

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, JANUARY 5th, 2015 AT 11:00 A.M.**

CALL TO ORDER by Arthur Bustard at 11:03 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
STEPHEN C. QUIGLEY [X]
SUSAN G. CAUGHLAN [X]

INFORMATIONAL ITEMS

- 1.) The Annual Organization Meeting of the Elected Auditors will take place on Tuesday, January 6, 2015 at 8:30 A.M., at the Worcester Township Administration Office, 1721 Valley Forge Road, Worcester, PA.
- 2.) The Conditional Use Hearing for Center Square Golf Course will take place on Wednesday, January 28, 2015 at 7:00 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road.
- 3.) The Willow Creek Conditional Use Hearing will be held on Wednesday, January 21, 2015 at 7:30 P.M. at the regularly scheduled Board of Supervisors Meeting.

REORGANIZATION OF THE BOARD OF SUPERVISORS

1.) Motion to Appoint a Temporary Chairman

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Supervisor Bustard as Temporary Chairperson. The motion passed unanimously.

2.) Motion to Appoint a Temporary Secretary

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint F. Lee Mangan as Temporary Secretary. The motion passed unanimously.

3.) Motion to Appoint the Chairperson for Calendar Year 2015

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Supervisor Bustard to the position of Chairman of the Board of Supervisors. The motion passed unanimously.

Dr. James Mollick, Worcester, commented on the length of time that is allowed for the comment period, the invoices produced by Wisler Pearlstine, the Right-to-Know process, various cases in the Court of Common Pleas, and that he is not in support of Mr. Bustard being the Chairman.

4.) Motion to Appoint the Vice Chairperson for Calendar Year 2015

A motion by Supervisor Quigley, seconded by Chairman Bustard to appoint Supervisor Caughlan to the position of Vice Chairman of the Board of Supervisors. The motion passed unanimously.

Dr. Mollick commented on Supervisor Caughlan's position as acting Chairwoman at a former meeting.

5.) Consideration and Adoption of Resolution 15-01; Township Manager, Secretary and Right to Know Officer

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-01, appointing F. Lee Mangan as Township Manager, Secretary, and Right to Know Officer. The motion passed unanimously.

Dr. Mollick commented on the invoices received by the Township from Wisler Pearlstine regarding the Right-to-Know Process. He further commented on that the Township does not need a Right-to-Know Officer.

6.) Consideration and Adoption of Resolution 15-02; Assistant Township Manager, Treasurer and Assistant Secretary

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve Resolution 15-02, appointing Eunice C. Kriebel as Assistant Township Manager, Treasurer, and Assistant Secretary. The motion passed unanimously.

7.) Consideration and Adoption of Resolution 15-03; Road Master and Director of Public Works

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-03, appointing Robert D'Hulster as Road Master and Director of Public Works. The motion passed unanimously.

8.) Consideration and Adoption of Resolution 15-04; Zoning Officer

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-04, appointing Tiffany Loomis as Zoning Officer. The motion passed unanimously.

9.) Consideration and Adoption of Resolution 15-05; Building Code Official

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-05, appointing Keystone Municipal Services Inc. as Building Code Official. The motion passed unanimously.

10.) Consideration and Adoption of Resolution 15-06; Professional Consultants

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-06A, appointing CKS Engineers, Inc. as Township Engineer. The motion passed unanimously.

11.) Consideration and Adoption of Resolution 15-06B; Assistant Zoning Officer(s)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-06B, appointing CKS Engineers, Inc. & Kristen Marin as Assistant Zoning Officer(s). The motion passed unanimously.

12.) Consideration and Adoption of Resolution 15-06C; Township Solicitor

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-06C, appointing Wisler Pearlstine as Township Solicitor. The motion passed unanimously.

Dr. Mollick inquired as to if a Request for Proposal was submitted by the Township for this position. He commented on the process of how appointments are made on an annual basis.

13.) Consideration and Adoption of Resolution 15-06D; Professional Consultant Auditors

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-06D, appointing Bee Bergvall & Co., P.C. as Professional Consultant Auditors. The motion passed unanimously.

Dr. Mollick requested a different auditor be appointed and that a forensic audit be performed.

14.) Consideration and Adoption of Resolution 15-07; Vacancy Board Chairman

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-07, appointing Gordon Todd as Vacancy Board Chairman. The motion passed unanimously.

15.) Consideration and Adoption of Resolution 15-08; Delegates to the Annual PSATS Convention and Voting Delegate

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-08, appointing Arthur C. Bustard, Susan G. Caughlan and Stephen C. Quigley as Delegates to the Annual PSATS Convention and Arthur C. Bustard Voting Delegate. The motion passed unanimously.

16.) Consideration and Adoption of Resolution 15-09; Adoption of the 2013 Holiday Schedule

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-09, adopting the 2015 Holiday Schedule. The motion passed unanimously.

<u>DATE</u>	<u>DAY</u>	<u>HOLIDAY</u>
February 16, 2015	Monday	President's Day
April 3, 2015	Friday	Good Friday
May 25, 2015	Monday	Memorial Day
July 3, 2015	Friday	Independence Day
September 7, 2015	Monday	Labor Day
November 26, 2015	Thursday	Thanksgiving Day
November 27, 2015	Friday	Day after Thanksgiving
December 24, 2015	Thursday	Christmas Eve
December 25, 2015	Friday	Christmas Day
December 31, 2015	Thursday	Day before New Year's Day
January 1, 20146	Friday	New Year's Day

17.) Consideration and Adoption of Resolution 15-10; Adoption of Board of Supervisors 2015 Meeting Schedule

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-10, approving the Board of Supervisors 2015 Meeting Schedule. The motion passed unanimously.

18.) Consideration and Adoption of Resolution 15-11: Designation Depositories for Township Funds

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the following Depositories for Township Funds. The motion passed unanimously.

- First Niagara
- Univest-Union National Bank
- PLGIT
- TD Bank
- Ambler Savings Bank

19.) Consideration and Adoption of Resolution 15-12; Approval of Fire Department Activities

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-12 approving the Fire Department Activities. The motion passed unanimously.

20.) Consideration and Adoption of Resolution 15-13; Assistant Right to Know Officer(s)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-13 appointing Erica Lucey & Laura Maginley as Assistant Right to Know Officer(s). The motion passed unanimously.

21.) Consideration and Adoption of Resolution 15-14; Authorization for Approval of Revised Township Fee Schedule

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-14 Approval of Revised Township Fee Schedule pursuant to Section "W" reflecting a \$50.00 fee for the Community Hall Rental. The motion passed unanimously.

Dr. Mollick commented on the revised fee schedule and inquired as to where to obtain such.

Chairman Bustard further explained the process of the fee schedule.

Supervisor Quigley commented on the fees referencing that the Community Hall was recently renovated.

Supervisor Caughlan commented on the Community Building using the example of how the Township parks are for use by everyone, however a fee is not charged for the enjoyment of the parks. She further explained that the Community Building is primarily rented by nonprofit organizations.

22.) Consideration and Adoption of Resolution 15-15; Deputy Tax Collector

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-15 appointing Laurie Augustine as Deputy Tax Collector. The motion was passed unanimously.

23.) Motion to Approve Treasurer's Bond in the amount of \$10 Million Dollars

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the Treasurer's Bond. The motion passed unanimously.

24.) Motion to appoint members of the Planning Commission

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to re-appoint Doug Rotondo and Patricia Quigley for a four-year term, was passed unanimously.

25.) Motion to appoint member of the Zoning Hearing Board for expiring term

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to re-appoint Michael Libor to a three-year term as a member and Bradford Smith to a three-year term as an alternate, was passed unanimously.

ENGINEER'S REPORT

- **Zacharias Pedestrian Bridge Bid - Motion**

Joseph Nolan, Township Engineer, updated the Board of Supervisors as to the status of the Zacharias Pedestrian Bridge. The Department of Environmental Protection recently approved the work. The bridge work will coincide with the grant funding that is to be received. There is currently a one (1) year extension on the grant.

Mr. Nolan updated the Board of Supervisors on the Valley Green Wastewater Treatment Plan. The project is close to being completed.

Supervisor Caughlan inquired as to the buffering and fencing and if this should now be re-evaluated. Mr. Nolan confirmed that now would be the time to do so if more fencing and/or buffering were to be additionally added.

PUBLIC COMMENTS

Phillip Burke, Worcester, commented on the time that the morning work session is held by the Board of Supervisors, how the public is received by the Board of Supervisors concerning questions and comments, the Right-to-Know process, businesses located within Worcester Township, and the Board of Supervisors' policy practices.

Dr. Mollick, commented and inquired on the process to what fees are being charged for Wisler Pearlstine's hourly rate, the Right-to-Know process, his perception of over-spending tax payer dollars, executive session concerning cases #11-79 in how the Board of Supervisors get specifically updated by the Solicitor, and the process for recording meetings and conditional use hearing, as well as limiting free speech.

ADJOURNMENT

There being no further business or comments from the public, Chairman Bustard adjourned the meeting at 11:50 A.M.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, JANUARY 21, 2015 – 7:30 P.M.**

CALL TO ORDER by Chairman Bustard at 7:32 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
STEPHEN C. QUIGLEY [X]
SUSAN G. CAUGHLAN [X]

Chairman Bustard introduced the informational item under other business. James Garrity, Esquire, Township Solicitor, explained the sunshine law regarding the fee schedule pursuant to a request that was submitted by James Mollick, Worcester.

Mr. Garrity recommended that the fee schedule be discussed and possibly approved again.

MOTIONS & RESOLUTIONS

Approval of Minutes from December 17, 2014:

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of, and approve as amended the written minutes of December 17, 2014.

Dr. Mollick commented that in his opinion the minutes do not reflect what occurred. He requested that the minutes be edited under public comments to reflect exactly as stated.

Treasurer's Report, December 2014:

December 2014 Report:

General Fund	\$850,490.57
State	\$(238,660.90)
Capital Reserve	\$16,803.36
Sewer Fund	(2,301.02)

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Treasurer's Report for December 2014.

Dr. Mollick commented on the budget hearing and surplus of \$850,000. He inquired as to how the surplus will be used, and how legal services are related to the budget.

Eunice Kriebel, Treasurer, explained the line item in the budget for zoning and its legal expenses. The legal costs relate to building and subdivision expenses, which are passed on to the Developer.

Dr. Mollick commented on the following topics: amount paid to Wisler Pearlstine in 2014, surpluses in years past, and the earned income tax revenue.

Chairman Bustard explained that there are expenses in year 2015 that will utilize some of the surplus, including stormwater issues.

Supervisor Caughlan clarified the purpose of a budget, stated the Township financial statement for 2014 will be presented, and said that a portion of the budget surplus went toward the 2014 Road Improvement Program to resurface and repair roads last summer.

Payment of the Bills to the Township

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills to the Township in the amount of \$378,246.45.

Dr. Mollick commented on the legal bills, Right to Know filing and case numbers, certified records, and the litigation of the court of common pleas that is ongoing.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, gave a brief slide show presentation for Zoning Hearing Board Application #15-01 (Volpe – 3238 W. Germantown Pike). The applicant is requesting relief to have the warehouse be used as a baseball training facility.

Subdivision and Land Development Update (SALDO)

Ms. Loomis gave a brief presentation for Willow Creek Farms, LLC's Conditional Use Application (3220 Heebner Road). Maeve Vogan, Worcester, inquired as to what the specifics of the application are.

Mr. Garrity gave an in-depth explanation of the application. The nature of the request is to ask the Board of Supervisors to approve a smaller acreage for the farm market, which would mean a smaller acreage required to remain open space.

Supervisor Caughlan requested that Mr. and Mrs. Smith explain the process they have applied for with the Farm Board and have them ready to answer questions. Ms. Vogan commented about televising the meetings, and that she will do her best to be at the next meeting.

Mark Landis, Worcester, commented on this application. He questioned how this property can be subdivided.

Dr. Mollick expressed his opinion on the reasons behind the Willow Creek Farms, LLC application.

Cathy McKeever, Worcester, commented on the Smith's purchase of the Farm, and also that the Township allows for the historic preservation of properties.

North Penn Army Base – Phase I & II – Update

Lee Mangan, Township Manager, said that Manko, Gold, Katcher & Fox LLP has assisted the Township in a Phase I and Phase II Report of the North Penn Army Base site. A presentation will be held at the next Board of Supervisors meeting on February 18. The idea is to move toward a consideration of acting on

prior authorization from the Board of Supervisors to relieve this property from the Department of the Interior.

Supervisor Quigley asked if there was a timeline or date, and also how the property will be used. He suggests looking into this further over the next few months.

Mr. Mangan said that the environmental firm will inform the public of any environmental hazards, and possibilities for partial and full demolition scenarios.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to release the Phases I and II Reports of the Army Reserve Base on Berks Road.

Dr. Mollick asked the Board if there was a conflict of interest with this project.

Engineer's Report

Wastewater Treatment Plant

Joseph Nolan, Township Engineer, said that most of the major projects for the Valley Green Wastewater Treatment Plant have been completed (e.g. testing, tankage, and hydraulics). He stated that there is some grading across Defford Road, which is temporary. The final grading and seeding will be completed in the spring.

Pedestrian Boardwalk Bridge

Bids will opened up for the Pedestrian Bridge for the Zacharias Trail on February 18, 2015.

Supervisor Caughlan confirmed that the final surface from Fawn Road to the Creek is crushed limestone. Mr. Nolan confirmed.

Adair Stormwater

The design for Adair Stormwater is complete and he is working on finalizing the easements. He would like to begin work in the summer, because of the drier months and stated that it will be a quick project.

Solicitor's Report

No Report

Supervisor Quigley asked Mr. Garrity about the progress made on the bid specifications for the vacant house on Skippack Pike. Mr. Garrity is still working on finalizing the bid specifications.

Supervisor Caughlan stated that potential buyers may not be willing to bring architects or contractors to view the home for possible purchase until the weather breaks.

Supervisor Quigley asked Mr. Mangan about an email received regarding trash and recycling being combined by a private hauler.

Mr. Mangan stated that a formal complaint has been made by the neighbor to the DEP. The neighbor will be working together with several neighbors to find one single hauler that focuses on separate recycling instead of combining both the contents of the trash and recyclables into the same truck.

Other Business

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the 2015 Fee Schedule with the fee for the rental of the Community Hall to remain at \$50.

Dr. Mollick commented about the Army Base Environmental Studies being posted online, the Board’s position on accepting the Army Base, the fee schedule’s effect on residents,, Hickory Hill sewer, and questioned the tapping fee for sewer.

Mr. Nolan explained what the \$3500 tap in fee covers.

PUBLIC COMMENTS

Mr. Landis inquired about the Volpe Zoning Hearing Board Application and Batting Camp Business, and its approval. He also commented on the dead deer on Skippack Pike.

Jay McKeever, Worcester, thanked the Board for the updates to Valley Green Wastewater Treatment and noted feedback he received about its landscaping.

Ms. Vogan commented on the house on Skippack Pike and the status of the Historical Ordinance.

Dr. Mollick expressed his opinion on the last edition of the Worcester Crier.

ADJOURNMENT

There being no further business or comments from the public, Chairman Bustard adjourned the meeting 8:55 P.M.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, FEBRUARY 2, 2015 AT 9:00 AM**

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS

- Willow Creek Farms, LLC Conditional Use Hearing will be held on Wednesday, February 18, at 7:30 pm, not 7:00 pm, at the regularly scheduled Board of Supervisors Meeting.
- A presentation on the North Penn Army Base will be given by Manko, Gold, Katcher, Fox LP and take place during the same Board of Supervisors Meeting.
- Executive Session will be held during today's Work Session after the Solicitor's Report.

MOTIONS AND RESOLUTIONS

Approval of the Minutes of January 5, 2015

A motion was made by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve the amended minutes of January 5, 2015.

James Mollick, Worcester, inquired as to what the Executive Session is about and stated that in his opinion the minutes do not reflect what occurred at the meeting and provided several examples.

MANAGER'S REPORT

Lee Mangan, Township Manager, gave a report on the proposed Soccer field off of Heebner Road. Joe Nolan, Township Engineer, explained that a fence would be needed.

Supervisor Caughlan inquired if a lease was obtained from PECO. Mr. Mangan suggested it would be best to wait for Mr. Nolan's analysis to be done.

Mr. Nolan explained that PECO does not like having fields where people are standing underneath and occupying the right of way. Supervisor Caughlan further inquired if this would be needed.

Mr. Nolan explained that he has worked with PECO on many other projects and doesn't believe it is needed, but will verify.

Supervisor Quigley inquired if Township staff would be involved in the work to cut costs. Mr. Mangan stated yes. Mr. Nolan further clarified what kind of work would be done by staff (i.e. parking lot), and stormwater management will need to be completed.

Supervisor Quigley asked what Mt. Kirk Park is used for. Mr. Mangan stated that Mt. Kirk is used more for a practice facility, and not games. Mr. Nolan explained that this was constructed as part of Chadwick Place. The parking area needs to be expanded.

Supervisor Caughlan inquired if teams need to be scheduled through our Park & Recreation Department. Mr. Mangan confirmed this. The fields are inadequate regarding soccer and baseball. Mr. Mangan explained a baseball field could be built in the next few years.

Supervisor Caughlan inquired about the Park & Recreation's involvement in this process and inquired as to this process. Mr. Mangan explained the Park and Recreation process. The need for more parking was addressed.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize the Township Engineer and Township Staff to move forward with the specifications for a new soccer field on Heebner and Hollow Roads.

Tiffany Loomis, Director of Planning and Zoning, commented on the rescheduling of the hearing for 3238 W. Germantown Pike (ZHB #15-01) and Willow Creek Farm's upcoming Conditional Use Hearing. She also noted a new application (ZHB #15-02) requesting a variance at 1233 Merry brook Road from the Zoning Hearing Board.

ENGINEER'S REPORT

Salt Building

Mr. Nolan gave an update on the Salt Building, and referred to the plans provided in the public packets. The cinders, or secondary salt bay, were addressed as to where they would be stored. The wash bay and the Department of Environmental Protection requirements were also addressed. He said that there will be a rain garden due to the MS4 permit.

Supervisor Caughlan inquired if 14 feet is adequate access for the trucks, wash bay, and cinder trucks.

Mr. Nolan reviewed this with the Director of Public works and will double check to confirm. Discussion and questions ensued regarding this issue.

Chairman Bustard inquired about the height of the building, and commented that originally the truck was going to be inside. Now the truck will be backing in and dumping the materials. This is for the purpose of keeping everything cost effective.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize the Township Engineer to proceed with the design of the Salt Building as presented.

James Mollick, Worcester, stated that he believes that the Nike facility is able to provide the same functions that the proposed Salt Building would have.

Adair Stormwater Project

The design has been completed, and easements have been prepared for six properties. The letters have been prepared with the plan showing what is proposed. Upon receipt of the easements being executed, the project will be ready for bid. There will be some discussion with the property owners. All DEP permits have been obtained.

SOLICITOR’S REPORT

There will be an Executive Session regarding 3238 W. Germantown Pike pertaining to building and zoning code violations.

OTHER BUSINESS

None

PUBLIC COMMENT

Dr. Mollick inquired as to why a 1,000 feet figure was used to notify for Willow Creek Farms, LLC Conditional Use Hearing.

Discussion occurred about how this figure was determined.

Dr. Mollick inquired about the 2014 financial audit and Solicitor’s bills.

Executive Session Began

Executive Session Ends

Having no further business to come before this Board, the meeting was adjournment at 9:59 am.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, FEBRUARY 18, 2015 – 7:30 P.M.**

CALL TO ORDER by Chairman Bustard at 7:33 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]

SUSAN G. CAUGHLAN [X]

STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

The Conditional Use for Willow Creek Farms, LP has been rescheduled for March 18, 2015. The Applicant has requested a continuance.

MANAGER’S REPORT

Zoning Hearing Board Report

Tiffany Loomis, Director of Planning and Zoning, gave an overview of the two Zoning Hearing Board Applications: #15-01 (Volpe, 3238 W. Germantown Pike) – Baseball Training Facility and #15-02 (Couridas, 1233 Merrybrook Road) – Addition outside of the building envelope approximately 40 feet. Both applications are scheduled to be heard on March 4, 2015.

Subdivision and Land Development

The Conditional Use Hearing for Willow Creek Farms, LP is rescheduled for March 18, 2015.

Grant Application for Traffic Signal Upgrades

Lee Mangan, Township Manager, gave a presentation of the grant application for traffic signal upgrades and maintenance at Valley Forge Road/ Skippack Pike and Germantown Pike/ Valley Forge Road. This is part of the new initiative of funding obtained through State Senator John Rafferty to assist local governments throughout the Commonwealth. The Township is able to recover 50% of the cost.

Mr. Mangan requested a blanket authorization from the Board to authorize an \$80,000 grant.

