

**MINUTES  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
TUESDAY, JANUARY 2, 2001 11 A.M.**

**APPOINTMENT OF A CHAIRMAN PRO TEM**

A motion by Mr. Graham, seconded by Mr. Kneeland, and passed unanimously to appoint Frank L. Davey as Chairman pro tem.

**CALL TO ORDER**

Mr. Davey called the regularly scheduled, reorganization meeting of the Worcester Township Board of Supervisors to order at 11:10 A.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY	[x]
JOHN H. GRAHAM	[x]
CHASE E. KNEELAND	[x]

**INFORMATIONAL ITEMS**

No informational items were announced.

**PUBLIC COMMENTS**

No public comments were offered at this time.

**1. REORGANIZATION OF THE BOARD OF SUPERVISORS**

**A MOTION TO APPOINT THE CHAIRMAN**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to Appoint Frank L. Davey to the position of Chairman of the Board of Supervisors.

**A MOTION TO APPOINT THE VICE CHAIRMAN**

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to appoint John H. Graham to the position of Vice Chairman of the Board of Supervisors.

**A MOTION TO APPOINT THE SECRETARY**

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to appoint Chase E. Kneeland to the position of Secretary of the Board of Supervisors.

**2. READING AND APPROVAL OF THE MINUTES OF DECEMBER 20, 2000**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, as written, the minutes of December 20, 2000. (Copies were available for review)

3. **THE FOLLOWING APPOINTMENTS TO BE MADE BY ONE MOTION:**
- |                            |   |
|----------------------------|---|
| TOWNSHIP MANAGER           | CHARLES A. SARDO, SR.                       |
| ASSISTANT TOWNSHIP MANAGER | EUNICE C. KRIEBEL                           |
| ROADMASTER                 | CHARLES A. SARDO, SR.                       |
| TREASURER                  | EUNICE C. KRIEBEL                           |
| ASSISTANT SECRETARY        | EUNICE C. KRIEBEL                           |
| TOWNSHIP ENGINEER          | JOSEPH J. NOLAN                             |
| SANITARY ENGINEER          | JOSEPH J. NOLAN                             |
| ZONING OFFICER             | CHARLES A. SARDO, SR.                       |
| BUILDING INSPECTORS        | CALVIN A. BONENBERGER, JR.<br>CKS ENGINEERS |

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the above appointments.

4. **A MOTION TO APPOINT JAMES J. GARRITY TO THE POSITION OF TOWNSHIP SOLICITOR**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to appoint James J. Garrity to the position of Township Solicitor.

5. **A MOTION TO APPOINT ROBERT L. BRANT TO THE POSITION OF ZONING HEARING BOARD SOLICITOR**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the appointment of Robert L. Brant to the position of Zoning Hearing Board Solicitor.

6. **A MOTION TO APPOINT A TOWNSHIP ELECTOR TO THE POSITION OF VACANCY BOARD CHAIRMAN**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the appointment of Fred Reikert to the position of Vacancy Board Chairman.

7. **A MOTION TO APPOINT THE BOARD OF SUPERVISORS & TOWNSHIP MANAGER AS DELEGATES TO THE STATE CONVENTION**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the appointment of the Board of Supervisors and the Township Manager as delegates to the State Convention.

8. **A MOTION TO APPOINT A VOTING DELEGATE TO THE STATE CONVENTION**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the appointment of Frank L. Davey as a voting delegate to the State Convention.

**9. A MOTION TO APPROVE THE PROPOSED BOARD OF SUPERVISORS MEETING DATES FOR 2001**

JANUARY	02
FEBRUARY	21
MARCH	14 (2 <sup>nd</sup> Wednesday)
APRIL	18
MAY	16
JUNE	20
JULY	18
AUGUST	15
SEPTEMBER	19
OCTOBER	17
NOVEMBER	14 (2 <sup>nd</sup> Wednesday)
DECEMBER	19

ALL MEETINGS WILL BE HELD ON THE THIRD WEDNESDAY OF EACH MONTH (UNLESS OTHERWISE NOTED) AT 7:30 P.M. IN THE TOWNSHIP COMMUNITY HALL.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the above meeting dates for the Board of Supervisors.

**10. A MOTION TO APPROVE THE STAFF HOLIDAYS FOR 2001**

FEBRUARY	19	MONDAY	PRESIDENTS DAY
APRIL	13	FRIDAY	GOOD FRIDAY
MAY	28	MONDAY	MEMORIAL DAY
JULY	04	WEDNESDAY	INDEPENDENCE DAY
SEPTEMBER	03	MONDAY	LABOR DAY
NOVEMBER	22,23	THUR. & FRIDAY	THANKSGIVING
DECEMBER	24,25	MON. & TUESDAY	CHRISTMAS
DECEMBER	31	MONDAY	NEW YEAR'S EVE
JANUARY	01	TUESDAY	NEW YEAR'S DAY, 2002
3 FLOATING HOLIDAYS			
1 PERSONAL DAY			

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the above staff holidays for the year 2001 & January 2002.

**11. A MOTION TO APPOINT THE DEPOSITORIES FOR TOWNSHIP MONIES**

- HARLEYSVILLE NATIONAL BANK
- UNION NATIONAL BANK
- PLGIT
- MELLON PSFS BANK
- SOVEREIGN BANK
- PROGRESS FEDERAL BANK
- PNC BANK
- COMMERCE BANK

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the appointment of the above depositories for Township monies.

**12. A MOTION TO APPROVE THE TREASURER'S BOND IN THE AMOUNT OF EIGHT MILLION DOLLARS**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the Treasurer's Bond in the amount of \$8 million dollars.

**13. A MOTION TO APPROVE WORCESTER TOWNSHIP AS A ONE ROAD DISTRICT**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Worcester Township as a One Road District.

**14. RESOLUTION NO. 01-01 GRANTING FINAL APPROVAL FOR THE CHITWOOD 7-LOT SUBDIVISION**

Applicant is Chitwood Estates Co., Inc., 950 West Valley Forge Rd., King of Prussia, proposing a 7-lot subdivision utilizing the RPD Conditional Use clustering that was approved on May 17, 2000 by the Board of Supervisors and a variance was granted on August 24, 1999 by the Township Zoning Hearing Board. This project is located on Morris Road (south), west of North Wales Road on 12.95 ± acres. The lots will be served by public water (North Penn Water Authority) and public sewers (Upper Gwynedd Township Sewer Authority).

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant final subdivision approval for the Chitwood 7-Lot Subdivision.

**15. ADDITIONAL AGENDA ITEM**

**A MOTION TO APPROVE A 30-DAY EXTENSION FOR THE RECORDING AND FUNDING OF THE MARX TRACT 11-LOT SUBDIVISION**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant a 30-day extension for the recording and funding of the Marx Tract 11-Lot Subdivision.

**16. ADJOURNMENT**

There being no further business to come before this Board, the public reorganization meeting of the Worcester Township Board of Supervisors was adjourned by Mr. Davey at 11:21 A.M.

**FUTURE MEETINGS**

BOARD OF AUDITORS	JANUARY 3, 2001	W.T. COMMUNITY HALL	11:00 A.M.
PLANNING COMMISSION	JANUARY 11, 2001	W.T. COMMUNITY HALL	7:30 P.M.
ZONING HEARING BRD.	JANUARY 23, 2001	W.T. COMMUNITY HALL	6:30 P.M.
BOARD OF SUPERVISORS	FEBRUARY 21, 2001	W.T. COMMUNITY HALL	7:30 P.M.

Respectfully submitted,

  
CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP  
MONTGOMERY COUNTY  
BOARD OF SUPERVISORS  
MINUTES  
SPECIAL MEETING  
ADMINISTRATION BUILDING  
MONDAY, JANUARY 29, 2001 10:30 A.M.**

**CALL TO ORDER**

Having been properly advertised, the special meeting of the Board of Supervisors was called to order at 10:31 A.M. by Mr. Davey.

**PLEDGE OF ALLEGIANCE**

Mr. Davey led the recitation of the Pledge of Allegiance.

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY	[x]
JOHN H. GRAHAM	[x]
CHASE E. KNEELAND	[x]

**INFORMATIONAL ITEMS**

No informational items were offered.

**PUBLIC COMMENTS**

No public comments were offered.

1. RESOLUTION NO. 01-02 GRANTING AUTHORIZATION OF A PRIOR EXPENDITURE OF FUNDS FROM THE PROCEEDS OF BONDS TO BE ISSUED FOR THE FINANCING OF CERTAIN CAPITAL PROJECTS

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-02, granting authorization of a prior expenditure of funds from the proceeds of bonds to be issued for the financing of certain capital projects.

2. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the meeting at 10:35 A.M.

**FUTURE MEETINGS:**

BOARD OF SUPERVISORS	FEBRUARY 21, 2001	7:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	FEBRUARY 22, 2001	7:30 P.M.	W.T. COMMUNITY HALL
ZONING HEARING BOARD	FEBRUARY 27, 2001	6:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,

  
CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, FEBRUARY 21, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled, public meeting of the Worcester Township Board of Supervisors was called to order by Mr. Davey at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY [x]  
JOHN H. GRAHAM [x]  
CHASE E. KNEELAND [x]

INFORMATIONAL ITEMS

Mr. Davey made the following announcements:

- At a special Board of Supervisors meeting, held on January 29, 2001, a resolution was passed to repay the Township from any bond issue procured for the primary purpose of acquiring open space.
- Heebner Park Phase II design will be ready for bid in two to three weeks.
- The Supervisors are pleased with the service provided by the Township Road Crew during the recent snowstorm.
- On February 20, 2001, Meadowood hosted a public meeting to discuss their proposed expansion project.

PUBLIC COMMENTS

No public comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF JANUARY 2 AND 29, 2001  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of January 2 and 29, 2001.  
(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to January, net change:

General Fund	19,466.94
State Fund	(5,044.73)
Capital Reserve	251.72

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to January.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. RESOLUTION NO. 01-03 ACCEPTING THE DEED OF DEDICATION FOR THE RIGHTS OF WAY FOR STUMP HALL ROAD AND LITTLE CREEK LANE

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-03 accepting the Deed of Dedication for the rights of way for Stump Hall Road and Little Creek Lane.

5. RESOLUTION NO. 01-04 ADJUSTING THE TOWNSHIP FEES

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to adopt the Worcester Township Fee Schedule pursuant to Exhibit "A".

