ms. Lyons stated \$342,000 with a 15% contingency, which is like \$51,000 that will take the fourth court price tag to \$392,300. Ms. Lyons mentioned that an interesting thing she learned about pickleball is that 1 ½ tennis courts equal 6 pickleball courts. It is a question of space on whether we can put in a fourth tennis court.

There was discussion by the Board that there is space, it is the cost that is in question. The gym in the building can also be used for tennis, pickleball, basketball, volleyball etc. Blended lines are a possibility both outdoor and indoor. If it would be feasible to not do the fourth court now but have the space engineered and do it later? There is value in doing the court now, moving things around, it will fit within the footprint, the bocce courts will also be moved into the configuration staying within the footprint of Field 1 and the pavilion will not be touched. Would there be a savings with holding off on the fourth court until a later date. Most of the cost would already be incurred with grading, stormwater, engineering, fencing, nets, permits. The savings would be the paving and poles. It is easier to do this all at once. We must do what is best for the community.

Ms. Goldstein, Gilmore & Associates stated that the site work is in the numbers that Mr. Havers provided, a significant portion of that is for additional retaining walls and other things that will be needed at the site to fit the fourth court in, this was a good estimate of the cost. All-inclusive for site work, it did not include engineering.

Ms. Mason stated that we do not know the engineering cost, we have a contract with Pickering, Courts & Summerson. The bigger cost will be the construction of \$342,000 added to what we have been looking at.

Ms. Lyons stated that we know that there is a need for both tennis courts and pickleball courts in the community the question is are we going to build a fourth court for \$400,000?

Ms. Mason stated that for years we have had blended lines on some of the tennis courts for pickleball and have offered pickleball instruction in the past. When we talk about court space instead of continuing with blended lines, creating the necessary court space for pickleball and a balance between both sports.

Mr. Kevin Fitzgerald, resident, stated that he plays both tennis and pickleball. In Doylestown Township there are six tennis only courts adjacent to Central Bucks West, there are three courts between Doyle Elementary School and Lenape Middle School that are lined for both tennis and pickleball also in the Township is Doylestown Tennis Club they are predominantly tennis, but they do a little bit of pickleball. Tennis is a fairly stable sport, but it is stable, pickleball is growing at a fairly significant rate. He stated that in the Doylestown Township area we have ample tennis courts indoors and outdoors.

Ms. Santacecilia inquired if the CB West Courts and Doyle / Lenape courts were open to the public and lighted and if they are locked?

Ms. Mason stated that the Doyle / Lenape courts are located in William Neis Park, named for the former mayor of Doylestown Borough.

Mr. Fitzgerald mentioned that the CB West Court and Doyle / Lenape courts are open to the public but should not be used during school hours. After school & weekends people are using those courts. Most of the time those courts are empty. He would argue that the Township has an ample number of courts in the area. He would support the blended lines on all of the tennis courts.

Mr. Wood stated that the lion share of the space is being given to tennis as far as square footage goes, as court size is different. His other concern, even with the grant from USTA, if we got the max amount, it only covers about 11 ½ % of a fourth court so we are looking at something over \$300,000 added to the project. He is concerned that we just turned down having heat pumps and generators for those heat pumps for our Ready for 100 initiatives in the building and that would have been cheaper than this. He has a hard time squaring that judgement with adding another tennis court.

Ms. Santacecilia stated that we are trying to make the best decisions for our constituents, people come from all over to go to Central Park and knows it will be used. She supports four courts; she thinks it is the right thing to do to serve both groups. Youth tennis can use the pickleball courts.

Mr. Jeremiah Thomas, Doylestown Pickleball stated that the fourth court can be used for events, community events and can be used for pickleball tournaments. We are not here to bash tennis, a lot of us started by playing tennis, I switched to pickleball because I got hurt and physically cannot play tennis anymore. When you are looking at the demographics you are looking at people who are 30 that are passionate about pickleball, most of the people in this community are very underserved in the senior market. We are happy to help support all of the courts by having events, fundraisers to be able to help finance not just for pickleball but for tennis as well. We can put temporary tape lines down to run these events, we are happy to welcome the extra space. Adding the extra court there could be added revenue coming in not just tennis but pickleball as well. Tournaments with sponsors to kind of help make up that difference. He is not about taking tennis courts away from people, if you could add a fourth one, I am 100% for it.

Ms. Manion mentioned that a tennis court can be used for a small soccer field, Lacrosse it can be used for other sports too. I think we need to look at this less about tennis court versus pickleball court it is just an added court space.

Ms. Lyons asked Ms. Sweeney about the plan for six pickleball courts and three tennis courts did that recommendation come about?

Ms. Sweeney this was when we were locked into that space and the need to resurface and re-courting. This provides an opportunity, listening last month and working to reconfigure the space. You only get one chance to do the right thing. I think in this case, the Park & Rec Board discussed this at their meeting, for the long haul & long vision she thinks adding the fourth court is the right thing to do.

Ms. Lyons asked if this was the decision of the Park Board?