Supervisor Caughlan inquired if the Act 209 money may be used for a match. Mr. Mangan will further research if this money can be applied to adaptive signal control.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize staff to proceed with grant applications for the Green Light-Go Grant Program for adaptive signals at Germantown Pike/ Valley Forge Rd and Valley Forge Road/ Skippack Pike, and also for a separate maintenance grant application.

Maeve Vogan, Worcester, inquired as to the estimated annual expenditure for light maintenance. Mr. Mangan further estimated that the exposure is not more than \$15,000.

Motions and Resolutions

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of and approve the minutes as written from January 21, 2015.

James Mollick, Worcester, stated that in his opinion the minutes do not accurately reflect what occurs at the meetings, and suggested that video recordings of the meetings be posted on the Township website.

Daniel Dreher, Worcester, addressed placing draft minutes on the Township website, and wanted the breakdown of sewer tapping fees. Chairman Bustard directed him to speak with Joseph Nolan, Township Engineer.

William Kazimer, Worcester, addressed sewage usage residential charges. Chairman Bustard stated this portion of the meeting is only regarding the minutes.

Treasurer’s Report

Chairman Bustard presented the Treasurer’s Report for January 2015.

General Fund	\$42,741.79
State Fund	(\$6,542.43)
Capital Reserve	\$32.11
Sewer Fund	(\$29,509.10)

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Treasurer’s Report for January 2015.

Payment of the Bills

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills to the Township in the amount of \$404,041.91.

Dr. Mollick commented on the following topics: Bank registry listings for the past three months, the procedure on how the Board votes on Right to Know appeals, and requested that the Board not pay the solicitor’s bill.

Mr. Kazimer commented on sewage usage fees, and stated that the sewage rate should be reduced.

North Penn Army Base Report

Manko, Gold, Katcher, and Fox LLP gave a presentation on the results of the Phases I and II Environmental Studies for the North Penn Army Reserve Base. Matthew C. Sullivan, Esq. and Darryl D. Borrelli gave the presentation.

Mr. Sullivan stated that the site has gone through a number of investigations and environmental samplings. Phase I didn’t include any intrusive sampling, and consisted of a review of records and a walking tour of the site. Upon the completion of Phase I, a list of Recognized Environmental Conditions were compiled into 15 areas that warranted additional investigation. Phase II involved taking 29 soil samples and ground water samples from six wells.

Mr. Bustard opened the floor for questions and gave a brief history of the process of the North Penn Local Redevelopment Authority (LRA), which was formed in 2006.

Dr. Mollick and Mr. Borrelli discussed specific examples in the Lab Report regarding sampling, compounds, and the process of sampling. Dr. Mollick stated that in his opinion he believes the summary of the report is saying that the site is unsafe and needs remediation.

William Moran, Worcester, expressed concern that this project may turn into a superfund site, and asked what type of missiles were contained at the site.

Mr. Sullivan explained that prior investigations had been done to ensure that it isn't a superfund site. The site contained conventional missiles, not nuclear missiles.

Supervisor Caughlan had a series of questions regarding specific component samples. Discussion and questions ensued.

Ms. Vogan inquired if the building had been tested for asbestos and lead, which were likely in the building materials at that time. Mr. Sullivan explained that the building has not been tested.

She inquired as to the future steps of the asbestos removal, and the PAH acreage. Mr. Borelli explained that this was found in one sample, and the reports show that this does not seem to be an overall major impact.

Mr. Dreher inquired as to the future use of the building. Chairman Bustard said that the issue will be addressed if the Township acquires the site.

Supervisor Quigley commented that Manko, Gold, Katcher and Fox LLP was hired to obtain data, and that the use of the site will be determined by the Board of Supervisors from the study results found.

Chairman Bustard provided a summary as to how and why the consultants were hired. He then provided a brief timeline regarding communication with the Army. He additionally commented on the use of the site and stated that a park is a good idea. Supervisor Caughlan is in agreement.

Supervisor Quigley addressed the asbestos in the building, and asked that the Board look into the costs.

Chairman Bustard questioned if the whole building should be taken down or not. Taxes will not need to be raised, and \$750,000 has been set aside for the project in Capital Reserve.

Supervisor Quigley addressed what this change could bring to the community.

The LRA was discussed in great detail. Chairman Bustard and Supervisor Caughlan commented that the neighbors are comfortable with the site being turned into a park and assumed it would be from LRA recommendations in the past.

Supervisor Quigley expressed his concerns that none of the current neighbors near the site were present at the meeting, and the uncertainty of the proposed use of the site.

A motion to accept the site was initiated.

Dr. Mollick addressed the format of the agenda, his belief that there are conflicts of interest with the vote, and the uncertainty of costs, use, and overall operations of the site.

Robert Andorn, Worcester, inquired as to the current zoning of the site, which is agricultural. He would like to understand the costs associated with the property.

Mr. Dreher agreed with Mr. Andorn in regards to the costs associated with the property. He addressed conflicts of interest and transparency with motions. He commented that there are different types of parks and it should be made clear what type is being considered.

Dorothy McGrane, Worcester, addressed the LRA task force that was formed, and expressed concern if the Army takes the site as opposed to the Township.

Mr. Dreher inquired if salt could be stored in the building. Chairman Bustard said that the building is not configured in a way where salt could be stored.

Supervisor Caughlan explained the history of the consultant work on this site and her involvement in year's past. She further explained what a conflict of interest is.

A motion was made by Supervisor Caughlan, and seconded by Chairman Bustard to accept the 19 acre US Army Reserve base at no cost under the Federal Lands to Parks Program. Supervisor Quigley is opposed. The motion passed 2-1.

Supervisor Caughlan proposed that a DCNR grant for a Master Plan be requested. Chairman Bustard is in agreement.

A motion to apply for a DCNR grant for a master plan of the site was initiated.

Ms. Vogan inquired about the cycle of the grant and the timeline. She wants to know when the numbers will be provided.

Supervisor Quigley asked Chairman Bustard about the timeframe. Mr. Mangan stated that April 16, 2015 is the deadline for the grant to be submitted. The Township will be notified in the fall (approximately in October or November) if the Township has been awarded the grant.

Ms. Vogan inquired as to the cost of a master plan, if it is worth it to wait six more months, and the timeline for RFPs. Chairman Bustard responded that it generally takes two to three months.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to apply for A DCNR grant to perform a master plan to study this property as a park.

ENGINEER'S REPORT

Hickory Hill Wastewater Update

Mr. Nolan stated that the appeal for the Hickory Hill Sewer Plan has been withdrawn and the appeal has been dismissed.

Adair Stormwater Project

Easement plans and letters have been sent to six property owners. One property owner has responded. Mr. Nolan will be following up as the goal is to complete the work over the summer.

Valley Green Wastewater Treatment Plant Update: The Wastewater Treatment plant expansion is complete, and has been operational for one month to confirm that NPDES regulations have been met. Mr. Nolan will then submit for the certification.

Supervisor Caughlan inquired as to a notification being sent to the Hickory Hill residents about the dismissed appeal. The letter will be decided upon at the March 18, 2015 meeting.

Zacharias' Creek Pedestrian Bridge

Worcester Township received three bids on the Zacharias Creek Bridge Pedestrian Bridge, the lowest one being \$99,943. The estimated quote is \$120,000. Mr. Nolan would like to look at some of the bridges from the company that submitted the lowest bid. The work will begin over the summer.

SOLICITOR'S REPORT

Five property owners on Germantown Pike with failing septic systems: Lower Providence has authorized the connection of the first two properties (IBEW and 3441 Germantown Pike). Mr. Garrity is preparing the agreement documents for the parties involved. Chairman Bustard would like it by the work session. It is in Lower Providence's hands at this point to move the process quickly.

Supervisor Quigley asked about the remaining three properties. Mr. Garrity stated that the sewer main can be extended for the other three properties, but the cost for those properties is unknown at this point.

OTHER BUSINESS

Chairman Bustard was approached by Sue Gabriel for a donation to Methacton High School for the Post Prom Program. Lower Providence has donated \$1,000. Chairman Bustard presented the idea and wants to know what the other Supervisors think.

Both Supervisor Quigley and Supervisor Caughlan agree that it is a good idea.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a donation to Methacton High School's Post Prom Program in the amount of \$1,000.

Rick DeLello, Worcester, is in favor and suggested \$1,001.

Supervisor Quigley wanted the Board to take note and be aware of health concerns regarding septic systems at select properties in the Township.

Public Comments

Joseph Pacholski, Worcester, is concerned about the Hickory Hill project. He requested that an analysis be performed that will indicate what the residents' options are. He submitted a letter, tax maps of all 23 properties, and a petition. He explained the process that he has accomplished thus far.

Extra copies were given to Mr. Mangan and Mr. Nolan.

Chairman Bustard directed Mr. Nolan to look into this. Mr. Nolan stated that a 537 Revision would have to be submitted to DEP in order to move forward.

Mr. Dreher addressed other Township's tapping fees. He gave a run down of how other Townships charge, and requested that the tapping fees be waived for Worcester Acres.

Dr. Mollick addressed Act 203, the Army Base presentation held that evening, the use of the Base, conflicts of interest, and Right to Know appeals.

Supervisor Caughlan addressed when the LRA applied for the Army Reserve base, they applied for the site under Federal Lands to Parks Program.

Mr. Andorn is in support of Mr. Pacholski and is one of the names on the petition. He does not believe the Board is conflicted on the Base. He is disappointed in not knowing the costs of the Base.

William Goulding, Stony Creek Farms, addressed the concerns that have occurred regarding soil and landscaping that needs to be looked at in the spring. It needs to be looked at in the spring. He commented the location for trash, the incoming foliage, and requested the escrows be held until this is done.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:06 pm.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, MARCH 18, 2015 – 7:30 P.M.**

CALL TO ORDER by Chairman Bustard at 7:33 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

The Conditional Use Hearing for Willow Creek Farms, LP will be held tonight. The Conditional Use Hearings for Center Square Golf Course will be held on Wednesday, April 1 and Thursday, April 2 at 7:00 PM.

MOTIONS & RESOLUTIONS

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of and approve the minutes as written from February 18, 2015.

James Mollick, Worcester, suggested that the minutes be tabled due to missing pages of the minutes.

The Board agreed to table the minutes.

Treasurer's Report

Chairman Bustard presented the Treasurer's Report for February 2015.

General Fund	\$80,815.28
State	\$(23,947.85)
Capital Reserve	\$2,715.93
Sewer Fund	(131,402.87)

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Treasurer's Report for February 2015.

Dr. Mollick commented on the Township's year to date legal services and the amounts paid to date. He confirmed with the Treasurer that most of the Solicitor's expenses are in the general fund.

Payment of the Bills to the Township

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills to the Township in the amount of \$554, 068.56.

Dr. Mollick commented on the following topics: Specific legal bills, the Right to Know process, litigation process, redactions, the appeal process in the office of open records, tax payer dollars, and transparency.

Supervisor Quigley inquired about the Lower Gwynedd bill. Mr. Garrity clarified that no billing took place for the Lower Gwynedd Right to Know request at Worcester. All that was charged was for an email to Lee for clarification of this matter originally.

Jim Phillips, Worcester, commented on the Right to Know process, transparency in the Township, executive sessions, and legal procedures in the Township.

Mr. Garrity explained that no one billed regarding the Lower Gwynedd invoice matter. He further explained the executive session process.

Mr. Phillips addressed the executive session process and how that should be handled.

Toll Bros. Preserve at Worcester – Exporting of Topsoil

Joseph Nolan, Township Engineer, explained the waiver request. He cited the specific section of the code in Subdivision and Land Development.

Supervisor Quigley commented that most of the dirt has always remained in the Township. He thinks the soil should stay and have a nice soil base for lawns and vegetation to grow.

Supervisor Caughlan is in agreement with Steve. A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to deny Toll Brothers' request to begin the process of exporting topsoil from the development site at the Preserve at Worcester.

Dr. Mollick inquired as to how long the ordinance has been in place. He feels that this is oversight.

Chairman Bustard explained that the Township is aware of dirt removal through site visits, engineering inspections, and investigations.

Dr. Mollick inquired where the topsoil will be stored, Stony Creek's Topsoil process, and further addressed the monitoring of topsoil removal.

Supervisor Quigley further explained that Toll Brothers requested this waiver.

Maryellen Shore, Worcester, stated that large amounts of topsoil being removed from the site would be eventually noticed. She is in agreement with that the topsoil should not be removed.

Lee Mangan, Township Manager, addressed the Hickory Hill Sewer matter. He and Mr. Nolan will be updating the Board at the next business meeting.

MANAGER'S REPORT

Zoning Hearing Board Update

The Zoning Hearing Board scheduled for March 24, 2015 has been cancelled – due to no new applications.

Subdivision and Land Development Update

No new applications at this time.

ENGINEER'S REPORT

2015 Materials and Equipment Bid

The bid will open on April 8, 2015, which will be awarded at the April 15, 2015 business meeting.

The Public Works Salt Building

The building is currently undergoing survey work. The project is anticipated to be completed by the end of the year.

Chairman Bustard inquired if the salt bin was adequately stocked this year. Mr. Mangan explained that the winter season is not over and that the Township will need these facilities.

Mr. Nolan explained that one of the features of the building will accommodate a brine system which is extremely effective in prepping the roads.

2015 Annual Road Improvement Program

Mr. Nolan explained that this contract is done every year for repaving and repair of roads. He has been working with Bob D'Hulster, Township Road Master, to further accomplish this matter. There will be heavy repair needed for certain roads that are dangerous.

Zacharias Pedestrian Bridge Award

Mr. Nolan explained that the bridge that will be installed. This is part of the grant program for \$200,000. The low bid was submitted by Signature Bridges. He saw other bridges that were made in other states to get better acquainted with the bridge product, and recommended that the Board make a motion to accept Signature Bridges bid.

Supervisor Caughlan inquired about the construction of the bridge.

Supervisor Quigley inquired about the chemically treated wood and how that would affect the environment. Mr. Nolan explained that the chemicals used are intended for water use and are safe.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Zacharias Pedestrian Bridge bid award to Signature Bridge.

Mr. Phillips inquired what would be allowed to go across the bridge. Mr. Nolan explained this is OSHA compliant.

Mr. Phillips inquired if horses and pedestrians would be allowed. Mr. Nolan stated yes.

Mr. Phillips inquired how the bridge would be cleaned.

Mr. Nolan further explained that the wood would be treated and is 8 feet wide.

Mr. Quigley brought up the issue of potholes in the Township. Chairman Bustard confirmed that Township staff is working expeditiously to fill potholes in the Township.

Mr. Mangan further addressed the Hickory Hill matter and that a cost analysis needs to be obtained. He requested a formal motion from the Board to have the project bid, which will provide accurate numbers

for project cost. He suggested that correspondence be sent to the Hickory Hill area notifying them of this.

A motion was made by Supervisor Quigley, seconded by Supervisor Caughlan, and approved by all to proceed with bid specifications.

Heidi Alderfer, Worcester, commented that the Hickory Area is being blindsided. She has requested to be informed by the Board what the cost is, and inquired as to how many letters have been sent. Mr. Mangan replied that between 2 to 3 letters have been sent.

Chairman Bustard and Supervisor Caughlan responded to Ms. Alderfer's questions. She requested that better communication be given to the Hickory Hill community.

Dr. Mollick commented on Hickory Hill sewer project and how the Hickory Hill community has been treated. He inquired about the litigation terminating six weeks ago and why this process was delayed for six weeks.

Charles Watson, Worcester, inquired as to the exact cost. He asked that the tapping fee be dropped. Chairman Bustard said the Board will consider such. He asked what a tapping fee is.

Mr. Nolan explained that the tapping fee is mandated by the state and is based by the methodology as specified by the law. It is the cost to purchase the specific capacity that someone will utilize from the Waste Water Treatment Plant. A cost per gallon is established per the servicing plant.

Supervisor Caughlan verified that the current Valley Green Wastewater Treatment plant was upgraded recently by two million dollars.

Mr. Nolan further explained how a tapping fee is derived.

Steve Rock, Worcester, thanked the Board of Supervisors for their service. He commented on the 537 plan that was done in 1997. He commented that Fairview Village did not have to pay for their tapping fees, the operating fees, and the overall communication process.

Mr. Phillips commented on the Hickory Hill project, the tapping fees, DEP's involvement in the creation of Hickory Hill Subdivision, the RFP process, and cable access of the meetings of which he requested back in 2005, and how residents need to be informed.

Supervisor Quigley inquired as to what Mr. Nolan thinks regarding the motion.

Supervisor Caughlan requested to hold this off. Chairman Bustard said to send a letter to the residents about bidding the matter, and another letter when the RFPs are received, both should include the meeting schedule.

Mrs. Alderfer requested that the Board take the summer vacation schedule into account when informing the residents.

A motion was made by Supervisor Caughlan, seconded by Chairman Bustard, and approved by all to send an informational packet to the Hickory Hill Sewer residents.

SOLICITOR'S REPORT

Mr. Phillips mentioned the sewer needs of Worcester Residents that need to get capacity from Lower Providence, agreements are being drafted for the IBEW and the former tack shop.

Fred Oskanian, Worcester, asked why he cannot tie in right now. Mr. Garrity explained that would be extremely expensive and the Lower Providence Sewer Authority will not consider this project at this time.

James Garrity, Township Solicitor, explained the process of connecting to sewer.

Supervisor Quigley commented on Bruce Foulke's request for public sewer.

PUBLIC HEARING

Conditional Use Hearing for Willow Creek Farms, LP.

OTHER BUSINESS

Supervisor Quigley commented on the placement of bases at the baseball fields and if they're safe.

PUBLIC COMMENTS

Mr. Phillips commented on the Willow Creek Conditional Use application and the agenda.

Dr. Mollick commented on the Farm Board Procedures, Chairman Bustard and Supervisor Quigley membership on the Farm Board, Whole Foods, and the Farm Board's role in Worcester Township's application process.

Chairman Bustard commented that the laws were upheld by the Farm Board.

Supervisor Quigley commented on the Farm Board's process. Everyone was talking at the same time.

Dr. Mollick commented on the Right to Know process. Mr. Garrity further explained Lower Gwynedd's bill.

Mrs. Shore commented on the Farm Board.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:23 pm.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, APRIL 15, 2015 – 7:30 P.M**

CALL TO ORDER by Chairman Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
STEPHEN C. QUIGLEY [X]
SUSAN G. CAUGHLAN [X]

INFORMATIONAL ITEMS

Chairman Bustard introduced the newly designed Township website.

The Board of Supervisors attended the Art Corks and Forks Fundraiser, which was the ground breaking seminar for the Methacton School District. Chairman Bustard attended this ground breaking ceremony on behalf of the Township and thanked the Zoning, Permitting, and Building Department(s) for their efforts with Methacton School District to help them better understand the application and permitting process in an attempt to keep the turf field process moving forward as quickly as possible.

Both Chairman Bustard and Supervisor Quigley will be attending the PSATS Convention in Hershey in late April. PSATS updates Township Officials on best practices and law updates that have taken place on a state-wide level. Chairman Bustard made special mention that Mr. Tony Sherr, Esq., a member of the Worcester Township Planning Commission, has been asked to speak at the conference on various legal matters.

MOTIONS AND RESOLUTIONS

Minutes of February 18, 2015

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of, and approve the minutes of February 18, 2015.

James Mollick, Worcester, commented on the following topics: public comment, athletic field project at Methacton High School, the North Penn Army Reserve Base and sampling information. He requested that the minutes be amended.

Minutes of March 18, 2015

Chairman Bustard addressed the correction that needs to be made to the minutes, which is on page three that the wording should be “the system will be built to accommodate the system.”

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of, and approve as amended the written minutes of March 18, 2015.

TREASURER'S REPORT, MARCH 2015:

March 2015 Report:

General Fund	\$43,398.01
State	\$247,908.45
Capital Reserve	\$3,094.92
Sewer Fund	(164,952.42)

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Treasurer's Report for March 2015.

PAYMENT OF BILLS TO THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills to the Township in the amount of \$257,626.73.

Dr. Mollick inquired if the Supervisors had a breakdown of the bills, and commented on the Hickory Hill informational packet (cost and content). He thinks that this material is linked to Supervisor Caughlan's campaign.

Dr. Mollick commented on the Right to Know line item and the legal bills. Chairman Bustard regulated the questions and comments of Dr. Mollick.

WAIVER REQUEST FOR PERMITS - METHACTON SCHOOL DISTRICT

Eric Frey, Esq., represented Methacton School District regarding the waiver request. Approximately \$7,600 would be waived in permit fees, and approximately \$640 would be paid for out-of-pocket expenses. Mr. Frey was in agreement with the numbers presented.

Supervisor Quigley commented about using community spirit to move forward with this Project. Supervisor Caughlan stated the Lower Providence does waive these kinds of fees as well.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the waiver request, with the exception of actual out-of-pocket expenses of the third party consultants, for the Methacton Turf Field Project.

DEED OF DEDICATION - 1921 NORTH WALES ROAD, WHITPAIN TOWNSHIP

F. Lee Mangan, Township Manager, introduced the Deed of Dedication for 1921 North Wales Road for a road widening project.