6. RESOLUTION NO. 01-05 PRELIMINARY SUBDIVISION APPROVAL- HANOVER HILLS VALLEY FORGE ROAD 4-LOT SUBDIVISION

Applicant is Hanover Hills, Inc. proposing a 4-lot subdivision on 9.72± acres on Valley Forge Road, north of Stump Hall Road. The lots are in the AGR Agricultural District and will be served by public water (North Penn Water Authority) and on-site sewers.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-05 granting preliminary approval for the Hanover Hills Valley Forge Road 4-lot subdivision.

7. RESOLUTION NO. 01-06 FINAL SUBDIVISION APPROVAL-  
SADDLEWOOD ESTATES 6-LOT SUBDIVISION  
Applicant is W.B. Homes, Inc. proposing a 6-lot subdivision on 17.78± acres off of Bustard Road, south of Morris Road. These lots are located in the AGR Agricultural District and will be served by on-site sewer and water. Preliminary subdivision approval was granted on June 21, 2000.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-06 granting final approval for the Saddle Wood Estates 6-lot subdivision.

8. RESOLUTION NO. 01-07 FINAL SUBDIVISION APPROVAL-LONGWOOD MEADOWS 11-LOT SUBDIVISION  
Applicant is W.B. Homes, Inc. proposing an 11-lot subdivision on 30.85± acres on Fisher Road and Wentz Church Road. These lots are located in the AGR Agricultural District and will be served by on-site sewer and public water (North Penn Water Authority). Preliminary approval was granted on November 15, 2000.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-07 granting final approval for the Longwood Meadows 11-lot subdivision.

9. RESOLUTION NO. 01-08 FINAL SUBDIVISION APPROVAL-HOWARTH TRACT 6-LOT SUBDIVISION  
Applicant is Gambone Bros. Development Co. proposing a 6-lot subdivision on 13.46± acres on Green Briar Drive, north of Hickory Hill Road. These lots are located in the AGR Agricultural District and will be served by public sewer (Valley Green Sewer Treatment Plant) and public water (North Penn Water Authority). Preliminary approval was granted on November 15, 2000.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-08 granting final approval for the Howarth Tract 6-lot subdivision.

10. A MOTION TO GRANT A WAIVER TO LAND DEVELOPMENT & SUBDIVISION ORDINANCE §130-17B(6) AT 1390 N. TROOPER RD.  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant a waiver to Land Development & Subdivision Ordinance Section 130-17B(6), *"Single-family homes shall not be permitted more than one point of driveway access to a public or private road unless this requirement is specifically waived by the Worcester Township Board of Supervisors"*, at the property located at 1390 N. Trooper Road.



11. A MOTION TO AWARD THE ACT 209 PLAN ANALYSIS PROPOSAL  
 A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award the Act 209 of 1990, Road Sufficiency Analysis and Capital Improvements Plan to the firm of McMahon Associates, Inc., Ft. Washington, PA.
12. A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING BOARD APPEAL NO. 01-1, GARY JOHNSON
- A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant the Township Solicitor approval to oppose Zoning Hearing Board Application No. 01-1.

PUBLIC COMMENTS

- Elaine Hughes inquired about source water protection in the Township. Mr. Davey advised that there is no municipal well. It was clarified that in Worcester Township water is provided by North Penn Water Company, Pennsylvania-American Water Company, and the residents' personal wells.
- Art Bustard commented that he felt the agenda was "too tight". He expressed concern about the safety of the entrance to Saddle Wood Estates, off of Bustard Road. Mr. Nolan stated that PennDOT would not issue a permit without proper visibility.
- Mrs. Hughes advised the Board that MTBE, a gasoline additive, is being blamed for polluting water, and this is what generates her concerns about source water protection.
- Mr. Sachit Kakar, a Milestone resident, stated his concerns about the detention basin on lot 105. Mr. Nolan advised him that silt filtration basin will be converted in the final stages of construction to a grassy detention basin. Mr. Kakar also stated that the trees on Locust Drive are poorly planted and that he is concerned the developer will not replace them. Mr. Nolan advised him about punchlist items being completed, without which escrow money will not be returned to the developer.

13. ADJOURNMENT  
 There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled meeting at 7:55 P.M.

FUTURE MEETINGS:

PLANNING COMMISSION	FEBRUARY 22, 2001	7:30 P.M.	W.T.COMMUNITY HALL
ZONING HEARING BOARD	FEBRUARY 27, 2001	6:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	MARCH 14, 2001	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,

  
 CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, MARCH 14, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled, public meeting of the Board of Supervisors was called to order by Mr. Davey at 7:31 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY	[x]
JOHN H. GRAHAM	[x]
CHASE E. KNEELAND	[x]

INFORMATIONAL ITEMS

Mr. Davey made the following announcements:

- The bid request for Phase II of Heebner Park will be advertised within the next two weeks.
- The first two open space properties have successfully been settled with the combined funds of the Farm Board, the state, the county and the Township.
- The spring newsletter is forthcoming.
- The Lions Club members of Montgomery County donated their time to clean up debris on Grange Avenue.

PUBLIC COMMENTS

- Steve Rock of Crest Terrace inquired about the selection of tot lot equipment for Heebner Park. He advised the Board that the process of selection for playground equipment for the Worcester Elementary School was important and should be given great consideration.
- Carol Misus questioned the bid process used by Worcester Township. Joseph Nolan, Township Engineer, responded about the procurement process and clarified it was not a "bid process" per se, but instead utilized state contracts and the "piggyback" system.
- Scott Misus, Township resident and owner of Progressive Products, playground equipment distributor, stated that he submitted a set of specs to CKS Engineers and wanted particular consideration in the playground equipment process due to his product being the best available and also the fact that he was a Township resident.

1. READING AND APPROVAL OF THE MINUTES OF FEBRUARY 21, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of February 21, 2001.

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to February, net change:

General Fund	138,841.45
State Fund	(5,043.95)
Capital Reserve	45,254.91

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to February.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. RESOLUTION NO. 01-10 PRELIMINARY SUBDIVISION APPROVAL - HANOVER HILLS /BILELLA 4-LOT SUBDIVISION

Applicant is Hanover Hills Associates proposing a 4-lot subdivision on 10.18± acres in the AGR Agricultural District under the RPD Rural Preservation District standards. This site, located at North Wales Road (west) and Morris Road (south), is to be served by the Upper Gwynedd-Towamencin Sewer Authority and North Penn Water.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant preliminary subdivision approval to the Hanover Hills / Bilella 4-Lot subdivision.

5. RESOLUTION NO. 01-11 PRELIMINARY SUBDIVISION APPROVAL -  
DETWILER TRACT 16-LOT SUBDIVISION  
Applicant is Michael Gambone, Gambone Brothers Development Company,  
proposing a 16-lot subdivision on 40.04± acres in the AGR Agricultural District.  
This site, located on Mill Road (north and south) and Kriebel Mill Road (east)  
will be served by on-site sewer and water.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to  
grant preliminary subdivision approval to the Detwiler Tract 16-Lot subdivision.

6. RESOLUTION NO. 01-09 ACCEPTING THE DEED OF DEDICATION FOR  
THE RIGHTS OF WAY FOR SKIPPACK PIKE & WHITEHALL  
ROAD/GLASGOW TRACT  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to  
accept Resolution No. 01-09 accepting the Deed of Dedication for the rights of  
way for Skippack Pike & Whitehall Road/Glasgow Tract.

7. RESOLUTION NO. 01-12 PRELIMINARY/FINAL SUBDIVISION  
APPROVAL - RADCLIFFE FARLEY 2-LOT SUBDIVISION  
Applicant is Radcliffe Farley proposing a 2-lot subdivision on 9.54± acres located  
at 1705 Berks Road in the AGR Agricultural District. This site, located on Berks  
Road (west), at Overhill Road, is to be served by on-lot water and sewer systems.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to  
accept Resolution No. 01-12 granting preliminary/final subdivision approval to  
the Radcliffe Farley 2-lot subdivision, **subject to the equitable owner's  
attorney's agreement that there will be no further subdivision of the  
property.**

8. PUBLIC HEARING - ORDINANCE NO. 01-184 FENCE ORDINANCE  
Mr. Davey opened the public hearing at 8:00 P.M.  
Joseph Bagley, Esquire, presented a summary of the Ordinance.

PUBLIC COMMENTS:

- Barbara McMonagle, of Berks Road, inquired what prompted the Board to  
change the Fence Ordinance. Mr. Davey responded.
- Gordon Todd, of Bustard Road, requested clarification on how the height of  
the fence is determined. Mr. Bagley advised that the highest point of the  
fence is utilized as the measurement.
- Stephen Quigley, of Morris Road, requested information about fences, as it  
relates to tennis courts, with the matter of fence height in mind.

Mr. Davey closed the public hearing at 8:09 P.M.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 01-184 / Fence Ordinance.

9. PUBLIC HEARING - MEADOWOOD EXPANSION CONDITIONAL USE  
Applicant is Timothy W. Murphy / Meadowood Corporation proposing a 60,000 square foot addition to the health center, the construction of 40 independent living units (detached carriage homes), and a 6,685 square foot addition to the existing clubhouse. The proposal is located in the LPD Land Preservation District.

OPEN PUBLIC HEARING:

Mr. Davey opened the public hearing at 8:10 P.M.

The Honorable Kate Harper, along with the project engineer, Timothy Woodrow, gave a brief overview of the Meadowood expansion.

Mr. Bagley summarized the parameters of the conditional use and presented exhibits.

Timothy Murphy, Director of Plant Operations, distributed a traffic study performed by Horner & Canter Associates of Warrington, PA, known as the Signal Warrant Analysis. Mr. Murphy advised that this study indicated that a traffic light at the Route 73 entrance to Meadowood is not indicated.

Public Comments:

- Rick Pias questioned the wisdom and need for increased density at Meadowood.
- Barbara McMonigal inquired if more landscaping would be added.
- Rick Singmaster stated that the summer foliage would not shield the view.
- Paul Felton, Meadowood Woods & Trails Committee, stated his desire to preserve and protect the wildlife and songbirds.
- Gordon Todd, Worcester Township Planning Commission, stated that he felt landscaping should not hide architecture. He also would like the 350-foot setback restored.
- Nancy Ruffin of 3237 Skippack Pike expressed concern about traffic.
- Steve Quigley expressed his concerns about traffic.
- Steve Rock felt the traffic study is wrong.
- Elizabeth Pfeifle of 3245 Skippack Pike stated that this area couldn't handle the increased traffic.
- Richard Singmaster, 3230 Barley Lane, stated the vista views would be eliminated by the higher density of this expansion.
- Kurt Dietrich, 3220 Barley Lane, expressed his concern for the wildlife that might become displaced, and suggested the addition of a traffic light at Skippack Pike and Wentz Church Road.

