

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOIL DEPOSIT AND REMOVAL BYLAW 2013 NO. 4975

EXPLANATORY NOTE

Bylaw 2013 No. 4975 updates Soil Deposit and Removal Bylaw 2007 No. 4578 and incorporates a number of amendments regarding exemptions, security deposits, and requirements for permit issuance and permit compliance.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOIL DEPOSIT AND REMOVAL BYLAW 2013 NO. 4975

WHEREAS the *Community Charter*, S.B.C. 2003 c. 26 authorizes Council to regulate, prohibit, and impose requirements for the deposit and removal of soil and other material and also authorizes Council to make provisions regarding fees and permits, as well as different provisions for different areas, times, conditions, or circumstances for the deposit and removal of soil;

AND WHEREAS Council deems it desirable to regulate, prohibit, and impose requirements for the deposit and removal of soil and other material in the Township for the wellbeing of the residents and the environment as well as the stewardship of the Township's assets;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in open meeting, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Soil Deposit and Removal Bylaw 2013 No. 4975."

Definitions

2. For the purpose of this Bylaw the following words have the following meanings:

"deposit" means the act of temporarily or permanently placing soil or other material on any lands within the Township which is transported from another location within or outside the Township,

"Engineer" means the person in the position of General Manager of Engineering for the Township and includes any person designated by the General Manager of Engineering to act on their behalf.

"other material" includes but is not limited to construction and demolition waste, masonry rubble, concrete, asphalt, unchipped lumber, drywall, biological waste, and organic waste.

"permit" means the written authority granted by the Engineer pursuant to this Bylaw for the deposit or removal of soil and other material.

"Professional Engineer" means a person who is registered or licensed as a professional engineer under the *Engineers and Geoscientists Act*, R.S.B.C. 1996, c. 116

"removal" or "remove" means to take, excavate, or extract soil from a lot on which it exists or has been deposited.

- "soil" means clay, silt, sand, gravel, cobbles, boulders, or other substance of which land is naturally composed, down to and including bedrock but shall not include other material.
- "Township" means The Corporation of the Township of Langley;
- "wood waste" means wood residue in mechanically shredded form and includes sawdust, hog fuel, bark, chips, slabs, shavings, trimmings, edgings, or other such waste which is the result of any manufacturing process involved in the production of lumber or other wood products.

Depositing and Removing

3. No person shall deposit soil or other material on or remove soil from lands in the Township unless that person has first obtained a permit or approval under section 6 in accordance with the provisions of this Bylaw, unless the requirement for a permit is specifically exempted under section 8 of this Bylaw.
4. Any soil deposited without a permit or other material deposited without approval under section 6 shall be removed from the land by the owner of the land or their agent at their cost. Failure to remove such soil or other material shall constitute an offence under this Bylaw.
5. Except with the prior approval of the Engineer, no person shall deposit soil or other material on or remove soil from lands in the Township:
 - (1) on a statutory holiday;
 - (2) on Saturday or Sunday; and
 - (3) between the hours of 7:00 p.m. and 7:00 a.m. on any day.
6. The deposit of other material on lands within the Township is prohibited. Despite this:
 - (1) the Engineer may, after receiving a written submission from the owner of the land seeking the deposit, or their agent, identifying the composition of the other material, explaining the extenuating circumstances for the need to deposit or remove the other material, addressing any possible concerns regarding any effect the deposit may have on public safety, adjacent lands and neighbours, and the short and long term impact (whether positive or negative) on the use of the land where such deposition will occur together with such other information, reports and certifications required by the Engineer, issue approval for the deposit of other material on such terms and conditions that the Engineer determines are appropriate in the circumstances and such deposit shall conform in all respects with those terms and conditions; and
 - (2) despite (1) above, no approval is required for the application of fertilizers, manure, composts, mulches or soil conditioners where said application is on agricultural land and is in accordance with good agricultural practices.