Supervisor Caughlan inquired if this property is an estate property and asked that the Township confirm this. Jim Garrity, Esq., Township Solicitor, and his office will confirm this matter regarding that the proper owners are cited on the Deed of Dedication. He further stated for the record that his firm, Wisler Pearlstine, represents both Worcester Township and Whitpain Township.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the deed of dedication.

WAIVER OF LAND DEVELOPMENT REQUEST FOR FAITH CHURCH OF WORCESTER

Fred Genderan presented for the Church and requested a waiver for the installation of pavilions for church events and some storage.

Supervisor Quigley inquired about the grading permit and if this would still be applied for. Joe Nolan, Township Engineer, verified that they would have to apply for permits.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the waiver of land development to building a pavilion as shown on the plans located at 1341 Quarry Hall Road.

2015 MATERIALS AND EQUIPMENT BID AWARD

Mr. Nolan presented the bid and explained the process. Every year the Township bids stone materials, blacktop materials, and equipment needed for the roadway improvement program. The bid opening was held on April 8, 2015.

A letter from CKS Engineers, dated April 10, 2015, recommends the low bid for each of the seven stone categories including a unit price for pick up at the plant and a unit price for delivery at the Township. Highway Materials of Blue Bell, PA, for stone materials was the low bid. They have included per-unit pricing.

Additionally, paving materials were bid. There are four classifications for paving materials including a per ton price for pick up at the plant and a per ton price for delivery at the Township. The low bid for paving material was submitted by Glasgow, located in Glenside, PA.

CKS Engineers reviewed all of the bid documents and prepared bid tabulations for all bids that were submitted to the Township. Mr. Nolan recommended that Highway Materials and Glasglow be awarded the contract.

Mr. Nolan clarified that the paving materials cost less this year than last. Chairman Bustard further clarified that this is due to the oil prices dropping this year.

Mr. Garrity stated for the record that Wisler Pearlstine represents Highway Materials. Mr. Garrity did not work on this bid and does not have any connection with the contract that is being presented this evening.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the contracts for the 2015 Roadway Program and award them to Highway Materials for stone and Glasgow for paving materials.

EQUIPMENT RENTAL BID

Mr. Nolan presented the equipment rental bid for the 2015 Roadway Program.

The equipment is bid yearly with various different classifications on equipment with an operator that is charged on an hourly rate. There were three bids received this year and Mr. Nolan is recommending the low bid for equipment submitted by PK Moyer & Sons for the bid amounts provided.

CKS Engineers reviewed all of the bid documents and prepared bid tabulations for all bids that were submitted to the Township.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the contracts for the 2015 Roadway Program and award them to PK Moyer & Sons.

Mr. Nolan will notify all bidders and further instruct the awardee(s) of the contracts.

Chairman Bustard inquired as to the current road work that is being performed in the Township. Mr. Nolan clarified that emergency road work is currently being completed. Harris Gramm is the Township's contractor until May 1, 2015 from last year's bid award. The contract runs from May 2015 to May 2016.

MANAGER'S REPORT

Zoning Hearing Board Report

Tiffany Loomis, Director of Planning and Zoning, provided the report. The Zoning Hearing Board meeting scheduled for April has been cancelled due to no new applications.

Subdivision and Land Development

Ms. Loomis provided the report. The Subdivision and Land Development Report and Google Earth images have been added to the Township Website, as part of the revisions, were presented.

This concept of Google Earth images was originally proposed by PSATS and Chairman Bustard requested that Township staff further look into incorporating this minimal, cost-effective technology into Worcester Township's processes. The Board of Supervisors are pleased that residents are able to access the Township's information easily.

Supervisor Caughlan gave further explanation of how Google Earth Aerials work with overlaying development plans. A brief demonstration was given to the public.

Chairman Bustard further clarified that Google Earth is a minimal cost service that helps the public better understand what the development will look like one day.

Ms. Loomis explained that the images and report will be updated on the first of every month, or the first active business day in that month if the first of the month falls on a weekend.

Supervisor Caughlan inquired about the download speed for the Community Hall. Township staff will look into this matter.

ENGINEER'S REPORT

Hickory Hill Sewer Project

Mr. Nolan was authorized at the last business meeting to advertise the Hickory Hill Sewer Project. Bids will be received by May 13, 2015 and proposed at the next Board meeting scheduled on May 20, 2015.

Supervisor Quigley inquired how long the bid process will take and how long the bid process is open for. Mr. Nolan clarified that legally the bid has to be awarded within 60 days unless the low bidder agrees to an extension.

Supervisor Caughlan inquired that this bid is to provide cost information to the public and affected area, not necessarily to build the project.

Mr. Nolan clarified that the bid is for construction of the sewer project. The Board of Supervisors may reject this bid or accept the bid. Mr. Nolan confirmed this process.

Supervisor Quigley inquired that with the current bid schedule, it will be mid-summer before a potential contractor would be able to start work. Mr. Nolan confirmed this time frame in the event the Board of Supervisors approve to move forward with the project.

Mr. Mangan further explained how the packets were compiled and sent out. No new information was created, all information was from previous surveys and information handed out and nothing was editorialized.

Zacharias Pedestrian Bridge

A contract was awarded at the last business meeting. Executed contracts exist between the Township and contractor of which a pre-construction meeting will take place shortly.

Chairman Bustard requested if this project will be completed by the end of summer. Mr. Nolan verified this would be the case and is in the process of coordinating all components with Township staff.

Mr. Bustard inquired about that Adair project and its status. Mr. Nolan clarified that the collection of easements is going slowly and that one of the easements may have to be revised. Residents of Shefley Lane requested that a preliminary sewer feasibility study be completed. The study has been completed and sent to the Township's attention for review as of today.

SOLICITOR'S REPORT

Conditional Use: Willow Creek Farms, LP - Decision & Order

Mr. Garrity introduced this matter. He reviewed the hearing to refresh everyone's memory. Please refer to the legal description that may be found online at www.worcestertwp.com.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to adopt the Order as described regarding the Conditional Use Application of Willow Creek Farms, LP for the property at 3220 Heebner Road, Collegeville.

The suggested conditions are as follows: Zoning and subdivision requirements may not be waived, all development on the property shall be consistent with the testimony and exhibits provided at the hearing, which include the 2003 Decision and Order rendered with the exception of the acreage provided. Additionally any acreage used beyond the 1.46 acres permitted for the farm market would require additional approval from the Board of Supervisors, and the applicant would be required to perform a survey of the property and install permanent monuments to create boundaries of the 1.46 acres of the farm market with the expense being paid for by the applicant.

Dr. Mollick objected. Mr. Garrity stated that the Board of Supervisors deserves courtesy and respect and clarified that no Sunshine Laws are being violated.

Chairman Bustard requested that Mr. Garrity further explain this matter. Mr. Garrity further explained that all laws are being followed in compliance with the Pennsylvania Municipalities Planning Code.

Supervisor Quigley supported the vote and Mr. Garrity's explanation. Please contact the Township to further review the Decision and Order rendered this evening.

OTHER BUSINESS

None

PUBLIC COMMENTS

William Kazimer, Fairview Village, inquired about the status of Center Square Golf Course. Chairman Bustard clarified that a decision will be made 45 days from last Friday. He inquired about the Zoning Hearing Board Report, and the status the Stony Creek Farms issues.

Chairman Bustard explained that this information on the website. He further commented that he appreciated the numbered pages.

Nancy Thompson, Worcester, commented on Ethel and Artmar Avenues regarding stormwater. She is extremely concerned about the situation. No one has looked at the storm drain.

Mr. Nolan clarified that there are several solutions and that an easement has been asked for the past 20 years. He further clarified that the Township is actively responding to the stormwater issues that are present at Ethel and Artmar Avenues.

Mary Kay Tucker, Worcester commented on and provided a packet on Stony Creek Farms site conditions regarding rocky conditions, trenching, and piping. She also addressed the possible purported previous dumping site. Trees were also addressed and the preparation of the soil.

Mr. Nolan clarified that he has been involved and has been dealing with these issues.

Supervisor Quigley inquired about page three regarding the piping. The issue with the pipe is that the pipe was not run long enough per Mr. Nolan.

Dr. Mollick inquired if Stony Creek topsoil was ever hauled away, and also commented on the Preserve at Worcester.

Mr. Nolan explained that developers must request from the Board to remove topsoil from a site.

Dr. Mollick further commented on the following topics: Right to Know process, Board of Supervisors emails on personal computers, Methacton High School Conditional Use Hearings, the upcoming May work session, Nike Base, and the budget regarding various litigation matters.

John Diesel, Worcester, inquired about how the infrastructure will be paid for regarding the Hickory Hill Sewer Project, and referenced that back in 2003 the Township paid for the infrastructure for Fairview Village. He further commented that there is an ordinance that requires systems be pumped every three years and inquired about enforcement of this ordinance. He commented on the Superfund site and what kind of funds are available. Is there is a way for the Federal Government can take the building down.

Mr. Bustard commented that taxes have not been raised since his time on the Board. The Board is looking into obtaining government funding.

Winifred Hayes, Worcester, commented on the website overhaul as being a positive asset to the Township, she inquired about who is responsible for the website, Mr. Mangan clarified that Ms. Laura Maginley and Ms. Amanda Zimmerman are responsible and will relay the message to them of their hard productive work.

Dr. Hayes further commented on the tone of the Township regarding the Right to Know process and Dr. Mollick's involvement, as well as overall citizens' rights. She further addressed that the Right to Know process is used to harass the Township and its residents. She thanked the Board of Supervisors for their service and what they are able to do.

Dee Dee McGrane, Worcester, commented on the Board of Supervisors sincere integrity. She addressed the cost of septic systems and taking self-responsibility.

Marcia Staples, Worcester, commented on the costs of the Right to Know process and how much this has cost the Township. She commented on how staff spends their time on the process.

Susan Gabriel, Worcester, thanked the Township Supervisors for their contribution to the post prom activities, and is very appreciative. She invited them to the Community Walk-Through from 6:30 to 8:30 pm on Friday, April 24.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:06 pm.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, MAY 20, AT 7:30 P.M.**

CALL TO ORDER by Arthur Bustard at 7:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS

None

MOTIONS AND RESOLUTIONS

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of and approve as amended the minutes of April 15, 2015.

James Mollick, Worcester, commented on the mention of Stony Creek Farms regarding the topsoil issue.

Chairman Bustard is not aware of the topsoil being removed.

Treasurer's Report

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to accept April 2015 Treasurer's Report.

Payment of the Bills of the Township

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills in the amount of \$371,980.47.

Dr. Mollick commented on the Wisler Pearlstine bills and inquired as to what portion of the bill was charged toward the Right to Know process. He suggested that all bills being charged for Right to Know should not be paid.

Waiver Request for 2670 Shady Lane

Joseph Nolan, Township Engineer, explained that there is a request for a waiver of the location of the sand mound at 2670 Shady Lane. The Subdivision and Land Development code requires that a septic system be located 30 feet from the side and rear property lines, unless the Board grants a waiver. The proposed plan would locate the system 22 feet from the side property lines.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to grant the waiver for a portion of the septic bed area to be closer than 30 feet of the property line, conditioned on the neighbor being notified and worked into a discussion concerning stormwater

drainage, and also conditioned on the Township offering the homeowner technical assistance with correcting any stormwater problems that now exist or that may be created by this proximity to the property line.

Supervisor Quigley inquired if the neighbors could be adversely affected if this system were permitted. Mr. Nolan clarified that water will flow downhill, and a final grading inspection would be required as a result of the grading permit. The Township has the ability through the grading permit to make the applicant correct adverse issues.

Supervisor Caughlan inquired about additional testing areas. Mr. Nolan was not provided additional information. The property owner is not allowed to put the septic system in the same area as the existing system.

Steve Rock, Worcester, addressed a property owner's issue of a septic installation and that front mounds can have a major impact on neighboring property owners.

Mr. Nolan and Supervisor Quigley clarified that the property Mr. Rock is referencing was installed before the grading permit process existed.

Robert Andorn, Worcester, stated for the record that the septic system is 22 feet from the property line, not 12.

Preserve at Worcester, Toll Bros.

Mr. Nolan explained and addressed the top soil removal issue at the Preserve at Worcester, and that the Worcester Township Planning Commission was not in support of the berms proposed. There was discussion of the Township taking some of the top soil and allowing some soil to leave the site.

There are currently 26,000 cubic yards of top soil on the site. Toll Bros. is looking to get rid of 7,700 cubic yards of top soil.

Tom Imperato, Toll Bros., further clarified the amount of topsoil, which is approximately 20 feet high and covers four building lots. The current issue is that the topsoil is on building lots that need to be built out.

Supervisor Caughlan inquired as to why the top soil must be moved. Mr. Imperato explained that certain limitations apply under the National Pollutant Discharge Elimination System process. This would include how much earth movement may occur.

Chairman Bustard inquired as to why the berm shouldn't exist. He asked Gordon Todd, Worcester Township Planning Commission Chairman, who was in the audience. Mr. Todd stated that the berm changes the character, and he isn't in favor of berms in front of projects.

Supervisor Quigley inquired about having some of the soil donated to Stony Creek Farms.

Supervisor Caughlan asked if this would be allowed. Mr. Nolan responded that this must be coordinated with the Developer at Stony Creek Farms. Mr. Nolan would be willing to notify Realty, and see if this is a possibility.

The Board agreed to table this matter for the Solicitor, Engineer, and Developer to work together to contact Stony Creek Farms. This will be discussed further at the work session meeting.

A Stony Creek Farms resident (did not provide name) wanted to know if there is an opportunity to comment on the topsoil arrangement at the Work Session.

Dr. Mollick commented on the Township taking soil, and if it is paid for. Mr. Nolan explained that it was donated in the past. Dr. Mollick recommended that the Township take the soil and donate the soil to Stony Creek Farms.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, gave the report.

May 26, 2015 Zoning Hearing Board is cancelled due to no new applications.

Subdivision and Land Development Report

Ms. Loomis gave the report.

Willow Creek Orchards has a three-lot subdivision under review. Supervisor Caughlan clarified that this is not a subdivision for homes, this is a 150+ acreage of land being divided into three separate farms at approximately 50 acres each under the conservation easement.

Equestrian Usage of the Trails

There was a Power Point Presentation on the equestrian usage of trails throughout the Township given by F. Lee Mangan, Township Manager. The presentation will be posted on the Township website (www.worcestertwp.com) or may be viewed at the Township Building.

Recommendations were made pursuant to safety concerns and design of the trails to incorporate equestrian activity. Facts and images were provided to support the recommendations provided.

There was discussion on cleaning up horse waste, inviting the equestrians in the community to work with the Township moving forward, athletic group involvement on the trails outnumbering equestrians, and turning the path behind Heyser Field into an equestrian usage trail.

MANAGER RESIGNATION

Mr. Mangan gave his resignation due to turning 65. He is looking forward to traveling and living his life. He thanked the residents and the open arms he has received by the community. He thanked the Board of Supervisors, Mr. Nolan, and Mr. Garrity for the unprecedented efforts, in addition to the staff. He thanked Eunice C. Kriebel and her 22 years of service to the Township, and how she is the heart and soul of this community. He additionally thanked Ms. Loomis, Bob D'Hulster, Director of Public Works, and additional staff. He quoted Thomas Jefferson when he went to Monticello.

Chairman Bustard thanked him for his services.

ENGINEER'S REPORT

Hickory Hill Sewer Update and Bid Results

Mr. Nolan introduced the bid pricing for the Hickory Hill Sewer Project, which included a total of five bids submitted. The Township's budgeted amount is \$877,565.00, and the bid was received for \$860,434.62. This amount includes the public construction of the project, and not the work that needs to be done on individual properties.

The total project cost came in under bid. The bids were opened on May 13, 2015 and there is a 60-day period to award the bid, which is July 12, 2015. Mr. Mangan presented the financing options previously, and this will be addressed at the June work session meeting.

Adair Drive Stormwater Update

A total of seven easements are needed. Two easements have been received, two are in discussion, one definite no, and two are not responding.

Artmar Rd/ Ethel Road Study

The study is completed and \$70,000 is needed to correct the stormwater issues in this area. An easement would be needed. Mr. Nolan has requested direction to move forward with this project. \$52,000 was budgeted for this project, which is approximately \$20,000 less. Mr. Nolan stated that is a major issue that needs to be addressed. Questions and answers ensued regarding the project.

Supervisor Caughlan addressed Nancy Thompson's (Worcester Resident) property. The pipe needed to be extended farther than originally intended, and two additional inlets will be added.

Chairman Bustard inquired if this will be in conjunction with the MS4. Mr. Nolan stated that MS4 is not an issue.

Shefley Lane Sewer Update

The Shefley Lane sewer study has been completed. Chairman Bustard directed that this should be put on the June Work Session Agenda.

2015 Road Improvement Program

Mr. Nolan presented the PowerPoint Presentation on this matter. Mr. D'Hulster designated the roads to be repaired with Mr. Nolan.

The presentation will be included on the Township website, and available for review at the Township Building. The total estimated cost totals \$1,042,000.00.

Chairman Bustard asked Mr. Mangan to discuss this project. Ms. Kriebel and Mr. Mangan have looked over this cost estimate reported and that the funds are available in the reserve. Ms. Kriebel and Mr. Mangan recommended that the project move forward.

Chairman Bustard inquired how to evaluate the roads going forward, especially due to the increasingly rough winters.

Mr. Nolan addressed what roads need to be fixed and why. He also explained what kind of repairs exist. He addressed that many of the high ticket roads are being fixed. He also explained how potholes come into existence. Reconstruction repairs need to be done, or the potholes will become much worse.

Supervisor Quigley addressed this issue and would like to move forward with this project.

Supervisor Caughlan addressed the audit from last year, and asked if the 2014 audit will be completed by next month's meeting in order to discuss any extra revenue from 2014 for the 2015 Road Improvement Project.

Chairman Bustard would like to move forward quickly. Mr. Nolan suggested a few different options in terms of bidding.

Each road will be an add-on per Mr. Garrity's suggestion when the project is bid.

Mr. Nolan will prepare the bids and proceed. Supervisor Caughlan inquired whether this information was released to the public. This will be posted on the website, however, needs to be identified that it is preliminary.

SOLICITOR'S REPORT

Conditional Use: Center Square Decision and Order

Mr. Garrity addressed this matter. There were a total of six hearings that were approximately three hours each held between 2014 and 2015.

The Decision and Order will be posted on the website and mailed to all parties.

Supervisor Quigley inquired if this becomes a lengthy legal battle how will the Solicitor's time will be utilized. He inquired as to what type of accessibility to the Township Solicitor the parties will have, and how the fees will be calculated.

Mr. Garrity explained that it is entirely up to the individual parties and their attorneys as to the extent of their involvement.

A motion was made by Chairman Bustard, seconded by Supervisor Caughlan, and approved by all to deny the Conditional Use Application for Center Square Golf Course submitted by The Cutler Group due to not meeting the criteria of a residential life care facility, as will be set forth in more detail in the written decision and order of the Board of Supervisors.

Chairman Bustard took a five minute break. Mr. Garrity clarified that comments do not need to be taken due to the public hearing. Dr. Mollick was in objection. Chairman Bustard called the room to order.

OTHER BUSINESS

A motion was made by Chairman Bustard, seconded by Supervisor Caughlan, and approved by all to accept the resignation of Mr. Mangan.

Mr. Rock thanked Lee for his service.

Dr. Hayes thanked Lee for his service.

Chairman Bustard stated that there was an executive session regarding this matter a few weeks back. David Woglom is doing the search with the Meyner Center associated with Lafayette College for \$75 an hour at a maximum of \$6,000 for the contract.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to engage Mr. Woglom to conduct the managerial search at a rate of \$75 an hour for a maximum of \$6,000.

PUBLIC COMMENTS

Dan Dreher, Worcester, commented on the expansion of the Hickory Hill system, and different information he received at two separate Board of Supervisor's meetings. In his opinion, latest newsletter did not fully explain why the sewer rate increased.

Sue Helveston, Worcester, commented on Stony Creek Farms regarding the dump. She stated that the Developer cleaned up numerous items in the dump and would like the dump to be cleaned up before

the site is dedicated. She inquired as to when the dump will be cleaned out, a neighbor's driveway located at 107 Mustang Way has a sink hole.

Mr. Nolan clarified that the driveway sinkhole is on the punch list.

Mr. Rock commented on the Hickory Hill packet distribution, and that an affected resident did not receive a packet.

Elaine Anelli, Worcester, commented on the landscaping issues of Stony Creek Farms and is displeased with the results. She commented on the many trees, and the overall care of the trees. She is also concerned about Phase IV and whether Ryan Homes will leave without the proper landscaping being installed, and asked the Township for assistance. Chairman Bustard and Supervisor Quigley addressed her concerns.

John Diesel, Worcester, commented on the sewer ordinance and its enforcement regarding the Hickory Hill Sewer Project, and also one's personal responsibility of the maintenance of an on-site sewer system. He additionally commented on speed limit on various roadways, managerial candidate resumes being posted on the web, and the highway improvement program.