- Helen Eddy, Meadowood Resident, stated she has no children in the school district and the residents need the health care system at Meadowood.
- Kurt Dietrich stated his belief that single homes at Meadowood are not necessary.

Mr. Davey closed the public hearing at 9:40 P.M.

Mr. Davey responded to some of the public comments.

- This Conditional Use request is not automatically granted.
- The 350 foot set-back leaves the Township significantly exposed to lawsuit from the developer and it is doubtful the courts would support the Township's position.
- Much information was exchanged about all the above mentioned issues. Mr. Davey suggested the Board might table the motion.

Mr. Graham made the following comments:

- Mr. Graham stated that he spent many years working with the development of Meadowood, just as he did with the Worcester Elementary School.
- Mr. Graham stated that the Board of Supervisors should take the time to consider the many comments brought forth tonight by the Township residents and concerned citizens.
- Mr. Kneeland thanked the residents for all their input and for coming to the meeting to voice their concerns.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to table the decision for the Meadowood Conditional Use application for expansion.

Mr. Davey announced that the Conditional Use application for Meadowood will be reconsidered at the next regularly scheduled, public meeting of the Board of Supervisors to be held on April 18, 2001.

Mr. Davey called for a ten minute recess at 9:45 P.M.

Mr. Davey reconvened the Board at 9:55 P.M.

#### PUBLIC COMMENTS

- Scott Misus stated that he submitted a proposal for playground equipment for Heebner Park and vigorously encouraged the Board to choose his product.
- Ann Rock inquired who actually visited the playgrounds during the review process.
- Carol Misus complimented Mr. Sardo on his efficiency and fairness in handling situations. Mrs. Misus expressed hope that the Board will use the same fairness in the playground selection process.

- A Towamencin Township resident stated that her opinion of the playground equipment at the Worcester Elementary School is that it is not very attractive.
- Steve Rock, 2285 Crest Terrace, advised that the types of materials chosen for the equipment will determine maintenance costs in the future.

10. ADJOURNMENT

There being no further business to come before this Board, the regularly scheduled, public meeting of the Worcester Township Board of Supervisors was adjourned by Mr. Davey at 10:22 P.M.

FUTURE MEETINGS:

PLANNING COMMISSION	MARCH 22, 2001	7:30 P.M. W.T.COMMUNITY HALL
ZONING HEARING BOARD	MARCH 27, 2001	6:30 P.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	APRIL 18, 2001	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND  
Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP ADMINISTRATION BUILDING  
WORCESTER, PENNSYLVANIA  
WEDNESDAY, MARCH 30, 2001 1:00 P.M.

CALL TO ORDER

Mr. Davey called the special meeting to order at 1:05 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY [x]  
JOHN H. GRAHAM [x]  
CHASE E. KNEELAND [x]

INFORMATIONAL ITEMS

No informational items were offered.

PUBLIC COMMENTS

No public comments were offered.

1. RESOLUTION NO. 01-13 APPROVING THE PURCHASE OF CERTAIN DEVELOPMENT RIGHTS AND TRAIL EASEMENT - GERSTEMEIER FAMILY PARTNERSHIP PROPERTY  
A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 01-13 approving the purchase of certain development rights and trail easement at the Gerstemeier Family Partnership property.
2. ADJOURNMENT  
Mr. Davey adjourned the meeting at 1:08 P.M.

FUTURE MEETINGS:

BOARD OF SUPERVISORS	APRIL 18, 2001	7:30 P.M. W.T. COMMUNITY HALL
ZONING HEARING BOARD	APRIL 24, 2001	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	APRIL 26, 2001	7:30 P.M. W.T.COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary



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WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, APRIL 18, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled, public meeting of the Worcester Township Board of Supervisors was called to order by Frank L. Davey, Chairman, at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY             
JOHN H. GRAHAM         
CHASE E. KNEELAND   

INFORMATIONAL ITEMS

- Mr. Davey expressed congratulations to resident Bill McGrane for being awarded the prestigious *Kellogg's Volunteer of the Year* award for his volunteerism with the Towamencin Youth Association. Bill is also president of the newly formed local organization Worcester Recreation Association.
- The Spring newsletter, the *Worcester Crier*, has been mailed. Meadowood residents have also received their hand-delivered copies.
- The Farmers Union Hall Open House was held on March 31 and April 1, 2001. During this event, questionnaires were made available to determine the residents' level of interest in the Historical Society, and maintaining this historic structure and its contents. One hundred seven (107) questionnaires were completed and returned to the Township office. This number represents 1.3% of the Township's population. The Board is now reviewing this input and in collaboration with the Historical Society regarding the Hall.

PUBLIC COMMENTS

No public comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF MARCH 14 AND MARCH 30, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of March 14 and March 30, 2001.

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to March, net change:

General Fund	(377,397.90)
State Fund	(4,949.07)
Capital Reserve	45,516.02

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to March.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. A MOTION TO AWARD THE 2001 ROAD MATERIALS & EQUIPMENT RENTAL BIDS

1. STONE			M&M STONE COMPANY PO BOX 189 TELFORD, PA 18969		
ITEM NO.	APPROXIMATE QUANTITY	UNIT	DESCRIPTION	UNIT PRICE FOB-PLANT	UNIT PRICE DELIVERED
1	200	Tons	No. 10 Aggregate (#1)	\$5.80	\$8.70
2	300	Tons	No. 8 Aggregate(#1B)	\$7.35	\$10.25
3	400	Tons	No. 2A Modified Aggregate	\$4.95	\$7.85
4	300	Tons	No. 57 Aggregate (#2B)	\$6.45	\$9.35
5	300	Tons	No. 3 Aggregate	\$5.45	\$8.35
6	600	Tons	No. 3A Modified Aggregate	\$4.95	\$7.85
7	200	Tons	No. 1 Aggregate (#4)	\$5.45	\$8.35
2. PAVING MATERIAL			M&M STONE COMPANY PO BOX 189 TELFORD, PA 18969		
1	400	Tons	ID-2 Base	\$21.50	\$24.85
2	400	Tons	ID-2 Top (H Aggregate)	\$23.00	\$26.35
3	400	Tons	2A Modified Bituminous Mix	\$22.00	\$25.35
4	400	Tons	BCBC	\$19.95	\$23.30
5	200	Tons	PSP Cold Patch	\$40.00	\$43.35

6	400	Tons	ID-3 Airport Mix	\$22.25	\$25.60
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3. EQUIPMENT RENTAL			HARRIS GRAMM CONTRACTORS, INC. 1432 GRANGE AVENUE COLLEGEVILLE, PA 19426		
BID ITEM	UNIT	DESCRIPTION	RATE		
1	HOUR	580 BACKHOE	\$50.00		
2	HOUR	480 E LL LOADER	\$45.00		
3	HOUR	755 LOADER	\$74.00		
4	HOUR	450 CRAWLER DOZER	\$58.00		
5	HOUR	10-12 TON 3-WHEEL ROLLER	\$50.00		
6	HOUR	10 TON TANDEM ROLLER	\$50.00		
7	HOUR	252 VIBRATORY ROLLER	\$58.00		
8	HOUR	BLAW KNOX PAVER	N.B.		
9	HOUR	300 MAUDLIN PAVER	\$55.00		
10	HOUR	AIR COMPRESSOR PACKAGE	\$40.00		
11	HOUR	TANDEM AXLE TRUCK WITH TRAILER	\$56.00		
12	HOUR	SINGLE AXLE DUMP-9 TONS	N.B.		
13	HOUR	TANDEM AXLE - 18 TONS	\$48.00		
14	HOUR	TRI-AXLE DUMP 22 TONS	\$50.00		

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award the 2001 Road Materials and Equipment bids as follows:

Materials bid awarded to M & M Stone, Telford, PA, per bid tabulation.

Equipment bid awarded to Harris Gramm Contractors, Collegeville, PA, per bid tabulation.

5. RESOLUTION NO. 01-14 APPROVING ACT 537 REVISION FOR DETWILER 16-LOT SUBDIVISION

This 16-lot subdivision is located at the northwest and southeast intersection of Kriebel Mill and Mill Roads. These single-family lots will be served by on-site subsurface sewage disposal systems and public water. These sites were found suitable based on the requirements of Pennsylvania Code Title 25, Act 537, Chapter 73.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-14 accepting the Act 537 revision for the Detwiler Tract 16-lot subdivision.

6. RESOLUTION NO. 01-15 ACCEPTING THE DEED OF DEDICATION FOR THE RIGHT-OF-WAY ON MILL ROAD/PLUMMER TRACT

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to accept the Deed of Dedication for the right-of-way on Mill Road/Plummer Tract.

7. RESOLUTION NO. 01-16 AUTHORIZING WORCESTER VOLUNTEER FIRE DEPARTMENT ACTIVITIES FOR 2001  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to authorize the 2001 Worcester Volunteer Fire Department activities, noting that the Ladies Aid of the Schwenkfelder Church event will be held at the church property, not at the Variety Club camp.
8. A MOTION TO PURCHASE THE HEEBNER PARK PLAYGROUND EQUIPMENT  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to purchase the Heebner Park playground equipment from Play World Systems.
9. A MOTION TO AWARD THE HEEBNER PARK PHASE II BID

**SUMMARY OF BIDS**

**HEEBNER PARK  
PHASE - 2**

Bid Date: April 12, 2001

NO.	CONTRACTOR	BASE AMOUNT	AMOUNT TABULATED BY CKS
1.	GrassBusters Landscaping Co. 935 Rahway Drive Newark, DE 19711	\$963,294.00	SAME
2.	Greenway Services, Inc. PO Box 221 Horsham, PA 19044	\$997,938.75	SAME
3.	S & H Landscaping, Co. 3240 Bristol Road Chalfont, PA 18914	\$1,047,223.55	SAME
4.	J.A. Taddei Corp. 397 East Church Road King of Prussia, PA 19490	\$1,073,300.00	SAME
5.	S.C. & E.K. Fisher Construction Co. 16 East Cedarville Road Pottstown, PA 19465	\$1,107,950.00	\$1,110,620.75
6.	Wolverine Constructors 145 Pacific Drive Quakertown, PA 18951	\$1,189,566.25	SAME
7.	G. Antonini Construction, Inc. 3605 Winding Way Newtown Square, PA 19073	\$1,214,811.52	SAME

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award the Heebner Park Phase II bid to GrassBusters Landscaping Co., Newark, DE.

10. MEADOWOOD CONDITIONAL USE DECISION

A motion by Mr. Graham and seconded by Mr. Kneeland.

Mr. Davey, at this time, requested that each Supervisor comment on the decision making process.