7. Where an application for the deposit of soil or other material or the removal of soil is proposed within the agricultural land reserve and the application requires approval from the Agricultural Land Commission, pursuant to the *Agricultural Land Commission Act*, S.B.C. 2002 c. 36, as amended, no permit exemption shall apply under section 8 and no permit shall be issued until:
- (1) the Agricultural Land Commission has granted approval;
 - (2) where the application requires the authorization of the Township Council, the Agricultural Land Commission has granted approval after receiving and considering a resolution regarding the application from Township Council; or
 - (3) if an agreement between the Township and the Agricultural Land Commission has been entered into pursuant to section 26 of the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, as amended, the Engineer has granted approval in accordance with the agreement.

Permit Exemption

8. A permit pursuant to the provisions of this Bylaw will not be required in the following circumstances provided that the soil deposit or removal activities shall be carried out in accordance with sections 10, 31, and 32 of this Bylaw:
- (1) the soil deposit or removal is necessary for the construction, maintenance, or installation of Township infrastructure;
 - (2) the soil deposit or removal is initiated by the Township;
 - (3) the soil deposit or removal occurs on land owned or possessed by the Township; or
 - (4) in compliance with a land development project or building project where soil deposition upon or removal from the subject land is necessary for such a project and the engineering drawings and a servicing agreement where applicable for such project has been approved by the Township or a building permit has been issued by the Township and sufficient security has been deposited with the Township in an amount and in a form acceptable to the Engineer.

Fee Exemption

9. Subject to full compliance with all other provisions and requirements of this Bylaw and with the written approval of the Engineer on such terms and conditions, if any, that the Engineer considers are appropriate in the circumstances, compliance with all or part of sections 11 (4), (5) and (6) may not be required on land, where, in the opinion of the Engineer, the deposit or removal of soil is necessary for the:
- (1) application of fertilizers, manures, composts, mulches, or soil conditioners; or
 - (2) for a given property the total quantity of soil removed or deposited within a consecutive twelve (12) month period does not exceed one hundred (100) cubic metres in volume. This exemption does not apply to soil removal or deposit that has occurred without the issuance of a valid permit under this Bylaw, or the written approval of the Engineer under section 6 of this Bylaw.

All Deposits and Removals of Soil

10. In addition to any terms and conditions contained in a permit under this Bylaw, no person shall deposit or remove soil unless in accordance with the following requirements:
- (1) the slope or any part of an exposed face of any deposited soil shall not be greater than the angle of repose necessary for stability of the soil in question;
 - (2) the deposited or removed soil shall not, in any way, interfere with the hydrological function and established above or below ground drainage pattern or capacity of any adjoining or reasonably adjacent lands and shall not cause the groundwater table to rise on the permit lands or adjoining or reasonably adjacent lands so as to cause flooding of those lands or malfunctioning of any private sewage disposal system;
 - (3) the deposited soil shall be graded in such a manner that positive gravity drainage is assured throughout, and a drainage system shall be installed which is of sufficient capacity and extent to ensure that groundwater and surface run-off will not drain into adjoining lands at greater rates after commencement of the deposit operation than prior to the commencement of the deposit operations;
 - (4) where soil is deposited within six (6) metres of a property line the deposited soil shall be graded in such a manner so that the slope of the deposit closest to the property line is not steeper than one (1) metre vertical to five (5) metres horizontal;
 - (5) no soil shall be deposited within three (3) metres of a property line;
 - (6) no soil shall be deposited over any dedicated highway or registered statutory right-of-way without first obtaining the approval, in writing, of the authority having jurisdiction over such highway or right-of-way, and a copy of such written approval has been be filed with the Engineer;
 - (7) no soil shall be deposited in the immediate vicinity of any utilities or services which may be damaged by any settlement resulting from such deposit without first obtaining the approval, in writing, of the authority having jurisdiction over such utility or service, and a copy of such written approval has been filed with the Engineer; and
 - (8) no soil shall be deposited over wells or private sewage disposal systems.