Supervisor Quigley further clarified on the inspection process of DEP for the on-site sewer systems that will be required and mandated.

Supervisor Caughlan addressed that co-funding has been looked into the for the Army Base.

James Phelan, Worcester, thanked the Board regarding their Decision regarding the Center Square Golf Course Conditional Use.

William Goulding, Worcester, addressed drainage, landscaping, rocky conditions, and the overall landscaping conditions at Stony Creek Farms. He addressed the spirit of the Township and their involvement. He thanked Mr. Nolan's efforts. He further commented on the communications with the Developer and the overall inter-action of the Developer with the Stony Creek Farm Residents.

Mary Joe McGuire, Worcester, has requested that the dirt from the Preserve at Worcester be donated to Stony Creek Farms.

Mr. Andorn commented on the Stony Creek Farms matter regarding topsoil matter and how the topsoil is distributed and suggestions regarding the topsoil pursuant to the Army Base site. Supervisor Quigley commented on this matter.

Dr. Mollick commented on his previous objection of the Sunshine Law regarding the Center Square Golf Course Decision and Order, common pleas court proceedings, and fines. He further inquired about the North Penn Army Base site and the general nature of the transaction, environmental summary, and the cleanliness of the site.

Wayne Talmadge, Worcester, owns an end unit in Stony Creek Farms commented on the landscaping issues present at Stony Creek Farms, stones located in the driveways, as well as the overall management of the site. It was a very litigious process to purchase his home. He has an astronomical water bill and reiterated his overall concerns and how will the Township get more involved. He inquired as to the property owners as to their recourse.

Merle Foglia, Worcester, commented on the amount of watering she has to do to maintain her lawn. She further commented on the maintenance of her lawn and is tired of the dead trees.

Mary Kay Tucker, Worcester, is in support of what the residents have said. She thanked Mr. Nolan. She commented on the overall landscaping, the trails, the reason she bought at Stony Creek Farms, and the dead trees.

Dr. Hayes commented on the Army Reserve Base and the overall study and its conclusions regarding ambient contamination across the board in soil, as well as the park development that may occur. She inquired what will be done with the silos and the building.

Paul Allegretti, Worcester, commented on the gutters emptying out on the driveway and the dangerous conditions in the winter with icy conditions. His neighbor was severely injured due to icy conditions. He further clarified these points. He inquired about the street paving. Final dedication has not yet occurred.

Supervisor Caughlan inquired as to what can be done with the issues of the downspouts. Mr. Nolan clarified that most of these issues are between the Ryan Homes and the home buyer, and are considered a private matter.

Mr. Nolan addressed that much of what was discussed tonight is being addressed on punch lists. If trees are planted now they will die in the summer time.

Mr. DeLello commented on the process of Sunny Brook Estates and their landscaping process and how these plantings occurred throughout the development, commented on HOA processes, and private matters that the property owner is responsible for. Their neighborhood is extremely lush and has very nice landscaping.

Adjournment

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:11 p.m.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, JUNE 1, 2015 AT 9:00 AM**

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

None

MOTIONS AND RESOLUTIONS:

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of and approve as written the minutes of February 2, 2015.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of and approve as written the minutes of November 3, 2014.

A motion was made by Supervisor Quigley, seconded by Supervisor Caughlan, and approved by all to appoint Edwin Hill as the Interim Manager. Chairman Bustard stated that Mr. Hill will be working three days each week as the search for the new manager is underway

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-16, appointing Eunice C. Kriebel as Acting Township Secretary. The motion passed unanimously.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 15-17, appointing Erica L. Lucey as Acting Right to Know Officer. The motion passed unanimously.

MANAGER'S REPORT

Ms. Kriebel gave the report. She stated that there are no updates for the Zoning Hearing Board, as no new applications have been received. The June meeting has been cancelled.

There are no updates for Subdivision and Land Development. The Township is in receipt of a sketch plan for "Our Farm," that is currently under review.

ENGINEER'S REPORT

Shefley Lane

Joseph Nolan, Township Engineer, discussed Shefley Lane and his primary evaluation to connect to public sewer. He stated that there is additional capacity for the 23 homes, and that the cost will be similar to the Hickory Hill project cost.

Chairman Bustard inquired if there's an advantage to doing both the Hickory Hill Sewer Project at the same time of the Shefley Lane project

Discussion ensued regarding the timeline for revising Act 537 for Shefley Lane and submitting to the Pennsylvania Department of Environmental Protection.

Joseph Pacholski, Worcester, stated that the purpose of submitting his letter requesting public sewer was so residents on Shefley Lane could eventually tie into public sewer once the pipe was installed.

Mr. Nolan confirmed that Hickory Hill was designated to have public sewers in the Act 537 Plan but Shefley Lane is not designed for public sewers. The 23 homes have capacity at the treatment plant, but in the future will need to address the capacity of the plant..

Discussion ensued about the Act 537 plan including an area in Center Point Village that is on private septic systems and if DEP wants the Township to install public sewer in that area first.

Meadowood Pumping Station

Mr. Nolan provided the report that the emergency generator at Meadowood pump station is 30 years old and in need of continuing repairs.. He is getting preliminary cost estimates, but thinks the Board needs to be aware of maintenance issues of this nature. Discussion ensued about the turnaround time for installation. Mr. Nolan indicated a couple of days once the new generator arrives.

Supervisor Caughlan asked if this could wait until the 2016 budget. Mr. Nolan replied that the specifications and prep sheet should be completed and put to bid this year since DEP requires a backup emergency generator.

Road Information

Mr. Nolan noted the bid has a base of (\$700,000), and two other optional levels. Bidding is proceeding in two weeks. A decision on the alternatives will need to be made.

SOLICITOR'S REPORT

None

Chairman Bustard did state that an Executive Session was held on May 22, 2015 with Mr. Hill to meet with the company conducting the search for the new manager.

OTHER BUSINESS

None

PUBLIC COMMENTS

Ken Workman, Director of Maintenance at Meadowood Retire Community, confirmed that were already two failures of the generator at Meadowood pump station resulting in costs in excess of \$20,000 He is requesting something sooner than later be done to help, due to the nature of the facility.

Mr. Pacholski clarified statements about Shefley Lane, noting that none of the systems are failing at this time, but they do have a limited life expectancy.

Rick DeLello, Worcester, suggested the Board send certified mail letters to the Shefley Lane residents.

Tom Imperato, Toll Bros., discussed the excess top soil at the Preserve at Worcester. Toll Bros is willing to offer the top soil to the Township via dump truck, but he is seeking direction. Discussion ensued regarding extending the berm. Mr. Imperato said that Toll Bros. would load the dirt into dump trucks provided by the Township.

Mr. Nolan advised the Board to accept the top soil. He clarified that Stony Creek Farms developer has indicated they are going to provide additional top soil. He does not know if they need to bring in top soil or if they have their own stock pile.

Supervisor Quigley indicated Methacton School District may have a need for top soil. Mr. Nolan said that he will send them an email with Mr. Imperato's contact information. Mr. Nolan inquired how pressed for time Toll Bros. was to have this dirt removed.

Michael Motto, Worcester, commented on the top soil and stated that Stony Creek Farms is in desperate need of it. He doesn't understand why Stony Creek Developer did not take the soil from Toll Bros.

Charles Sowers, Worcester, stated he saw top soil being spread behind his house but would rather it be in front of his house on the lawn.

ADJOURNMENT

There being no further business or comments from the public, Chairman Bustard adjourned the meeting at 9:47 AM.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, JUNE 17, 2015 – 7:30 P.M**

CALL TO ORDER by Chairman Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
STEPHEN C. QUIGLEY [X]
SUSAN G. CAUGHLAN [X]

INFORMATIONAL ITEMS:

1. Chairman Bustard announced that the July Work Session will be held on Wednesday, July 1, 2015 instead of on the first Monday.
2. Cindy Bergvall of Bee, Bergvall & Co. presented a brief outline of the Worcester Township 2014 Financial Analysis which was prepared by her firm. She also answered questions of board members and the public.
3. Chairman Bustard announced that the board was requesting that all citizens that come forward to address the board place their name on the sign-in sheet in order to assure correct spelling of names in the minutes.

MOTIONS & RESOLUTIONS:

1. **Approval of the Minutes** – Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the minutes of the May 20, 2015 meeting. Motion was second by Supervisor Quigley. Dr. James Mollick, Worcester, Steve Rock, Worcester, and Scott Misus, Worcester, made public comments on the minutes. By unanimous vote the board adopted the motion to approve.
2. **Treasurer's Report** – The Treasurer's Report for May, 2015 showed the following net change on cash basis:

General Fund	\$498,848.99
State Fund	\$236,473.78
Capital Reserve	\$ 3,299.21
Sewer Fund	(\$179,026.17)

Supervisor Caughlan made a motion to approve the Treasurer's Report for May 2015. The motion was second by Supervisor Quigley. There were no public comments. By unanimous vote the board adopted the motion to approve.

3. **Payment of the Township Bills** - Supervisor Caughlan made a motion to approve the payment of the Township's bills in the amount of \$250,669.51. The motion was second by Supervisor Quigley. Public comments on the bills were made by Dr. Mollick. By unanimous vote the board adopted the motion to approve.
4. **Resolution No 2015-18, Adjustment of Fee Schedule** - Supervisor Caughlan made a motion to approve Resolution No. 2015-18 adjusting fees on the current Fee Schedule. The motion was second by Supervisor Quigley.

The Township Secretary provided an explanation of the changes. The board had some questions regarding fees for the use of park ball fields which the manager was instructed to investigate. There were no public comments. By unanimous vote the board adopted Resolution 2015-18.

5. **Resolution 2015-19, Adoption of the up-dated Worcester Township Emergency Operation Plan** - Supervisor Caughlan made a motion to approve Resolution 2015-19 adopting the up-dated Worcester Township Emergency Management Plan as prepared by the Township's Emergency Management Coordinator. The motion was second by Supervisor Quigley. There were no public comments. By unanimous vote the board adopted Resolution 2015-19.
6. **Resolution 2015-20 Appointment of Assistant Township Manager and Zoning Officer.** Supervisor Caughlan made a motion to approve Resolution No. 2015-20 Appointing Tiffany M. Loomis as both Assistant Manager and Zoning Officer for Worcester Township. The motion was second by Supervisor Quigley. There were no public comments. By unanimous vote the board adopted Resolution 2015-20.
7. **Act 537 Special Study for Germantown Pike Properties** – Joseph Nolan of CKS Engineers, Township Engineer, presented a report on PA DEP's request for a special study to justify the connection of the properties located at 3423, 3427, 3441, 3445 Germantown Pike to a public sanitary sewer system because of failed on-lot sewer systems. It is anticipated that the connections will be made to the Lower Providence Sewer Authority system. Nolan stated that the cost of the study will be between \$500 and \$1,000. Supervisor Caughlan made a motion to authorize CKS Engineering to perform the special study as described above. Motion was second by Supervisor Quigley. Mr. Watson raised a question concerning the study. By unanimous vote the board approved the motion.

MANAGER'S REPORT:

1. Assistant Manager Tiffany Loomis reported:
 - a. Zoning Hearing Board- The meeting in June has been cancelled.
 - b. Subdivision & Land Development – An application for the Willow Creek three-lot subdivision located at 3220 Heebner Road will be reviewed by the Planning Commission at their June 25, 2015 meeting.
2. Manager Ed Hill reported:
 - a. Robert D'Hulster, Public Works Director, will make a presentation at the July 1, 2015 Work Session regarding an updated public works equipment inventory and information on a replacement schedule.
 - b. Amanda Zimmerman, Parks & Recreation Coordinator, will make a presentation at the August 3, 2015 Work Session regarding a possible "Worcester Township Community Day in the Parks."
 - c. Mr. Hill is requesting that the board authorize an expenditure of up to \$2,000 to hire an outside firm to clean the rubble out of the township owned house at 2568 Skippack Pike to prepare for possible sale. Supervisor Caughlan made a motion to authorize the \$2,000 expenditure as requested. Motion was second by Supervisor Quigley. The following raised questions or made public comments regarding this issue: Mr. Misus and Dr. Mollick. By unanimous vote the board authorized the expenditure.

ENGINEER'S REPORT:

1. **Toll Brothers Request for the Removal of Top Soil** - Joseph Nolan of CKS Engineers, Township Engineer, reported on the Toll Brothers requested waiver of Chapter 130, Section 81-4 of the Worcester Township Subdivision and Land Development Regulations in regards to the removal of top soil from an approved construction site. A chart prepared by Toll Brothers and confirmed by Mr. Nolan shows an excess of 5,777 square yards of top soil on the site when the development is completed in accordance with the approved plan. Mr. Tom Imperato of Toll Brothers was present and stated that the removal of the soil was necessary so that construction can be continued on the lots currently being used for storage. Mr. Quigley inquired about the Stony Creek Farms development taking the topsoil. Mr. Nolan explained that he has gone through several different avenues to offer the topsoil to Stony Creek Farms, and the developer's landscaper has declined the offer.

Supervisor Caughlan made a motion to approve Toll Brother's requested waiver from Chapter 130 Section 81-4 to be permitted to remove the excess top soil from the site. The motion was seconded by Supervisor Quigley. There were no public comments. By unanimous vote the board adopted the motion to approve.

2. **Hickory Hill Sewer Project** – Mr. Nolan, Township Engineer reported that bids were opened on May 13, 2015, and that the low bid is under budget. The bids were presented to the Board of Supervisors at the May 20, 2015 public business meeting. He researched the qualifications of the low bidder and finds them acceptable. The contract must be awarded within 60 days of the receipt of the bids. Chairman Bustard inquired if the bid is accepted this evening if the project would be completed in December 2015, and Mr. Nolan stated that this is a reasonable time frame. Supervisor Caughlan proposed tabling the motion until the next scheduled business meeting in order to schedule a community meeting to address the system type, and financial timeline for residents. Supervisor Quigley inquired if DEP would be upset if there was a delay. Mr. Nolan indicated that they would more than likely request an explanation for the delay. The following raised questions or made public comments regarding this issue: Mr. Diesel, Mr. Watson, Mr. Dreher, Mr. Mumford, Dr. Mollick, Mr. Kazimer, and Mr. Raquet.

Supervisor Quigley made a motion to accept the bid for the Hickory Hill Sanitary Sewer System. The motion was seconded by Chairman Bustard. There were no public comments. The motion was not unanimous with Supervisor Caughlan opposing.

3. **2015 Road Improvements Project Bid Update** – Mr. Nolan, Township Engineer, stated that bids will be opened on July 8, 2015, and will be awarded at the Board of Supervisors meeting in July.

SOLICITOR'S REPORT:

1. There was no report.

OTHER BUSINESS:

1. Supervisor Quigley suggested that the meetings be televised.
2. Supervisor Quigley additionally requested that the Fire Chief come to the next meeting to address the public with informational updates.

PUBLIC COMMENTS:

1. Harry Scherzer, Worcester, commented on the developer, landscaping, curbing, and escrow monies within Stony Creek Farms. Chairman Bustard urged the resident to speak with the Stony Creek Farms Home Owners Association.
2. Kim McClintock, Worcester, commented on the fees for the baseball field parks in regards to the State Police renting them out. Eunice Kriebel, Assistant Township Manager and Treasurer, clarified that no requests for the fields were made by the State Police Barracks.
3. Cheryl Brumbaugh, Worcester, commented on the topsoil at Stony Creek Farms, Mr. Nolan's efforts in this process, the quality of soil sample testing, and the condition of the

trees. Chairman Bustard and Supervisor Caughlan clarified that the Township cannot require the developer to purchase top soil.

4. Dr. Winifred Hayes, Worcester, commented on the North Penn Army Reserve Base report, residents struggling with the financials of the Hickory Hill Sewer Project, and the price of top soil. Mr. Nolan clarified the cost.
5. Robert Andorn, Worcester, commented on tax payer dollars regarding capital improvement projects.
6. John Diesel, Worcester, commented on the public sewer project, tapping fees, his onsite septic system, the contract process, and the low pressure pump system. Mr. Nolan explained what a tapping fee is.
7. Dr. Mollick commented on funding for capital improvement projects, Stony Creek Farms top soil issues, excess top soil at the Preserve at Worcester, the Township's 1996 Act 537 plan, and the election process.
8. Mr. Misus commented on 1996 Act 537 plan, DEPs response to this plan's study, the Right to Know process, open space, the public sewer process in Worcester, the Republican Party, and a regression analysis of 1996 costs verses 2015.

Adjournment

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10 p.m.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, JULY 1, 2015 AT 9:00 AM**

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

MOTIONS & RESOLUTIONS:

1. **Approval of the Minutes** – Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the minutes of the June 1, 2015 meeting. Motion was second by Supervisor Quigley. By unanimous vote the board adopted the motion to approve.

MANAGER’S REPORT:

1. Assistant Manager, Tiffany Loomis reported:
 - a. Zoning Hearing Board- The hearing scheduled for July 28, 2015 has been cancelled due to no new applications.
 - b. Subdivision & Land Development – The Township is in receipt of preliminary plans for Willow Creek Farms, LP three-lot subdivision.
2. Roadmaster and Public Works Director, Bob D’Hulster reported:
 - a. Public Works Inventory – Mr. D’Hulster presented on the current public works equipment, vehicle, and trailer inventory, in addition to their overall condition. Please refer to the Township website or stop into the Township Building to obtain the comprehensive report.

Chairman Bustard inquired as to the replacement plan. Mr. D’Hulster stated that there is a timeline projection plan to replace vehicles, which is three years out. He stated that buying lawn mowers at the same time is not beneficial, due to the fact that they will be replaced all at the same time going forward. Additionally he mentioned the condition of one of the vehicles (pickup truck) and the cost to replace.

Chairman Bustard inquired about the snow plows. Mr. D’Hulster clarified that the money has been spent on the plow hedge and the plows themselves are holding up.

Supervisor Quigley inquired if there are enough generators for the traffic lights in the Township. There are a total of 16 lights and 10 generators. Public works has purchased five, the County has given the Township two, and there are three older ones. Mr. D'Hulster does not recommend purchasing more generators. There was discussion between Supervisor Quigley and Mr. D'Hulster concerning scrapping machinery.

Chairman Bustard inquired about mowing along the roads. Mr. D'Hulster clarified that there is a shadow vehicle.

Chairman Bustard inquired about the salt shed, the existing pad, and securing the area. Supervisor Quigley inquired about the John Deere tractor, and Mr. D'Hulster clarified that it has been used for the construction of the Zacharias Trail and for ditch cleaning.

Mr. D'Hulster said it is important to address the drainage including cleaning out the ditches.

Supervisor Caughlan inquired about mowing on the larger roads, such as state roads (e.g. Valley Forge Road is a state Road). She inquired if a more fuel efficient vehicle can be used. Mr. D'Hulster said that the trucks are needed due to the safety standards and lighting requirements.

3. Manager, Ed Hill reported:

- a. 2568 Skippack Pike House - Mr. Hill sent a memo to the Board of Supervisors considering a public auction, as opposed to a realtor selling the property. He stated that the cost for the real estate process that would range approximately \$5,000-\$6,000, an auction would be a flat \$600 fee, or a private realtor sale would be 3% commission. Supervisor Caughlan inquired as to the number of open houses and the advertisement process. Mr. Hill clarified that one open house is held, and Andrew Freimuth, Esquire, clarified that the advertisement must be no less than 10 days before the bid date.

Supervisor Caughlan stated that a local auctioneer needs to be contacted, and that she would like a list of this information. Supervisor Quigley clarified that the Board will be overseeing this process and that this will be a tedious process. He has requested that the document be produced by the office of James Garrity, Township Solicitor. Chairman Bustard directed Mr. Hill to gather the information in order to make a decision at the next meeting.

- b. Traffic Intersection Study – Mr. Hill clarified that a traffic study needs to be completed at the intersection of Valley Forge and Water Street Roads, in order to change the timing of the lights. The cost is approximately \$1,600, and then PennDOT will make the determination to change the timing of the lights. Mr. Hill is requesting a timing change approval from the Board.

Chairman Bustard said that the complaint came from an individual who travels at night and that the sensors are not properly working. Eunice Kriebel, Assistant Township Manager and Treasurer, and Joseph Nolan, Township Engineer, clarified the process and that many want the light to go on blinker in the evening which is a change in the pattern in the light. The light is on a timer, not a sensor.

Mr. Nolan recommended that the initial study be completed. Supervisor Quigley does not have an issue with the light. Supervisor Caughlan suggested that a grant be applied for to improve traffic timing of lights. Chairman Bustard suggested looking into grants.