- Mr. Graham stated that he has had 15 years experience with Meadowood. They have been excellent neighbors and, most recently, they have been very cooperative with the sewer expansion for the Worcester Elementary School. Mr. Graham expressed the benefits of a 350-foot setback, instead of 250 feet. He extensively reviewed, on site, the vistas that would remain following the expansion and stated that they will continue to be attractive and open.
- Mr. Kneeland agreed that Meadowood is a good neighbor, noted that in the past the leadership of Meadowood has been cooperative with the Township, and recognized that Meadowood is the only retirement community in Worcester Township.
- Mr. Davey gave long consideration to the traffic study. The addition of forty (40) cottages will not impact the traffic at the intersection of Valley Forge Road and Skippack Pike. Mr. Davey assured the residents that the Board of Supervisors considered all aspects of the application, especially the height of the cottages, the change of the existing landscaping and the total number of units. Mr. Davey stated that management at Meadowood needs the additional 40 units to remain fiscally sound.

The motion passed unanimously to approve the Meadowood Conditional Use application with the following conditions:

- a. Submit Landscape Plan as shown on Sheet 3 of 4.
- b. In lieu of 15 foot emergency access, road must connect to loop road.
- c. Naturalized stormwater basin.
- d. Maximum height of new cottages will be 25 feet.

Subject to all normal subdivision and land development requirements.

PUBLIC COMMENTS

Mr. Davey opened the floor for public comments.

- Steve Rock, 385 Crest Terrace, voiced his support of the Meadowood expansion.
- Scott Misus, 1804 Landis Road, stated that he believes his playground equipment is a better product than that selected by the Board. He also stated that his price was approximately \$20,000 lower than the product selected by the Board. Mr. Davey advised Mr. Misus that extensive research was performed on all companies who submitted proposals, prior to the final selection of the playground equipment. This research included field trips, reference checks, contact with current users of the equipment and web site information. Mr. Misus continued to verbalize his feelings that his product surpasses the one chosen. Mr. Davey invited Mr. Misus to visit the Township Office to review the Board's research on competitor's products if he wished.

**JOHN FICHTER PRESENTATION**

Mr. Fichter addressed the Board and public about Worcester Township's active commitment to open space. He announced that the Board's application to the state for a greenway grant was approved in the amount of \$250,000.00. This grant application was supported by Senator Holl, Rep. Fichter and the DCNR. This money will be utilized in the purchase of 22 acres ± on the Markel Farm as a conservation easement.

**PUBLIC COMMENTS (continued)**

- Sachit Kakkar, 2252 Locust Drive, questioned when the retention basin, adjacent to his property, will be regraded. Mr. Nolan advised that lately the weather has just been too wet to proceed, and advised Mr. Kakkar that mud cannot be graded. Mr. Davey also reassured Mr. Kakkar that, upon at least two weeks of dry weather, the grading will take place.

**11. ADJOURNMENT**

There being no further business to come before this Board, the regularly scheduled, public meeting of the Worcester Township Board of Supervisors is adjourned by Mr. Davey at 8:15 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	APRIL 24, 2001	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	APRIL 26, 2001	7:30 P.M. W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	MAY 16, 2001	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



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CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, MAY 16, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled, Board of Supervisors meeting was called to order by Frank L. Davey at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey announced that the Worcester Township Board of Supervisors, along with five thousand other Second Class Township supervisors, attended the PSATS Convention in Hershey, PA, held on April 23 to 25, 2001.
- The contracts for Phase 2 development of Heebner Park have been executed and construction will begin in June.

PUBLIC COMMENTS

- Mr. Tony Bellitto, Director of the North Penn Water Authority, stated that lines of communication are open on all projects taking place in the Township. The Authority's current project will involve flushing lines and preventive maintenance work on Trooper Road to facilitate drainage.



1. READING AND APPROVAL OF THE MINUTES OF APRIL 18, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of April 18, 2001.

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to April, net change:

General Fund	(343,051.51)
State Fund	108,871.15
Capital Reserve	45,482.74

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to April.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. A MOTION TO AUTHORIZE THE WORCESTER TOWNSHIP VOLUNTEER FIRE POLICE TO ASSIST THE CENTRE SQUARE FIRE COMPANY AND WHITPAIN TOWNSHIP WITH TRAFFIC AND CROWD CONTROL AT THEIR 300<sup>TH</sup> ANNIVERSARY CELEBRATION MAY 18 THROUGH MAY 20, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to authorize the Worcester Township Volunteer Fire Police to assist the Centre Square Fire Company and Whitpain Township with traffic and crowd control at their 300<sup>th</sup> anniversary celebration held on May 18 through May 20, 2001.

5. A MOTION TO GRANT A WAIVER TO SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 130-26B.(c), ON-SITE SEWAGE DISPOSAL SYSTEM, FOR 3310 SKIPPACK PIKE

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant a waiver to Subdivision and Land Development Ordinance 130-26B.(c), on-site sewage disposal system, for 3310 Skippack Pike.

6. A MOTION TO GRANT A WAIVER TO SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 130-17B (6), DRIVEWAYS, FOR 1792 HAWKS NEST LANE  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant a waiver to Subdivision and Land Development Ordinance Section 130-17B (6), Driveways, for 1792 Hawks Nest Lane.
  
7. PRELIMINARY/FINAL SUBDIVISION APPROVAL - 1055 QUARRY HALL ROAD (ANN PUCHE)  
Applicant is Dan Helwig Inc., Flourtown, PA, proposing a 2-lot subdivision at 1055 Quarry Hall Road, south of Mill Road. The property is 3.05± acres with the front of the property located in the R-175 Residential District and the rear in the AGR Agricultural District. On-lot sewer and on-lot water are proposed.  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Preliminary/Final Subdivision Approval for 1055 Quarry Hall Road (Ann Puche).
  
8. WHEATSHEAF VILLAGE - HOMEOWNERS ASSOCIATION
  - William G. Cilingin, Esquire, introduced himself as the legal representative of the Wheatsheaf Village Homeowners Association. A discussion took place encompassing the issues about which the homeowner representatives brought to the floor.
  - At issue is when the tot lot area of the plan was revealed to prospective buyers; the possible use of eminent domain to secure private property; the majority of residents are against the tot lot; and liability issues surrounding the tot lot.
  - Aaron Tanitsky, 42 Wheatsheaf Lane, expressed his concern that the retention basin near the tot lot was a dangerous exposure. Mr. Tanitsky also stated that it is very difficult to grow grass in the Wheatsheaf Village. The ground is very hard and dry, without much topsoil available.
  - Richard Hammel, 66 Wheatsheaf Lane, complained that the landscape plan was not in evidence, that the wrong trees have been planted in the development, and that there is not adequate topsoil to support the growth of grass.
  - Mr. Woodward noted that the tot lot is to be constructed next to a detention basin and questioned the safety of this, asked if a fence is to be placed around the detention basin, wanted to know in the case of suit, will the Township hold the Homeowner's Association harmless, and mentioned the "desert", a large area of rocks and dirt where grass should be in the development.

- Frank L. Davey advised the homeowners that the plan was recorded years ago and that the development remains in the hands of the developer. The Township is holding money in escrow for the completion of the project. Mr. Davey went on to explain the final process. The developer requests a completion inspection to release the escrow and dedicate the roadways and easements. Upon inspection by the Township Engineer, a final punch list is established. Once all of the items are addressed, including landscaping, the escrow money will be released by the Township Engineer to the developer. Mr. Davey noted that the matter of the tot lot never involved a “taking”, that the tot lot was a contractual matter from the start. Mr. Davey also noted that the original intent of the tot lot was that it be a public area, intended to serve other residents of the Township as well as Wheatsheaf Village residents.
- John H. Graham indicated that the Township will be responsible for the maintenance and liability of the tot lot, since this lot will be dedicated to the Township. Mr. Graham also advised that the detention basins are designed in accordance with the approved plan and will include fencing when, and where, safety is an issue.
- Resident - stated that only six children live in this community of 54 carriage homes.
- Mr. Graham stated that he met with representatives of Wheatsheaf Village. At that time, the representatives were able to review the recorded plans that clearly delineated the tot lot area.

Mr. Graham motioned to table the matter of the tot lot at Wheatsheaf Village. Mr. Kneeland seconded the motion. The motion passed unanimously.

- Mr. Cilingin desires to keep an open dialogue on this issue.
- Aaron Tanitsky, 42 Wheatsheaf Lane, inquired about the location of the entrance to the tot lot.
- William Slater, 36 Wheatsheaf Lane, expressed concern about the parking regulations in Wheatsheaf Village and their applicability to the tot lot visitor parking.
- William Florig, 24 Wheatsheaf Lane, questioned how the police will monitor the tot lot.

Mr. Davey opened the floor to other matters of concern and comment.

- Robert DiGregorio, 2238 Locust Drive, Milestone, questioned the status of the punch list for the Milestone Development/Quaker Group Developers. He was advised that the developer was given 30 days to produce the punch list and the Township has until May 24, 2001 to respond. He is concerned about lots 112 and 113, stating that the detention basin was expanded onto his lot.

**JOINT MEETING  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP PLANNING COMMISSION  
Minutes  
June 11, 2001**

Administration Building  
Worcester, PA

**In Attendance:**

Frank Davey, Chairman Supervisors;  
John Graham, Supervisor;  
Chase Kneeland, Supervisor  
Chuck Sardo, Township Manager;  
Joe Nolan, Township Engineer;  
James Garrity, Township Solicitor;  
Eunice Kriebel, Assistant Township Manager;  
Frank A. D'Lauro, Jr. Chairman Planning Commission;  
Patricia A. Quigley, Vice-Chairman Planning Commission;  
Beth Stearns, Secretary Planning Commission;  
Gordon L. Todd, Member Planning Commission;  
Gerald M. McDonnell, Member Planning Commission

# members of the public: 0

- **Call to order.** The meeting was called to order at 9:30 AM by Mr. Davey.
- **Pledge of allegiance.**
- **Roll call.** All those listed above were present.
- **Informational items.** There were no informational items.
- **Public comment.** There were no comments from the public.
- **Approval of the minutes** of the meeting of December 11, 2000. A motion by Mr. Graham, seconded by Mr. Kneeland, to dispense with the reading of the minutes of the meeting of December 11, 2000 passed unanimously.
- **Motion to grant waiver approval** to section 130-26b (c) of the subdivision and land development ordinance for 1234 Dell Road. The motion by Mr. Kneeland, seconded by Mr. Graham, passed unanimously.
- **Life Care Facility Ordinance No. 00-182.** In response to the increased density allowed these facilities, WPC would like the Supervisors to consider reducing the percent

impervious cover and increasing the required setbacks for these facilities. Some WPC members would also like to see Life Care facilities removed from the Ag district and placed in a higher density district, as before. A revised definition has been written by Mr. Garrity and the Supervisors agreed to further review this Ordinance with input from the WPC.