Ms. Blythe Kelly, Park & Recreation Board Chair, I came to the meeting last month and listened to Mr. Johnson from BCTA he asked for balance and asked for a fourth court. Ms. Sweeney took that recommendation, met with the engineer, created, found, developed, showing us the space. We had it on our agenda at our last Park & Rec Board meeting. We as Park & Rec Board members are also volunteers and residents of the Township all voted in favor of the fourth court.

Ms. Manion made a motion to recommend the fourth tennis court, seconded by Ms. Santacecilia, the motion carried 3 – 2. Mr. Wood & Ms. Lyons stating that they voted nay for financial reasons only.

NEW BUSINESS

Exonerate the Tax Collector

Mr. Garton stated that they exonerate the Tax Collector by sending the unpaid taxes to the Tax Claim Bureau. On motion of Ms. Manion, seconded by Mr. Wood exonerate the Tax Collector for the unpaid taxes in the amount of \$38,021.90 the motion carried 5 – 0.

EV Charging Stations Ordinance Amendments

Ms. Goldstein, Gilmore & Associates went over the series of ordinance amendments to amend the Motor Vehicle Fueling Center & Retail Shop portion of the ordinance to include charging stations, to amend the Service Station Use to include Electric Vehicle Charging Stations part of charging stations, to create a new section to deal with Electric Vehicle Charging Stations regulations, potentially being permitted in all zoning districts, single family homes, twin homes permitted with no other regulations other than the normal electrical building code regulations. Setting forth regulations for EV Charging Stations in other developments both as accessory for any principal use permitted within the zoning ordinance and also as a separate fueling use. We are being proactive and sending the message that the Township is ready for EV Charging Stations as part of a regular component of future developments.

The seconded part of the ordinance amendment is a minor housekeeping item. Changing the maximum building height for manufactured homes communities from 12' to 15'.

Mr. Wood inquired about section 7, paragraph B on page 2 it talks about using stations for single family homes, multi family, land use designated as private restricted use only. He just wants to clarify for private restricted use, does that mean a Homeowners Association (HOA) can make it for the use of all their residents or would that be on a per home basis?

Ms. Goldstein stated that private would be restrictive based on the ownership, so if that's in an HOA facility, the HOA would determine, it would be so that people from the general public could not come and charge at those stations.

Mr. Wood inquired about section 7, paragraph D it says parking and charging an electric vehicle, should that say parking while charging, so it is not a free handicap spot for someone with an electric vehicle.

Ms. Goldstein stated that they did some research, parking and charging because if not, the minute it is done charging it would be illegally there so this is to give someone a chance to come back and retrieve their vehicle. When paying for the charging apparently there are penalties if your vehicle is left in that spot for longer than the charging takes place.

There was a question about visitors using EV Charger at a private home, the answer was yes, the homeowner cannot set up a concession, but they can allow visitors to use the facility. It was equated to allowing someone to park in your parking spot.

Mr. Garton asked the Board for permission to advertise the ordinance amendments.

On motion of Mr. Wood, seconded by Ms. Herring the motion carried 5 – 0.

Trash Haulers 2023

Ms. Mason stated that this is our annual memo to the Board regarding those trash haulers that are able to pick up. Residentially: Republic, Waste Management and Whitetail have provided us with the appropriate information, we will be posting this on the website once approved. We have the information for the commercial and those that pick-up construction debris as well.

On motion of Ms. Manion, seconded by Ms. Santacecilia the motion to approve the 2023 Trash Hauler carried 5 – 0.

Verizon Franchise Renewal Agreement

Mr. Garton stated that the franchise agreement was done through a consortium. I have done franchise agreements many times in the past, my review of the content says it is satisfactory. The business terms

are up to the Board, he assumes the Consortium accomplished the business terms. My recommendation is that you approve the franchise agreement.

Ms. Mason stated that we need authorization to advertise the franchise agreement.

On motion of Ms. Herring, seconded by Ms. Manion authorization to advertise the Verizon Franchise Agreement carried 5 – 0.

1836 S Easton Rd – Waiver of Land Development Request

Ms. Mason stated that we have had a request, this is very similar to other properties along Easton Road that have also received a waiver. They are taking down an older garage relocating it to another spot on their property. They meet all our requirements at this point because they are in C-1 they would technically need to go through the process, but the Board has agreed to waive several of the properties doing similar things along that Easton Road corridor. The staff would recommend that the Board approve this.

Mr. Garton stated that it would be subject to a waiver of land development agreement. Mr. Garton will prepare the agreement.

On motion of Ms. Manion, seconded by Ms. Herring the waiver of land development request for 1836 Easton Road was approved. The motion carried 5 – 0.

Treasurers Report – February 21, 2023 – On motion of Ms. Manion, seconded by Ms. Herring the Treasurers Report was approved 5 – 0.

Bills List – February 21, 2023 – On motion of Ms. Manion, seconded by Ms. Herring the Bills List in the amount of \$1,003,292.23 was approved 5 – 0.

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Public Comment – All Items

No Comments

ADJOURNMENT

Being no further business, the meeting adjourned at 8:03pm.

Respectfully submitted,



Stephanie J. Mason, Secretary

Future Sports Courts at Central Park

Good evening. First, I want to thank the supervisors for taking my presentation and the community support shown for tennis last month to heart, and to the P&R committee for working to add in a fourth tennis court with the Central Park plans. However, I'm still not optimistic new this plan will come to fruition.

I want to be clear, the message to me and to the residents who attended the January P&R meeting was that the plans were set— tennis would be cut to three courts in favor of 6 pickleball courts and 2 basketball courts despite data that suggests the opposite should happen. It was then that I started an online petition that has now grown to over 200 signatures, and began preparing to plead our case to the Supervisors.

With the courts again on the P&R agenda, I attended last week's committee meeting. The proposal to add a fourth tennis court was a positive step. However, as a resident of Doylestown Township I was disappointed that the Plumstead Township based Doylestown Pickleball touted inflated national participation numbers and potential revenue based on a private, members-only pickleball club model as a basis to show need for 6 public park pickleball courts. For me, it created more questions about the project than were answered. If that is how this decision for public park court use is made then the Township should look at Doylestown Tennis Club court bookings and revenue, or even Buckingham Racquet Club. The township and local residents had little bearing on the proposed usage of the pickleball courts. It was all about pulling in people from all around the region for leagues and tournaments.

Everyone loves revenue, but a private club is not what a municipal park is about. Tennis has provided the Township with tens of thousands of real dollars. In the last two years, BCTA has brought Doylestown Parks & Rec \$12,000 in real revenue while offering affordable, high quality tennis programming to Doylestown Township residents. There was no concrete plan or business model presented for pickleball, only conjecture.

Furthermore, if the private club model is adopted for the pickleball programs and people are actually traveling in from New Jersey, Philadelphia, and surrounding areas to play packed tournaments and fill these courts then it begs the question "Is Central Park the right place for a large pickleball venue in Doylestown?" Traffic and parking were already major concerns for the PRCC. Now consideration must be made for the increased traffic pickleball will bring in and around the park, as well as on Wells Road, and limited parking will only be squeezed more. Then there is the noise. This problem was downplayed at the P&R meeting but it's very real. After a year and a half and trying many different solutions, Patton Township in Center County, Pa, is already converting pickleball back to tennis because of the noise problem to the surrounding Green Hollow community. Pickleball was relocated to a more isolated area 4.5 miles away from Green Hollow. All this to the tune of \$40,000. This isn't an isolated incident. Solebury is currently dealing with its own pickleball noise issue. In fact, their P&R Board voted unanimously in September to ask their Supervisors to work to alleviate the problem.

The PRCC feasibility study found online right now shows twice as much tennis participation locally as pickleball. This was a trend projected to continue through 2025, the final year shown in the study. Current recognized national participation rates back this up. So, it begs the question: **What was the rationale for reducing the number of tennis courts at the park when the demonstrated usage and the park's own study support the opposite?** This question has never been adequately addressed.

As late as last June, page 29 of the feasibility study still showed 5 tennis courts with the possibility for 7 in the future. The Helioscope solar study in the appendix is the first time any hint of pickleball courts show up in the PRCC study, and even then they aren't fully shown or discussed. It's confusing to me that the company studying solar feasibility evidently knew more than the tennis partners and community tennis enthusiasts about what was planned.

The beginning of the PRCC feasibility study lists objectives for the project pertinent to revisit. All plans:

- Must have a strong community focus
- Needs to serve all age groups
- Supports diversity, equity and inclusion

The community use of the tennis courts and the tennis programs at Central Park demonstrate all three of these.

This is about more than me and what I want. This is about the Doylestown community, available resources, honoring a long-standing partnership between Doylestown Township and the Bucks County Tennis Association, and the future of Central Park. Tennis has proven to be a vital part of the park since the courts were completed 29 years ago. Even with five tennis courts, residents often have to wait to play or go on waiting lists for programs— and the demand keeps growing.

Pickleball's local demand and impact is an unknown. As a resident I would like to see pickleball's local demand and impact adequately studied, and a more suitable location looked at for a large venue. Basketball has thrived in the Township without an outdoor court at Central Park for 6 years. While current growth numbers and proven community demand for tennis warrants replacing the existing facility with 5 courts, we do understand the Township's desire to offer a variety of programs with limited resources.

One compromise that could meet the needs of all three sports is to go from the current 3 shared tennis/pickleball courts to 3 dedicated pickleball courts, 3 dedicated tennis courts, and a fourth court with shared tennis and pickleball lines to help with times when each sport needs extra space. Finally, 1 dedicated basketball court and one multipurpose court that could serve the needs of all three in the present with a flexible eye toward future needs. In that way all three sports' needs are served with each compromising something. This would also keep new construction within the current sport court footprint and not significantly impact existing budget plans.

We hope that the Township is as creative and thoughtful in planning the new outdoor facilities as they have been with the new Rec Center. Whatever happens, thank you for taking the time to listen. I look forward to being a partner with you in serving this community as we move forward.