ENGINEER'S REPORT

1. **Act 537 Special Sewer Study** – Mr. Nolan clarified that CKS is still working on the Germantown Pike sewer study. He met with one of residents last week to verify the outcome of the meeting.
2. **Update Zacharias Trail** - The pre-construction meeting is to be held today, with a start date of July 14, 2015. A notification that the work is beginning will be posted on the Township website.
3. **Public Works Salt Building** -The design of the salt building is 100% complete and bids will be awarded at the August 19, 2015 meeting. Supervisor Quigley inquired if there is a site plan or blue print available for the use of the Public Works Department regarding where the shut-off valves are. There is a plan showing these locations.
4. **Stony Creek Farms Update** - Paving on Phase IV will start on July 13, 2015 – this work is to occur over the next three to four weeks.

SOLICITOR'S REPORT

No Report

OTHER BUSINESS

Chairman Bustard addressed the setup of the agenda and the public comment process. Mr. Hill recommended that there be one main public comment period at the beginning of the agenda, and stated that this is a very common practice. This will help the citizens be able to express their issue in a timely manner and not have to stay for the entire meeting.

Supervisor Quigley is in agreement that the meetings are taking longer than they should. Supervisor Caughlan inquired if this will be in accordance with the PMPC. Comments are comments and questions are not permitted, which includes question and answer.

PUBLIC COMMENTS

David Plager, Worcester, complimented the condition of the benches in Heebner Park, and stated that they were recently repaired.

Rick DeLello, Worcester, commented on the 2568 Skippack Pike property process, the public comment procedures, and voting related versus discussion related items. Supervisor Quigley clarified that the Township is not trying to restrict the Township's comments.

Mary Kay Tupper, Worcester, commented on the public comment procedures, the Developer and Builder of Stony Creek Farms, the lawns and trees at Stony Creek Farms, the Penn State Extension Program regarding grants, the planting process at Stony Creek Farms, and path construction process.

Adjournment

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:11 am.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, JULY 15, 2015 – 7:30 P.M**

CALL TO ORDER by Chairman Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

INFORMATIONAL ITEMS:

Chairman Bustard announced that those making public comments to please write their names clearly in order for it to be accurately transcribed in the minutes.

1. **Adoption of Resolution 15-22** – Supervisor Caughlan made a motion to adopt Resolution 2015-22 regarding the Board of Supervisors meeting public comments revision. A motion was made by Supervisor Caughlan. The motion was seconded by Supervisor Quigley. By unanimous vote the board adopted the motion to approve. The following raised questions or made public comments regarding this issue: Dan Dreher, Dr. James Mollick, Steve Rock, Robert Andorn, William Kazimer, and Dr. Winifred Hayes.

Supervisor Quigley stated that the procedure for the public comment format is to help residents address their concerns earlier in the meeting.

Supervisor Caughlan announced that a PennVest grant program is available to individual homeowners which may be helpful to residents of Hickory Hill regarding the public sewer project. A link will be provided on the Township website.

PUBLIC COMMENTS

William Kazimer, Worcester, commented on the Zoning Hearing Board agenda and hearings.

Mark Landis, Worcester, commented on the Turnpike Commission and the condition of the road and turnpike sound barriers.

Dr. Winifred Hayes, Worcester, commented on the Turnpike regarding noise issues, how to best address the politicians in Harrisburg, and move forward on this kind of issue.

Dan Dreher, Worcester, commented on the public comment procedure and the format of the agenda.

Scott Misus, Worcester, commented the Township website, voting procedure pursuant to the sunshine laws, the sunshine act, and the Township Solicitor.

James Garrity, Township Solicitor, clarified that this matter is in litigation.

Dr. James Mollick, Worcester, commented on the sunshine laws, filing court procedure process, Methacton versus Worcester case in the Montgomery County Court of Common Pleas, and the Township's legal bills.

John Diesel, Worcester, commented on transparency concerning government and Methacton School District lighting.

William Goulding, Worcester, commented on Stony Creek Farms site procedures and processes, the developer, the Township processes and procedures regarding the subdivision and land development process, and the HOA.

Steve Rock, Worcester, commented on the Township Manager hiring process and Township roads.

MOTIONS AND RESOLUTIONS

1. **Act 209 Report** – The Transportation Advisory Committee Hearing was scheduled to take place this evening at 6:30 P.M. and was cancelled for lack of quorum. The Board of Supervisors' discussion and review of the Act 209 report will be tabled until the hearing takes place.

2. **Adoption of Resolution 15-21:** Supervisor Caughlan made a motion to approve Resolution No. 2015-21 Willow Creek Farms, LP located at 3220 Heebner Road for Preliminary/ Final Approval of Willow Creek Farms three-lot subdivision. Ed Hughes, Esquire, representing the applicant, presented information about this subdivision and has accepted all conditions. Supervisor Caughlan clarified that one additional home is allowed pursuant to the agricultural conservation easement on approximately 103 acres of the subject property. The motion was seconded by Supervisor Quigley. Dr. Mollick and Mr. Landis made public comments on the resolution. Edwin Hill, Interim Township Manager, clarified the resolution procedure. By unanimous vote the Board adopted Resolution 15-21.

3. **Approval of Minutes from June 17, 2015:** Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the minutes of the June 17, 2015 meeting. Motion was second by Supervisor Quigley. Mr. Dreher and Dr. Mollick made public comments on the minutes. By unanimous vote the board adopted the motion to approve.

4. **Treasurer's Report:** The Treasurer's Report for June, 2015 showed the following net change on cash basis:

General Fund	\$ 555,989.86
State	\$ 236,619.41
Capital Reserve	\$ 3,337.91
Sewer Fund	(199,835.54)

Supervisor Caughlan made a motion to approve the Treasurer's Report for June 2015. The motion was second by Supervisor Quigley. There were no public comments. By unanimous vote the board adopted the motion to approve.

5. Payment of the Bills of the Township

Supervisor Caughlan made a motion to approve the payment of the Township's bills in the amount of \$248,425.98. The motion was second by Supervisor Quigley. Public comments on the bills were made by Dr. Mollick. By unanimous vote the board adopted the motion to approve.

6. 2568 Skippack Pike Sale Type - The Solicitor's office has been directed to prepare bid documents. Mr. Hill has spoken to auctioneers regarding this process. Supervisor Caughlan clarified that the bidder must abide by the facade easement to be recorded on the property and suggested a timeline for the completion of the project. This motion was tabled to be discussed at the work session on August 3, 2015.

William Pocklington, Worcester, commented on the facade easement, septic system, historic preservation, timeline of preservation, the Toll Brothers development, transferable development rights, and mowing the property.

Mr. Diesel commented on the zoning use of the property.

Dr. Mollick commented on the use of the property, demolition, renovation of this historic home, and the prior Township Manager.

MANAGER'S REPORT

Manager Ed Hill reported:

- a) Zoning Hearing Board Update - No Current Activity
- b) Subdivision and Land Development Update - No Current Activity
- c) Adair Drive Stormwater – A status update was given on the easements obtained, however there have been some new negotiations that may prolong the project.
- d) Park/ Field Usage Follow up – There was a question brought up at the June Business Meeting regarding field usage and pavilion/ park rental fees. Mr. Hill investigated and determined that the Township did not receive any communication from Worcester Elementary School regarding the use of the pavilion, and there is currently no charge for the use of the playing fields by any group.

ENGINEER'S REPORT

- 1. **Update of Act 537 Special Sewer Study** – Mr. Nolan reported on the progress of study for the sewer connection of four Germantown Pike properties to Lower Providence Township Sewer Authority

2. **Update on Zacharias Trail Bridge** – Mr. Nolan reported on the progress of the foot bridge installation, including that construction began today. The pylons are being installed, and will take approximately three weeks to complete.
3. **Update of Public Works Salt Building** – Mr. Nolan reported on the status of the design and bid process, and stated that the project is currently out for bid. The bid has been advertised and the bid opening will be on August 12, 2015.
4. **Update on 2015 Road Project Bid** – Mr. Nolan reported that there were no bids received, and the project will be rebid. The Bids will be reopened on August 12, 2015. Mr. Nolan stated that other Townships are having the same issues, and that the project is projected for October.
5. **Hickory Hill Sewer Project** – The pre-construction meeting is scheduled for Friday, July 17. Supervisor Caughlan has directed that a timeline be provided on the website upon the construction schedule being established.

SOLICITOR’S REPORT

Mr. Garrity announced that there have been three executive sessions since the last Board of Supervisors meeting. Two of the executive sessions have been comprised of interviews for the managerial candidates. The other executive session pertained to legal advice from Mr. Garrity regarding his meeting with Judge Del Ricci, in which Methacton School District has made a motion to present additional evidence.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:20 P.M.

Respectfully submitted:

Eunice C. Kriebel, Acting Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, AUGUST 3, 2015 AT 9:00 AM**

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS

None

PUBLIC COMMENT

Mike Nolan, Worcester, commented on the Stony Creek Farms topsoil and landscaping conditions.

Sheila Bello, Worcester, commented on the basins at Stony Creek Farms and the responsibility of maintaining them. Joseph Nolan, Township Engineer, clarified that once the final approval is received from the Montgomery County Conservation District on behalf of the Pennsylvania Department of Environmental Protection (DEP), the Home Owner's Association at Stony Creek Farms will be responsible for maintaining the basins.

MOTIONS & RESOLUTIONS:

1. **Approval of the Minutes** – Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the minutes of the July 1, 2015 meeting. The motion was seconded by Supervisor Quigley. By unanimous vote the board adopted the motion to approve.
2. **Adoption of Resolution 15-23** – Supervisor Caughlan made a motion to adopt Resolution No. 15-23 – Authorizing the Construction of an Extension to the Public Sewer System in the Hickory Hill Area of the Township and Authorizing the Publication of this Resolution and Exhibit in a Newspaper of General Circulation. The motion was seconded by Supervisor Quigley. By unanimous vote the board adopted the resolution.

MANAGER'S REPORT:

1. Amanda Zimmerman, Parks and Recreation Coordinator, reported:
 - a. Proposed Community Events Outline 2016: The presentation focused on proposed event ideas and dates for the following year, including:
 - April 23: Earth Day
 - June 21: Concert in the Park
 - July 5: Concert in the Park
 - July 19: Concert in the Park
 - August 2: Concert in the Park
 - August 19: Concert in the Park

September 10: Community Day
December 10: Breakfast with Santa

Discussion and questions ensued regarding the types of bands that would be performing and until what time. Ms. Zimmerman responded that bands will perform from 5 pm to 8 pm. Additional proposed ideas for 2016 included a Craft Fair (spring), Movie in the Park (summer), and a winter fest event (winter). The Board requested that Ms. Zimmerman coordinate with the Fire Department to avoid duplication with any of their events.

The Board of Supervisors inquired as to how the current summer programs are going. Ms. Zimmerman clarified that turnout has been low and that the proposed programs will increase usage of the Park and grow involvement.

- b. Zoning Hearing Board Report – *No new applications.*
- c. Subdivision & Land Development – *No new applications.*

2. Edwin Hill, Interim Township Manager, reported:

- d. Wissahickon Creek TMDL Alternative Plan – Mr. Hill explained that this is a request to partner with other municipalities and submit a letter to the Pennsylvania DEP requesting an alternative phosphorus TMDL (total maximum daily limit) for the Wissahickon Creek. He recommended that the Township participate in this effort. Supervisor Caughlan inquired if this partnership is part of the county-wide stormwater coalition. Mr. Nolan explained that this is a group of municipalities in the Wissahickon Creek watershed, and that grant funding is available for certain activities. Mr. Nolan explained that this program would allow Worcester Township to demonstrate compliance with state requirements for stormwater in the Wissahickon watershed, which includes just a small portion of the township's northeastern corner (near the intersection of Morris and North Wales Roads).
- e. Methacton High School Potential Homecoming Parade – Mr. Hill has received notification from Methacton High School that the high school may be organizing a Homecoming Parade in October. Since Germantown Pike is a Montgomery County-owned road, permission for a parade will need to be obtained from the County.
- f. Adair Stormwater Project Update and Recommendation – Mr. Hill reported that the township has reached an impasse in negotiating one of the easements necessary for the project, and recommended moving this project to the back burner for this year. Supervisor Caughlan inquired if all of the property owners were notified of the project being delayed. Mr. Hill said that the Township will record the executed easements to date, and will also notify all of the residents involved in this project. .
- g. Discussion of Fire Marshal Position, Approval of Job Posting – Jim Hazlett, Fire Chief of the Worcester Volunteer Fire Department, explained that the position of Fire Marshal is necessary because the Fire Company does not have the power to enforce ordinances. He requested the addition of several certification requirements to the job description. Supervisor Quigley inquired as to the order of operations in terms of who responds to each specific emergency dependent on positions within

the Fire Company. Mr. Hazlett clarified that job descriptions must be detailed so that there is no overlap in job responsibilities. Supervisor Caughlan asked if an ordinance would need to be proposed and adopted, which James Garrity, Township Solicitor, confirmed. Mr. Hill stated that the Fire Marshal is responsible for code enforcement, review of fire code plans, and investigations. The Board is in agreement that a Fire Marshal is necessary and has directed the Solicitor's office and the Manager to draft the ordinance to create the position. Mr. Hill was asked to work with Chief Hazlett on the job description.

- h. 2568 Skippack Pike Update – Mr. Hill received three bids from auctioneers: Sanford Alderfer, Max Spann, and JR's Auctioneering. He recommended that Max Spann be chosen and that the auction be held at the Worcester Township Community Hall instead of at the property.

A discussion of fair market value and the auction process ensued.

Supervisor Caughlan suggested that the costs incurred to date be tracked, and Supervisor Quigley agreed. A discussion of conservation easements and aesthetics took place. Mr. Nolan noted that sewer and water need to be a priority.

Mr. Hill recommended that the perc test for an on-site septic system be completed before the sale takes place. Mr. Nolan agreed.

A motion was made by Supervisor Caughlan to approve Max Spann as the designated Auctioneer with an eight-week time frame for advertisement and that the contract not be executed by the Township until perc testing has been completed for septic, at a maximum cost of \$5,000. The motion was seconded by Supervisor Quigley. By unanimous vote the motion passed.

- i. Mr. Hill reported that an Act 101 & Recycling Report will be given at the August 19 Board of Supervisors Meeting.

ENGINEER'S REPORT

Mr. Nolan provided the report:

1. **Zacharias Pedestrian Bridge Update** – Current progress on installation was presented, including the recently installed railings. The wood will be stained and there will be a rubberized material installed on the deck for safety. Mr. Nolan encouraged the Board to take a tour once it is completed, but stated that the trail will not be ready for public use until the deck coating has been applied.
2. **2015 Road Improvement Bid Update** – Mr. Nolan provided an update on the bids and confirmed that the road program is out for rebid, and has also been advertised on Penn Bid. The official bid opening date is Wednesday, August 12, 2015.
3. **Public Works Salt Building** - The project has been advertised on Penn Bid and the bid opening will be on August 12, 2015.
4. **Hickory Hill Sewer Project** – A pre-construction meeting was held, and all affected township residents were notified of the timeline. The project has been surveyed and the roads will be saw

cut as of tomorrow, August 4. The project will be complete after the New Year. The Green Briar Road cul-de-sac will be the staging area for the contractor. A separate letter was sent to this property owner by the manager to address this situation. The loan program was discussed by the Board. Supervisor Caughlan requested that information on the loan program be posted on the township website as soon as possible so that residents can plan accordingly.

Mr. Nolan also reported that he walked the Stony Creek Farms site recently with members of their Landscape Committee, and that he is coordinating as much as he can with the Developer

SOLICITOR'S REPORT

Mr. Garrity announced an Executive Session to be held at the end of the Board of Supervisors Work Session regarding the Methacton School District Conditional Use Appeal concerning the lights.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:31 am.

Respectfully submitted:

Eunice C. Kriebel, Acting Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, AUGUST 19, 2015 – 7:30 P.M.**

CALL TO ORDER by Chairman Bustard at 7:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS

The Board of Supervisors Work Session in September will be held on Tuesday, September 1, 2015.

PUBLIC COMMENT

Kim McClintock, Worcester, commented on the North Wales Road Bridge and its completion.

Joseph Nolan, Township Engineer, provided information on the construction schedule of the Pennsylvania Turnpike, which is responsible for the bridge construction.

Dr. James Mollick, Worcester, commented on the Solicitor's report, Stony Creek Farms Development, the Army Reserve Base pertaining to the Manko, Gold, Katcher & Fox Environmental Firm, transparent government, the Township budget hearing, and Lower Gwynedd Township.

Daniel Dreher, Worcester, commented on the format of the agenda and government transparency.

MOTIONS AND RESOLUTIONS

1. **Approval of the Minutes from July 15, 2015:** Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the minutes of the July 15, 2015 meeting. The motion was seconded by Supervisor Quigley. Dr. Mollick and William Goulding, Worcester, made public comments about the minutes. By unanimous vote the Board adopted the motion to approve.

Edwin Hill, Interim Township Manager, addressed the current format of the minutes and noted that Worcester Township's minutes are very similar to other Township's minutes.

2. **Treasurer's Report:** The Treasurer's Report for July 2015 showed the following net change on a cash basis:

General Fund	\$ 525,926.92
State	\$ 236,626.43
Capital Reserve	\$ 3,373.39
Sewer Fund	(\$153,070.43)

Supervisor Caughlan made a motion to approve the Treasurer's Report for July 2015. The motion was seconded by Supervisor Quigley. There were no public comments. By unanimous vote the Board adopted the motion to approve.

3. **Payment of the Bills of the Township:** Supervisor Caughlan made a motion to approve the payment of the Township's bills in the amount of \$370,072.53. The motion was seconded by Supervisor Quigley. Public comment was made by Dr. Mollick. By unanimous vote the Board adopted the motion to approve.

Eunice Kriebel, Assistant Manager and Treasurer, explained the format of the payment of the bills, and particular expenses being charged for the processing of easements associated with the stormwater project.

4. **Appointment of Township Manager:** Supervisor Caughlan made a motion to appoint Tommy Ryan as the Worcester Township Manager. The motion was seconded by Supervisor Quigley. There were no public comments. By unanimous vote the Board adopted the motion to approve.

Chairman Bustard read a summary of the Township Manager search and how the process was conducted.

5. **Consideration and Adoption of Resolution No. 2015-24:** Supervisor Caughlan made a motion to adopt Resolution No. 2015-24: Resolution for Minor Act 537 Special Study: Germantown Pike properties. The motion was seconded by Supervisor Quigley. By unanimous vote the Board adopted the motion to approve.

Mr. Nolan briefed the Board on a Pennsylvania Department of Environmental Protection request for a special study of this area regarding connecting public sewer to four properties due to their failing septic systems. Two of the four properties can connect directly into Lower Providence's sewer system. The Special Study will be an update to the Township's Act 537 plan.

6. **Motion to Approve Fire Marshal Job Description and Duties:** Chairman Bustard gave a brief description of the overall process of appointing a Fire Marshal. Mr. Hill clarified that there are on-going discussions with the Worcester Township Fire Department regarding the job description. Motion was tabled.

MANAGER'S REPORT

Assistant Manager, Tiffany Loomis, reported:

- a) **Zoning Hearing Board Update:** *No Current Activity.*
- b) **Subdivision and Land Development Update:** Ms. Loomis presented a plan depicting a Recreational Pool Facility to be constructed at Meadowood Retirement Community, 3205 Skippack Pike.
- c) **Update on Recycling in Montgomery County:** Amanda Zimmerman, Parks and Recreation Coordinator, reported: Ms. Zimmerman and Ms. Loomis gave a presentation on Recycling and proposed initiatives.

The presentation provided an overview of Act 101, Pennsylvania's law regarding recycling. Topics included open burning, materials to be recycled and proper yard waste disposal. Staff suggested that implementing a yard waste program with both curbside pickup and a drop off facility would put the Township in compliance with Act 101. Ms. Zimmerman recommended applying for a Technical Assistance grant from the Commonwealth to determine the real costs of a yard waste disposal program.

The Board inquired about the various regulations throughout the presentation. Chairman Bustard directed Ms. Zimmerman to coordinate with the School District regarding the paper and cardboard recycling bin program.

Mr. Hill addressed the incoming Township Manager's success with recycling issue in West Bradford Township, and encourages Worcester Township to move forward with this process under the new manager. Mr. Hill reminded the Board that this was an informational presentation and will need to be addressed by the new manager.

Chairman Bustard addressed yard waste and noted that the Board will be working with the new Township Manager to further address the educational component of recycling and upholding the law.

Dr. Winifred Hayes, Worcester, commented on the management of yard waste, and requested that the Township discuss the requirements with DEP.

- d) **2568 Skippack Pike House Sale:** Mr. Hill presented a request from Max Spann Auctioneers regarding a four to six week time frame for the auction of the property.

Supervisor Caughlan made a motion for the house to be advertised for a six week time frame instead of an eight week time frame. The motion was seconded by Supervisor Quigley. Public comment was made by Dr. Mollick. By unanimous vote the Board adopted the motion to approve.

- e) **Preserve at Worcester Walkway Trail:** Mr. Hill presented the plan. The trail is located in the road's ultimate right of way, which has been offered for dedication by the developer at the end of the project. Danylo Zaharczuk, Worcester, the new owner of the

portion of the property along North Wales Road, requested that construction of the trail on part of his property be held off until the entire trail has been connected.