Application for a Permit

11. An application for a permit must:
- (1) be made in the form provided from time to time by the Township for that purpose;
 - (2) be made by the owner of land affected by the removal or deposit of soil or by an agent of the owner, provided that such agent provides written confirmation of their authority from the owner;
 - (3) be accompanied by sufficient information, as deemed necessary by the Engineer, to adequately review and assess the proposed soil

- deposit or removal including information with respect to land ownership, land use, purpose for deposit or removal, site conditions, soil characteristics, and proposed deposit or removal methodology;
- (4) include a non-refundable permit fee of two hundred and fifty (\$250.00) dollars;
 - (5) include a non-refundable volume fee calculated at fifty (\$0.50) cents per cubic metre based on the maximum permitted volume estimated under the permit; and
 - (6) include a security deposit in cash, certified cheque, or an Irrevocable Letter of Credit in a form acceptable to the Township in the amount of \$5 per cubic metre of soil proposed to be deposited or removed, or other amount to the satisfaction of the Engineer. Despite the foregoing where the soil removal is being carried out pursuant to a permit issued under the Mines Act, R.S.B.C. 1996, c. 293, as amended, there shall be no obligation to provide a security deposit to the Township.
12. A permit must be obtained for the deposit of soil on land in the Township, whether or not the removal of that same soil is exempt under the provisions of this Bylaw.
13. If it is determined by the Engineer that depositing soil or other material or removing soil has occurred without a valid permit or written approval of the Engineer, all work must cease and, where a permit is required, a permit application must be immediately submitted with payment of double the permit fee.
14. After a preliminary review of any application for a permit made pursuant to section 11 and 12 of this Bylaw, and without limiting the generality of section 11(3), some or all of the following information, in form and substance acceptable to the Engineer, may be required by the Engineer:
- (1) a survey plan of the permit lands, prepared by a surveyor and showing:
 - (a) 0.5 metre contours or a grid of spot elevations; the area in which removal or deposit is to occur with details of the surface of the permit lands before and after the removal or deposit (including elevations), as the case may be;
 - (b) the location of any existing improvements, structures, or buildings on the permit lands;
 - (c) the location of any proposed improvements, structures, or buildings on the permit lands;
 - (d) the location of all existing watercourses, vegetation protection areas, and environmental covenant areas;
 - (e) the location of all existing underground, surface, and aerial services and utilities on the permit lands; and
 - (f) the existing drainage methods before removal or deposit, the drainage methods to be used during removal or deposit, and the drainage methods to be implemented following completion of the removal or deposit;
 - (2) a report from a Professional Engineer containing:

- (a) drawings showing the design of all permanent and temporary slopes, drainage, preload, and landscaping on the permit lands;
 - (b) certification that the work will not injuriously affect adjacent land, structures, buildings, or utilities;
 - (c) certification that there will be no more settlement or subsidence of land, a building, or a structure forming any part of the premises of adjoining property than prior to the deposit of the soil;
 - (d) certification that the deposit of soil and resulting settlement or subsidence will not prevent any use permitted under the Township of Langley Zoning Bylaw 1987 No. 2500 and any amendments thereto;
 - (e) the exact quantity and duration of preloading necessary for the proposed development if the deposit of soil is required to preload land for development; and
 - (f) certification that adjoining property will not be subject to more flooding caused directly by storm water runoff from the lands upon which the soil has been deposited;
- (3) the location of the site from which soil is to be removed from, in the case of soil deposition, or the location of the site to which soil is to be removed to, in the case of soil removal;
 - (4) certification that the soil to be removed or deposited meets any and all criteria established by the Engineer for the intended land use;
 - (5) a description of the haul route and schedule for trucking of soil;
 - (6) a plan describing maintenance requirements and inspection reports by the applicants' consultant of any temporary soil works to prevent the deposit of soil onto adjacent lands or into nearby watercourses;
 - (7) an environmental assessment and independent monitoring of the fill operation;
 - (8) a traffic and road impact assessment; and
 - (9) a plan showing sediment control works to be implemented to control the run-off of sediment laden water into nearby watercourses.

Permit Issuance

- 15. If the Engineer is satisfied that all provisions of this Bylaw have been complied with, the Engineer may approve the issuance of a permit on lands described in the permit with such specific terms and conditions attached thereto which in the opinion of the Engineer are necessary having regard to the particular requirements of the application, the information, reports, or concerns provided by any governmental authority having jurisdiction over the lands, or any concerns or issues identified in any information or reports considered by the Engineer with respect to the application.
- 16. The Engineer may refuse to issue a permit if, in the opinion of the Engineer, the proposed deposit or removal of soil will or is reasonably likely to:
 - (1) foul, obstruct, divert, or impede the flow of or damage or destroy any watercourse, ditch, rain, sewer, or other water utility, whether privately or publicly owned;

- (2) damage, destroy, or otherwise injuriously affect the established amenities of the permit lands or of adjoining or reasonably adjacent lands, including, without limitation, existing statutory rights of way, covenant areas, structures, buildings, or improvements;
 - (3) contravene any Township bylaw or provincial or federal law;
 - (4) threaten the health, safety, or welfare of the public or be otherwise contrary to the public interest;
 - (5) result in the use of the permit lands in a manner inconsistent with the current zoning for the permit lands;
 - (6) compromise the hydrological function or drainage capacity of the permit lands or adjoining or reasonably adjacent lands; or
 - (7) result in excessive costs for any government to provide public utilities, works or services to the permit lands or adjoining or reasonably adjacent lands.
17. The Engineer is hereby authorized to specify conditions consistent with the current highway and traffic bylaw for the Township which shall apply to traffic control, haul routes, and utilization of Township streets in connection with a soil deposit or removal operation. Without limiting the foregoing, a permit holder will maintain a daily truck log detailing the number of trucks and amount of soil removed or deposited on a daily basis. Such truck log shall be available for inspection by the Engineer at all times upon request. When requested by the Engineer, the driver or operator of a vehicle or any equipment being used to deposit or remove soil, or the person in charge of the vehicle or equipment, shall correctly state his or her name and address, the name and address of the owner of the vehicle or equipment, the name and address of the person at whose direction the soil is being deposited or removed and the addresses of the lots to and from which the soil is being transported.
18. Every soil deposit and removal permit issued pursuant to this Bylaw shall expire twelve (12) months following the date of issuance unless an expiry date for a different term is specified in the permit. Every permit shall cease to authorize soil deposit or removal upon the expiry date without the necessary permit renewal in accordance with sections 20, 21, and 22. Upon expiry of the permit or completion of the works, whichever occurs sooner, the owner or owners of the permit lands shall, within fifteen (15) days after the earlier of the expiration of the permit or completion of the work, cover all surfaces of the deposit with an established growth of grass or other ground cover suitable for erosion control and conduct a survey to determine the actual total quantity of soil deposited or removed. The survey and volumetric computation shall be certified by a Professional Engineer or other person approved in advance by the Engineer and submitted to the Township within thirty (30) days after the earlier of the expiration of the permit or the completion of the works and prior to the release of the security or the issuance of a new or renewal of an existing permit.
19. Where the amount of soil authorized to be removed or deposited pursuant to a permit exceeds 100 cubic metres or as required by the Engineer the permit holder will, on or before the 15th day of each month throughout the term of the permit, or other periodic intervals as may be determined by the Engineer, deliver to the Engineer a report, certified by a Professional Engineer or other person approved in advance by the Engineer detailing the location and amount of soil deposited or

removed since the last report, and certifying that the deposit or removal operation is in compliance with the provisions of this Bylaw and the terms and conditions of the permit.

Permit Renewal

20. A permit for soil deposition or removal may be renewed for an additional term not to exceed twelve (12) month at the request of the applicant if the Engineer determines, after inspecting the permit lands that the applicant is in full compliance with the permit and this Bylaw.
21. There shall be no obligation upon the Township to renew any permit upon expiry of the permit except where the removal of soil is being carried out pursuant to a permit issued under the *Mines Act*, R.S.B.C, 1996, c. 293, as amended in which case the soil removal permit may be extended (annually or otherwise) as required to carry out the terms and conditions of plan authorized under the *Mines Act*, with the concurrence of the Chief Inspector of Mines or his designate.
22. Application for renewal of a permit or part thereof will be made in the same manner as provided herein for a new permit, with the non-refundable renewal fee of fifty (\$50.00) dollars.

Suspension or Revocation of Permits

23. The Engineer may suspend any permit where the Engineer is of the opinion that there is a contravention of or non-compliance with the terms and conditions of the permit, this Bylaw, or any other bylaw of the Township. The permit shall remain suspended and shall cease to authorize deposit or removal until, in the opinion of the Engineer, compliance is obtained.
24. Where a permit is suspended, the Engineer will cause written notice of suspension to be delivered to the owner of the land by registered mail and to be posted on the permit lands where possible. The notice will provide a general description of the reason for the suspension. If the contravention or non-compliance is not rectified by a date specified by the Engineer or the owner is unable to provide reasonable assurances to the Engineer that the contravention or non-compliance will be rectified in an expeditious manner, the Engineer may revoke the permit permanently. Upon revocation the permit shall cease to authorize deposit or removal.
25. In addition to the suspension or revocation of a permit in accordance with this Bylaw, the Township is entitled to pursue any other rights and remedies which it may have for a contravention of or non-compliance with the permit, this Bylaw, or any other bylaw of the Township, including, without limitation, any of the enforcement provisions contained in this Bylaw or provincial statutes.

Security Deposit

26. The security deposit submitted with the permit application as required in section 11(6) herein, is to secure the full and proper compliance with the provisions of the permit and this Bylaw. If the applicant has not complied with or is in contravention of the provisions of the Bylaw or any of the terms and conditions expressed in the permit, then the Township may realize on any letters of credit and, at its option, may

either hold the security deposit until the applicant has complied with the provisions of the Bylaw or the terms and conditions expressed in the permit or use the security deposit to rectify the contravention or non-compliance work. For such purpose the Township may enter upon the permit lands or any part thereof and carry out the works required to rectify the contravention or non-compliance.

27. If the security deposit is not sufficient for the Township to rectify the contravention or non-compliance, the owner or owners of the permit lands will pay any deficiency to the Township on demand.
28. If any letter of credit will expire prior to the applicant complying with the provisions of this bylaw and the performance of all of the terms and conditions expressed in the permit the applicant will deliver to the Township, at least thirty (30) days prior to its expiry, a replacement letter of credit on like terms. If the applicant fails to do so, the Township may realize the letter of credit and hold the security deposit in lieu thereof.
29. Where the security deposit is drawn upon for any reason, the applicant will, within fifteen (15) days, replenish the security deposit to the amount required in section 11(6) of this Bylaw.
30. If the applicant complies with the provisions of the Bylaw and performs all of the terms and conditions expressed in the permit, the Township will, not earlier than sixty (60) days after the earlier of the expiration of the permit and the completion of the soil removal or deposit operation, return the cash deposit or the letter of credit to the applicant upon request. If the return of the cash deposit or letter of credit is not requested within two (2) years after the expiration of the permit, it shall be retained by the Township.

Road Cleaning and Damage

31. Dirt, mud, debris, and other substances, which as a result of a deposit or removal operation, are deposited on public roads, shall be removed on a daily basis by the permit applicant. Where the dirt, mud, debris, and other substances cause a hazard or nuisance they shall be removed as directed by the Engineer. Should the permit holder fail to perform the necessary cleaning work, the Township may perform this work, the cost of which shall be paid forthwith to the Township by the person responsible for the removal. The Township may recover the cost by drawing on the security deposited with the Township. Where the security is drawn upon for these purposes, the applicant will replenish the security to the amount required under section 11(6) within fifteen (15) days.
32. Where soil is to be deposited or removed and thus transported over a road or portion thereof that is not a truck route as defined in the current highway and traffic bylaw for the Township, the permit applicant will be responsible for any damage occurring to that road as a result of the transportation of the soil.

Wood Waste

33. No person shall deposit wood waste on land in the Township except on agricultural land with the prior written approval of the *Agricultural Land Commission*.

General Provisions

34. No person shall deposit or remove soil
- (1) in greater quantities than the volume shown on the permit;
 - (2) upon any land other than the land specifically set out and described in the permit;
 - (3) except in accordance with the terms of the permit and this Bylaw.
35. No person shall make a false statement in relation to an application for a permit or with respect to any reports or information provided to the Township.
36. No permit issued pursuant to this Bylaw or any interest in the said permit shall be transferred or assigned. Where a permit holder sells, transfers, or otherwise disposes of the land in respect of which a subsisting permit has been issued, they shall forthwith cease the deposit or removal operations thereon, and the permit shall become void and of no effect, and shall be returned to the Engineer.
37. During the term of the permit, each permit shall be visibly displayed in a protected, accessible, and conspicuous position at the main access point to the lands referred to therein or such other location as may be required by the Engineer and shall be made available to the Engineer upon request.

Enforcement

38. The Engineer is hereby authorized at all reasonable times to enter upon and inspect any lands:
- (1) to determine if the owner of land upon which a proposed deposit or removal operation is situated are required to obtain a permit;
 - (2) to determine if a deposit or removal has occurred on a parcel of land without a valid permit or written permission under section 6 of this Bylaw;
 - (3) to inspect a truck log; and
 - (4) from which soil is to be, or is being, or has been deposited or removed, in order to ascertain whether the provisions of this Bylaw and the permit issued pursuant thereto, are being obeyed. Every permit holder shall maintain up-to-date records sufficient to allow the progress of the deposit or removal operation to be monitored for compliance with the provisions of this Bylaw and the terms and conditions of the permit, and such records shall be made available to the Engineer upon request.

39. In the event of damage to Township or privately-owned drainage facilities, natural watercourses, roads, lands, or other Township or privately-owned property or facilities, resulting from a deposit or removal operation, the permit holder or an agent of the permit holder, shall promptly and properly repair the damage to the satisfaction of the Engineer.
40. All drainage facilities, natural watercourses, and ground water aquifers shall be kept free of silt, clay, sand, rubble, debris, gravel, and other material originating from the deposit of soil or other material, upon any lands, and every obstruction and all damage caused to such drainage facilities, natural watercourses, or ground water aquifers shall constitute a contravention of this Bylaw and the person responsible shall on summary conviction thereof, be subject to the penalty hereinafter provided.
41. In the event of a contravention of or non-compliance with any provision of this Bylaw or term and condition set out in the permit, the Engineer may issue to:
 - (1) the holder of the permit; or
 - (2) the owner of the lands upon which soil is being deposited or from which the soil is being removed;notice of such contravention or non-compliance setting forth a time during which the contravention or non-compliance must be rectified. Upon issuance of such notice, the permit holder and the owner of the lands upon which soil is being deposited or removed from, shall immediately suspend all deposit and removal operations upon the lands until the contravention or non-compliance is rectified to the satisfaction of the Engineer.
42. In the event that any person having received notice of a contravention or non-compliance, fails within the time set forth therein to remedy such contravention or non-compliance or otherwise proceeds to contravene any provision of this Bylaw or condition of the permit, the Engineer may at any time thereafter revoke the said permit.
43. Every person who neglects or refuses to carry out the works or any part of them in accordance with the provisions of this Bylaw, or the terms and conditions of any permit issued pursuant hereto, shall commit an offence against this Bylaw, and every day that the land or the required works remains in a condition contrary to the said permit or this Bylaw, a new offence shall be committed and such person shall be liable to the penalty hereinafter provided.

Offences and Penalties

44. Every person who neglects or refuses to carry out works prescribed by the Engineer to remedy a contravention of this Bylaw commits an offence.
45. Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing required to be done or who violates any of the provisions of this Bylaw, shall upon summary conviction be liable to a fine not exceeding ten thousand (\$10,000) dollars or to a term of imprisonment not exceeding three (3) months, or to both fine and imprisonment. Every day in which

the circumstances which give rise to the offence continue shall be deemed to be a new offence.

- 46. If any section or lesser portion of this Bylaw is held invalid, it shall be severed and the validity of the remaining provisions of this bylaw shall not be affected.
- 47. In this Bylaw, words importing the male gender include the female gender and either include the neuter and vice versa, and words importing the singular number include the plural.
- 48. Any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw may be subject to the issuance of a bylaw notice pursuant to the Bylaw Notice Enforcement Bylaw 2008 No. 4703.

Repeal

- 49. Soil Deposit and Removal Bylaw 2007 No. 4578 is hereby repealed in its entirety.

READ A FIRST TIME the	25	day of	February	, 2013.
READ A SECOND TIME the	25	day of	February	, 2013.
READ A THIRD TIME the	25	day of	February	, 2013.
RECEIVED THE APPROVAL OF THE MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT the	09	day of	December	, 2013.
RECONSIDERED AND ADOPTED the	03	day of	March	, 2014.

 “MAYOR FROESE” Mayor “SUSAN PALMER” Township Clerk