- **The need to review and strengthen the 1995 Comprehensive Plan** was discussed particularly as related to the development of new or revision of existing ordinances. Potential areas for review include: (1) considering the pursuit of **scenic road designations** for Valley Forge Road and Skippack Pike; (2) seeking a **mini master plan** to improve the intersection of Valley Forge Road and Germantown Pike; (3) developing a new map/list of primary and secondary **conservation areas** in the township; (4) pursuing the development of an ordinance regarding **historic areas/properties**; and (5) the proposed **Greenway/trail system** along the Zacharias. Pertaining to the development of an ordinance regarding historic areas, there are no plans at this time to explore such an ordinance. Regarding specific historic properties, a recent public survey showed very low community interest in the use of public funds to preserve the Farmer's Union Hall. The Worcester Historical Society has been asked to come up with a proposal on how the Hall can be utilized to the benefit of the residents of the Township. At some point a determination will be made whether the use of this building will justify the spending necessary to renovate it. Regarding the proposed Zacharias trail system, the development of this Greenway will require more detailed plans and further consideration of the options for location of the trail, perhaps with professional consultation.
- **Facilitate the development of a park and recreation plan** to include the usage of the parks and the programs to be offered to the residents. The Supervisors agreed that management of the Parks will require the hiring of at least a part time employee.
- **Enforcement of land development regulations.** The WPC was very concerned about the apparent increasing encroachment of used car lots into the right-of-way of Germantown Pike in Fairview Village. The Supervisors will look into the enforcement of current setbacks along Germantown Pike.
- Reconsideration of the **limits on cul-de-sac length**, reconsideration of **minimum road width requirements**, and the necessity for **curbs and widening of various existing roads** in the township were all discussed. Most new roads are being put in at 26 feet wide. The Ordinance states a minimum of 32 feet wide, but it is often waived. In general, all of these issues are being addressed on a case-by-case basis.

**Worcester Township Board of Supervisors  
Worcester Planning Commission Joint Meeting  
June 11, 2001  
Minutes**

**Page 3**

- **Consultant professional and/or technical planning assistance.** There was consideration given to the possibility of hiring professional planning consultation to aid the WPC in reviewing and updating the appropriate ordinances and examining and revising the Comprehensive Plan.
- **Adjournment.** The meeting was adjourned at 11:25 AM.

Respectfully submitted,



Beth Stearns, Secretary



- Joseph Valovich, 22 Wheatsheaf Lane, echoed concerns about tot lot usage.
- Cheryl Morton, 68 Wheatsheaf Lane, inquired if the amount of the developer's bond is public knowledge. The Board responded in the affirmative.

9. ADJOURNMENT

There being no further business to come before this Board, the regularly scheduled, public meeting of the Worcester Township Board of Supervisors was adjourned by Mr. Davey at 8:17 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	MAY 22, 2001	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	MAY 24, 2001	7:30 P.M. W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	JUNE 20, 2001	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



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CHASE KNEELAND, SECRETARY



WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, JUNE 20, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled, public meeting of the Worcester Township Board of Supervisors was called to order by Mr. Davey at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY             
JOHN H. GRAHAM         
CHASE E. KNEELAND   

INFORMATIONAL ITEMS

There were no informational items.

PUBLIC COMMENTS

No public comments were offered.

1. READING AND APPROVAL OF THE MINUTES OF MAY 16, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of May 16, 2001.

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to May, net change:

Minutes - June 20, 2001

General Fund	(93,817.71)
State Fund	108,872.18
Capital Reserve	45,973.65

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to May.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. PRESENTATION: HONORABLE JOHN W. FICHTER RECOGNIZING THE ACHIEVEMENTS OF MS. WINI HAYES WHO WAS NAMED TO *PENNSYLVANIA'S 50 BEST WOMEN IN BUSINESS LIST*

Standing in for her husband, Maryann Fichter honored the achievements of Wini Hayes. Many employees of her companies were in attendance to listen to Mrs. Fichter describe Ms. Hayes' achievements in the health care industry.

Ms. Hayes acknowledged the contributions of her employees toward her success and thanked Mrs. Fichter for the presentation.

Mr. Davey called for a five-minute recess.

5. A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING APPLICATION NO. 01-11

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant approval to the Township Solicitor to oppose Zoning Hearing Application No. 01-11.

6. A MOTION TO AWARD THE TOWNSHIP 2001 ROAD RECONSTRUCTION BID

2001 ROAD RECONSTRUCTION BID RESULTS

<b>SHORE SLURRY SEAL, INC.</b>				
Hammonton, New Jersey				
ITEM NO.	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	39600	SY	\$4.08	\$161,568.00
2	71280	GAL	\$0.80	\$57,024.00
3	2500	TON	\$5.00	\$12,500.00
4	3500	TON	NB	\$0.00
5	1200	GAL	NB	\$0.00
ITEMS 1 THRU 3 TOT.				\$231,092.00
				\$0.00
<b>TOTAL</b>				<b>\$231,092.00</b>

<b>ALLAN A. MYERS, INC.</b>				
Worcester, Pennsylvania				
ITEM NO.	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	39600	SY	NB	\$0.00
2	7128	GAL	NB	\$0.00
3	2500	TON	NB	\$0.00
4	3500	TON	\$42.40	\$148,400.00
5	1200	GAL	\$1.80	\$2,160.00
ITEMS 1 THRU 3 TOT.				TOTAL \$0.00
ITEMS 4 THRU 5 TOT.				TOTAL \$150,560.00
<b>TOTAL</b>				<b>\$150,560.00</b>

<b>E.J. BRENEMAN, LP</b>				
West Lawn, Pennsylvania				
ITEM NO.	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	39600	SY	\$3.26	\$129,096.00
2	71280	GAL	\$0.85	\$60,588.00
3	2500	TON	\$12.95	\$32,375.00
4	3500	TON	NB	\$0.00
5	1200	GAL	NB	\$0.00
ITEMS 1 THRU 3 TOT.				TOTAL 222,059.00
ITEMS 4 THRU 5 TOT.				TOTAL \$0.00
<b>TOTAL</b>				<b>\$222,059.00</b>

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award the 2001 Road Reconstruction Bids as follows:

1. Cold Mill Recycling bid is awarded to E.J. Breneman, LP in the amount of \$222,059.00.
2. Overlay bid is awarded to Allan A. Myers in the amount of \$150,560.00.
7. RESOLUTION NO. 01-18 REQUIRING FORTY-EIGHT (48) HOURS ADVANCE NOTICE PRIOR TO BUILDING CODE INSPECTIONS  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-18 requiring forty-eight-(48) hours advance notice prior to building code inspections.
8. A MOTION TO GRANT WAIVER APPROVAL TO WORCESTER TOWNSHIP CODE 130-26 B. (2) (c) FOR 2690 SHADY LANE  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant waiver approval to Worcester Township Code 130-26 B. (2) (c) for 2690 Shady Lane.
9. UNTABLE THE DISCUSSION OF THE TOT LOT AT WHEATSHEAF VILLAGE  
Mr. Graham announced that, at the May 16, 2001 Board meeting, a discussion of the tot lot took place with members of the Abruzzi Homeowners Association participating. That discussion was tabled to give the Board of Supervisors time to speak with Mr. DiPrinzio, the developer, and review the findings.

The Board will relocate the tot lot to open space in close proximity to Wheatsheaf Village, and discuss with Mr. DiPrinzio the utilization of the funds he had set aside with the Township for the tot lot.

A motion by Mr. Graham seconded by Mr. Kneeland and passed unanimously to relocate the tot lot to open space in close proximity to Wheatsheaf Village.

#### PUBLIC COMMENTS

- Kim David inquired about the Board's decision for the future of the Farmers Union Hall building. Mr. Davey explained that the results of the Historical Society questionnaire have indicated that residents were interested in donating money to the Historical Society, but no time. Mr. Davey also advised Mr. David that the Historical Society officers were given six months to present the Board of Supervisors with a plan for the future. Mr. Davey also added that the Board will not fund fifty to one hundred thousand dollars of the tax payers money to preserve an underutilized building.
- Sachit Kakkar advised the Board that he is still waiting for the developer to repair the detention basin in Milestone. Mr. Davey assured him that he would address this issue

in the upcoming week, and that steps were currently being taken to involve the Township Solicitor.

10. ADJOURNMENT

There being no further business to come before this Board, the regularly scheduled, public meeting was adjourned at 7:50P.M. by Mr. Davey.

FUTURE MEETINGS:

ZONING HEARING BOARD	JUNE 26, 2001	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	JUNE 28, 2001	7:30 P.M. W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	JULY 18, 2001	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, JULY 18, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled, public meeting of the Board of Supervisors was called to order by Frank Davey at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey let the recitation of the Pledge of Allegiance

ATTENDANCE

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey stated that the Heebner Park Phase 2 contractor is on site and working, goal posts and the bleachers have been installed, and the project is progressing in a timely manner.
- Mr. Davey stated the Board of Supervisors is aware of the ongoing work at Milestone development. The Township was notified last week that the bonding company backing the Quaker Group for this project has gone into mandated court bankruptcy. Mr. Davey added that he would elaborate on this issue later into the meeting.

PUBLIC COMMENTS

No public comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF JUNE 20, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of June 20, 2001.

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to June, net change:

General Fund	82,956.75
State Fund	111,209.66
Capital Reserve	46,203.98

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to June.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. RESOLUTION NO. 01-19 GRANTING PRELIMINARY APPROVAL - ROSENLUND 21-LOT SUBDIVISION

Applicant is the Gambone Brothers Development Co. proposing a 21-lot subdivision on 57.66± acres located on Germantown Pike at Smith Road. These lots will be served by public water, Pennsylvania American Water Co., and on-lot sewer. This project is in the AGR Agricultural District.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-19 granting Preliminary Approval to the Rosenlund 21-Lot Subdivision.

5. RESOLUTION NO. 01-20 GRANTING FINAL APPROVAL - DETWILER - LOT SUBDIVISION

Applicant is Gambone Brothers Development Co. proposing a 16-lot subdivision on 40.04± acres located on Mill Road (north and south) and Kriebel Mill Road (east). These lots will be served by on-site sewer and on-site water. This project is located in the AGR Agricultural District.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-20 granting Final approval to the Detwiler 16-Lot Subdivision.