Mr. Hill recommended that the project be completed according to the approved development plan. Chairman Bustard was in agreement and clarified that the developer can build the trail at less cost now because of economies of scale.

Mr. Nolan clarified that the township's cost would have to be covered if an escrow account were established to build this section of the trail at a later time. Mr. Zaharczuk requested that the trail be constructed across the entire frontage of his property. Mr. Nolan and the board discussed the various options. Mr. Zaharczuk agreed that he would prefer the trail to go across his entire property.

Ownership of the ultimate right of way discussed. Andrew Freimuth, Esquire, Township Solicitor, clarified this issue.

Supervisor Caughlan made a motion that Toll Brothers' complete the trail as referenced on the approved plan, and that the Township completes the trail across the rest of the property using the Township materials contract and in house contractor for a cost under \$10,000. The motion was seconded by Supervisor Quigley. There was no public comment. By unanimous vote the Board adopted the motion to approve.

ENGINEER'S REPORT

1. **Hickory Hill Sewer Project Update:** Mr. Nolan reported that trenching for the sewer lines is occurring. Chairman Bustard addressed the dead trees at the sewer treatment plant and requested that they be removed. Mr. Nolan was directed to have the trees removed and not have them replaced at this point in time. The contractor will remove the dead trees. Mr. Hill recommended that the replacement trees be budgeted for next year.
2. **2015 Road Improvement Bid Update:** Mr. Nolan reviewed the most recent bids received August 12, 2015. Mr. Nolan recommended that the base bid be awarded to the low bidder, Bencardino Excavating. Mr. Nolan recommended the remaining roads be re-bid in early 2016 for the 2016 construction period.

Supervisor Caughlan made a motion to award the base bid to Bencardino Excavating of Bensalem, Pennsylvania for the 2015 Road Program. Supervisor Quigley seconded the motion. There were no public comments. By unanimous vote the Board adopted the motion to approve.

3. **Salt Building Bid Update:** Mr. Nolan presented a summary of the four bids received. All bids were higher than originally budgeted for this project due to changes in the design of the salt shed. Ms. Kriebel reported that unspent funds from the Adair stormwater management project, the Army Base acquisition, and the township garage security upgrades and proposed to transfer funds from these projects to the salt building project. Mr. Hill and Mr. Nolan recommended moving forward with the salt building project this year.

Supervisor Caughlan made a motion to award the general contracting bid to Dolan Construction and the electrical bid to JEB Electrical Consulting. Supervisor Quigley seconded the motion. There were no public comments. By unanimous vote the Board adopted the motion to approve.

Supervisor Caughlan made a motion to amend the 2015 budget as follows: reduce the Adair storm water management line item by a \$32,500, reduce the North Penn LRS acquisition line item by \$100,000, and reduce the township garage security line item by \$17,500 and transfer these amounts to the Salt Building Project. Supervisor Quigley seconded the motion. There were no public comments. By unanimous vote the Board adopted the motion.

4. **Zacharias Pedestrian Bridge Update**: The project is almost completed and will be open to the public once the safety coating has been applied to the bridge surface.
5. **Stony Creek Farms**: Mr. Nolan gave updates on the punch list that was developed and compiled with the input of the HOA Board and Landscape Committee. This has been sent to the Developer. A tentative schedule has been developed for the trail repairs. There is \$750,000 still in escrow that is controlled by the CKS Engineering and will not be released until the punch list items have been completed satisfactorily.

SOLICITOR'S REPORT

Mr. Freimuth reported that an executive session took place earlier today regarding a personnel issue, the Township Manager position.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:22 P.M.

Respectfully submitted:

Eunice C. Kriebel, Acting Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
TUESDAY, SEPTEMBER 1, 2015 AT 9:00 AM**

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[]

INFORMATIONAL ITEMS

None

PUBLIC COMMENT

Cheryl Brumbaugh, Worcester, commented on the following topics: The overall condition of Stony Creek Farms (tree and plant life, and the main entrance to the community), the Developer, and the educational process of living within Worcester Township. She also commended Joseph Nolan, Township Engineer, for his communicative efforts, and the installation of Stony Creek's sprinkler system.

Robert Norton, Worcester, commented on the overall aesthetic of the community, watering his property, the quality of the soil, and the cost associated with the care of the community.

MOTIONS & RESOLUTIONS

1. **Approval of the Minutes:** Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the minutes of the August 3, 2015 meeting. The motion was seconded by Chairman Bustard. By unanimous vote the board adopted the motion to approve.

MANAGER'S REPORT

1. **Zoning Hearing Board Hearing Update:**
Tiffany Loomis, Director of Zoning and Planning, reported that there are no new applications at this time.
2. **Subdivision and Land Development Update:**
Ms. Loomis reported:
 - a. **Waiver Request for Front Yard Septic System for 2107 Bustard Road:**
Roger Lehman, Senior Project Manager from All County Associates, introduced the plan for 2107 Bustard Road, a seven bedroom home. Mr. Lehman was

responsible for the soil testing and design of the new septic system, and explained that due to the current system's failure the location would need to be moved.

Mr. Nolan addressed his concerns for contractors requesting a waiver and obtaining permit after the fact. He is also worried about the potential icing of the next door neighbor's driveway. There very well could be a pipe needed to correct icing if it were to occur. Mr. Nolan recommended that escrow be posted in the event there is an issue in the amount of \$3,000. James Garrity, Township Solicitor, explained that there would need to be a contingency agreement.

Questions and answered ensued in regards to the placement of the system, its potential effect on the next door neighbor, and the permitting process. Edwin Hill, Township Manager, requested that staff contact the next door neighbor to inform him about this project.

Supervisor Caughlan made a motion to grant the waiver for 2107 Bustard Road setback distances from the side and front yard requirements with an escrow posted in the amount of \$3,000 with an agreement being drafted and executed. The motion was seconded by Chairman Bustard. By unanimous vote, the waiver request was passed.

b. Land Development Proposal, Recreational Pool Facility for 3205 Skippack Pike (Meadowood Retirement Community):

No new updates at this time.

c. Planning Commission Update from the August 27, 2015 Meeting-

The Planning Commission met on August 27, 2015 and discussed the Life Care Facilities language in the Township's zoning ordinance. The Planning Commission recommended that the Board of Supervisors amend the ordinance to remove the language.

Mr. Garrity explained that due to on-going litigation, there is concern that removing the provision all-together could pose problem by proving our definition was lacking in the first place making the litigation more difficult.

Supervisor Caughlan proposed that if the continuing care retirement community language is removed from the Agricultural zoning, Meadowood should be rezoned to a specific use. Chairman Bustard inquired when this may be acted upon, as he would like to move forward as quickly as possible with re-zoning Meadowood.

Mr. Garrity can prepare both ordinances to remove the life care facilities and rezone Meadowood as a Continuing Care Retirement Community.

Supervisor Caughlan made a motion to authorize Mr. Garrity to prepare an ordinance amendment removing the life care facility provision located in the

AGR Zoning District conditional use options of the Worcester Township Zoning Ordinance and create a specific zoning district called Continuing Care Retirement Community. The motion was seconded by Chairman Bustard. By unanimous vote, the motion was passed.

Paul Nordemann, Chief Executive Officer of Meadowood, inquired about spot zoning. Mr. Garrity further clarified what spot zoning is.

d. **New Resident Welcome Letter Discussion:**

Mr. Hill introduced the concept of the new resident welcome letter, and explained that he believes it is a great idea and has been implemented in other Townships. The Board agreed and directed Mr. Hill to move forward with this project.

e. **Preserve at Worcester Walkway Trail Extension Project Update:**

Mr. Hill reported there are no new updates at this time.

f. **2568 Skippack Pike House Update:**

Mr. Hill reported that the Township is currently waiting on the Montgomery County Health Department to inspect the sewer system test sites.

g. **Fire Marshal Position Update:**

Mr. Hill reported that there was a meeting with the Fire Department Chief Jim Hazlett to work out the details for the job description and to create a fire marshal position. The new Township Manager, Tommy Ryan, will continue to work on this when he starts.

h. **Fee Schedule Discussion:**

Mr. Hill requested staff look into the implementation of a penalty fee for contractors who fail to get the required permits for projects within the Township. Mr. Nolan suggested that contractors be registered at the Township for septic systems as well, and he will work on this project.

ENGINEER'S REPORT

1. **Hickory Hill Sewer Project Update:**

Mr. Nolan stated the project construction is still on-going and the sewer mains are currently being installed. The north section on Landis Road has been installed, and the portion south of Landis Road is currently under construction. There have been some utility issues where the utility companies have not been properly marking the road. Mr. Nolan stated that the contractor has responded to the issues.

2. **2015 Road Improvement Project Update:**

Mr. Nolan has provided the approved contracts for Mr. Hill to execute. The Township is currently waiting on the construction contracts and will then be scheduling a pre-construction meeting.

3. **Zacharias Pedestrian Bridge Project:**

An anti-skid coating has been installed on the deck of the bridge and the trail on both sides of the bridge is currently having the limestone surface installed.

4. **Salt Building Project Update:**

No new updates at this time.

5. **Stony Creek Farms Update:**

Mr. Nolan reported that the bridge construction will start either today or tomorrow, September 2, 2015. Mr. Nolan is currently going through the punch list with that being scheduled to be completed by October 31, 2015. There was a meeting held with the developer, and it was noted that turf replacement is going to be a challenge. Mr. Nolan addressed all issues regarding the landscaping committee concerns, specifically topsoil due to Supervisor Caughlan's inquiry. He did state that Ryan Homes was at the meeting.

SOLICITOR'S REPORT

No Report

OTHER BUSINESS

None

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:06 am.

Respectfully Submitted,

Eunice C. Kriebel
Acting Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, SEPTEMBER 16, 2015 – 7:30 PM**

CALL TO ORDER by Chairman Bustard at 7:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

a) Township Manager – Chairman Bustard introduced Township Manager Tommy Ryan.

PUBLIC COMMENT

- Dave Plager, Worcester, commented on tax increases in Governor Wolf’s proposed budget, and the affect the increases may have on senior citizens.
- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings. Mr. Andorn commented on recycling issues, the televising of public meetings, and meeting decorum. Mr. Andorn inquired about the Shefley Lane sewer study, and the Board directed Mr. Ryan to follow-up in this regard.
- Steve Rock, Worcester, commented on the quality of work at the Hickory Hill sewer project, and Township efforts to provide for the well-being of the community.
- Jim Phelan, Worcester, commented on possible revisions to the life care use currently permitted by Township Code.
- Ann Rock, Worcester, commented on the quality of work at the Hickory Hill sewer project.
- John Diesel, Worcester, commented on the quality of work at the Hickory Hill sewer project, and inquired about financial assistance for that portion of the sanitary system installed in the right-of-way.
- Jim Mollick, Worcester, commented on the permitted public comment period at public meetings. Dr. Mollick commented on the quality of work at the Hickory Hill sewer project, and project oversight. Dr. Mollick commented on matters of ongoing litigation involving the Township, and the cost of this litigation.

MOTIONS AND RESOLUTIONS

- a) Approval of the August 19, 2015 Meeting Minutes – Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the August 19, 2015 meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on meeting minute contents, and the meeting minute content in other communities. Mr. Rock commented on meeting minute contents, and landscaping at the Valley Green wastewater treatment plant. Mr. Diesel commented on the quality of work at the Hickory Hill sewer project. Bill Goulding, Worcester, commented on meeting minute contents.

By unanimous vote the Board adopted the motion to approve.

- b) Treasurer’s Report – The Treasurer’s Report for August 2015 showed the following net change on a cash basis:

General Fund	\$ 725,529.38
State Fund	\$ 236,627.12
Capital Reserve Fund	\$ 5,090.79
Sewer Fund	(\$ 200,934.81)

Supervisor Caughlan made a motion to approve the Treasurer’s Report for August 2015. The motion was seconded by Supervisor Quigley.

Dr. Mollick inquired as to the General Fund Zoning Hearing Board expenditure, and legal expenses included in this line item. Mr. Rock inquired as to year-to-date General Fund balance, and projected receipts and expenditures.

By unanimous vote the Board adopted the motion to approve.

- c) Payment of the Bills of the Township – Supervisor Caughlan made a motion to approve the payment of the Township’s bills in the amount of \$277,121.62.

Supervisor Quigley expressed concern with the legal expense incurred to date for the Township-owned property at 2568 Skippack Pike, slated to be sold by auction. Supervisors Quigley and Caughlan discussed restoration standards for the house situated on this property.

Dr. Mollick commented on the Township Solicitor’s monthly invoice, and the availability of invoices for review.

The motion was seconded by Chairman Bustard, and the motion was approved by a 2-1 vote, with Supervisor Quigley voting nay.

- d) Minimum Municipal Obligation (MMO) Non-Uniformed Pension Plan – Mr. Ryan provided an overview of the calculation of the Township’s annual contribution to its pension plan, and the State aid expected to be distributed to the Commonwealth’s municipalities.

Supervisor Caughlan made a motion to approve the Minimal Municipal Obligation payment as calculated by the Mockenhaupt Benefit Group, pension plan actuary. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) Approval of Dedication of Sanitary Sewer at Preserve at Worcester, and Adoption of Resolution No. 2015-25 – Joe Nolan, Township Engineer, provided an overview of the sanitary sewer facilities at this community. Mr. Nolan noted the facilities will be owned by Worcester Township, and maintained by Upper Gwynedd Township, as the wastewater will be treated by Upper Gwynedd Township. Mr. Nolan noted the facilities have been installed to applicable specifications, and Mr. Nolan noted that to be considered by the Board at this evening's meeting was agreeable to his office, the Township Solicitor and Upper Gwynedd Township.

Supervisor Caughlan inquired as to certain landscaping, and Mr. Nolan commented on the required maintenance of this landscaping.

Supervisor Caughlan made a motion to adopt Resolution 2015-25 as presented. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) Approval of Waiver Requests from Side and Rear Yard Setbacks – Joe Nolan, Township Engineer, provided an overview of requests to install on-lot septic systems within the thirty-foot setback at two properties – 2251 Berks Road and 2675 Shady Lane. Mr. Nolan noted that soil conditions and lot configurations necessitated that requested.

Supervisor Caughlan inquired as to stormwater run-off to neighboring properties. Mr. Nolan stated he had reviewed the plans submitted, and he had no concerns in this regard.

Supervisor Quigley expressed concern with the Township taking a piecemeal approach to sanitary sewer challenges at properties and in neighborhoods ill-suited to on-lot septic systems. Supervisor Quigley recommended the Township consider more comprehensive perspectives to this issue.

Supervisor Caughlan made a motion to approve the waiver requests at 2251 Berks Road and 2675 Shady Lane, so to permit the installation of on-lot septic systems within the thirty-foot setback to a property line, as shown on the plans submitted. The motion was seconded by Supervisor Quigley.

Mr. Diesel commented on the Hickory Hill sewer project approval.

Frank Wells, 2255 Berks Road, expressed concern regarding stormwater runoff to his property. There was general discussion regarding the topography of 2251 Berks Road and the Township-required grading permit. Mr. Nolan recommended a \$3,000 escrow be posted for the work to be done at 2251 Berks Road so to ensure stormwater management matters are properly addressed.

Supervisor Caughlan restated and revised the motion to approve the waiver request at 2675 Shady Lane as presented, and to approve the waiver request at 2251 Berks Road conditioned upon the posting of a \$3,000 escrow to address any stormwater concerns associated with the improvements. Supervisor Quigley inquired as to the project cost and escrow release, and Mr. Nolan addressed this matter. The motion was seconded by Supervisor Quigley.

Mr. Rock commented on liability for Township-approved actions.

By unanimous vote the Board adopted the motion to approve.

MANAGER'S REPORT

- a) Zoning Hearing Board update – Mr. Ryan noted no applications to the Zoning Hearing Board had been received by the Township since the September 1 Work Session.
- b) Subdivision and Land Development update – Mr. Ryan noted no applications for subdivision or land development had been received by the Township since the September 1 Work Session.

ENGINEER'S REPORT

- a) Hickory Hill Sewer Project update – Mr. Nolan provided an update on the Hickory Hill sanitary sewer project. Mr. Nolan stated the contractor has installed approximately 50% of the sanitary main. Mr. Nolan noted the project inspector for the Township was at the site each day the contractor was working. Mr. Nolan commented on the expected restoration schedule, and Township efforts to respond to resident concerns. Chairman Bustard expressed concern with the staging and storage of equipment, and Mr. Nolan stated he will continue to monitor the contractor in this regard.
- b) 2015 Road Program update – Mr. Nolan provided an update on the 2015 Road Program. Mr. Nolan stated a pre-construction meeting was held last week, and the contractor began work today.
- c) Salt Building Project update – Mr. Nolan provided an update on the Salt Building Project. Mr. Nolan stated a pre-construction meeting was held today, and the notice to proceed is expected to be issued by month's end.
- d) Zacharias Creek Pedestrian Bridge Project update – Mr. Nolan provided an update on the Zacharias Creek Pedestrian Bridge project. Mr. Nolan stated the project is complete, and his office will coordinate the paperwork required to receive the final grant reimbursements.

Supervisor Quigley expressed concern with the condition of a portion of Schultz Road, a County-owned roadway, and a portion of Shearer Road.

SOLICITOR’S REPORT

Jim Garrity, Township Solicitor, had no report.

OTHER BUSINESS

Supervisor Quigley inquired as to the project status for 2568 Skippack Pike, and the bid packet for this property. Mr. Ryan will provide addition information on this property to the Board.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the regularly scheduled meeting at 8:59 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, OCTOBER 5, 2015 – 9:00 AM**

CALL TO ORDER by Chairman Bustard at 9:08 AM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

Chairman Bustard noted Township Engineer Joe Nolan was unable to attend this morning’s meeting, and noted J.J. Kelso’s attendance in his stead.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the permitted public comment period at public meetings, and the public comment period in other municipalities. Dr. Mollick inquired as to the status of the sound barrier grant, and the installation of safety improvements at the Township Building.
- Dan Dreher, Worcester, commented on the permitted public comment period at public meetings. Mr. Dreher commented on the quality of construction and inspections at the Hickory Hill Sewer Project. Mr. Dreher inquired about fill material utilized at the Hickory Hill Sewer Project, and Mr. Kelso confirmed the contractor has utilized only approved fill material. The Board directed Mr. Kelso see to the contractor’s removal of millings stored at the project site.
- Scott Misus, Worcester, commented on the meeting minute contents. Mr. Misus commented on grinder pump operations. Mr. Misus commented on the Fairview Village sewer improvements, and a funding analysis for this project. Mr. Misus commented on the Hickory Hill Sewer Project schedule, and properties in this neighborhood with functioning on-lot systems.

MOTIONS AND RESOLUTIONS

- a) Approval of the September 1, 2015 Meeting Minutes – Supervisor Caughlan made a motion to approve the September 1, 2015 Meeting Minutes with the following revisions (1) page 2, “Questions and answers *ensued*”, (2) page 2 “*if the continuing care retirement community*

language is removed from the Agricultural zoning, (3) page 3 “conditional use options of”, and, (4) “bridge construction”. The motion was seconded by Chairman Bustard.

Dr. Mollick commented on meeting minute contents, and meeting minute content in other municipalities. Mr. Dreher commented on the posting of meeting minutes to the Township website, and on meeting minute contents.

By unanimous vote the Board adopted the motion to approve.

MANAGER'S REPORT

- a) Zoning Hearing Board update – Mr. Ryan, Township Manager, noted no applications to the Zoning Hearing Board had been received by the Township since the September 16 Board Meeting.
- b) Subdivision and Land Development update – Mr. Ryan noted no applications for subdivision or land development had been received by the Township since the September 16 Board Meeting.
- c) Planning Commission update – Tiffany Loomis, Assistant Township Manager, provided an overview of Planning Commission activities. Ms. Loomis noted the Planning Commission will next meet on October 22.
- d) 2568 Skippack Pike – Mr. Ryan noted additional testing for on-lot sewage disposal areas was required at the Township-owned property at 2568 Skippack Pike. Mr. Ryan noted a \$2,200 cost to conduct additional deep-hole tests and, if needed, perc tests. Mr. Ryan recommended the tests be conducted in advance of the property being let for public auction.

Supervisor Caughlan motioned to approve tests to locate on-lot sewage disposal areas at 2568 Skippack Pike at a cost of \$2,200. The motion was seconded by Supervisor Quigley.

Rick Delello, Stony Creek Road, commented on on-lot sewage disposal area tests. Dr. Mollick commented on on-lot sewage disposal area suitability at the property. Mr. Ryan provided an overview of on-lot sewage options, including a connection to the public sewer system. Mr. Dreher commented on the proposed additional tests. Supervisor Quigley stated his concern with the Township selling a property that may be not be approved for an on-lot system. Mr. Ryan noted the contractor has experience in this vicinity, and the contractor suspects a location for a drip micro-mound system will be found.

By unanimous vote the Board adopted the motion to approve.

