



**BOARD OF COMMISSIONERS AGENDA
WORKSHOP MEETING
MONDAY, DECEMBER 8, 2025, 7:00 PM**

**ZOOM MEETING ID: [894 3124 7707](#)
[MEETING PASSCODE: TOWNSHIP](#)**

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/89431247707>

PUBLIC COMMENT: Residents who plan to attend the meeting in person are encouraged to comment on agenda items or bring new business to the attention of the Board of Commissioners at the beginning of the meeting.

Residents who will be attending remotely are encouraged to submit their comments or questions to the Township Manager prior to the close of the business day on the date of the meeting using the link below:

[SUBMIT PUBLIC COMMENT](#)

1. **Parking Restrictions – Traymore Avenue** – consider the creation of parking prohibited zones at the radius of specified intersections, and to establish a handicap parking space on the northwest side of Wyndmoor Avenue 33' westerly thereof
2. **Accessory Dwelling Units** – review a request from the local Planning Commission to provide guidance on accessory dwelling units in conjunction with an update to the zoning ordinance
3. **Group Homes** – Summarize the requirements of the Fair Housing Act and the Township's ability to regulate groups of two or more unrelated persons living together
4. **Historical Commission** – consider the reappointment of two existing members
5. **Township Manager's Report** – discuss operational issues as outlined in the Monthly Report
6. **December Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
7. **2026 Agency Meeting Schedule** – review the draft 2026 meeting schedule and consider any changes; authorize advertisement of the schedule
8. **2026 Organizational Meeting** – announce the 2026 organizational meeting of the Board of Commissioners on January 5, 2026
9. **2026 Budget Hearing** – conduct a budget hearing and discuss the 2026 preliminary budget
10. **2026 Budget Adoption** – close the business affairs of the Township for 2025 and adopt the 2026 budget

11. **Zoning Hearing Board Agenda** - announce the agenda of any special or regular meetings of the Zoning Hearing Board
12. **Zoning Hearing Board Membership** – review of resumes and letters of interest for an anticipated vacancy
13. **1725 Walnut Avenue Master Plan** – receive a presentation from PORT Architecture & Urbanism for the creation of a public park at the former industrial site
14. **Recycling Report** – review the monthly recycling activities
15. **Black Horse Inn, Suite F** – authorize the extension of a Multiple Listing Agreement with Dan Helwig, Inc. through April 30, 2026
16. **Library Advisory Committee** – review of resumes and letters of interest for an existing vacancy; consider the reappointment of two existing members

Michael Taylor
Township Manager

MT:jld
12/2/25

NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!

ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.

To access the live broadcast of the meeting via zoom, residents can watch:

- VIA WEB BROWSER: Copy and paste this link into your web browser: <https://us02web.zoom.us/j/89431247707>; type in the passcode: TOWNSHIP, when prompted.
- VIA ZOOM APP: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 894 3124 7707; type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: 894 3124 7707; type in the passcode: TOWNSHIP, when prompted.