6. PUBLIC HEARING - AGE QUALIFIED RESIDENTIAL COMMUNITY DISTRICT (AQRCD)

A proposed ordinance to amend the Zoning Code of Worcester Township by creating a new Worcester Township Zoning District called the Age Qualified Residential Community District (AQRCD) and providing development regulations and unit occupancy requirements for that new district including definitions; permitted uses; density and dimensional standards; general requirements; buffer/screening and street

boundary requirements; and amending the official zoning map of Worcester Township to rezone two properties located near the intersection of North Wales Road and Township Line Road known as the Schlosser property and the Vangrossi property from their current classification of AGR Residential to a new classification of AQRC-Age Qualified Residential Community District.

James J. Garrity, Esquire, Township Solicitor, gave a brief summary of the proposed Ordinance. He stated that the AQRC District would become a new district allowing for a population of adults with a minimum age of 55 years. Some of the important regulations include 70% open space for any land development, 15% impervious coverage, 200-400 foot setbacks and 2 units per gross acre.

#### OPEN THE PUBLIC HEARING

Mr. Davey opened the public hearing at 7:40 P.M.

- Kim David requested a clarification of the proposed density. Mr. David stated that he would prefer the proposed total density to be something more like 50 units, as under the current zoning, rather than 200 units as under the proposed AQRC density.

#### CLOSE THE PUBLIC HEARING

Mr. Davey closed the public hearing at 7:45 P.M.

Mr. Graham stated that the Board of Supervisors was not ready to take action on the Ordinance at this meeting.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to table any action on the proposed Ordinance No. 00-179.

#### PUBLIC COMMENTS

- Mrs. Chris David, 1704 Berks Road, requested an update on the progress of the new Montgomery County Comprehensive Plan, as well as a copy of the questionnaire mailed to Worcester Township for input. Mrs. David also requested information on the Township's involvement with cooperative/regional planning in this area. She was advised that Mr. Sardo has attended recent meetings and that Mr. Graham is scheduled to attend the upcoming meeting regarding regional cooperation. Mrs. David then asked about mixed-use zoning in the Township and the possibility of creating a new zoning district in the Township. Mr. Davey advised her that the Board has not deviated from the Comprehensive Plan in overall perspective of future development.

#### INFORMATIONAL ITEMS

- Mr. Davey continued his announcement regarding the bonding of The Quaker Group. He stated that their bond was rated A1 when acquired. Mr. Garrity added that the court notification from Nebraska gave a 30-day period in which to file a claim against that bond. The Township received the notification on July 3, 2002 and the claim was filed on July 6, 2001.



Minutes July 18, 2001

- The Quaker Group was ordered to cease and desist activity at the Milestone development by the Township Solicitor. Activity may resume upon the Township's receipt of a new bond. The Township has been notified by the Quaker Group that it is in the process of obtaining new financial security.
- Mr. Sachit Kakkar, 2252 Locust Drive, requested a status report of the letter that the Township had previously mailed to the Quaker Group mandating completion of all outstanding issues within 60 days. Mr. Davey explained that it is imperative to regain Quaker's financial bonding in order to enforce leverage. Mr. Kakkar requested that the Township complete the work at Milestone. Mr. Davey advised him that the Township would not be reimbursed for the work without the Quaker Group bond in place first.

7. ADJOURNMENT

There being no further business to come before this Board, the meeting was adjourned at 8:03 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	JULY 24, 2001	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	JULY 26, 2001	7:30 P.M. W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	AUGUST 15, 2001	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, AUGUST 22, 2001 7:30 P.M.

CALL TO ORDER

The meeting was called to order by Mr. Davey at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

Mr. Davey made the following announcements:

- The Quaker Group (Milestone) has replaced their Subdivision Performance Bond. Their staff has begun work on the punch list items and work is expected to be completed by November 2001.
- Heebner Park construction is on schedule.
- The October Board of Supervisors meeting will be held on Wednesday, October 10, 2001 instead of the usual third Wednesday of the month. The September and November meetings will be on schedule as originally advertised.

PUBLIC COMMENTS

No public comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF JULY 18, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of July 18, 2001. (Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to July net change:

General Fund	111,185.86
State Fund	111,210.55
Capital Reserve	67,613.65

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to July.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. A MOTION TO GRANT WAIVER APPROVAL TO WORCESTER TOWNSHIP CODE §130-26 b. 2. (c) FOR THE LOCATION AT 2925 HICKORY HILL DRIVE

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant waiver approval to Worcester Township Code § 130-26 B.2. (c) for the location at 2925 Hickory Hill Drive.

Mr. Davey explained that this waiver involved permitting a septic mound to be installed with a small encroachment into the side yard setback area.

5. A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING BOARD APPEAL NO. 01-16

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant the Township Solicitor approval to oppose Zoning Hearing Board Appeal No. 01-16.

Mr. Davey mentioned that this appeal involved an expansion proposal at the Frog Hollow Tennis Club.

HECKORY HILL DRIVE

CURB LINE  
150.00'

NO NEIGHBORING WELLS  
FOUND WITHIN 100' OF  
TANKS OR ABSORPTION AREA

- △ INDICATES TEST PIT
- INDICATES PERC. HOLE

TEST PIT # 1  
L.Z. 22" M

TEST PIT # 2  
L.Z. 18" M

TEST PIT # 3  
L.Z. 27" M

TEST PIT # 4  
L.Z. 16" M

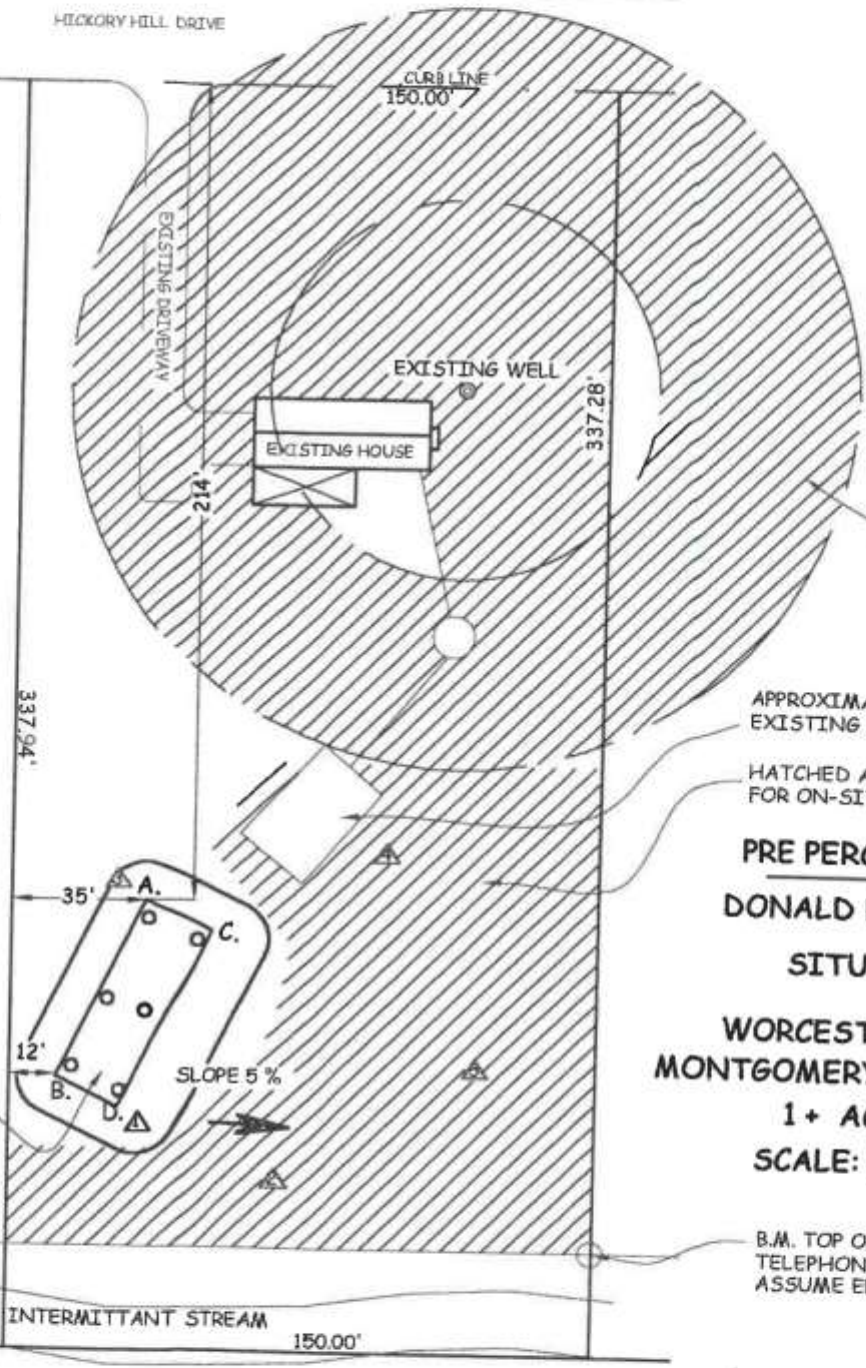
TEST PIT # 5  
L.Z. 12" M

ELEVATION TABLE

- A. 105.00
- B. 104.25
- C. 104.00
- D. 103.25

APPROVED PERCOLATION AREA  
18' X 50' = 900 S.F.

BURIED VERIZON LINES



APPROXIMATE LOCATION  
EXISTING ABSORPTION AREA  
HATCHED AREA UNSUITABLE  
FOR ON-SITE DISPOSAL

**PRE PERC. PLAN  
DONALD FAMOUS  
SITUATE**

**WORCESTER TWP.  
MONTGOMERY COUNTY, PA.**

**1+ ACRES**

**SCALE: 1" = 50'**

B.M. TOP OF VERIZON  
TELEPHONE JUNCTION BOX  
ASSUME EL. 100.00

INTERMITTANT STREAM

150.00'



6. RESOLUTION NO. 01-21 GRANTING FINAL APPROVAL FOR THE HANOVER HILLS 4-LOT SUBDIVISION  
Applicant is Martin DelGrippo proposing a 4-lot subdivision on 9.72 acres located on Valley Forge Road, north of Stump Hall Road, in the AGR Agricultural District. These lots will be served by on-site sewers and public water (North Penn Water Authority).  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-21 granting Final Approval for the Hanover Hills 4-Lot Subdivision.

PUBLIC COMMENTS

Mr. Davey opened the floor for public comments.

- Mr. Sachit Kakkar, 2252 Locust Drive, stated that he has seen the progress toward completing the punch list items at Milestone development. He questioned the time frame for the completion of the retention basin, due to the threat of the West Nile virus. Mr. Sardo advised that the basin will be mowed next week, and graded and seeded by the end of September 2001.

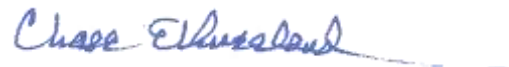
7. ADJOURNMENT

There being no further business to come before this Board, the meeting was adjourned by Mr. Davey at 7:40 P.M.

FUTURE MEETINGS:

PLANNING COMMISSION	AUGUST 23, 2001	7:30 P.M.	W.T.COMMUNITY HALL
ZONING HEARING BOARD	AUGUST 28, 2001	6:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	SEPT. 19, 2001	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, SEPTEMBER 19, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Worcester Township Board of Supervisors was called to order by Mr. Davey at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY             
JOHN H. GRAHAM         
CHASE E. KNEELAND   

INFORMATIONAL ITEMS

- Mr. Davey announced that the Township has obtained several 12-minute videos on the care of a septic system. Any resident may borrow a video to view, at no cost.
- The regularly scheduled October 17, 2001 meeting of the Board of Supervisors has been changed to October 10, 2001. This change has been advertised.

PUBLIC COMMENTS

No public comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF AUGUST 22, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed to dispense with the reading of, and approve as written, the minutes of August 22, 2001.  
(Copies are available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to August net change:

General Fund	242,729.79
State Fund	111,211.41
Capital Reserve	67,863.32

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to August.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING BOARD APPEAL NO. 01-17

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant the Township Solicitor approval to oppose Zoning Hearing Board Appeal No. 01-17.

5. RESOLUTION NO. 01-22 GRANTING PRELIMINARY APPROVAL FOR THE BRUNNER TRACT 13-LOT SUBDIVISION

Applicant is Michael Gambone, Gambone Brothers Development Company, proposing a 13-lot subdivision located at Valley Forge Road, north of Stump Hall Road in the AGR Agricultural District. Lot No. 13 contains an existing house and barn. This site will be served by on-site sewage disposal and public water (North Penn Water Authority).

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Preliminary approval for the Brunner Tract 13-Lot subdivision.

6. RESOLUTION NO. 01-23 AUTHORIZING THE CONDEMNATION OF THE LANDS OF FLORENCE R. HEEBNER

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to authorize the condemnation of the lands of Florence R. Heebner.



PUBLIC COMMENTS

- Mr. Sachit Kakkar, 2252 Locust Drive, expressed his disappointment that the completion of work at the Milestone development is exceeding the estimated time that the Township Officials indicated to him. Mr. Kakkar stated that the detention basin has not been mowed. It was explained to Mr. Kakkar that completion of the work at Milestone is necessary prior to the Township taking dedication of any part of that development, but that the Township does not have the authority to determine what that working time schedule should be.

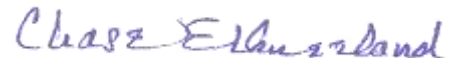
7. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled, public meeting of the Board of Supervisors at 7:50 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	SEPTEMBER 25, 2001	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	SEPTEMBER 27, 2001	7:30 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	OCTOBER 10, 2001	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP  
MONTGOMERY COUNTY  
BOARD OF SUPERVISORS  
MINUTES**

**SPECIAL MEETING**

**ADMINISTRATION BUILDING  
MONDAY, OCTOBER 8, 2001 10:30 A.M.**

**CALL TO ORDER**

The October 8, 2001 Special Meeting of the Worcester Township Board of Supervisors was called to order at 10:32 A.M. by Mr. Davey.

**PLEDGE OF ALLEGIANCE**

Mr. Davey led the recitation of the Pledge of Allegiance.

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY             
JOHN H. GRAHAM         
CHASE E. KNEELAND   

**INFORMATIONAL ITEMS**

No informational items were given.

**PUBLIC COMMENTS**

No public comments were offered.

1.     **RESOLUTION NO. 01-24 AUTHORIZING THE PURCHASE OF A  
CONSERVATION EASEMENT LOCATED ON 14.15± ACRES ON HEEBNER  
ROAD AND FROG HOLLOW ROAD.**  
After due discussion, a motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 01-24 authorizing the purchase of a conservation easement located on 14.15± acres of ground on Heebner Road and Frog Hollow Road.
  - Mr. Davey clarified the need for the Resolution as a Montgomery County requirement for a grant application to the Montgomery County Open Space Board. Mr. Davey also reinforced the Board's commitment to open space.

MINUTES OF OCTOBER 8, 2001  
PAGE TWO


2. ADJOURNMENT

There being no further business to come before this Board, the special meeting was adjourned at 10:36 A.M. by Mr. Davey.

FUTURE MEETINGS:

ZONING HEARING BOARD	OCTOBER 23, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	OCTOBER 30, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	NOVEMBER 1, 2001	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	OCTOBER 25, 2001	7:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	OCTOBER 10, 2001	7:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	NOVEMBER 14, 2001	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP  
MONTGOMERY COUNTY  
BOARD OF SUPERVISORS  
MINUTES**

**SPECIAL MEETING**

**ADMINISTRATION BUILDING  
MONDAY, OCTOBER 8, 2001 10:30 A.M.**

**CALL TO ORDER**

The October 8, 2001 Special Meeting of the Worcester Township Board of Supervisors was called to order at 10:32 A.M. by Mr. Davey.

**PLEDGE OF ALLEGIANCE**

Mr. Davey led the recitation of the Pledge of Allegiance.

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

No informational items were given.

**PUBLIC COMMENTS**

No public comments were offered.

1. **RESOLUTION NO. 01-24 AUTHORIZING THE PURCHASE OF A CONSERVATION EASEMENT LOCATED ON 14.15± ACRES ON HEEBNER ROAD AND FROG HOLLOW ROAD.**

After due discussion, a motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 01-24 authorizing the purchase of a conservation easement located on 14.15± acres of ground on Heebner Road and Frog Hollow Road.

- Mr. Davey clarified the need for the Resolution as a Montgomery County requirement for a grant application to the Montgomery County Open Space Board. Mr. Davey also reinforced the Board's commitment to open space.

MINUTES OF OCTOBER 8, 2001  
PAGE TWO

2. ADJOURNMENT

There being no further business to come before this Board, the special meeting was adjourned at 10:36 A.M. by Mr. Davey.

FUTURE MEETINGS:

ZONING HEARING BOARD	OCTOBER 23, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	OCTOBER 30, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	NOVEMBER 1, 2001	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	OCTOBER 25, 2001	7:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	OCTOBER 10, 2001	7:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	NOVEMBER 14, 2001	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, OCTOBER 10, 2001 7:30 P.M.

CALL TO ORDER

The Worcester Township Board of Supervisors meeting was called to order at 7:33 P.M. by Mr. Davey.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey announced that a special meeting of the Board of Supervisors was held on Monday, October 8, 2001 at 10:30 A.M. in the Administration Building. The agenda carried one item, to consider a grant application to the Montgomery County Open Space Program for the purpose of assisting in the purchase of the Heebner property conservation easement.
- Mr. Davey announced that the construction of phase 2 of Heebner Park is progressing according to schedule. Currently, GrassBusters Landscaping, Inc. is moving dirt for proper drainage and grading of the remaining playing fields.
- Mr. Davey announced that an additional item has been added to tonight's agenda; the SpectraSite Lease for the existing 150-foot cellular tower.

PUBLIC COMMENTS

No public comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 19 AND OCTOBER 8, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of September 19 and October 8, 2001.  
(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to October net change:

General Fund	(28,199.11)
State Fund	113,167.13
Capital Reserve	88,827.07

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for year 2001 to October.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. PUBLIC HEARING - ORDINANCE NO. 01-185 - MODIFYING THE DEFINITION OF "PRIVATE GARAGE"

An Ordinance amending the Code of the Township of Worcester by modifying the definition of "Private Garage" to eliminate the three (3) or less vehicle storage restriction and amending Chapter 130 (Subdivision and Land Development), Article V (Design Standards), Section 130-17 (Alleys, Driveways and Parking Areas) by adding a new subsection limiting all private garages to a one-story building used for the storage of not more than three (3) automobiles or trucks owned and leased by the owner, Tenant or employees of the owner of the lot on which it is erected for a purpose accessory to the use of the lot.

## **OPEN THE PUBLIC HEARING**

The Public Hearing was opened by Mr. Bagley at 7:38 P.M.

- Joseph Bagley, Township Zoning Solicitor, summarized the purpose of the public hearing regarding Ordinance No. 01-185. In short, this Ordinance would eliminate the need for a resident to make application to the Zoning Hearing Board. Instead, a more efficient and less expensive method for the resident is to seek a waiver from the Board of Supervisors at a public meeting.

## **DISCUSSION:**

No discussion took place.

## **PUBLIC COMMENTS:**

No comments by the public were forthcoming.

## **CLOSE THE PUBLIC HEARING**

The Public Hearing was closed by Mr. Davey at 8:40 P.M.

A motion by Mr. Graham, seconded by Mr. Kneeland, and tabled for further consideration, to consider the adoption of Ordinance No. 01-185 amending the Code of the Township of Worcester by modifying the definition of "Private Garage" to eliminate the three (3) or less vehicle storage restriction and amending Chapter 130 (Subdivision and Land Development), Article V (Design Standards), Section 130-17 (Alleys, Driveways and Parking Areas) by adding a new subsection limiting all private garages to a one-story building used for the storage of not more than three (3) automobiles or trucks owned and leased by the owner, Tenant or employees of the owner of the lot on which it is erected for a purpose accessory to the use of the lot.

### **5. A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 01-18**

Francis L. & Sheila O. Carroll are the owners of the property located at 2527 Stoney Creek Road seeking relief from the Ordinance to permit an in-law suite at the single family residence located in the RAG-100 District.

- Mr. Davey summarized the Board's position on this application. He stated that the applicant is unwilling to sign an agreement to dismantle the in-law suite's kitchen when this approved use is terminated.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant the Township Solicitor approval to oppose Zoning Hearing Board Application No. 01-18.



6. A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 01-25  
STM Landscape Services, Lessee of the property located at 541 N. Trooper Road, in the Commercial District, is seeking a Special Exception pursuant to § 150-112 H to permit the existing property and structures including offices, a warehouse and storage facilities to be used by a landscape contractor.

- Mr. Davey summarized the need for the Board of Supervisors to grant approval to oppose this application to the Zoning Hearing Board. He stated that the plans that were submitted are incomplete as of the last day to accept such applications. There is no other Board meeting prior to the hearing date scheduled for November 1, 2001. Action had to be taken at this Board meeting.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant the Township Solicitor approval to oppose Zoning Hearing Board Application No. 01-25.

7. ADDED AGENDA ITEM  
A MOTION TO AUTHORIZE THE CHAIRMAN OF THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS TO EXECUTE A LAND LEASE FOR A PORTION OF THE TOWNSHIP PROPERTY LOCATED AT 1721 VALLEY FORGE ROAD.

- Mr. Bagley summarized the need for the execution of this Lease. The ownership of the existing 150-foot cellular tower has been transferred to SpectraSite Communications, Inc. The Board of Supervisors of Worcester Township has negotiated a favorable lease with SpectraSite and Mr. Bagley recommends the execution of this Lease.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to authorize the Chairman of the Board of Supervisors to execute a land lease for a portion of the Township property located at 1721 Valley Forge Road.

#### PUBLIC COMMENTS

- Sachit Kakkar, 2252 Locust Drive, stated that he has two concerns, not complaints. He is concerned that the builder will leave the Milestone site before all punch list items are completed. He is also concerned that winter is approaching and prospect of grass seeding, in order to minimize soil erosion, will have to be postponed. Mr. Davey responded by stating that Worcester Township still holds a bond to ensure completion of the Milestone development. Mr. Davey also stated that he toured the development and assured Mr. Kakkar that the builder is actively working on the punch list items. Mr. Graham thanked Mr. Kakkar for his diligence toward the completion of the development in which he lives. Mr. Kneeland added that the retention basin, about which Mr. Kakkar has expressed concern, needed to be cleaned out.

8. ADJOURNMENT

There being no further business to come before this Board, the October 10, 2001 meeting of the Board of Supervisors is adjourned by Mr. Davey at 7:50 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	OCTOBER 23, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	OCTOBER 30, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	NOVEMBER 1, 2001	6.30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	OCTOBER 25, 2001	7:30 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	NOVEMBER 14, 2001	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



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CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP  
MONTGOMERY COUNTY  
BOARD OF SUPERVISORS  
MINUTES**

**SPECIAL MEETING**

**ADMINISTRATION BUILDING  
MONDAY, OCTOBER 8, 2001 10:30 A.M.**

**CALL TO ORDER**

The October 8, 2001 Special Meeting of the Worcester Township Board of Supervisors was called to order at 10:32 A.M. by Mr. Davey.

**PLEDGE OF ALLEGIANCE**

Mr. Davey led the recitation of the Pledge of Allegiance.

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY             
JOHN H. GRAHAM         
CHASE E. KNEELAND   

**INFORMATIONAL ITEMS**

No informational items were given.

**PUBLIC COMMENTS**

No public comments were offered.

1.     **RESOLUTION NO. 01-24 AUTHORIZING THE PURCHASE OF A  
CONSERVATION EASEMENT LOCATED ON 14.15± ACRES ON HEEBNER  
ROAD AND FROG HOLLOW ROAD.**  
After due discussion, a motion by Mr. Graham, seconded by Mr. Kneeland and passed  
unanimously to approve Resolution No. 01-24 authorizing the purchase of a conservation  
easement located on 14.15± acres of ground on Heebner Road and Frog Hollow Road.
  - Mr. Davey clarified the need for the Resolution as a Montgomery County  
requirement for a grant application to the Montgomery County Open Space Board.  
Mr. Davey also reinforced the Board's commitment to open space.

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, NOVEMBER 14, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Worcester Township Board of Supervisors was called to order by Mr. Davey at 7:31 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance

ATTENDANCE

PRESENT:

FRANK L. DAVEY             
JOHN H. GRAHAM         
CHASE E. KNEELAND   

INFORMATIONAL ITEMS

- Mr. Davey congratulated Mr. Kneeland on winning his election for another six-year term as a Supervisor for Worcester Township.
- GrassBusters, the company awarded phase 2 of the Heebner Park construction, continues to develop the Park trails, the tot lot, the tennis courts, basketball courts, and multi-purpose ball field. The ball fields have been completed, however they are not open for public utilization. Another growing season is required to establish durable grass on these fields.
- On Thursday, November 15, 2001, Montgomery County will begin the update of the traffic signal and intersection located at Germantown Pike and Valley Forge Road. This process will include a "smart light" with left hand turn signals, as well as turning lanes.
- Mr. Davey announced a correction to the minutes of October 8 and 10, 2001. The Township is purchasing the 14.15± acres of land from the Heebner Estate for open space, not for a conservation easement.

PUBLIC COMMENTS

No public comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF OCTOBER 8 AND OCTOBER 10, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously, to dispense with the reading of, and approve as written and corrected, the minutes of October 8 and October 10, 2001.

(Copies were available for review.)

The minutes of October 8, 2001, Item 1., are corrected to delete the words, "conservation easement" and replace these words with the word, "property".

2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to November net change:

General Fund	(310,886.31)
State Fund	113,167.77
Capital Reserve	89,011.81

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2001 to November.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. A MOTION TO ACCEPT FOR REVIEW THE WORCESTER TOWNSHIP BUDGET FOR YEAR 2002

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to accept for review the Worcester Township budget for year 2002, with a correction to the date of the Summary Sheet from the year 2001 to the year 2002.

5. A MOTION TO APPROVE THE DONATION OF \$1,500 TO *THE WORCESTER FUND*

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the donation of \$1,500 to *The Worcester Fund*.

6. A MOTION TO GRANT PERMISSION TO BOY SCOUT TROOP 133 TO SELL HOLIDAY TREES AT THE WORCESTER TOWNSHIP COMMUNITY HALL FROM FRIDAY, DECEMBER 7, 2001 THROUGH DECEMBER 9, 2001, AND DECEMBER 15, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant permission to Boy Scout Troop 133 to sell holiday trees at the Worcester Township Community Hall from Friday, December 7, 2001 through December 9, 2001, and December 15, 2001.

7. RESOLUTION NO. 01-25 - AUTHORIZING THE BOARD OF SUPERVISORS TO ENTER INTO AN AGREEMENT OF SALE FOR THE PURCHASE OF THE 12.15 ACRES OF GROUND OF THE ESTATE OF FLORENCE R. HEEBNER DESCRIBED IN EXHIBIT "A"

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to enter into an Agreement of Sale for the purchase of the 12.15 acres of ground of the estate of Florence R. Heebner described in Exhibit "A".

Mr. Davey clarified that the purchase price of the 12.15 acres of ground is \$330,000. This land is adjacent to Heebner Park and separated by a PECO right-of-way. Therefore, it is logical that the Township purchase it and the representatives of the Estate of Florence Heebner are in complete agreement.

8. RESOLUTION NO. 01-26 - ACCEPTING THE DEED IN LIEU OF CONDEMNATION FOR THE 12.15 ACRES OF GROUND OF THE ESTATE OF FLORENCE R. HEEBNER DESCRIBED IN EXHIBIT "A"

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to accept the Deed in Lieu of Condemnation for the 12.15 acres of ground of the estate of Florence R. Heebner described in Exhibit "A".

#### ADDITIONAL PUBLIC COMMENTS

- John Harris, Open Space Coordinator, inquired about the purchase of the 2-acre, northwest corner piece of land of the Heebner Estate. Mr. Davey advised that the purchase of this land is in process and action is expected at the December 19, 2001 Board meeting.
- Mr. Sachit Kakkar, 2252 Locust Drive, thanked the Board of Supervisors; Charles Sardo, Township Manager; and Joseph Nolan, Township Engineer; for their assistance with the issues he raised regarding the completion of items at the Milestone development. He added that the grass seed that was planted at the detention basin was laid too late for germination this season. He wants to be assured that the Township is holding enough funds to cover this item in the spring of 2002. Additionally, Mr. Kakkar wanted to know the approximate response time of the State Police, as compared to a response time if the Township provided local police coverage. Mr. Davey stated that the response time of the State Police is excellent, approximately 5 to 7 minutes has been his experience. This quick response time is due, in great measure, to the new location of the barracks in Skippack.

9. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the meeting at 7:45 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	NOVEMBER 27, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	DECEMBER 04, 2001	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	NOVEMBER 29, 2001	7:30 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	DECEMBER 19, 2001	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, DECEMBER 19, 2001 7:30 P.M.

CALL TO ORDER

The regularly scheduled, public meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by Mr. John Graham, Vice Chairman.

PEDEGE OF ALLEGIANCE

Mr. Graham led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY	<input type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Graham stated that Mr. Davey, Chairman of the Board of Supervisors, recently underwent surgery. He is expected to make a full recovery.
- Settlement was made on the Margaret E. Markel property on December 18, 2001. The Township received 22± acres, which will remain in a conservation easement.

PUBLIC COMMENTS

Mr. Curtis Shiery, 2910 Shearer Road, questioned if the Township is proceeding with the acquisition of the open space parcel on Heebner Road, at Hollow Road. Mr. Graham responded that the process is in progress.

1. READING AND APPROVAL OF THE MINUTES OF NOVEMBER 14, 2001

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of November 14, 2001.

(Copies were available for review.)



2. TREASURER'S REPORT

The Treasurer's report for the year 2001 to December net change:

General Fund	(774,968.27)
State Fund	13,174.12
Capital Reserve	89,176.37

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for year 2001 to December.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. A MOTION TO ADOPT THE YEAR 2002 ANNUAL BUDGET

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to adopt the Year 2002 Annual Budget.

5. RESOLUTION NO. 01-27 - ACT 537 REVISION FOR ROSENLUND 21-LOT SUBDIVISION

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-27 - Act 537 Revision for Rosenlund 21-Lot Subdivision.

6. RESOLUTION NO. 01-28 - FIXING THE TAX RATE FOR THE YEAR 2002

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-28 fixing the tax rate for the year 2002. The Township tax rate will be .05 mills for 2002, the same value as 2001.

7. RESOLUTION NO. 01-34 - GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL FOR THE GLASGOW AMENDED PLANS.

This subdivision received Preliminary/Final approval on December 20, 2000. However, The Montgomery County Board of Assessments requested a new record plan fully describing the triangular shaped pieces of ground shown on the Plan as Parcels AA and BB.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 01-34 granting Preliminary/Final subdivision approval for the Glasgow Tract amended plans.

8. ADJOURNMENT

There being no further business brought before the Board, Mr. Graham adjourned the regularly scheduled meeting at 7:40 P.M.

FUTURE MEETINGS:

BOARD OF SUPERVISORS	JANUARY 07, 2002	11:00 A.M. W.T.COMMUNITY HALL
PLANNING COMMISSION	JANUARY 10, 2002	7:30 P.M. W.T.COMMUNITY HALL
	JANUARY 24, 2002	7:30 P.M.
ZONING HEARING BOARD	JANUARY 22, 2002	6:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND  
Secretary