- e) Fire Marshal position – Mr. Ryan presented a draft job description for a proposed part-time Fire Marshal position, and provided a general overview of the post. Chairman Bustard noted the position would assist the community’s volunteer fire company, and see to other safety-related duties.

Supervisor Caughlan motioned to approve the job description as presented, and to advertise the position. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the Board voting on items at work session meetings. Dr. Mollick commented on the position salary and benefits. Chairman Bustard stated the position would be paid at an hourly rate, at an amount to be recommended by the Township Manager and approved by the Board. Chairman Bustard stated the position would not offer benefits. Dr. Mollick commented on budgeting funds for the position. Supervisor Quigley noted the position would provide public safety services to the community. Mr. Dreher commented on the hourly rate and on budgeting funds for the position, and the setting of an hourly rate before the position is advertised. Supervisor Quigley noted the motion is to advertise for the position, and Supervisor Caughlan noted any Board-approved expense would be included in the 2016 Budget. Mr. Misus commented on the fire company funding this position.

By unanimous vote the Board adopted the motion to approve.

ENGINEER'S REPORT

- a) Hickory Hill Sewer Project update – Mr. Kelso provided an update on the Hickory Hill Sewer Project. Mr. Kelso commented on the project schedule, improvement installation, inspections, and restoration standards.
- b) 2015 Road Program update – Mr. Kelso provided an update on the 2015 Road Improvement Program. Mr. Kelso commented on mill and fill activities, and scheduled overlay work.
- c) Salt Building Project update – Mr. Kelso provided an update on the Salt Building Project. Mr. Kelso noted the Township had issued a notice to proceed, and Mr. Kelso commented on the project schedule.

SOLICITOR'S REPORT

- a) Executive Session announcement – Jim Garrity, Township Solicitor, announced the Board will meet in Executive Session following this morning's meeting to discuss matters of litigation, in specific Methacton School District v. Worcester Township, and Mollick v. Worcester Township.

OTHER BUSINESS

Supervisor Quigley commented on the condition of Schultz Road and a missing stop sign on this County-owned roadway. Mr. Ryan will address this matter.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:29 AM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS SPECIAL MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
TUESDAY, OCTOBER 13, 2015 – 7:30 PM**

CALL TO ORDER by Chairman Bustard at 7:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

Jim Garrity, Township Solicitor, provided an overview of the revisions made to the Township Code to allow lighting at two Methacton High School athletic fields, the conditional use application submitted by the Methacton School District, the conditional use hearings conducted, the School District’s appeal of the Conditional Use Order approved by the Board, the intervention of the neighbors, the development of a Settlement Agreement, and the terms of the proposed Settlement Agreement.

Mr. Garrity noted this evening’s special meeting was advertised to consider the Settlement Agreement, and he stated public comment would be permitted on this topic only. Jim Mollick, Worcester, commented on the public comment period at this evening’s meeting. It was agreed that public comment would occur after a motion to consider the Settlement Agreement is made.

MOTIONS AND RESOLUTIONS

- a) Settlement Agreement – Supervisor Caughlan made a motion to approve the Settlement Agreement with the Methacton School District and certain neighboring property owners, as presented. The motion was seconded by Supervisor Quigley.

Supervisor Quigley commented on Settlement Agreement terms considered by the Board during the conditional use process and decided upon during Executive Session meetings, and he noted the proposed Settlement Agreement does not reflect these terms. Mr. Garrity commented on discussion had with the Judge, and on the Settlement Agreement that the Judge directed the parties to consider.

Dr. Mollick commented on the Settlement Agreement terms relative to the conditions included in the Conditional Use Order, and relative to the requirements included in the Township Code. Dr. Mollick commented on the expense of the conditional use hearings and litigation on this matter to date. Bob Andorn, Worcester, commented on the permitted public

comment period at public meetings. Mark Landis, Worcester, commented on lighting plan review, lighting plan specifications and the property's existing lighting conditions. Ron Evans, Worcester, commented on students' support for the proposed improvements. Jeff Berlet, Worcester, commented on the terms of the Settlement Agreement relative to the concerns of neighboring property owners. Karen Vavra, Worcester, commented on the terms of the Settlement Agreement, and negotiations with the School District.

By unanimous vote the Board adopted the motion to approve.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the special meeting at 8:08 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, OCTOBER 21, 2015 – 7:30 PM**

CALL TO ORDER by Chairman Bustard at 7:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

a) The Board presented citations to Eagle Scout Julian Campanella, Girl Scout Jillian Williamson, and Girl Scout Troop 7197 for recently-completed community service projects.

Chairman Bustard recessed the meeting at 7:36 PM. The meeting reconvened at 7:39 PM.

PUBLIC COMMENT

- Brian Magowan, Worcester, commented on landscape issues at the Stony Creek Farms development.
- Dan Drehar, Worcester, commented on the permitted public comment period at public meetings, the posting of minutes to the Township website, the quality of work and inspections at the Hickory Hill sewer project, and landscape issues at the Stony Creek Farms development.
- Harry Williams, Worcester, commented on the Hickory Hill sewer assessments, and presented a petition requesting the Township pay for the assessments. Mr. Williams commented on grant funding for the Hickory Hill sewer project.
- George Benigno, Worcester, commented on landscape issues at the Stony Creek Farms development.
- Steve Rock, Worcester, commented the security posted for the Stony Creek Farms development, the quality of work and inspections at the Hickory Hill sewer project, and the Settlement Agreement for the installation of lights at two athletic fields at the Methacton High School.
- Roberta Sowers, Worcester, commented on landscape issues at the Stony Creek Farms development.
- Robert Pace, Worcester, commented on landscape issues at the Stony Creek Farms development.

- Jim Mollick, Worcester, commented on landscape issues and inspections at the Stony Creek Farms development, sewage planning, and the quality of work and inspections at the Hickory Hill sewer project. Dr. Mollick commented on a Right-To-Know appeal decision made by the Office of Open Records.

Chairman Bustard announced public comment on all items not on this evening's agenda would be continued at the conclusion of the agenda items.

MOTIONS AND RESOLUTIONS

- a) Resolution 2015-28 – Act 209 Roadway Sufficiency Analysis – Tommy Ryan, Township Manager, commented on Act 209 planning efforts to date, and the proposed Roadway Sufficiency Analysis. Ken O'Brien, McMahon Associates, commented on proposed infrastructure improvements, the proposed traffic impact fee, and pending grant applications for transportation improvement funds.

Supervisor Caughlan made a motion to adopt the Act 209 Roadway Sufficiency Analysis as recommended by the Traffic Impact Fee Advisory Committee, and as presented. The motion was seconded by Supervisor Quigley.

Steve Rock, Worcester, commented on areas of study in the Act 209 plan.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2015-29 – Act 209 Transportation Capital Improvement Program – Mr. Ryan commented on the proposed Transportation Capital Improvement Program.

Supervisor Caughlan made a motion to adopt the Act 209 Transportation Capital Improvement Plan as recommended by the Traffic Impact Fee Advisory Committee, and as presented. The motion was seconded by Supervisor Quigley. There was no public comment. By unanimous vote the Board adopted the motion to approve.

The Board thanked the Traffic Impact Fee Advisory Committee for their service to the community. Joe Gambone, Traffic Impact Fee Advisory Committee Member, recognized Mr. O'Brien for his efforts.

- c) Approval of the September 16, 2015, October 5, 2015 and October 13, 2015 Meeting Minutes – Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the September 16, 2015, October 5, 2015 and October 13, 2015 meeting minutes. The motion was seconded by Supervisor Quigley. There was no public comment. By unanimous vote the Board adopted the motion to approve.

- d) Treasurer's Report – The Treasurer's Report for September 2015 showed the following net change on a cash basis:

General Fund	\$1,020,593.26
State Fund	\$ 236,673.89
Capital Reserve Fund	\$ 5,148.61
Sewer Fund	(\$ 349,508.77)

Supervisor Caughlan made a motion to approve the Treasurer's Report for September 2015. The motion was seconded by Supervisor Quigley.

Dr. Mollick inquired as to the General Fund Zoning Hearing Board expenditures, the Treasurer's Report, and legal expenses. Mr. Rock inquired as to certain General Fund receipts and expenditures.

By unanimous vote the Board adopted the motion to approve.

- e) Payment of the Bills of the Township – Supervisor Caughlan made a motion to approve the payment of the Township's bills in the amount of \$1,763,944.18. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the Township Solicitor's monthly invoice, and a Right-to-Know request appeal.

By unanimous vote the Board adopted the motion to approve.

- f) Resolution 2015-26 – Mr. Ryan noted the Resolution would appoint him to the post of Township Secretary.

Supervisor Caughlan made a motion to approve Resolution 2015-26, appointing Tommy Ryan to the post of Township Secretary. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Resolution 2015-27 – Mr. Ryan noted the Resolution would memorialize Township ownership of Allebach Lane, for the purpose of adding this roadway to the Township's Liquid Fuel Fund inventory.

Supervisor Caughlan made a motion to approve Resolution 2015-27, confirming the Township's ownership of Allebach Lane. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) 3330 Water Street Road – Mr. Ryan noted the Applicant of a proposed minor subdivision at 3330 Water Street Road had requested Board consideration of a request to waive the 90-day plan review period.

Supervisor Caughlan made a motion to accept the Applicant’s request to waive the 90-day plan review period for a minor subdivision plan at 3330 Water Street Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

MANAGER'S REPORT

- a) Zoning Hearing Board update – Mr. Ryan noted no applications to the Zoning Hearing Board had been received by the Township since the November 2 Work Session.
- b) Subdivision and Land Development update – Tiffany Loomis, Assistant Township Manager, noted receipt of a two-lot subdivision at 3330 Water Street Road.

ENGINEER'S REPORT

- a) Hickory Hill Sewer Project update – Joe Nolan, Township Engineer, provided an update on the Hickory Hill sanitary sewer project.
- b) 2015 Road Program update – Mr. Nolan provided an update on the 2015 Road Program, which has been completed. Mr. Nolan commented on roadways that may be included in the 2016 Road Program.
- c) Salt Building Project update – Mr. Nolan provided an update on the Salt Building Project. Mr. Nolan stated the notice to proceed has been issued, and he noted shop drawings were under review by his office.

SOLICITOR'S REPORT

Jim Garrity, Township Solicitor, announced the Board will meet in Executive Session at the conclusion of this evening’s meeting to discuss a matter of land acquisition, in specific the form of deed for Army Reserve Base, and to discuss the active litigation status report, which includes twelve District Justice actions against the Board of Supervisors brought by Dr. Mollick, nine Court of Common Pleas actions against the Township and the Board of Supervisors brought by Dr. Mollick, two Court of Common Pleas land use appeals brought against the Township by the Methacton School District and Cutler. Dr. Mollick inquired about actions not undertaken by him. Mr. Garrity noted Court of Common Pleas action against the Township by Plaintiff

Mitchell, a vehicle accident, docket #2004-17860, and a 2014 assessment appeal, Plaintiff Christina Marie, Inc., number 30980.

OTHER BUSINESS

No other business was discussed at this evening's meeting.

PUBLIC COMMENT (continued)

- Bob Malehorn, Worcester, commented on landscape issues at the Stony Creek Farms development.
- William Kazimer, Worcester, commented on the Community Hall sound system, Mr. Kazimer also commented on a drainage issue at Germantown Pike, the Methacton School District athletic field lights litigation, home improvement contractor safety, and Boy Scout community service.
- Bob Andorn commented on the permitted public comment period at public meetings. Mr. Andorn also commented on the quality of construction at the Hickory Hill Sewer Project, the Shefley Lane sewer study, and the Township road improvement program.
- Mary Kay Tucker, Worcester, commented on landscape issues at the Stony Creek Farms development.
- Harry Alderfer, Worcester, commented on construction specifications, inspections, compaction tests and restoration work at the Hickory Hill Sewer Project.
- Bill Goulding, Worcester, commented on meeting minute contents, meeting agenda management, landscape issues at the Stony Creek Farms development, and the escrow release process.
- Scott Misus, Worcester, commented on the Township governance, the Friends of Worcester, the Methacton High School athletic field light project, and funding for improvements at the Hickory Hill sewer project.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:37 PM.

Respectfully Submitted:

Tommy Ryan
Township Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, NOVEMBER 2, 2015 – 8:00 AM**

CALL TO ORDER by Chairman Bustard at 8:03 AM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]
 ANTHONY SHERR [X]
 GORDON TODD [X]
 PATRICIA QUIGLEY [X]

INFORMATIONAL ITEMS

No informational items were discussed at this morning's Joint Meeting.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings.

MOTIONS

- a) August 4, 2014 Joint Meeting Minutes – Supervisor Quigley motioned to approve the August 4, 2014 Joint Meeting Minutes as presented. The motion was seconded by Supervisor Caughlan. There was no public comment. By unanimous vote the Board adopted the motion to approve.

DISCUSSION ITEMS

- a) Montco 2040 & Montgomery County Planning Commission Services – John Cover, Montgomery County Planning Commission, provided a general overview of Montco 2040, Montgomery County's comprehensive plan. Mr. Cover provided an overview planning and other support services offered by the Montgomery County Planning Commission.

Dulcie Flaharty, Member to the Montco 2040 Steering Committee, commented on the development of Montco 2040.

Mr. Cover commented on regional planning cooperatives throughout Montgomery County. Ms. Flaharty commented on multi-municipal planning efforts, including work to preserve open space and develop trails.

Brandon Rudd, Montgomery County Planning Commission, commented on municipal support services offered by the Montgomery County Planning Commission, and specific services provided to past and current projects in Worcester Township.

Mr. Conner commented on Montco 2040 components, including proposed infrastructure improvements. Mr. Conner commented on efforts to promote sustainability in the County's urban centers, so to concentrate development in areas that possess adequate infrastructure. Mr. Conner commented on Montgomery County population projections in the next 25 years.

- b) Center Point Village Master Plan – John Kennedy, Kennedy & Associates, provided an overview of Center Point Village planning efforts to date. Mr. Kennedy commented on a proposed ordinance for the Village area, and noted the ordinance's permitted uses, use locations, housing types and pedestrian trails. Mr. Rudd commented on housing density, housing density bonuses, landscaping and amenity requirements, design standards and the allowance of transfer development rights. Mr. Kennedy reviewed various site plans at various locations in the Village.

Chairman Bustard noted the ordinance would be reviewed by the Worcester Township Planning Commission during the upcoming months. Supervisor Quigley commented on proposed housing types, and the housing types preferred by folks who live in the Township, or those seeking to move to the Township.

OTHER BUSINESS

No other business was discussed at this morning's Joint Meeting.

ADJOURNMENT

There being no further business brought forward, Chairman Bustard adjourned the Joint Meeting at 9:03 AM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, NOVEMBER 2, 2015 – 9:00 AM**

CALL TO ORDER by Chairman Bustard at 9:12 AM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

No informational items were discussed at this morning's Work Session.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings. Mr. Andorn also commented on Montgomery County Planning Commission services, Methacton School District planning efforts, ordinances that contain conflicting language, and the quality of construction and inspections at the Hickory Hill Sewer Project.

MOTIONS

- a) Settlement Agreement for 48 East Adair Drive – Tommy Ryan, Township Manager, provided an overview of a proposed Settlement Agreement for a claim of damages at 48 East Adair Drive.

Supervisor Caughlan motioned to approve the Settlement Agreement as presented. The motion was seconded by Supervisor Quigley. There was no public comment. By unanimous vote the Board adopted the motion to approve.

MANAGER'S REPORT

- a) Zoning Hearing Board update – Mr. Ryan noted receipt of an application to the Zoning Hearing Board; the Applicant seeks relief to construct a detached garage at 2959 Potshop Road. The application will be considered on December 22.

- b) Subdivision and Land Development update – Tiffany Loomis, Assistant Township Manager, provided an overview of subdivision or land development activity during the prior month.
- c) Planning Commission update – Ms. Loomis provided an overview of current Planning Commission activities. Ms. Loomis noted the Planning Commission will next meet on November 12.
- d) proposed Act 209 Traffic Impact Fee ordinance – Mr. Ryan provided an overview of a proposed ordinance to adopt revised traffic impact fees. Mr. Ryan noted the Township Solicitor was reviewing the ordinance. Mr. Ryan stated the Members will consider authorization to advertise the ordinance at the November 18 Board Meeting.
- e) proposed Hickory Hill Sewer Assessment and Connection ordinance – Mr. Ryan provided an overview of a proposed ordinance to establish property assessments in the Hickory Hill Sewer Project area, and to require the connection of properties in this area. Mr. Ryan confirmed the ordinance will be revised to delete a public sewer connection requirement at the time of property refinance. Mr. Ryan stated the Members will consider authorization to advertise the ordinance at the November 18 Board Meeting.

ENGINEER'S REPORT

- a) Salt Building Project update – Joe Nolan, Township Engineer, provided an update on the Salt Building Project. Mr. Nolan noted construction should commence within two weeks.
- b) Hickory Hill Sewer Project update – Mr. Nolan provided an update on the Hickory Hill Sewer Project. Mr. Nolan commented on improvement installation and restoration standards.
- c) Hickory Hill Connection Procedures and Specifications – Mr. Nolan provided an overview of a draft connection procedure and construction specifications packet to be provided to the property owners in the Hickory Hill Sewer Project area. Chairman Bustard recommended the Township Engineer and Township staff be available to answer resident questions about the procedure and specifications; Mr. Nolan noted this would be included in the packet cover letter.

SOLICITOR'S REPORT

- a) Executive Session announcement – Jim Garrity, Township Solicitor, announced the Board will meet in Executive Session following this morning's meeting to discuss (1) a matter of real estate, in specific the possible acquisition of the Army Reserve Base, (2) a matter of litigation, in specific an appeal of a decision of the Office of Open Records, and, (3) a personnel matter.

OTHER BUSINESS

No other business was discussed at this morning's Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the Work Session at 9:27 AM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, NOVEMBER 18, 2015 – 7:30 PM**

CALL TO ORDER by Chairman Bustard at 7:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

a) The Board issued a citation to Elwood Brunt, 100-year resident of Worcester Township.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the public comment period at public meetings, the Executive Session announcement made by the Township Solicitor at a previous meeting and the content of Executive Session announcements. Dr. Mollick also commented on a sound barrier grant application, and the posting of special meeting minutes to the Township website.
- Dan Dreher, Worcester, commented on the permitted public comment period at public meetings, the posting of meeting information to the Township website.
- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings, and roadway repairs at Valley Forge Road.
- Scott Misus, Worcester, commented on restoration works at the Hickory Hill sewer project, Heebner Park tree health, meeting decorum and management, and the availability of draft ordinances.

MOTIONS AND RESOLUTIONS

a) Approval of the October 21, 2015 and November 2, 2015 Meeting Minutes – Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the October 21, 2015 and November 2, 2015 meeting minutes. The motion was seconded by Supervisor Quigley.

William Kazimer, Worcester, commented on his comments at the October 21 meeting, and the Settlement Agreement for 48 East Adair Drive. Dr. Mollick commented on meeting minute format, the Executive Session announcement made by the Township Solicitor at

previous meetings, the content of Executive Session announcements, and the video recording of meetings. Mr. Misus commented on the video recording of meetings and meeting decorum.

By unanimous vote the Board adopted the motion to approve.

- b) Treasurer's Report – The Treasurer's Report for October 2015 showed the following net change on a cash basis:

General Fund	\$ 343,193.75
State Fund	\$ 236,676.01
Capital Reserve Fund	\$ 5,183.39
Sewer Fund	\$(510,718.30)

Supervisor Caughlan made a motion to approve the Treasurer's Report for October 2015. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the Treasurer's Report content, legal expense detail, and filing a Right-to-Know request for legal expenses inquired. Karen Vavra, Worcester, commented on the Treasurer's Report content, and receipt and expense entry format. Mr. Dreher commented on invoice coding.

By unanimous vote the Board adopted the motion to approve.

- c) Payment of the Bills of the Township – Supervisor Caughlan made a motion to approve the payment of the Township's bills in the amount of \$565,434.57. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the Township Solicitor's monthly invoice, Township Solicitor expenses bill for conditional use matters, and special counsel appointed to represent the Township on a matter of litigation. Mr. Misus commented on the review and approval of bills. Mr. Dreher commented on the bill amount and bill report.

By unanimous vote the Board adopted the motion to approve.

Supervisor Caughlan noted she reviews bills paid, and the Township makes corrections when warranted.

- d) brake retarder study – Mr. Ryan provided an overview of the process to establish a brake retarder restriction. Mr. Ryan noted PennDOT provides the required study at no cost to the Township, and if the restriction is approved by PennDOT the Township is responsible to install the needed signage and enforce the restriction. Supervisor Quigley inquired about enforcement, and Mr. Ryan stated municipalities are hard-pressed to enforce restrictions of this type.

Supervisor Caughlan made a motion to authorize the Township Manager to request PennDOT conduct a brake retarder on that portion of Skippack Pike between the Meadowood entrance and Shearer Road. The motion was seconded by Supervisor Quigley.

John Diesel, Worcester, commented on additional roadway segments where brake retarder restrictions are warranted, and brake retarder operations. Mr. Misus commented on the enforcement of brake retarder restrictions.

By unanimous vote the Board adopted the motion to approve.

- e) bid awards – Mr. Ryan provided an overview of used equipment recently let to public bid.

Supervisor Caughlan made a motion to approve the sale of a 1978 Ford 555 Loader, in the amount of \$5,075, and the sale of a 1981 John Deere 1050 Tractor, in the amount of \$875. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) separation agreement – Supervisor Caughlan made a motion to approve a separation agreement with a Township employee. The motion was seconded by Supervisor Quigley.

Mr. Ryan provided an overview of the agreement. Mr. Ryan noted the agreement was prepared by the Township Solicitor.

Dr. Mollick commented on the availability of the agreement for public review, and other separation agreements entered into by the Township. Mr. Misus commented on the agreement status as a public document. Mr. Dreher commented on Board review of the agreement. Jim Garrity, Township Solicitor, confirmed the agreement was a public document upon approval by the Board of Supervisors.

Supervisor Caughlan made a motion to accept the Applicant's request to approve a separation agreement with a Township employee. The motion was seconded by Supervisor Quigley.

By unanimous vote the Board adopted the motion to approve.

- g) Resolution 2015-30 – Dedication of Wanda Lane – Supervisor Caughlan made a motion to approve Resolution 2015-30 to accept dedication of Wanda Lane. The motion was seconded by Supervisor Quigley.

Joe Nolan, Township Engineer, noted the Developer had improved this roadway as per his requirements, and he confirmed the roadway was eligible for inclusion on the Liquid Fuel Funds inventory. Mr. Ryan confirmed the Developer would provide a contribution in the amount of the 2016 estimated Liquid Fuel allocation, as the roadway can't be added to the inventory until 2017.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Resolution 2015-31 – Meadowood Preliminary/Final Land Development Approval – Supervisor Caughlan made a motion to approve Resolution 2015-31, to grant Preliminary/Final Plan approval to a proposed plan of land development for the Meadowood community. The motion was seconded by Supervisor Quigley.

Mr. Nolan provided an overview of the proposed improvements. Mr. Nolan commented on requested waivers, and he noted the Planning Commission had recommended plan approval.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) Resolution 2015-32 – Appointment of Zoning Officer and Assistant Township Manager – Supervisor Caughlan made a motion to approve Resolution 2015-32, to appoint Tommy Ryan and Amanda Zimmerman as Zoning Officer and Assistant Township Manager, respectively. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) Ordinance 2015-253 – Act 209 Traffic Impact Fee – Supervisor Caughlan made a motion to authorize advertisement of proposed Ordinance 2015-253, to establish a traffic impact fee. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) Ordinance 2015-254 – Hickory Hill Sewer Assessment & Connection – Supervisor Caughlan requested a revision pertaining to the transfer of a property into a trust and the requirement to connect to the public sewer system. It was the consensus of the Members to not make this revision.

Supervisor Caughlan made a motion to authorize advertisement of proposed Ordinance 2015-254, to establish an assessment and to set forth connection requirements for properties in the Hickory Hill Sewer Project area. The motion was seconded by Supervisor Quigley.

Mr. Diesel commented on the use of Township funds to provide for the improvements now being installed at the Hickory Hill Sewer Project, the funding of the Fairview Village Sewer Project, and the expense of the estimated Hickory Hill Sewer Project assessment. Supervisor Caughlan commented on the funding of the Fairview Village Sewer Project, and the status of available grants for sewer projects. Dee Dee McGrane, Worcester, commented on the value of open space. Mr. Dreher commented on the permitted public comment period at public meetings, the status of available grants for sewer projects, the use of Township funds to provide for the

improvements now being installed at the Hickory Hill Sewer Project, and on the waiver of connection fees. Scott Misus, Worcester, commented on the use of Township funds to provide for the improvements now being installed at the Hickory Hill Sewer Project, the project cost from project inception to the DEP connection requirement, and project cost and assessment estimates. Dr. Mollick commented on the funding of the Fairview Village Sewer Project, the Hickory Hill Sewer Project schedule, the status of available grants for sewer projects, and open space funding and open space properties acquired by the Township.

By unanimous vote the Board adopted the motion to approve.

- 1) 2016 Budget – Mr. Ryan provided an overview of the proposed 2016 Budget. Mr. Ryan noted there was no proposed change to existing tax rates or the number of full-time employees. Mr. Ryan noted there was no substantive change to Township services and programs. Mr. Ryan commented on the proposed General Fund operating expenditures, proposed Capital Fund purchases, Sewer Fund operating and capital expenditures and proposed road improvements.

Supervisor Caughlan made a motion to authorize advertisement of the proposed 2016 Budget. The motion was seconded by Supervisor Quigley.

Tim Creelin, Worcester, commented on Budget content and format, and estimated earned income tax receipts. Rick DeLello, Worcester, commented on Township staffing levels. Mr. Dreher commented on budget levels and year-to-date receipts and expenditures. Dr. Mollick commented on budget content, fund balance information, zoning expenditures and legal expenditures, budget format and budget categories.

By unanimous vote the Board adopted the motion to approve.

MANAGER'S REPORT

- a) Subdivision, Land Development and Zoning update – Mr. Ryan provided an update on subdivision, land development and zoning activities, including a Zoning Hearing Board meeting to be held on December 22.

Supervisor Quigley inquired about Township notification of lock-down and similar events at the Methacton High School. Mr. Ryan will discuss this matter with the School District.

ENGINEER'S REPORT

- a) Hickory Hill Sewer Project update – Mr. Nolan provided an update on the Hickory Hill Sewer Project, including improvements installed to date and an anticipated project schedule.
- b) Salt Building Project update – Mr. Nolan provided an update on the Salt Building Project, including improvements installed to date. .

- c) TMDL Strategy and Public Notice – Mr. Nolan provided an overview of the stormwater mandate, and the recent distribution of a draft stormwater ordinance to the Planning Commission. Mr. Nolan noted a proposed TMDL Strategy for pollutant reduction will be discussed at the December 16 Business Meeting.

SOLICITOR’S REPORT

Mr. Garrity, Township Solicitor, announced the Board will move into Executive Session at this evening’s meeting to discuss a matter of land acquisition, in specific the Army Reserve Base, and to discuss the active litigation status report, including (1) District Court, sixteen criminal complaints filed by Plaintiff Mollick, a Sunshine Law matter, with docket numbers ranging from 2015-2002 to 2015-2017, (2) Court of Common Pleas, civil complaint filed by Plaintiff Mitchell, a vehicle accident, docket number 2004-17860, (3) Court of Common Pleas, filed by Plaintiff Allen, a zoning matter, docket number 2006-9407, (4) Court of Common Pleas, filed by Plaintiff Worcester Township, an open records matter, docket number 2009-9584, (5) Court of Common Pleas, filed by Plaintiff Worcester Township, an open records matter, docket number 2009-1067, (6) Court of Common Pleas, filed by Plaintiff Worcester Township, an open records matter, docket number 2009-2448, (7) Court of Common Pleas, filed by Plaintiffs Mollick and Fox, a civil action, docket number 2009-25358, (8) Court of Common Pleas, filed by Plaintiffs Worcester Township, a civil action, docket number 2009-36123, (9) Court of Common Pleas, filed by Plaintiffs Worcester Township, a civil action, docket number 2009-36707, (10) Court of Common Pleas, filed by Plaintiff Wang, an assessment matter, docket number 2012-29598, (11) Commonwealth Court, filed by Plaintiff Office of Open Records, an open records matter, docket number 2014-27790, (12) Court of Common Pleas, filed by Plaintiff Christina Marie, Inc., an assessment matter, docket number 2014-30980, (13) Court of Common Pleas, filed by Plaintiff Methacton School District, a conditional use matter, docket number 2015-007799, (14) Office of Open Records, filed by Plaintiff Mollick, an open records matter, docket number 2015-1807, (15) Court of Common Pleas, filed by Plaintiff Mollick, an open records matter, docket number 2015-13760, and (16) Court of Common Pleas, filed by Cutler Group, a conditional use matter, docket number 2015-13769.

OTHER BUSINESS

No other business was discussed at this evening’s meeting.

The Board moved into Executive Session at 10:04 PM.

The Board returned from Executive Session at 10:22 PM.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:22 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, DECEMBER 7, 2015 – 9:00 AM**

CALL TO ORDER by Chairman Bustard at 9:00 AM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

Chairman Bustard noted Andrew Freimuth is attending this morning's meeting as Township Solicitor.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings, and the posting of the Shefley Lane Area Sewer Study to the Township website.
- Dan Dreher, Worcester, commented on the permitted public comment period at public meetings, the construction status of the Hickory Hill Sewer Project, the posting of the proposed Hickory Hill Sewer Project ordinance to the Township website, Township funding for a portion of the Hickory Hill Sewer Project cost, the waiver of sewer tapping fees, properties in the Hickory Hill Sewer Project area served by existing on-lot systems, and the proposed Hickory Hill Sewer Project ordinance assessment language.
- Bill Goulding, Worcester, commented on the permitted public comment period at public meetings.

MANAGER'S REPORT

- a) North Penn Water Authority – Tony Bellito, North Penn Water Authority Executive Director, gave a presentation on the possible appointment of the Authority to serve as the Township's official water supplier. Mr. Bellito noted the Township is a founding member of the Authority, and the Township appoints one resident to serve on the Authority's Board of Directors. Mr. Bellito commented on the Authority's water quality and water sources, the Authority's non-profit model, the Authority's rates compared to other water providers, and the method by which developers are required to pay for extensions to the Authority's system.

Supervisor Quigley inquired as to connection costs and hydrant locations. Supervisor Caughlan inquired as to other municipalities that have appointed the Authority as their official water supplier, and ordinance enforcement. Supervisor Quigley commented on possible lower costs from other water suppliers

- b) park improvements – Amanda Zimmerman, Assistant Township Manager, provided an overview of potential granted-funded improvements to Township parks, in specific Heebner Park, Mt. Kirk Park and Sunnybrook Park.

Chairman Bustard recommended staff work with homeowner associations in communities bordering the parks. Supervisor Caughlan commented on the development of neighborhood parks and possible improvements at Heyser Park. Chairman Bustard commented on the installation of trail amenities. Supervisor Caughlan commented on the Nike Park property and parking area upgrades at this location.

- c) Subdivision, Land Development & Zoning update – Mr. Ryan provided an overview of applications now under review by the Planning Commission, and applications pending before the Zoning Hearing Board.

ENGINEER'S REPORT

- a) Hickory Hill Sewer Project update – Joe Nolan, Township Engineer, provided an update on the Hickory Hill Sewer Project. Mr. Nolan commented on improvement installation status, restoration work to be completed, and the inclusion of roads in this project area on the list of possible roads to be resurfaced in the 2016 Road Program.
- b) Salt Building Project update – Mr. Nolan provided an update on the Salt Building Project. Mr. Nolan commented on improvement installation status and project schedule.

Supervisor Quigley inquired about security for restoration work to be completed at the Hickory Hill Sewer Project, and Mr. Nolan confirmed the Township will retain security until such time as all required work is completed.

SOLICITOR'S REPORT

- a) Executive Session announcement – Mr. Freimuth announced the Board will meet in Executive Session following this morning's meeting to discuss (1) a matter of real estate, in specific the acquisition of the Army Reserve Base, and, (2) a personnel matter.

OTHER BUSINESS

No other business was discussed at this morning's Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the Work Session at 9:58 AM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, DECEMBER 16, 2015 – 7:30 PM**

CALL TO ORDER by Chairman Bustard at 7:31 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: ARTHUR C. BUSTARD [X]
 SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

- There were no information items announced at this evening's meeting.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the public comment period at public meetings, the assignment of the Sunshine Law litigation to the Township's insurance carrier, sound barrier grant application and award, a decision on an appeal made to the Office of Open Records, and the issuance of a request for proposals for Township Solicitor services.
- Steve Rock, Worcester, commented on grant funding for the Hickory Hill Sewer Project.
- Steve Geyer, Worcester, commented on the location of the sewer lateral at a Hickory Hill Sewer Project property, and the distribution of project updates.
- Dan Dreher, Worcester, commented on the public comment period at public meetings, and the posting of information to the Township website.
- Thomas Zapalac, Worcester, commented on the Hickory Hill Sewer Project development, the Township funding a portion of the project costs, the funding of the Fairview Village Sewer Project, payment of the sanitary sewer tapping fee, and the sewer rate for properties served by a grinder pump.
- Scott Misus, Worcester, commented on the video recording of Board meetings, posting information to the Township website, the location of the sewer lateral at a Hickory Hill Sewer Project property, and the public participation rules at public meetings and this practice.
- John Diesel, Worcester, commented on the permitted public comment period at public meetings, funding of the Fairview Village Sewer Project, and the Township funding a portion of the Hickory Hill Sewer Project costs.

- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings, public comment on the North Penn Water Authority presentation at the December 7 Work Session. Chairman Bustard noted that while State Law requires municipalities to provide for public comment before any official action is taken or before each official action is taken, the Township provides public comment at both instances.

MOTIONS AND RESOLUTIONS

- a) Ordinance 2015-253 – Jim Garrity, Township Solicitor, announced the Board would conduct a Public Hearing to consider an Ordinance to enact a traffic impact fee per Act 209.

The Public Hearing was opened at 8:05 PM. A Court Reporter transcribed the proceedings. The Public Hearing was closed at 8:25 PM.

Supervisor Caughlan made a motion to adopt Ordinance 2015-253, as presented, so to establish a traffic impact fee in the amounts of \$3,977 per peak PM trip generated in the North Transportation Service Area, and \$3,125 per peak PM trip generated in the South Transportation Service Area. The motion was seconded by Supervisor Quigley. By unanimous vote the Board adopted the motion to approve.

- b) Ordinance 2015-254 – Jim Garrity, Township Solicitor, announced the Board would conduct a Public Hearing to consider an Ordinance to enact an assessment for certain improvements, and to establish public sewer connection requirements, for the Hickory Hill Sewer Project.

The Public Hearing was opened at 8:28 PM. A Court Reporter transcribed the proceedings. The Public Hearing was closed at 10:28 PM.

Supervisor Quigley made a motion to adopt Ordinance 2015-254, as presented, so to enact an assessment for certain improvements, and to establish public sewer connection requirements, for the Hickory Hill Sewer Project. The motion was seconded by Supervisor Caughlan. By unanimous vote the Board adopted the motion to approve.

- c) 2016 Budget – Jim Garrity, Township Solicitor, announced the Board would conduct a Public Hearing to consider the proposed 2016 Budget.

The Public Hearing was opened at 10:30 PM. A Court Reporter transcribed the proceedings. The Public Hearing was closed at 10:45 PM.

Supervisor Caughlan made a motion to adopt the proposed 2016 Budget, as presented. The motion was seconded by Supervisor Quigley. By unanimous vote the Board adopted the motion to approve.

- d) Approval of the November 18, 2015 and December 7, 2015 Meeting Minutes – Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the November 18, 2015 and December 7, 2015 Meeting Minutes. The motion was seconded by Supervisor Quigley.

Mr. Dreher commented on the proposed minute location in the meeting handout.

By unanimous vote the Board adopted the motion to approve.

- e) Treasurer's Report – The Treasurer's Report for October 2015 showed the following net change on a cash basis:

General Fund	\$ 585,787.81
State Fund	\$(42,684.98)
Capital Reserve Fund	\$ 5,125.25
Sewer Fund	\$(734,044.90)

Supervisor Caughlan made a motion to approve the Treasurer's Report for November 2015. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the zoning expense detail.

By unanimous vote the Board adopted the motion to approve.

- f) Payment of the Bills of the Township – Supervisor Caughlan made a motion to approve the payment of the Township's bills in the amount of \$601,423.53. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the payment of the Township Solicitor invoices, appeal decisions made by the Office of Open Records, and the review of invoices to be paid by Supervisor Caughlan.

By unanimous vote the Board adopted the motion to approve.

- g) Minimum Municipal Obligation to the Non-Uniform Pension Plan – Supervisor Caughlan made a motion to approve the revised 2016 Minimum Municipal Obligation contribution for 2016, as presented. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Resolution 2015-33 – 3330 Water Street Road, LP Preliminary/Final Subdivision Approval – Supervisor Caughlan made a motion to adopt Resolution 2015-33, granting Preliminary/Final Plan Approval for a two-lot subdivision at 3330 Water Street Road, as presented. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) Resolution 2015-34 – Dedication of a Portion of 1921 North Wales Road – Mr. Ryan provided a brief overview of a proposed dedication of land at 1921 North Wales Road for purposes of roadway improvements.

Supervisor Caughlan made a motion to adopt Resolution 2015-34, accepting dedication of land at 1921 North Wales Road for purposes of roadway improvements, as presented. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) Resolution 2015-35 – 2568 Skippack Pike Bid Award – Mr. Ryan provided a brief overview of the letting for public bid of Township-owned property at 2568 Skippack Pike. Chairman Bustard noted the sale was subject to the existing dwelling being restored in accordance with conditions noted in a façade easement.

Supervisor Caughlan made a motion to adopt Resolution 2015-35, approving the sale of 2568 Skippack Pike to US Seal LLC in the amount of fifty five thousand dollars and no cents (\$55,000.00). The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

Supervisor Caughlan noted the Township had and will incur certain expenses to prepare the property for bid and transfer. Supervisor Caughlan commented on the restoration of the existing dwelling in accordance with conditions noted in a façade easement.

Supervisor Caughlan made a motion to deduct from the sale proceeds an amount equal to the expenses incurred to prepare the property for bid and transfer, and to place the balance of funds in a restricted account for the purpose of monitoring the restoration of the existing dwelling, until said restoration is satisfactorily completed at which time the funds can be released to the General Fund for use for any purpose. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) Resolution 2015-36 – Multimodal Transportation Fund Program Grant Application – Mr. Ryan provided a brief overview of a proposed grant application to the Pennsylvania Department of Transportation Multimodal Transportation Fund Program, for funding of sound barriers at three locations along the Pennsylvania Turnpike.

Supervisor Caughlan made a motion to approve Resolution 2015-36, authorizing the submission of a grant application to the Pennsylvania Department of Transportation

Multimodal Transportation Fund Program, for funding of sound barriers at three locations along the Pennsylvania Turnpike. The motion was seconded by Chairman Bustard.

Supervisor Quigley noted that he will abstain from voting on this matter because he owns property that abuts the project area.

Mark Landis, Worcester, thanked the Township for its efforts. Mr. Dreher commented on the required local match. Dr. Mollick commented on the grant program, the grant application that was previously submitted by the Township for the same improvements, and the location of the sound barriers.

The Board adopted the motion to approve, with Chairman Bustard and Supervisor Caughlan voting aye, and Supervisor Quigley abstaining.

- l) Municipalities Planning Code review period waiver – 3455 Germantown Pike, IBEW – Supervisor Caughlan made a motion to accept the Applicant’s offer to waive the 90-day review period as set forth in the Pennsylvania Municipalities Planning Code. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- m) Municipalities Planning Code review period waiver Whitehall Estates –Supervisor Caughlan made a motion to accept the Applicant’s offer to waive the 90-day review period as set forth in the Pennsylvania Municipalities Planning Code. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- n) vehicle donation – Supervisor Caughlan made a motion to approve the donation of 2003 Dodge Durango to the Worcester Township Volunteer Fire Department. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

MANAGER'S REPORT

- a) Subdivision, Land Development and Zoning update – Mr. Ryan provided an update on subdivision, land development and zoning activities, including a Zoning Hearing Board meeting to be held on December 22.

ENGINEER'S REPORT

- a) Hickory Hill Sewer Project update – Mr. Nolan provided an update on the Hickory Hill Sewer Project, including improvements installed to date and work to be completed, including restoration efforts.
- b) Salt Building Project update – Mr. Nolan provided an update on the Salt Building Project, including improvements installed to date.
- c) TMDL Strategy – Mr. Nolan presented an overview of a proposed strategy to address certain stormwater improvement requirements imposed upon the Township by Federal and State law. Mr. Nolan noted the boundaries of the Township's three watersheds, and commented on waterways designated as impaired. Mr. Nolan commented on the Township's current efforts to revise its stormwater management ordinance, and various techniques to decrease sediment entry into waterways. Mr. Nolan commented on the Township's sediment waste load allocation, and candidate reduction techniques. Mr. Nolan noted the Township was a member to a multi-municipal consortium that is working to address this stormwater mandates on a watershed-wide basis. Mr. Nolan confirmed the mandate pertained to stormwater, and not sanitary sewer discharges.

SOLICITOR'S REPORT

Mr. Garrity, Township Solicitor, announced the Board will meet in Executive Session at the conclusion of this evening's meeting to discuss a matter of personnel as to a benefit applicable to certain Township employees.

OTHER BUSINESS

No other business was discussed at this evening's meeting.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the regularly scheduled meeting at 11:29 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager