

**MINUTES
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, JANUARY 5, 2004 11 A.M.**

CALL TO ORDER

Mr. Davey called the January 5, 2004 organizational meeting of the Worcester Township Board of Supervisors to order at 11:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

FRANK L. DAVEY	[x]
CHASE E. KNEELAND	[x]
JOHN R. HARRIS	[x]

INFORMATIONAL ITEMS

No informational items were announced.

PUBLIC COMMENTS

No public comments were offered.

**1. REORGANIZATION OF THE BOARD OF SUPERVISORS
A MOTION TO APPOINT A TEMPORARY CHAIRMAN**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to appoint Mr. Frank L. Davey as Temporary Chairman.

A MOTION TO APPOINT A TEMPORARY SECRETARY

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to appoint Mr. John R. Harris as Temporary Secretary (to record these motions).

A MOTION TO APPOINT THE CHAIRMAN

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

Tracy M. Ciavarelli
24 Shannon Drive
North Wales, PA 19454
(610) 864-1178
LegenDancer@hotmail.com

Career Objective: To continue in the recreation field as Director of Therapeutic Recreation.

Education: Temple University, Philadelphia, PA
 Pursuing Masters in Therapeutic Recreation
 Current GPA: 3.85

The Pennsylvania State University, University Park, PA
 GPA: 3.23 Graduation, May 2000
 Major: Psychology, BA
 Minor: Interdisciplinary Dance

Work Experience:

Worcester Township, Worcester, PA: Director of Parks and Recreation (5/02-current). Complete start up and running of Township's Parks and Recreation department, responsible for conceptualizing, planning, organizing, implementing, and evaluating all leisure service efforts of the Township, budgeting, scheduling.

St. Mary Manor, Lansdale, PA: Recreational Therapist (12/01-current). Assessment of residents through care planning, MDS, and conduction of therapeutic interventions in nursing home environment.

Arthur Murray Dance Studios, East Norriton, PA (7/03 – current). Instructor of ballroom dance.

Delta Queen Coastal Voyages, New Orleans, LA: Dining Room Server on board c.v. Cape May Light (2/01-10/01). Cruise ship crew member. Fine dining service.

Clipper Cruise Line, St. Louis, MO: Stewardess on board the Yorktown Clipper (6/00-10/00) Cruise ship crew member. Fine dining service.

Presidential Caterers, Norristown, PA: Banquet Server (5/98-12/00) Fine dining service.

Kennedy Dance Center, Bellefonte, PA: Dance Instructor (9/99-5/00) Instructed and choreographed dance, specifically ballet, jazz, tap, and musical theater for children ages 3-12.

Sesame/Rockwood Day Camp, Blue Bell, PA: Dance Specialist (Summer '99) Implemented the dance activities program and taught and choreographed classes and camp shows.

Professional Organizations:

Member of the Pennsylvania Recreation and Park Society
 Member of the National Recreation and Park Society
 Penn State Alumni Association, Golden Lion Club

Certifications:

CPR Certified (3/03)
 Basic Safety – Elementary First Aid Course (2/01)
 Basic Safety – Personal Safety & Social Responsibilities Course (2/01)
 Crisis Management and Human Behavior Course (4/01)
 Crowd Management Course (4/01)

Interests: Traveling, dancing, exercising, entertaining, being with people of various ages

Personal References available upon request.

A MOTION TO APPOINT THE VICE CHAIRMAN

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

A MOTION TO APPOINT THE SECRETARY

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to appoint John R. Harris to the position of Secretary of the Board of Supervisors.

2. READING AND APPROVAL OF THE MINUTES OF DECEMBER 17, 2003

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to dispense with the reading of, and approve, the minutes of December 17, 2003.
(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	GEORGE S. GARDNER
	CKS ENGINEERS
ZONING HEARING BOARD	KENNETH DYER - 3 YEAR TERM
	EXPIRING 1/07

A motion by Mr. Harris, seconded by Mr. Kneeland 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. Harris, seconded by Mr. Kneeland 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. Harris, seconded by Mr. Kneeland 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. Harris, seconded by Mr. Kneeland and passed unanimously to approve the appointment of Jerome Potter 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. Harris, seconded by Mr. Kneeland 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. Harris, seconded by Mr. Kneeland 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 2004

MONTH	BOARD 7:30 P.M. Community Hall (Except Work Sessions)	
	Work Sessions 8:00 A.M. Admin. Bldg.	5 Organizational Meeting (Monday 11 a.m.)
JANUARY		
FEBRUARY	2	18
MARCH	1	17
APRIL	5	21
MAY	3	19
JUNE	7	16
JULY	6 (Tuesday)	21
AUGUST	2	18
SEPTEMBER	7 (Tuesday)	15
OCTOBER	4	20
NOVEMBER	1	17
DECEMBER	6	15

THE REGULAR MEETINGS WILL BE HELD ON THE THIRD WEDNESDAY OF EACH MONTH (UNLESS OTHERWISE NOTED) AT 7:30 P.M. IN THE TOWNSHIP COMMUNITY HALL, AND THE WORK SESSION MEETINGS WILL BE HELD ON THE FIRST MONDAY OF EACH MONTH AT 8:00 A.M. IN THE ADMINISTRATION BUILDING (UNLESS OTHERWISE NOTED).

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

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10. A MOTION TO APPROVE THE STAFF HOLIDAYS FOR 2004

FEBRUARY	16	MONDAY	PRESIDENTS DAY
APRIL	9	FRIDAY	GOOD FRIDAY
MAY	31	MONDAY	MEMORIAL DAY
JULY	5	MONDAY	INDEPENDENCE DAY
SEPTEMBER	6	MONDAY	LABOR DAY
NOVEMBER	25,26	THUR. & FRIDAY	THANKSGIVING
DECEMBER	24	FRIDAY	CHRISTMAS EVE
DECEMBER	31	FRIDAY	NEW YEAR'S EVE
6 PERSONAL DAYS			

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve the above staff holidays for the year 2004.

11. A MOTION TO APPOINT THE DEPOSITORIES FOR TOWNSHIP MONIES

HARLEYSVILLE NATIONAL BANK

UNION NATIONAL BANK

PLGIT

CITIZENS BANK

SOVEREIGN BANK

PROGRESS FEDERAL BANK

PNC BANK

COMMERCE BANK

WACHOVIA BANK

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

12. A MOTION TO APPROVE WORCESTER TOWNSHIP AS A ONE ROAD DISTRICT

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

13. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township for January 2004.

14. RESOLUTION NO. 04-01 ADJUSTING THE FEE SCHEDULE FOR YEAR 2004

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt Resolution No. 04-1 adjusting the portions of the Worcester Township Fee Schedule as indicated in Exhibit "A" (attached).

15. RESOLUTION NO. 04-02 ACCEPTING THE DEED OF DEDICATION FOR MILESTONE SUBDIVISION

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept Resolution No. 04-02 accepting the Deed of Dedication for Milestone (Phase II; III and IV roadways).

16. PUBLIC HEARING/ORDINANCE NO. 03-195 COMPENSATION FOR SUPERVISORS

OPEN PUBLIC HEARING

Mr. Davey opened the Public Hearing at 11:10 A.M.

PRESENTATION OF THE FACTS

Mr. Garrity gave a brief explanation of this Ordinance.

DISCUSSION

It was stated that this increase is allowable as defined by the population census of the Township and that Mr. Harris is the only eligible Supervisor at this time.

CLOSE PUBLIC HEARING

Mr. Davey closed the Public Hearing at 11:12 A.M.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 03-195 increasing the compensation for Worcester Township Supervisors.

**17. PUBLIC HEARING/CONTINUED/THE RESERVE AT CENTER POINTE
OPEN PUBLIC HEARING**

PUBLIC HEARING – THE RESERVE AT CENTER POINTE CONDITIONAL USE APPLICATION

Applicant is Stump Hall Road Associates, L.P. of Ft. Washington proposing a 25-lot subdivision located on approximately 55.8 acres (51.53 in the AGR Zoning District and 4.31 in the LI Zoning District), located at 1545 Trooper Road. The Sketch Plan presents an on-site community sewage treatment plant and on-site water.

OPEN PUBLIC HEARING

Mr. Davey opened the hearing at 11:12 A.M.

PRESENTATION OF THE FACTS

Mr. Garrity presented an overview of the application.

DISCUSSION

A decision from the Board will be forthcoming within 45 days.

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CLOSE THE PUBLIC HEARING

Mr. Davey closed the hearing at 11:16 A.M.

PUBLIC COMMENTS

Gordon McGowan, former Township employee, read a letter of appreciation to the Board of Supervisors.

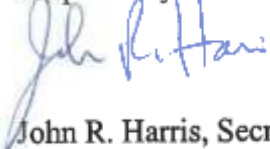
18. ADJOURNMENT

There being no further business to come before this Board, the public organizational meeting of the Worcester Township Board of Supervisors is adjourned by Mr. Davey at 11:16 A.M.

FUTURE MEETINGS

BOARD OF AUDITORS	JANUARY 06, 2004	W.T. ADMIN. BLDG.	11:00 A.M.
PLANNING COMMISSION	JANUARY 08, 2004	W.T. COMMUNITY HALL	07:30 P.M.
	JANUARY 22, 2004	W.T. COMMUNITY HALL	07:30 P.M.
ZONING HEARING BOARD	JANUARY 27, 2004	W.T. COMMUNITY HALL	06:30 P.M.
BOARD OF SUPERVISORS	FEBRUARY 18, 2004	W.T. COMMUNITY HALL	07:30 P.M.

Respectfully submitted,



John R. Harris, Secretary

EXHIBIT "A"

FEE SCHEDULE ADJUSTMENT

1/5/04

CONSULTANTS' FEES

Township Solicitor

2004

\$130.00/hour

\$140.00/hour-litigation (same)

Township Zoning Solicitor

\$135.00/hour

\$135.00/hour

Township Engineer

\$90.00/hour

Assistant Engineer

\$78.00/hour

Design Engineer

\$68.00/hour

Bldg. Inspector/Tech

\$58.00/hour

Draftsman

\$50.00/hour

Admin. Assistant

\$30.00/hour

Survey 3-Man Crew

\$875.00/day½ day min. (same)

Survey 2-Man Crew

\$775.00/day½ day min. (same)

Auto Charge

\$0.35/mile (Per IRS)

Out-of Pocket

.At Cost

Expense

Postage, Reprod.,

.At Cost

Toll, Telephone

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WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY FEBRUARY 18, 2004 7:30 P.M.

CALL TO ORDER

Mr. Davey called the regularly scheduled meeting of the Worcester Township Board of Supervisors to order 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"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input type="checkbox"/>

INFORMATIONAL ITEMS

- Applications for the *Fairview Village Sewer Connection HUD Grant* have been mailed to the area residents.
- The Pennsylvania American Water Company will install water lines in conjunction with this Fairview Village public sewer connection project. The water company plans to begin installation on 4-1-04 and intends to complete the project in 60 days.
- The PA Department of Environmental Protection has identified well water contamination on Methacton Avenue. As a result, the state will pay for public water connection on this street.
- The homes located on Ethel Avenue and Artmar Road will have public water connection as a result of the proposed Cane Subdivision. The Valley Forge Road area remains undecided. The Township has been in contact with the water company, conveying to them that 20 out of a possible 21 users want public water availability.

PUBLIC COMMENTS

- Mr. George Rogers questioned if applications to hook up to public water, via Pennsylvania American Water Company, have been mailed.

1. **READING AND APPROVAL OF THE MINUTES OF JANURAY 5, 2004**
 A motion by Mr. Kneeland and seconded by Mr. Davey to dispense with the reading of, and approve as written, the minutes of January 5, 2004.
 (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to January, net change:

Report:

General Fund	(69,511.53)
State	(4,678.44)
Capital Reserve	49.72

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A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for 2004 to January, net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to pay the bills of the Township in the amount of \$790,389.73 (including January and February 2004).

4. **ACKNOWLEDGEMENT OF REQUEST FOR INCLUSION IN THE AGRICULTURAL SECURITY AREA**

Theresa B. Jamieson, Trustee, (Elizabeth Schierenbeck Trust), has made application to join the existing Agricultural Security Area in Worcester Township. The two 2 parcels of land are located at 3117 Stump Hall Road, with frontage on Hollow Road and Valley Forge Road. These parcels consist of approximately 35 acres and 11 acres, totaling approximately 46 acres.

Stephen T. Palmer, Bruce B. Palmer, Wayne L. Palmer and Roberta P. Body have made application to join the existing Agricultural Security Area in Worcester Township. Three parcels, 49.1 acres; 2.24 acres and 3.8 acres are proposed for acceptance in the Agricultural Area. These parcels are located on Skippack Pike. A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to acknowledge the applications of the above referenced requests for inclusion into the Worcester Township Agricultural Security Area.

5. **RESOLUTION NO. 04-03 APPROVING, ADOPTING AND PLACING INTO EFFECT THE EMERGENCY OPERATIONS PLAN OF WORCESTER TOWNSHIP.**

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to approve Resolution No. 04-03, approving, adopting and placing into effect the Emergency Operations Plan of Worcester Township.

6. RESOLUTION NO. 04-04 GRANTING PRELIMINARY/FINAL APPROVAL TO THE CURTIS TRACT 2-LOT SUBDIVISION

Applicant is William K. Curtis proposing a 2-Lot subdivision consisting of 7.13 acres ± located on the Southeast side of Wentz Church Road near Skippack Pike. On-site sewage disposal and on-site well water are also proposed.

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to approve Resolution No. 04-04 granting Preliminary/Final approval to the Curtis Tract 2-Lot subdivision.

7. RESOLUTION NO. 04-05 GRANTING PRELIMINARY/FINAL APPROVAL TO THE SMITH TRACT/WILLOW CREEK ORCHARD LAND DEVELOPMENT PROPOSAL

Applicants are Lawrence and Andrew Smith proposing a farm market on a 113.4 acre tract located on Heebner Road, Hollow Road and Stump Hall Road, and Kriebel Mill Road, in the AGR Agricultural Zoning District. This use was approved by the Board of Supervisors on June 18, 2003, following a continued Conditional Use hearing. On-lot sewage and on-lot water are proposed for this land development.

Mr. Ron Shore objected to this land development proposal.

A motion by Mr. Kneeland, seconded by Davey and passed unanimously to approve Resolution No. 04-05 granting Preliminary/Final approval to the Smith Tract/Willow Creek Orchard Land Development proposal.

8. RESOLUTION NO. 04-06 GRANTING PRELIMINARY APPROVAL TO THE KUMPF/BELL 47-LOT SUBDIVISION

Applicant is Gambone Brothers Development Co. proposing a 47-lot subdivision comprising 95.8 acres ± located on Trooper Road and Woodlyn Avenue. The applicant was granted conditional use approval for the RPD cluster concept on April 16, 2003. Public water and on-lot sewer systems are proposed for these lots.

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to approve Resolution No.04-06 granting Preliminary approval to the Kumpf/Bell 47-Lot subdivision.

9. RESOLUTION NO. 04-07 GRANTING FINAL APPROVAL TO THE ARCADIA 4-LOT SUBDIVISION

Applicant is Arcadia Estates, LLC, proposing a 4-Lot subdivision on a 10.68 acre tract comprising 3 building lots, located at 3350 Skippack Pike. One lot will contain the existing residential dwelling and a "fifth" lot will not become a building lot. These lots will be served by on-lot sewer systems and on-site water. The tract is zoned AGR Agricultural Zoning District.

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to approve Resolution No. 04-07 granting Final approval to the Arcadia 4-Lot subdivision.

10. RESOLUTION NO. 04-08 ACCEPTING THE DEED OF DEDICATION FOR LONGWOOD MEADOWS

The subdivision has been satisfactorily inspected and completed, and a Maintenance Bond has been issued to the Township. The Board of Supervisors will now take dedication of the rights-of-way for the appropriate sections of Morris Road, Wentz Church Road, and Fisher Road.

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to approve Resolution No. 04-08 accepting the Deed of Dedication for Longwood Meadows.

11. CONDITIONAL USE DECISION – STUMP HALL ROAD ASSOCIATES/THE RESERVE AT CENTER POINTE 24-LOT SUBDIVISION

Applicant is Stump Hall Road Associates, L.P., Fort Washington, PA, proposing a 28-acre subdivision on 55.84 acres ± located at Township Line and Trooper Roads. The final public hearing on this application was held on January 5, 2004.

Decision:

A motion by Mr. Kneeland, seconded by Mr. Davey and unanimously approved to grant the applicant the conditional use pursuant to the Decision and Order dated February 18, 2004.

12. PUBLIC HEARING (Continued)– ORDINANCE NO. 03-194 – FAIRVIEW VILLAGE SEWER DISTRICT

Open the Public Hearing

Mr. Davey opened the public hearing at 7:48 P.M.

Introduction of Facts

Mr. Garrity gave a brief summary of this proposed Ordinance.

Mr. Nolan discussed the varying costs for sewer connections located in the Fairview Village Sewer District.

Discussion:

- One resident questioned the availability of the cost and Ordinance information.

CLOSE PUBLIC HEARING

Mr. Garrity closed the hearing at 7:53 P.M

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to Adopt Ordinance No. 03-194.

13. PUBLIC HEARING – ORDINANCE NO. 04-01-ZONING MAP AMENDMENT

Applicant is Stump Hall Road Associates, L.P., Fort Washington, PA, proposing a 28-acre subdivision on 55.84 acres ± located on Township Line and Trooper Roads. The final conditional use public hearing on this application was held on January 5, 2004. A small portion of the tract is zoned "LI", Limited Industrial Zoning. This portion of land comprises Lot 13 and represents 3.97 acres of the total acreage proposed for development.

Open the Public Hearing

Mr. Davey opened the public hearing at 7:54 P.M.

Introduction of Facts

Mr. Garrity gave a brief summary of this proposed Ordinance and explained the rationale for the rezoning.

Discussion:

- Mr. George Rogers requested an explanation of the developer's advantage to this rezoning. Mr. Garrity responded that this current piece of land is already being used in a residential capacity which is more compatible with the AGR zoning district.
- Mr. Davey added that the rezoning would not permit the developer to obtain any additional building lots. The new zoning would straighten out the zoning lines of demarcation on the zoning map.

CLOSE PUBLIC HEARING

Mr. Garrity closed the hearing at 7:57 P.M

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to adopt Ordinance No. 04-01.

14. PUBLIC HEARING - ORDINANCE NO. 04-02-STORMWATER MANAGEMENT

Open the Public Hearing

Mr. Garrity opened the public hearing at 7:57 P.M.

Introduction of Facts

Mr. Nolan gave a brief summary of this proposed Ordinance.

He explained the new federal regulations regarding the management of stormwater and the quality of run-off. This more definitive and stringent Ordinance will replace the Township's existing Ordinance.

Discussion:

- Mr. George Rogers questioned if the run-off issue addresses roadways without storm gutters.

CLOSE PUBLIC HEARING

Mr. Garrity closed the hearing at 8:04 P.M

A motion by Mr. Kneeland, seconded by Davey and passed unanimously to adopt Ordinance No. 04-02.

GENERAL PUBLIC COMMENTS

- Mrs. Randall Craven requested that the snow be removed from the paved walking trail in Heebner Park.
- Mr. Robert Brown suggested that PA American Water Company install the public water lines prior to resurfacing the roadways.
- Ms. Julie Stephens requested that the residents affected by public water connections receive notification of installation time frame, as well as costs.
- Mr. George Rogers questioned the time table for road repairs. Mr. Nolan advised him that repairs would be made probably some time in June or July, following the water and sewer line installations.

15. ADJOURNMENT

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

FUTURE MEETINGS:

FEBRUARY 24, 2004	ZONING HEARING	6:30 P.M. W.T. COMMUNITY HALL
FEBRUARY 26, 2004	PLANNING COMMISSION	7:30 P.M. W.T.COMMUNITY HALL
MARCH 1, 2004	BOARD WORK SESSION	8:00 A.M ADMIN. BUILDING
	JOINT MEETING	9:30 A.M. W.T. ADMIN. BLDG
MARCH 17, 2004	BOARD OF SUPERVISORS	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Vice Chairman

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP ADMINISTRATION BUILDING
 FAIRVIEW VILLAGE, PA
 MONDAY, FEBRUARY 2, 2004 8:00 A.M.

CALL TO ORDER

Mr. Davey called the meeting to order at 8:02 A.M.

PLEDGE OF ALLEGIANCE

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

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

No Informational Items were discussed.

PUBLIC COMMENTS

No public comments were forthcoming.

DISCUSSION ITEMS:

1. **SMITH TRACT/WILLOW CREEK ORCHARD**

Applicants are Lawrence and Andrew Smith proposing a farm market on a 113.4 acre tract located on Heebner Road, Hollow Road and Stump Hall Road, and Kriebel Mill Road, in the AGR Agricultural Zoning District. This use was approved by the Board of Supervisors on June 18, 2003, following a continued Conditional Use hearing. On-lot sewage (composting toilets) and on-lot water are proposed for this land development.

Mr. Nolan stated that, from an engineering point of view, the proposed farm market is ready for action by the Board of Supervisors. There remain, however, some outstanding issues at this time. The PennDOT permit is needed, as is consideration of the requested waivers. An additional informational item is that the proposed composting toilets do not require running water.

2. CORNELIA V. JOINER
Wildlife Rehabilitation Center use of land located at Bustard Road:
Ms. Joiner has received a permit and license from the state Game Commission to operate a rehabilitation center for wildlife. However, no application has been submitted to the Township to obtain accessory use approval. James Garrity, Township Solicitor, will draft a letter to Ms. Joiner.
3. ORDINANCE NO. 03-194/FAIRVIEW VILLAGE SEWER DISTRICT ORDINANCE (Requiring Connection)
This proposed Ordinance will require the applicable Fairview Village residents to hook up to the new public sewer lines. The public hearing will be held on February 18, 2004.
4. CURTIS TRACT 2-LOT SUBDIVISION
Applicant is William Curtis proposing a 2-lot subdivision located at 2030 Wentz Church Road. This tract comprises 8.14 acres± and it is located in the AGR Residential District. Lot No. 1 will retain the existing structure and Lot No. 2 is designated as a building lot. On-site water and on-site sewer are proposed. The Plan is designed by Hibbeln Engineers.
Mr. Nolan advised that, from an engineering stand point, the proposed subdivision plan is ready for action by the Board of Supervisors. It was also stated that the plan may be approved with the commercial, non-conforming use remaining with Lot No. 1 only. Escrow amounts will be required.
5. SANTANGELO 2-LOT SUBDIVISION
Applicant is Anthony C. Santangelo proposing a 2-lot subdivision of approximately 4.419 acres of land located at Berks Road, South of Shady Lane. Public water and on-site sewer are also proposed. The Township Engineer has suggested that the existing plan may require a Conditional Use hearing.
Mr. Nolan explained that the proposed plan shows a driveway crossing a stream corridor.
6. CZOP/SPECTER
A very brief discussion took place regarding the plan. It was decided that no further discussion would take place until a revised plan was submitted.
7. SCARLETT FARM – Susan Caughlan, Esq., advised that the Agricultural Conservation Easement closing will take place in approximately 45 days. Ms. Caughlan also advised that Montgomery County will hold an informational meeting on February 26, 2004 between the hours of 1 and 4 P.M. and again between 6 and 8 P.M. to discuss the \$150 million available for the purchase of open space.
8. GREENWAY UPDATE - Mr. Harris advised that he has discussed DEP's recommendations for the Greenway Plan with Peter Simone of Simone Jaffe Collins, Landscape Architects, who is developing the Greenway Plan along with the Greenway Study Committee. More information is being gathered, including public input and key-person interviews.
9. FARMERS UNION HALL – The Worcester Historical Society has organized a number of committees and will be making recommendations to the Township concerning the future of the building within a six-month period (from January 2004).
10. STATE-WIDE BUILDING CODE - The Worcester Township Board of Supervisors must address whether or not to adopt this code as the official Township Code. This decision must be finalized no later than the June 16, 2004 Board meeting.
11. ECKERD DRUG STORE LAND DEVELOPMENT – This project will be considered for Preliminary approval at the February 18, 2004 Board meeting. The Thomas Road/paper street and the Del Grippo driveway issues must be addressed.
12. THE RESERVE AT CENTER POINTE REZONING REQUEST – This public hearing will take place on February 18, 2004.

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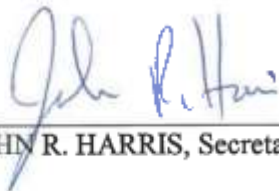
13. STORMWATER MANAGEMENT – Mr. Nolan will prepare the summary to this new Ordinance. The deadline for revising our stormwater policy is March 10, 2004. The new Ordinance will be discussed at the February 18, 2004 Board meeting.
14. METHACTON AVENUE & QUARRY HALL ROAD – DEP representatives, Ragesh R. Patel, George Horvat, Robert Zang, Gina Thomas and David Ewold, discussed the water contamination issue. Mr. Kinglsey, representative from Pennsylvania American Water Company, discussed the cost for laterals to be installed. It was further discussed that a public meeting will be held at the end of March 2004 to discuss the public water hook-ups. This project will be advertised in the *Pennsylvania Bulletin*, as well.
15. ADJOURNMENT
There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled, public meeting at 10:12 A.M.

FUTURE MEETINGS:

MARCH 1, 2004

8:00 A.M.

Respectfully submitted,



JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP ADMINISTRATION BUILDING
 FAIRVIEW VILLAGE, PA
 MONDAY, MARCH 1, 2004 8:00 A.M.

608246

CALL TO ORDER

Mr. Davey called the March 1, 2004 work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

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

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

- No informational items were issued.
1. **DISCUSSION: SEWER FOR AQRC**
 Following a general discussion, it was decided that a letter approving a potential sewer connection to the adjoining township would be required. J. Edmund Mullin, Esquire, will be contacted.
 2. **HUGANIR SUBDIVISION-EXTENSION REQUEST TO FUND/RECORD**
 J. Edmund Mullin, Esquire, has requested a 90-day extension of time to fund & record the Huganir subdivision, beyond the March 12, 2004 current deadline.
 Discussion: The Windy Hill area of Worcester Township will benefit from the Huganir subdivision through the connection to public sewers.
 3. **MEADOWOOD TAPPING FEE LETTER FROM CATHERINE M. HARPER, ESQ.**
 Following the addressing of the other agenda items, the Board closed the public meeting to convene an Executive Session due to possible litigation. Upon reconvening, Mr. Davey announced that the matter was deliberated but no decisions were made.
 4. **WETTER PROPERTY SUBDIVISION**
 This Ambler Nursery property was subdivided, de facto, by the PECO right-of-way which has resulted in the creation of two lots. Mr. Garrity will send Ms. Wetter a letter recognizing the subdivision and request she send a letter confirming her offer to abandon the nursery business use as a part of the process of acknowledging this de facto subdivision.

5. **SUNNY BROOK TREE WAIVER REQUEST**
The request by Sunny Brook Estates to substitute tree species has been forwarded to the Township Planning Commission for their input. It is on their agenda for their March 4, 2004 meeting.
6. **SCARLETT PROPERTY SETTLEMENT**
This settlement was held on February 20, 2004 according to Elizabeth Emlen, Administrator Farmland Preservation Board, County of Montgomery.
7. **HUD GRANT LETTER**
The grant application letter from the Township and the Department of Housing indicated a deadline date of February 27, 2004 to make application to receive funding for the Fairview Village Sewer District public sewer connection. Mr. McMullen of the Department of Housing indicated by telephone that approximately 20 applications had been received.
8. **LENHART LEASE**
Mr. Garrity's office prepared the Lease and the Board will review it. An advertisement to bid on the Lease will be placed in the newspaper and sent to realtors and churches.
9. **STOP SIGNS/TRAFFIC LIGHT INTERSECTIONS ORDINANCE**
A draft of the Ordinance has been received and will be reviewed by the Board. This Ordinance is scheduled for a public hearing to be held on March 17, 2004.
10. **MONTGOMERY COUNTY LIBRARY SYSTEM EVENT**
An invitation to celebrate the recognition of the Montgomery County Library System, held on April 22, 2004, has been sent to the Board. Mr. Kneeland intends to attend.
11. **UNIFORM CONSTRUCTION CODE**
The proposed UCC contains some more stringent sections of the code than those currently being utilized by Worcester Township. Where this is the case, these sections must be adopted to be incorporated into the new code.
12. **VIOLATION NOTICE – STORAGE TANK**
The Township has received a copy of a violation notice issued by the DEP for the Moran property.
13. **MONTGOMERY COUNTY OPEN SPACE PRESENTATION**
This presentation will take place during the Joint Planning Commission/Board of Supervisors quarterly meeting which follows this work session.
The applications for inclusion in the Worcester Township Agricultural Security Area will be reviewed by the Board at a public meeting scheduled for April 21, 2004.

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled work session at 8:52 A.M.

Mr. Davey announced that all future meetings will be held at the Worcester Township Community Hall.

FUTURE MEETINGS:

APRIL 5, 2004 WORK SESSION 8:00 A.M. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Vice Chairman

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY MARCH 17, 2004 7:30 P.M.

CALL TO ORDER

Mr. Davey called the regularly scheduled meeting of the Worcester Township Board of Supervisors to order 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"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey announced the Montgomery County Department of Community & Housing Development received twenty applications for assistance to connect to the public sewer system in Fairview Village. Of those applications to date, fourteen were given acceptance status to receive funding.
- PennDOT has granted approval to the Township's recommendation to install a traffic signal at the intersection of Route 73 and Bustard Road. The next step in the implementation process will be input by Mr. Nolan, the Township Engineer.
- Mr. Davey advised that the Township's new webmaster is Mr. David Cardy.
- Mr. Davey noted that a commemorative plaque has been placed on the Gerstemeier property in honor of Mr. Peter Schlotterer's contribution toward Open Space preservation on this property.

PUBLIC COMMENTS

No public comments were offered at this time

1. READING AND APPROVAL OF THE MINUTES OF FEBRUARY 18, 2004

A motion by Mr. Harris and seconded by Mr. Kneeland to dispense with the reading of, and approve as written, the minutes of February 18, 2004.
(Copies were available for review.)

608246

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to February, net change:

Report:

General Fund	263,874.74
State	(6,864.07)
Capital Reserve	93.24

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to February, net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township in the amount of \$419,262.29.

4. **MONTGOMERY COUNTY FARMLAND PRESERVATION BOARD PRESENTATION**

5. **A MOTION TO CHANGE THE VOTING DELEGATE TO THE STATE CONVENTION FROM FRANK L. DAVEY TO CHASE E. KNEELAND**
 A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to change the voting delegate to the State Convention from Frank L. Davey, Chairman, to Chase E. Kneeland, Vice Chairman.

6. **RESOLUTION NO. 04-09 GRANTING APPROVAL FOR THE WORCESTER TOWNSHIP VOLUNTEER FIRE DEPARTMENT ACTIVITIES FOR YEAR 2004**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-09 approving the Worcester Township Volunteer Fire Department activities for Year 2004, pursuant to their annual letter of request.

7. **RESOLUTION NO. 04-10 ACCEPTING THE DEED OF DEDICATION FOR CENTER POINT FARM FORCE MAIN & PUMPING STATION**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-10, accepting the Deed of Dedication for Center Point Farm force main and pumping station.

8. RESOLUTION NO. 04-11 ACCEPTING THE DEED OF DEDICATION FOR CENTER POINT FARM RIGHT-OF-WAY FOR SKIPPACK PIKE
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-11 accepting the Deed of Dedication for Center Point Farm Right of Way for Skippack Pike.
9. RESOLUTION NO. 04-12 ACCEPTING THE DEEDS OF DEDICATION FOR GLENGARY HIGHLANDS RIGHTS-OF-WAY FOR WENTZ CHURCH ROAD & BARLEY LANE
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-12 accepting the Deeds of Dedication for Glengary Highlands Rights of Way for Wentz Church Road & Barley Lane.
10. RESOLUTION NO. 04-13 GRANTING FINAL APPROVAL TO THE COCCIO 2-LOT SUBDIVISION
Applicant is Ernest Coccio proposing a 2-lot subdivision of 6.48± acres on the West side of Quarry Hall Road, opposite Dell Road. One existing dwelling lot and one new building lot are proposed in the R-175 Zoning District, and they will be served by on-lot water and on-lot sewer.
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-13 granting Final Approval to the Coccio 2-Lot Subdivision.
11. RESOLUTION NO. 04-14 GRANTING FINAL APPROVAL TO THE GUARDINO 3-LOT SUBDIVISION
Applicant is Frank S. Guardino proposing a 3-lot subdivision on the Northeast side of Methacton Avenue, between Plumlyn and Markley Avenues. This parcel is 2.5± acres located in the R-100 Zoning District. The Plan depicts 2 new building lots, with Lot No. 1 containing the existing dwelling. On-lot water and public sewer are also proposed.
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-14 granting Final Approval to the Guardino 3-Lot Subdivision.
12. RESOLUTION NO. 04-15 PLGIT - AUTHORIZING PARTICIPATION IN A MERCHANT SERVICE PROGRAM
Worcester Township is a member of the Pennsylvania Local Government Investment Trust (PLGIT), offering the Township the ability to honor, at its administrative office, certain credit cards and debit cards using electronic payment.
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-15 authorizing participation in a Merchant Service Program.

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13. RESOLUTION 04-16 GRANTING FINAL LAND DEVELOPMENT APPROVAL – FROG HOLLOW TENNIS CLUB

Applicant is Country Tennis Associates, L.P., 2109 Weber Road, proposing a 21,600 square-foot building to house three indoor tennis courts on an existing 11.63 acre parcel located on the Northwest side of Weber Road, between Skippack Pike and Curtis Lane.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-16 granting Final Land Development Approval to the Frog Hollow Tennis Club/Country Tennis Associates, L.P. land development.

14. PUBLIC HEARING – SANTANGELO CONDITIONAL USE APPLICATION

Applicant is Anthony Santangelo, requesting conditional use approval for driveway and utility crossing of the Riparian Corridor in Zones 1 and 2, as described on a 2-lot subdivision plan consisting of 4.42± acres of land located on Berks Road. This property is in the LPD Zoning District.

Open the Public Hearing

Mr. Davey opened the public hearing at 7:50 P.M.

Introduction of Facts

Mr. Garrity gave a brief summary of this application.

Discussion: Mr. Santangelo was called as a witness by Mr. Frederic Wentz, Esquire.

There were no public comments.

CLOSE PUBLIC HEARING

Mr. Davey closed the hearing at 8:00 P.M

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to table the matter for further consideration.

15. PUBLIC HEARING – ORDINANCE NO. 2004-198 - STOP INTERSECTIONS AND TRAFFIC CONTROL SIGNALS

This Ordinance amends the Codified Ordinances of Worcester Township, Chapter 145, by adding a new Article II entitled “Stop Intersections” to identify the locations of stop signs within the Township and by adding a new Article III entitled “Traffic Control Signals” to identify the locations of traffic lights within the Township.

Open the Public Hearing

Mr. Davey opened the public hearing at 8:02 P.M.

Introduction of Facts

Mr. Garrity gave a brief summary of this proposed Ordinance. There were no public comments.

CLOSE PUBLIC HEARING

Mr. Davey closed the hearing at 8:06 P.M
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 04-198.

GENERAL PUBLIC COMMENTS

No public comments were forthcoming.

Informational Item:

- Mr. Davey announced that all future Board of Supervisors' work sessions, scheduled for the first Monday of each month, will be held at the Township Community Hall at 8:00 A.M. This change in location came about as a result of the increased public turnout. The next work session will be held on April 5, 2004.

16. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the March 17, 2004 meeting at 8:10 P.M.

FUTURE MEETINGS:

MARCH 23, 2004 HALL	ZONING HEARING	6:30 P.M. W.T. COMMUNITY
MARCH 25, 2004 HALL	PLANNING COMMISSION	7:30 P.M. W.T.COMMUNITY
APRIL 5, 2004 HALL	BOARD WORK SESSION	8:00 A.M. W.T.COMMUNITY
APRIL 21, 2004 HALL	BOARD OF SUPERVISORS	7:30 P.M. W.T. COMMUNITY

Respectfully submitted,



 JOHN R. HARRIS, Secretary
 Board of Supervisors

608246

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP ADMINISTRATION BUILDING
 FAIRVIEW VILLAGE, PA
 MONDAY, APRIL 5, 2004 8:00 A.M.

CALL TO ORDER

Mr. Davey called the work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

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

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

No informational items were offered.

PUBLIC COMMENTS

No public comments were offered.

1. Discussion: Zoning Hearing Appeal No. 04-01
 A Public Hearing will be held at 6:30 P.M. on April 28, 2004 before the Zoning Hearing Board on the Application of David M. Manilla, Esquire, for the following relief from the Ordinance to permit the property located at 2600 Skippack Pike to be used as a law office:
 - A. A Variance from §150-35 to permit an office use at the property; and
 - B. A Variance from §150-147 to permit a business sign at the premises.

The Board discussed the downside of commercial uses for this property. Following further discussion, Mr. Harris motioned, seconded by Mr. Kneeland, and unanimously approved to authorize the Township Solicitor to oppose Zoning Hearing Board Application No. 04-01.

2. Discussion: Zoning Hearing Appeal No. 04-04
 A Public Hearing will be held at 6:30 P.M. on April 28, 2004 before the Zoning Hearing Board on the Application of Joseph Gambone, Jr., for the following relief from the Ordinance to permit construction of a guest house and four car garage on the residential property:
 - A. A Variance from §150-35 B to permit a second detached dwelling to be erected on the property; and
 - B. Variance from §150-9, definition of "private garage" to permit the construction of a private garage with more than three bays.

The Board discussed the differences in use between an in-law suite and a guest dwelling. Additionally, the requirements for the limitation of use were discussed.

3. Resignation of the Park & Recreation Director
The current Director of Parks & Recreation has submitted her resignation, effective April 28, 2004. The job description of this position may be altered from the current description.
4. Montgomery County Approval Status of the Palmer Application for Inclusion in the Agricultural Security Act (AWAITING MUNICIPAL ACTION)
5. APPROVAL OF THE MINUTES OF MARCH 1, 2004
A motion by Mr. Kneeland, seconded by Mr. Davey to approve, and approved 2-0 (Mr. Harris abstained from voting) as written, the minutes of March 1, 2004.
6. Other Business
 - Historical Society Building – The Board of Supervisors will pursue the installation of public water to this building, 2011 Valley Forge Road. “Do Not Drink The Water” signs will be posted at the site.
 - Smith Farm – letter, appraisals and agreement of sale
 - Historical Society Building Lease – Mr. Davey noted that the Board does not consider a lease of 2011 Valley Forge Road exclusive to the Historical Society.
 - Exterior Painting Bid of Historical Society Building – Mr. Nolan will include the words, “to be determined” in the bid specs regarding paint color.
 - Methacton High School – The Plans submitted by the School Board did not provide for a sprinkler system. The Board does not agree to waive this sprinkler system requirement.
 - Asher Car Wash – The Board of Supervisors discussed their concerns regarding the Asher Car Wash wastewater. Mr. Bagley will address this issue in a letter to the owners and include the CKS specs.
 - Resident Petition – Residents submitted a petition to the Board regarding a traffic signal turning arrow they wish to have installed at Valley Forge Road and Township Line Road.
 - Manilla Farm Letter –
 - Saul Ewing Letter –
 - The Board may adopt the new building code in April.
 - Meadowood – The Board has not yet received a reply from Ms. Kate Harper regarding the cost of tapping fees.
 - A motion by Mr. Kneeland, seconded by Mr. Harris, and passed unanimously to investigate a building permit issued to -----

EXECUTIVE SESSION

The Board of Supervisors adjourned to an Executive Session at 9:20 A.M. to discuss a personnel issue.

RECONVENE

The Board of Supervisors reconvened their work session at _____ A.M.

ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled work session at 9:51A.M.

FUTURE MEETINGS:

May 3, 2004 8:00 A.M. Community Hall

3. Resignation of the Park & Recreation Director

The current Director of Parks & Recreation has submitted her resignation, effective April 28, 2004. The job description of this position may be altered from the current description.

4. Montgomery County Approval Status of the Palmer Application for Inclusion in the Agricultural Security Act (AWAITING MUNICIPAL ACTION) Mrs. Caughlin explained the status of the application and its need in securing an appraisal by the County.

5. APPROVAL OF THE MINUTES OF MARCH 1, 2004

A motion by Mr. Kneeland, seconded by Mr. Davey to approve, and approved 2-0 (Mr. Harris abstained from voting) as written, the minutes of March 1, 2004.

6. Other Business

- Historical Society Building – The Board of Supervisors will pursue the installation of public water to this building, 2011 Valley Forge Road. “Do Not Drink The Water” signs will be posted at the site.
- Smith Farm – letter, appraisals and agreement of sale
- Historical Society Building Lease – Mr. Davey noted that the Board does not wish for the lease of 2011 Valley Forge Road to be exclusive to the Historical Society. Mr. Garrity pointed out that document might actually be a license rather than a lease.
- Exterior Painting Bid of Historical Society Building – Mr. Nolan will include the words, “to be determined” in the bid specs regarding paint color.
- Methacton High School – The Plans submitted by the School Board did not provide for a sprinkler system. The Board does not wish to grant the school board’s request to waive this sprinkler system requirement.
- Asher Car Wash – The Board of Supervisors discussed their concerns regarding the Asher Car Wash wastewater. Mr. Nolan will determine if this is the source of the grit in the treatment plant and Mr. Bagley will address this issue in a letter to the owners and include the CKS specs.
- Resident Petition – Residents submitted a petition to the Board regarding a traffic signal turning arrow they wish to have installed at Valley Forge Road and Township Line Road.
- Manilla Office Letter – Mr. Harris suggested that a letter be drafted for use in cases where the Township has decided to oppose a ZHB application, tactfully pointing out that our opposition is not a personal thing but part of our responsibility in supporting our ordinances. Mr. Sardo will draft a letter to be sent to Mr. Manilla and send the draft to the supervisors and Mr. Garrity for review.
- Saul Ewing Letter – A package has been received from Saul, Ewing offering to assist us with a bond issue. Mr. Davey explained that the company had made a presentation to us on that subject a few years ago and that this was probably just a marketing attempt.
- The Board may adopt the new building code in April.
- Meadowood – The Board has not yet received a reply from Ms. Kate Harper regarding the cost of tapping fees.

EXECUTIVE SESSION

The Board of Supervisors adjourned to an Executive Session at 9:20 A.M. to discuss a personnel issue.

RECONVENE

The Board of Supervisors reconvened their work session at 9:40 A.M.


ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled work session at 9:51A.M.

FUTURE MEETINGS:

May 3, 2004 8:00 A.M. Community Hall

Respectfully submitted,



JOHN R. HARRIS, Secretary

608246

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY APRIL 21, 2004 7:30 P.M.

CALL TO ORDER

Mr. Davey called the regularly scheduled meeting of the Worcester Township Board of Supervisors to order 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"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey announced that the Board of Supervisors had attended the PSATS Convention on Monday and Tuesday of this week. The keynote speaker was President George W. Bush. The Board members and the Township Manager also attended numerous seminars to learn new ideas in municipal management.
- Mr. Davey announced the resignation of the Park & Recreation Director. The Board is seeking a replacement for that position.
- Mr. Davey announced that the Fairview Village Sewer Project is on schedule. The binder course is being placed on the roads this week.

PUBLIC COMMENTS

- Ms. Nancy Tuckey of Valley Forge Road, stated that she submitted a petition for a left turn lane at Township Line Road, on March 29, 2004. She was advised that the Board will discuss her petition and they may make a recommendation to PADOT for a study.
- Mr. William Kazimer of Germantown Pike questioned if Markley Avenue will be paved. He was advised that it may be considered in the upcoming road reconstruction project.
- Mr. Art Bustard of Bustard Road questioned the intent of the Santangelo Conditional Use application. Mr. Davey explained the proposed subdivision to which this application pertains.
- Mr. Robert Brown of Valley Forge Road questioned the status of public water installation along Valley Forge Road, near Germantown Pike. He was advised that the situation is yet unresolved due to budgetary constraints at Pa. American Water Company.

1. READING AND APPROVAL OF THE MINUTES OF MARCH 17, 2004

A motion by Mr. Harris and seconded by Mr. Kneeland to dispense with the reading of, and approve as written, the minutes of March 17, 2004.

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2004 to March, net change:

Report:

General Fund	89,629.98
State	(6,392.12)
Capital Reserve	7,863.04

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to March, net change.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

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

\$211,350.80

4. A MOTION TO APPROVE/DENY THE SANTANGELO CONDITIONAL USE APPLCIATION

Applicant is Anthony Santangelo, requesting conditional use approval for driveway and utility crossing of the Riparian Corridor in Zones 1 and 2, as described on a 2-lot subdivision plan consisting of 4.42± acres of land located on Berks Road. This property is in the LPD Zoning District.

A motion by Mr. Harris and seconded by Mr. Kneeland and passed unanimously to approve the Santangelo Conditional Use application pursuant to the written Decision & Order of the Worcester Township Board of Supervisors dated April 21, 2004.

5. A MOTION TO AWARD THE WASTEWATER GRINDER SYSTEM FOR THE BERWICK PLACE WASTEWATER TREATMENT PLANT

Having been duly advertised for bid, notice was given by Worcester Township to accept bids from qualified vendors to supply a mechanical grinder system for use at the Berwick Place Wastewater Treatment Plant and to provide start-up services for the same.

The Bids were opened on April 7, 2004 at approximately 1 o'clock P.M. The results are as follows:

COMPANY NAME	BID AMOUNT
CW Sales Corp. 199 S. Forrest Avenue Norristown, PA 19401	\$22,137.00
JWC Environmental 290 Paularino Avenue Costa Mesa, CA 92626-3314	\$23,255.00
Franklin Miller 60 Okner Parkway Livingston, NJ	\$18,900.00

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to award the above-referenced Grinder System Bid for the Berwick Place Wastewater Treatment Plant to - Franklin Miller in the amount of \$18,900.00

6. A MOTION TO AWARD THE MATERIALS BID

Having been duly advertised for bid, notice was given by Worcester Township to accept bids to provide materials and/or equipment for Township use. The bids were opened on April 19, 2004 at approximately 1:00 P.M.

1. STONE VENTURE		NACEVILLE MATERIALS, A JOINT VENTURE			
P. O. BOX 196 SKIPPACK, PA 19474					
ITEM NO.	APPROXIMATE QUANTITY	UNIT	DESCRIPTION	UNIT PRICE FOB-PLANT	UNIT PRICE DELIVERED
1	200	Tons	No. 10 Aggregate (#1)	\$3.50	\$6.68
2	300	Tons	No. 8 Aggregate (#1B)	\$7.50	\$10.68
3	400	Tons	No. 2A Modified Aggregate	\$5.60	\$8.78
4	300	Tons	No. 57 Aggregate (#2B)	\$6.95	\$10.13
5	300	Tons	No. 3 Aggregate	N.B.	N.B.
6	600	Tons	No. 3A Modified Aggregate	\$6.15	\$9.33
7	200	Tons	No. 1 Aggregate (#4)	\$6.00	\$9.18
2. PAVING MATERIAL		GLASGOW, INC.			
P. O. BOX 1089 GLENSIDE, PA 19038					
1	400	Tons	ID-2 Base	\$23.75	\$28.45
2	400	Tons	ID-2 Top (H Aggregate)	\$26.25	\$30.95
3	400	Tons	2A Modified Bituminous Mix	\$21.60	\$26.30
4	400	Tons	BCBC	\$21.60	\$26.30
5	200	Tons	PSP Cold Patch	\$42.60	\$47.30
6	400	Tons	ID-3 Airport Mix	\$24.50	\$29.20

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to award the **Materials Bids** to the low bidders:

(STONE) Naceville Materials, A Joint Venture

(PAVING MATERIAL) Glasgow, Inc.

3. EQUIPMENT RENTAL			HARRIS GRAMM CONTRACTORS, INC. 1432 GRANGE AVENUE COLLEGEVILLE, PA 19426	
BID ITEM	UNIT	DESCRIPTION	RATE	
1	Hour	580 E Backhoe	\$50.00	
2	Hour	480 E LL Loader	\$48.00	
3	Hour	755 Loader	\$74.00	
4	Hour	450 Crawler Dozer	\$60.00	
5	Hour	10-12 Ton 3-Wheel Roller	\$50.00	
6	Hour	10 Ton Tandem Roller	\$50.00	
7	Hour	252 Vibratory Roller	\$60.00	
8	Hour	Blaw Knox Paver	N.B.	
9	Hour	300 Maudlin Paver	\$60.00	
10	Hour	Air Compressor Package	\$45.00	
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	

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7. A MOTION TO AWARD THE EQUIPMENT RENTAL BID

Having been duly advertised for bid, notice was given by Worcester Township to accept bids to provide materials and/or equipment for Township use. The Bids were opened on April 19, 2004 at approximately 1:00 P.M.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to award the **Equipment Rental Bid** to the low bidder:

(EQUIPMENT RENTAL) Harris Gramm Contractors, Inc.

8. PUBLIC HEARING – RESOLUTION NO. 04-17

Having been duly advertised, notice was given that Worcester Township received a proposal to amend the Worcester Township Agricultural Security Area to include a total of 46.5± acres of land owned by Theresa B. Jamieson, Trustee, 35.28± acres located on Hollow Road and a 11.246± acre parcel located on Stump Hall Road.

Open the Public Hearing

Mr. Davey opened the public hearing at 7:47 P.M.

Introduction of Facts

Mr. Davey gave a brief summary of this request.

Discussion: No discussion took place.

CLOSE PUBLIC HEARING

Mr. Davey closed the hearing at 7:48 P.M

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-17.

9. PUBLIC HEARING – RESOLUTION NO. 04-18

Having been duly advertised, notice was given that Worcester Township received a proposal to amend the Worcester Township Agricultural Security Area to include a total of 55.16± acres of land owned by Stephen T. Palmer, Jr., Bruce B. Palmer, Wayne L. Palmer and Roberta P. Brody, with a 49.12± acre parcel located on Skippack Pike and a 2.24± acre parcel located at 2920 Skippack Pike.

Open the Public Hearing

Mr. Davey opened the public hearing at 7:48 P.M.

Introduction of Facts

Mr. Davey gave a brief summary of this request.

Discussion: No discussion took place.

CLOSE PUBLIC HEARING

Mr. Davey closed the hearing at 7:49 P.M

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-18.

GENERAL PUBLIC COMMENTS

- Mr. John Rothaus of North Trooper Road questioned if Gambone Construction purchased the Kumpf tract. He was advised in the affirmative. Mr. Rothaus also expressed concern about the traffic impact of the Kumpf-Bell proposed subdivision. He was advised by Mr. Davey that a traffic impact study had been undertaken. He was also advised that the area of North Trooper Road and Woodlyn Avenue would be improved and although there would be but one ingress/egress for the newly proposed development, an emergency access would be provided onto Township Line.

10. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the April 21, 2004 meeting at 7:55 P.M.

FUTURE MEETINGS:

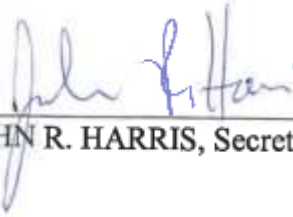
APRIL 22, 2004
HALL

PLANNING COMMISSION

7:30 P.M. W.T.COMMUNITY

APRIL 28 & 29, 2004 HALL	ZONING HEARING	6:30 P.M. W.T. COMMUNITY
MAY 3, 2004 HALL	BOARD WORK SESSION	8:00 A.M. W.T.COMMUNITY
MAY 19, 2004 HALL	BOARD OF SUPERVISORS	7:30 P.M. W.T. COMMUNITY

Respectfully submitted,



JOHN R. HARRIS, Secretary

608246

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP ADMINISTRATION BUILDING
 FAIRVIEW VILLAGE, PA
 MONDAY, MAY 3, 2004 8:00 A.M.

CALL TO ORDER

The May 3, 2004 Work Session of the Worcester Township Board of Supervisors was called to order by Mr. Kneeland at 8:00 A.M.

PLEDGE OF ALLEGIANCE

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

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

- The Worcester Historical Society members held their annual Flea Market on Saturday, May 1, 2004 and it was very successful.
- Pennsylvania American Water Company will begin the installation of water lines on Adair Drive, Methacton Avenue and portions of Quarry Hall Road.

PUBLIC COMMENTS

- Barbara McMonagle questioned the wisdom of paving Valley Forge Road prior to the installation of public water. The PennDOT paving requirement was explained to her.
- Marie Amato voiced her concerns about the drainage issue in the front of her house, due to damage to the curbing caused by the sewer line installation. She was advised by Mr. Kneeland that any damages will be repaired, as they have been in the past throughout this installation process.

1. **APPROVAL OF MINUTES OF APRIL 5, 2004**

A motion by Mr. Harris, seconded by Mr. Kneeland, and unanimously approved to dispense with the reading of, and approve as written, the minutes of April 5, 2004.
(copies were available for review.)

2. Discussion: **PETITION FOR LEFT TURN ARROW AT TOWNSHIP LINE & VALLEY FORGE ROADS**
Mrs. Nancy Tuckey, 1428 Valley Forge Road, petitioned area residents to request the Worcester Township Board of Supervisors to act on their request for a left turn arrow at the traffic signal located at Township Line and Valley Forge Roads.

Mr. Nolan, Township Engineer, presented findings from the proposed Kumpf-Bell Traffic Study compiled by McMahon and Associates in 2003. The results of this study indicate adequate roadways for the increased traffic. Mr. Nolan recommends a review of the timing for the intersection's traffic light. Mr. Sardo will contact PennDOT and ask them to perform a study. Mr. Sardo will also contact Mrs. Tuckey, to advise her that the Township will undertake a review of the traffic situation at this intersection.

3. Discussion: LETTER REGARDING GATE TO THE LENHART PROPERTY

Mr. Robert Burt, Hollow Road, submitted a letter to the Township requesting a gate to allow access from his property to the pond located at 1622 Hollow Road, newly acquired by the Township. Following a discussion by the Board, Mr. Sardo will compose a letter to Mr. Burt advising him that this portion of the park is not open to the public and that the Township has plans to lease the 1622 Hollow Road property.

4. VINCENT CANE LOT LINE CHANGE SUBDIVISION

The Board reviewed this proposed plan for its impact on the proposed Cane 13-Lot subdivision and the proposed Eckerd Drug Store. Because only one-thousand feet of land will be reduced from the 13-lot subdivision, the impact will be negligible. The Cane plan will be resubmitted to reflect the changes.

5. Discussion: 1316 DELL ROAD STOP WORK ORDER

Joseph McGrory, Esquire, represented Dennis Caglia, the resident at 1316 Dell Road. By way of background, the resident was issued a variance to construct a detached two-car garage, in addition to the existing three-car garage. However, the resident is actually constructing an attached two-car garage which differs from his variance and is not in compliance with the zoning ordinance. A Cease Work Order was issued. Another zoning hearing would be required to appeal these issues.

6. ECKERD DRUG STORE

Applicant is Baldridge Development Inc., C/O Allen Kann; 11825 Manchester Road, St. Louis, MO, proposing a land development plan to erect an Eckerd Drug Store. The proposed location is Germantown Pike and Valley Forge Roads. The existing site contains four parcels totaling approximately 1.81 acres in the C-Commercial District. Public water and sewer are proposed. The proposed store is to be 9,227 square feet and the Zoning Hearing Board approved their application at their 12/16/03 meeting to allow impervious coverage to be 73.7% and a gross retail store of 9,227 square feet instead of 6,500 s.f. The only condition of the ZHB is that the architecture conform to the style of the store presently located in Chalfont, PA. The existing access drive is owned by the adjacent landowner. The Cane proposal addresses the situation by subdividing the access road and conveying part of it to the applicant and part to Mr. Delgrippe. Several permits remain outstanding on this proposed land development. Mr. Nolan will contact Ms. Pionzio of Hamburg, Rubin, Mullin law firm to request an update of any permit approvals. The ten requested waivers were also discussed. The Board will await input from the Township Solicitor before moving forward with the approval process.

7. ENTRANCE & EXIT AT WORCESTER TOWNSHIP COMMUNITY HALL

Mr. Nolan advised the Board on the traffic considerations for this issue. If the building were being designed, the ingress and egress would be different. However, there are existing conditions that make the traffic flow as it is today the better choice.

8. Other Business

Barbara McMonagle questioned the impervious coverage of the proposed Eckerd Drug Store. It was explained to her that the underground drainage planned for the site will be sufficient. Ms. McMonagle also inquired into the Board's activity regarding the Eckerd Drug Store zoning hearing appeal.

ADJOURNMENT

There being no further business to come before this Board, Mr. Kneeland adjourned the regularly scheduled work session at 9:20 A.M.

FUTURE MEETINGS:

May 19, 2004	7:30 P.M.	Community Hall
June 07, 2004	8:00 A.M.	Community Hall
June 07, 2004	9:30 A.M.	Joint Meeting Community Hall

Respectfully submitted,

John R. Harris
John R. Harris, Secretary

608246

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY MAY 19, 2004 7:30 P.M.

CALL TO ORDER

Mr. Davey called the regularly scheduled meeting of the Worcester Township Board of Supervisors to order 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"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey announced that a new Director of Parks & Recreation was hired on May 13, 2004.
- Mr. Davey announced that the paving of Valley Forge Road and Germantown Pike, resulting from the Berwick Place Sewer Expansion Project, has been completed.

PUBLIC COMMENTS

- The Board entered into a short discussion regarding the traffic signal timing at Township Line Road & Valley Forge Road.
- Mrs. Doorly, Grange Avenue, stated she is experiencing a drainage problem resulting from the Rosenlund (Wyntree) subdivision to the rear of her property. Mr. Davey assured Mrs. Doorly that the Board is aware of her concern and has discussed it with Mr. Nolan, the Township Engineer, and believes that the basin is in compliance with the Township Stormwater Ordinance, as well as state requirements. The Board members will personally visit the site to make first-hand observations.
- Ms. Goodin, Valley Forge Road, expressed her recommendation for a left turn arrow on the traffic signal located at Township Line Road and Valley Forge Road. Other residents in attendance also voiced their concerns. Mr. Davey advised that the issue has been brought to the attention of PennDOT.
- Mr. Davey advised the Fairview Village residents attending the Board meeting that he will contact the American Water Company to attempt to establish a time frame for their installation of public water in the affected Fairview Village area.

If the date is too far off into the future, the residents will have to hook up to the public sewer system in advance of hooking into public water.

1. **READING AND APPROVAL OF THE MINUTES OF APRIL 21, 2004**

A motion by Mr. Harris and seconded by Mr. Kneeland to dispense with the reading of, and approve as written, the minutes of April 21, 2004.
(Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to April, net change:

Report:

General Fund	223,354.22
State	151,113.55
Capital Reserve	7,912.83

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to April, net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township in the amount of
\$415,622.58.

4. **DISCUSSION ITEM: PETITION FOR LEFT TURN SIGNAL AT THE INTERSECTION OF TOWNSHIP LINE ROAD & VALLEY FORGE ROAD**
Mr. Davey gave a brief introduction of the topic for discussion. He explained that the traffic study prepared for the proposed Kumpf/Bell subdivision indicates no need for a change at that intersection. Mr. Davey also advised that Armour & Sons, the company contracted by the Township for traffic signal repair and maintenance, also indicated that the traffic signal is functioning normally. Mr. Davey added that many complaints have been registered with the Township regarding the timing of this signal. Therefore, the Board will obtain verification of the permitted timing applied to this traffic signal. Several residents voiced their personal concerns and frustrations with the timing of the light.

5. **A MOTION TO AWARD THE PAINTING CONTRACT FOR THE EXTERIORS OF 1721 VALLEY FORGE ROAD AND 2011 VALLEY FORGE ROAD**

Having been duly advertised for bid, notice was given by Worcester Township to accept bids from qualified vendors for exterior trim painting at the Worcester Township Building and the exterior siding and trim painting at the Historical Society Building.

The Bids were opened on May 12, 2004 at approximately 1 o'clock P.M. The results are as follows:

WORCESTER TOWNSHIP CONTRACT NO. 7200-109B		
EXTERIOR PAINTING CONTRACT AT WORCESTER TOWNSHIP BUILDING AND HISTORICAL SOCIETY BUILDING		
SUMMARY OF BIDS RECEIVED MAY 12, 2004		
	Old Philadelphia Assoc. 315 S. Bolmar Street P.O. Box 2286 West Chester, PA 19380	The Hooven Group, Inc. 320 E. Gay Street West Chester, PA 19380
Item No. 1	\$10,128.00	\$6,390.00
Item No. 2	\$27,900.00	\$16,400.00
Item No. 3	\$1,680.00	\$800.00
TOTALS	\$39,708.00	\$23,590.00

A motion by Mr. Mr. Harris, seconded by Mr. Kneeland and passed unanimously to award the Painting Contract to THE HOOVEN GROUP, INC., 320 E. GAY STREET, WEST CHESTER, PA in the amount of \$23,590.00.

6. **RESOLUTION NO. 04-19 CLOSING OUT THE COMMUNITY CONSERVATION PARTNERSHIPS GRANT (GREENWAY)**
Mr. Davey provided some background information about the grant that was awarded to Worcester Township that enabled the Board to contract with Simone Jaffe Collins to prepare a Greenway Plan.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-19 closing out the Community Conservation Partnerships Grant (Greenway).
Mr. Harris thanked the volunteers who comprised the Greenway Study Committee.

7. **RESOLUTION NO. 04-20 ACCEPTING THE DEED OF DEDICATION FOR THE WENTZ CHURCH ROAD RIGHT-OF-WAY FOR THE CURTIS TRACT SUBDIVISION**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-20 accepting the Deed of Dedication for the Wentz Church Road right-of-way for the Curtis Tract subdivision.

8. **RESOLUTION NO. 04-22 GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL - CANE LOT LINE CHANGE**
 Applicant is Vincent Cane proposing lot line adjustments creating four (4) non-buildable lots to be joined in common deed with adjoining parcels along Germantown Pike. Lot 2 is to be conveyed from Lot 1 to the Eckerd Pharmacy Property. Lot 3 is to be conveyed from Lot 1 to the DelGrippe Property. Lot 4 is to be conveyed from Lot 1 to the Bean property. No new building lots will be created by this subdivision.

Mr. Davey announced that a copy of the plan was available for public review.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-22.

9. **RESOLUTION NO. 04-21 GRANTING PRELIMINARY LAND DEVELOPMENT APPROVAL – ECKERD DRUG STORE**
 Applicant is Baldrige Real Estate, Inc., proposing a land development plan to construct an Eckerd Drug Store on five existing parcels of land totaling approximately 1.89 acres along Valley Forge Road and Germantown Pike. This proposed plan consists of a 9,227 square foot pharmacy. Public water and sewer are proposed. The tract is located in the C-Commercial District.

Mr. Davey advised that a plan was available for public review.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-21 granting Preliminary approval to the Eckerd Drug Store Land Development Plan.

GENERAL PUBLIC COMMENTS

- Art Bustard, Bustard Road, questioned the status of the proposed traffic signal located at Route 73 and Bustard Road. Mr. Nolan advised that PennDOT has approved the installation of this light. It will be installed in approximately 2 to 6 months.
- William Kazimer, Germantown Pike, questioned whether Eckerd Drug Store was sold to CVS Drug Store. Ms. Pionzio, an attorney representing Eckerd Drug Store, advised that it was not sold to CVS, but to a French company who will retain the Eckerd name.
- Kim David of the Friends of Worcester, raised a question regarding the zoning approval for impervious coverage allowance for the Eckerd Drug Store Plan. Mr. Davey explained the role of the Zoning Hearing Board and their responsibilities as appointees of the Board of Supervisors.
- Mr. Kazimer requested clarification of the role of the Montgomery County Planning Commission in the review process. Mr. Davey explained the parameters.

- Mr. Kim David, Berks Road, further questioned the Zoning Hearing Board's decision regarding the impervious coverage granted to the Eckerd Drug Store Plan verses the Municipalities Planning Code guidelines.
Mr. Harris clarified that the MCPC does not review variance requests submitted to the Township's Zoning Hearing Board.
Mr. Davey explained the granting of powers through the MPC (Pennsylvania Municipalities Planning Code).
- Barbara Andon, Greenway Study Committee member, questioned the time line for the Greenway Plan. Mr. Davey advised that this issue is to be determined.


10. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the May 19, 2004 meeting at 8:12 P.M.

FUTURE MEETINGS:

May 25, 2004 HALL	ZONING HEARING	6:30 P.M. W.T. COMMUNITY
May 27, 2004 HALL	PLANNING COMMISSION	7:30 P.M. W.T.COMMUNITY
June 7, 2004 HALL	BOARD WORK SESSION	8:00 A.M. W.T.COMMUNITY
June 7, 2004 HALL	JOINT MEETING	9:30 A.M. W.T. COMMUNITY
June 16, 2004 HALL	BOARD OF SUPERVISORS	7:30 P.M. W.T. COMMUNITY

Respectfully submitted,



 JOHN R. HARRIS, Secretary
 Board of Supervisors

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, JUNE 7, 2004 8:00 A.M.

608246

CALL TO ORDER

Mr. Kneeland called the regularly schedules work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

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

ATTENDANCE**PRESENT:**

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

INFORMATIONAL ITEMS**PUBLIC COMMENTS**1. **APPROVAL OF MINUTES OF MAY 3, 2004**

A motion by Mr. Harris, seconded by Mr. Kneeland, to dispense with the reading of, and approve as written, the minutes of May 3, 2004.
(copies were available for review.)

2. **Discussion: NOTE FROM JOHN FICHTER RE: SAND MOUND**

Letter dated May 13, 2004 from David & Susan Straup, located at 1122 Valley Forge Road, to Rep. John W. Fichter regarding their connection to the Fairview Village sewer expansion area.

It was established that this sand mound is beyond 10 years of age. A response addressing the situation will be deferred to the next meeting.

3. **Discussion: LETTER FROM SKIPPACK TOWNSHIP RE: FIRE POLICE**

A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously approved to grant permission to the Worcester Township Fire Police to assist with a parade and fireworks display on July 4, 2004 at Skippack Township, providing the Township Fire Police are willing and available for this function.

4. **Discussion: BETHEL GRANT: CHILDREN SKATE BOARDING; PLAYING ON GLENVIEW DRIVE; BASIN MOWING AND TREE PLANTING AT MORRIS ROAD**

John Harris will request Tom Moogan to contact Charles Sardo, Sr., Township Manager.

5. Discussion: LENHART PROPERTY

John Harris will approach Mitchel Finkelstein from Dan Hoey Real Estate, to work on leasing this property.

6. Discussion: WORCESTER TOWNSHIP HISTORICAL SOCIETY LEASE

The lease is prepared and awaiting the signature of Mary Ann Nulty.

7. A MOTION TO GRANT AN EXTENSION OF TIME TO FUND & RECORD THE HUGANIR SUBDIVISION, FROM JUNE 10, 2004 UNTIL SEPTEMBER 8, 2004

A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously approved to grant an extension of time to fund & record the Huganir Subdivision, from June 10, 2004 until September 8, 2004.

8. Discussion: 19 W. ADAIR DRIVE TREE DAMAGE

The trees/bushes are located in the right-of-way and, therefore, the Board is not obligated to repair any damage to the shrubbery.

9. OTHER BUSINESS

No other business was brought before the Board.

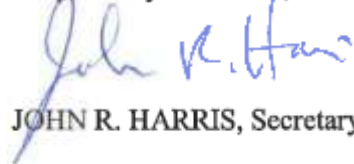
10. ADJOURNMENT

There being no further business to come before this Board, Mr. Kneeland adjourned the regularly scheduled work session at 8:45 A.M.

FUTURE MEETINGS:

June 07, 2004	9:30 A.M.	Joint Meeting	Community Hall
June 16, 2004	7:30 P.M.	Regular Meeting	Community Hall
July 06, 2004	8:00 A.M.	Work Session	Community Hall

Respectfully submitted,



JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY JUNE 16, 2004 7:30 P.M.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

- Mr. Davey announced that the Fairview Village Sewer Project was progressing nicely. The Township is waiting for the completion of the installation of the American Water Company water lines. The rough paving of the affected roadways has been completed.

PUBLIC COMMENTS

- A Methacton Avenue resident stated that rocks were left on his lawn following the water line installation.
- A Valley Forge Road, Fairview Village, resident questioned the location of the commercial center in that area. He also questioned the feasibility of a zoning change. He was advised that the Board will not consider a zoning change for his property. Further, the resident questioned the timing of the sewer installation for the Valley Forge Road area. Mr. Nolan advised him that a letter of information was forthcoming from the Township.

1. READING AND APPROVAL OF THE MINUTES OF MAY 19, 2004

A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of May 19, 2004.

(Copies were available for review.)

608246

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to May, net change:

Report:

General Fund	246,960.46
State	151,114.28
Capital Reserve	7,957.97

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to May, net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

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

\$132,097.05.

4. **RESOLUTION NO. 04-23 - EAGLE SCOUT ACHIEVEMENT OF ANDREW BUCK**

Certificate presentation to Scout Andrew Buck.

Mr. Davey presented a certificate of recognition to Andrew Buck in recognition of his achievement of the rank of Eagle Scout.

5. **RESOLUTION NO. 04- 24 - FINAL SUBDIVISION APPROVAL -- COCCIO 2-LOT REVISED FINAL PLAN**

Applicant is Ernest Coccio proposing a stormwater management and erosion & sedimentation plan as an adjunct to his already approved 2-lot subdivision plan.

~~This revised plan shows a more naturalized reconfigured basin on Lot 1.~~

A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously passed to approve Resolution No. 04-24.

6. **RESOLUTION NO. 04-25 - PRELIMINARY/FINAL APPROVAL - SANTANGELO 2-LOT SUBDIVISION**

Applicant is Anthony Santangelo proposing a 2-lot subdivision located at 2123 Berks Road, on the West side of Berks Road, South of the Turnpike NE Extension. This 4.4 acre tract is located in the AGR Zoning District and public water and on-site sewers are proposed also.

A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously passed to approve Resolution No. 04-25.

7. RESOLUTION NO. 04-26 - FINAL APPROVAL – CANE 13-LOT SUBDIVISION

Applicant is Vincent Cane, 819 N. Park Avenue, proposing an 18-lot subdivision (13 new building lots). The remaining five lots are small parcels of the tract that will be joined in common deed to adjacent properties. This tract is located on Artmar Road (South) and Ethel Avenue (West) and in the R-75 Residential Zone. It will be served by public water and public sewer.

A motion by, Mr. Harris seconded by Mr. Kneeland and unanimously passed to approve Resolution No. 04-26.

8. RESOLUTION NO. 04-27 – FINAL LAND DEVELOPMENT APPROVAL – ECKERD DRUG STORE

Applicant is Baldrige Real Estate, Inc., proposing a land development plan to construct an Eckerd Drug Store on five existing parcels of land totaling approximately 1.89 acres along Valley Forge Road and Germantown Pike. This proposed plan consists of a 9,227 square foot pharmacy. Public water and sewer are proposed. The tract is located in the C-Commercial District.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-27 granting Final Approval to the Eckerd Drug Store Land Development Plan.

9. PUBLIC HEARING – ORDINANCE NO. 04-199 ADOPTION OF THE UCC (UNIFORM CONSTRUCTION CODE)

This Ordinance replaces Chapter 52 entitled, “Pennsylvania Uniform Construction Code” and if adopted, will become the official building code of Worcester Township.

OPEN THE PUBLIC HEARING:

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

Mr. Davey presented introductory remarks.

Discussion:

Public Comments:

- Mr. Dennis Caglia, 1316 Dell Road, requested clarification of the Ordinance in relation to his Zoning Hearing application.
- Mr. David Plager, 2971 Fieldcrest Way, sought clarification for minimum building code requirements.

CLOSE PUBLIC HEARING

Mr. Davey closed the Public Hearing at 7:49 P.M.

Vote:

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 04-199.

10. RESOLUTION NO. 04-28 – RETAINING A CONSTRUCTION CODE OFFICIAL PURSUANT TO ACT 45 OF 1999

A Resolution retaining the Construction Code Official to act on behalf of the Township for the administration and enforcement of the UCC.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to retain George S. Gardner as Worcester Township Building Inspector and Code Enforcement Officer.

11. RESOLUTION NO. 04-29 – ESTABLISHING A BOARD OF APPEALS PURSUANT TO ACT 45 OF 1999

A Resolution establishing a Board of Appeals pursuant to Act 45 of 1999 for the purpose of hearing appeals from decisions of the Code Administrator.

Mr. Davey advised that the Board needed further input from the state to determine the parameters in order to establish this Board of Appeals.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to table Resolution No. 04-29.

PUBLIC COMMENTS

- Mr. Caglia questioned the status of the Ordinance that governed the Stop Work Order relevant to his building permit. Mr. Davey explained the need for Mr. Caglia to seek zoning relief from the Zoning Hearing Board.
- Linda Henderson, Township resident on Grange Avenue, Skippack Township, stated her observance of speeding traffic on Grange Avenue. She requested resources to contact to control the problem.

12. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the June 16, 2004 meeting at 7:58 P.M.

FUTURE MEETINGS:

June 22, 2004 HALL	ZONING HEARING	6:30 P.M. W.T. COMMUNITY
June 24, 2004 HALL	PLANNING COMMISSION	7:30 P.M. W.T.COMMUNITY
July 6, 2004 HALL	BOARD WORK SESSION	8:00 A.M. W.T.COMMUNITY
July 21, 2004 HALL	BOARD OF SUPERVISORS	7:30 P.M. W.T. COMMUNITY

Respectfully submitted,


John R. Harris, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP ADMINISTRATION BUILDING
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, JULY 7, 2004, 11:00 A.M.

CALL TO ORDER

The July 7, 2004 Work Session of the Worcester Township Board of Supervisors was called to order by Mr. Davey at 11:00 A.M.

ATTENDANCE

PRESENT:

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

PUBLIC COMMENTS – None

1. Discussion: O&M AGREEMENT FOR STONY CREEK FARMS.

Mr. Nolan, Township Engineer, drafted a letter dated June 9, 2004 summarizing the project. He informed the Board of Supervisors that he is still waiting for a revised planning module. Mr. Nolan confirmed that the corner property was included in the O&M agreement as presented. Agreement is for two wastewater treatment plants and two pump stations. Mr. Brennan Marion, of American Infrastructure, agreed to remove the corner property from the Planning Module and O&M agreement and treat the corner property separately in order to expedite the Stony Creek Farms development. The O&M will be revised to remove the corner property, and the engineers will re-submit plan. Brennan Marion confirmed that Homsher Hills LLC is in the process of negotiating an agreement to purchase the McClintock property.

2. Discussion: WETTER PROPERTY DEFACTO SUBDIVISION

Township will recognize defacto subdivision and allow nursery stock to remain on property until new lot is under agreement of sale. All business must terminate upon settlement of lot.

3. SALES FROM NON-PERMANENT STRUCTURES – ORDINANCE REVIEW

The Board reviewed a letter from Gordon Todd and discussed his concerns. They agreed to eliminate the reference to “outdoor displays”, since it is not in the current ordinance, and to remove §1.19.3 referencing seizure of property.

4. PRIVATE GARAGE ORDINANCE REVIEW

The Board addressed the height issue and redefined “attached” garage. A Private garage is a one story building.

5. GREENWAY PLAN

Chase Kneeland requested Board of Supervisors to be mindful of progress and start to define areas of the Township to be first to receive trails. The Board will also research DCNR Grants. Mr. Harris explained that Susan Caughlan will attend a seminar on July 17 & 18 regarding grants. The Board requested James Garrity to research easements for Township owned properties along Zacharias Creek, located off Hollow Road, and the sharing of costs to install an access road.

608246

6. LENHART PROPERTY PROGRESS

Charles Sardo updated Board on property clean up, tree trimming, painting and plumbing.

7. 2004 ROAD PROJECT

Charles Sardo informed Board that CKS Engineers is in the process of preparing the list of roads for the 2004 roadway re-construction project. Some of the roads will be left over from the 2003 project, some major repaving from Fairview Village Sewer projects, and some roadways that deteriorated during 2004 winter. The list will be large, and the bid will be awarded at the August 18th meeting.

8. EAST NORRITON TOWNSHIP OPEN SPACE PLAN

The Board reviewed a letter from E. Van Rieker regarding East Norriton Open Space Plan, and a request for Worcester Township's input and joint efforts. Susan Caughlan has discussed the possibilities and she will respond to the letter. Mr. Garrity pointed out the possibility of gaining open space in Worcester for use by East Norriton residents. Charles Sardo is to call Van Rieker.

9. DOORLY LETTER

Mr. Sardo pointed out that the Township has received a third letter from Mrs. Doorly expressing disappointment in the lack of resolution to her concerns regarding a retention basin located in the Rosenlund Development that drains onto her property. Charles Sardo is to draft letter to her indicating that there will be not further action taken on this matter. The file will be closed.

10. Other Business

George Gardner, Building Inspector, submitted a revised building fee schedule to be considered by the Board of Supervisors, following adoption of the Uniformed Building Code at the last meeting. After discussion, a motion was made by Chase Kneeland, seconded by John Harris, and unanimously passed to adopt the new fee schedule as attached in Exhibit "A".

Joe Nolan, Township Engineer, presented paint samples for the painting of the Township Administration Building and the Historical Society Building. The Board of Supervisors will keep white and green for the Administration Building, as in the bid specifications. Chase Kneeland will call John Lynch for Historical Society input for the building leased by the Worcester Historical Society. The Board will allow 48 hours for this input and, if no response is received in that time frame, Mr. Sardo will inform the painter to continue with same colors as were chosen for the Administration Building.

North Penn Water Authority Water Tank – The Board requested Charles Sardo to telephone the North Penn Water Authority to arrange a meeting with them, their solicitor, members of the Board of Supervisors, the Township Engineer, and the Township Solicitor to work out a procedure.

ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled work session at 1:02 P.M.

FUTURE MEETINGS:

JULY 21, 2004: 7:30 P.M. REGULAR MEETING, WORCESTER TOWNSHIP COMMUNITY HALL
 AUGUST 3, 2004: 11:00 AM. WORK SESSION, WORCESTER TOWNSHIP COMMUNITY HALL
 AUGUST 18, 2004: 7:30 P.M. REGULAR MEETING, WORCESTER TOWNSHIP COMMUNITY HALL

Respectfully submitted,

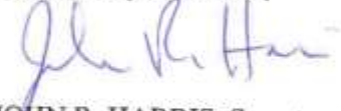

 JOHN R. HARRIS, Secretary

EXHIBIT "A"

608246

SCHEDULE ITEM	OLD FEE	NEW FEE
Residential Area		
Residential Resale (U&O)	\$ 75.00	No change
Residential New Dwelling Units	\$600.00 first 2000 sq ft \$50.00 each add. 500 sq ft	No change
Residential Building additions & renovations	\$200.00 first 500 sq ft \$75.00 each add. 500 sq ft	No change
Residential Fire Suppression Systems	\$75.00 first \$1000 of cost \$15.00 each add. \$1000	No change
Residential Fire Detection Systems	\$75.00 first \$1000 of cost \$15.00 each add. \$1000	No change
Residential Re-roofing (Greater than 25% within 12 months)	-----	\$20.00
Non-Residential Area		
Non-residential Resale (U&O)	\$250.00 first 5000 sq ft \$20.00 each add. 1000 sq ft	No change
Non-residential New Building	\$500.00 first 1000 sq ft \$200.00 each add. 500 sq ft	No change
Non-residential Additions Renovations	\$250.00 first 500 sq ft \$200.00 each add. 500 sq ft	No change
Non-residential Accessory Structures Over 400 sq ft enclosed patio, decks & porches	\$100.00 first 400 sq ft \$10.00 each add. 100 sq ft	No change
Non-residential Accessory Structures 400 sq ft & under, non enclosed patio, decks & porches		No change
Non-residential Windows & Doors (Only Requiring Structural Change)		Only were framing is changed
Per First 5 units	\$75.00	No Change
Per each additional unit	\$10.00	No Change

Non-residential Accessibility, Fire & Panic Inspection (Periodic)	-----	\$25.00
Moving/Relocation of Structures over 500 sq ft Per first 1000 sq ft of floor Each additional 500 sq ft The 500 sq ft is changed from 400 sq ft	\$100.00 \$10.00	No change
Inspection Penalty Fees Failure to provide 24 hours cancellation notice Not ready for inspection Failure to correct deficiencies after 2 inspections Work performed without proper inspections 2 nd offence of work performed without inspections	\$50.00 \$50.00 \$50.00 \$50.00 \$100.00	No change
Zoning Area		
Fencing (All use Groups)	-----	\$25.00
Patio & Decks Less Than 30" Above Grade	-----	\$25.00
Placing, Moving or Relocation Accessory Structures	-----	\$25.00

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY JULY 21, 2004 7:30 P.M.

608246

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ATTENDANCE

PRESENT:

FRANK L. DAVEY
CHASE E. KNEELAND
JOHN R. HARRIS

INFORMATIONAL ITEMS

- Mr. Davey announced that the 2004 Road Reconstruction Project will begin in August 2004.
- Discount tickets for various amusement parks are available at the Township Building. These parks are listed in the latest newsletter.

PUBLIC COMMENTS

No public comments were offered.

1. OPEN SPACE CONTRIBUTION - RECOGNITION & PRESENTATION TO PETER SCHLOTTERER

Mr. Davey addressed the audience. He recognized Peter G. Schlotterer's many years of service to Worcester Township as a member of the Planning Commission, his efforts in the development of the Township Comprehensive Plan, and his generous donation to facilitate the purchase of a 32-acre tract of ground located on Shearer Road. Mr. Davey proudly presented an engraved plaque to Mr. Schlotterer, inscribed with the Board's gratitude.

State Representative John Fichter acknowledged Mr. Schlotterer's contributions to open space and presented him with a certificate from the House of Representatives.

A ten-minute recess was called to allow for individual congratulations.

The Board meeting resumed at 7:46 P.M.

2. **READING AND APPROVAL OF THE MINUTES OF JUNE 16, 2004**

A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of June 16, 2004.

(Copies were available for review.)

3. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to June, net change:

Report:

General Fund	554,445.86
State	151,959.97
Capital Reserve	8,004.68

A motion by Mr. Harris seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to June, net change.

4. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township in the amount of \$154,517.03.

5. **A MOTION TO GRANT WAIVER APPROVAL TO WORCESTER TOWNSHIP CODE §130-26-B.2.(c) LOCATED AT 3325 STUMP HALL ROAD**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to grant waiver approval to Worcester Township Code § 130-26-B.2.(c) for 3325 Stump Hall Road septic relocation pursuant to diagram dated June 9, 2004 and attached as an Exhibit.

6. **RESOLUTION NO. 04-30 APPROVING AN APPLICATION FOR PERMIT TO INSTALL & OPERATE A TRAFFIC SIGNAL LOCATED AT SKIPPACK PIKE & BUSTARD ROAD**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve an Application For Permit To Install & Operate a Traffic Signal located at Skippack Pike and Bustard Road.

Mr. Davey announced that, due to number of accidents occurring at this intersection, the Board of Supervisors request that PennDOT perform a traffic study. This was accomplished and the result justified the placement of a traffic signal at Skippack Pike & Bustard Road.

7. RESOLUTION NO. 04-31 GRANTING PRELIMINARY APPROVAL TO THE JOHN CZOP 2-LOT SUBDIVISION

Applicants are John & Marissa Czop proposing a 2-lot subdivision located at 1330 Dell Road, between Dell Road and Valley Forge Road, south of Water Street. The parcel is 3.8± acres located in the AGR Agricultural Zoning District and public water and on-site sewer are planned.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-31 granting Preliminary approval to the John Czop 2-Lot subdivision.

8. PUBLIC HEARING – ORDINANCE NO. 04-200 *SALES FROM NON-PERMANENT STRUCTURES*

OPEN THE PUBLIC HEARING:

Mr. Davey opened the public hearing at 7:52 P.M.

Mr. Hosterman presented introductory remarks.

Discussion:

Mr. Davey stated that roadside sales cause the potential for traffic mishaps

Public Comments:

Susan Caughlan, 2686 Overhill Drive, questioned if this Ordinance was drafted with the elimination of sales from farm markets and fruit stands. She was referred to the Agricultural zoning in the Township.

The Hearing was closed at 7:55 P.M.

Vote:

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 04-200.

9. PUBLIC HEARING – ORDINANCE NO. 04-201 *STANDARDS FOR PRIVATE GARAGES*

OPEN THE PUBLIC HEARING:

Mr. Davey opened the public hearing at 7:56 P.M.

Mr. Hosterman presented introductory remarks.

Discussion:

The salient points of the Ordinance were highlighted.

Public Comments:

- Mr. Kazimer, 3121 Germantown Pike, questioned the side yard setbacks.
- The attorney representing Francis Recchuiti, 1310 Dell Road, requested clarification of a 10-ft. setback; the possible placements for a detached garage; the use of a garage structure; and any business opportunities afforded from a garage structure.

- John Fitzgerald, 1310 Dell Road, questioned the height restrictions for a one-car garage.
- Arlene Guadio, 1301 Valley Forge Road, requested the definition of a one-story garage and the use possibilities.
- Ralph Guadio, 1301 Valley Forge Road, requested the definition of a party wall.
- Susan Caughlan, 2686 Overhill Drive, questioned if boat or motor home storage was incorporated into the new garage definition.
- Resident, Center Point Farm, questioned the allowance of windows on a second-story garage. He also questioned if plumbing and electricity were allowed.

The Public Hearing was closed at 8:10 P.M.

Vote:

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 04-201.

PUBLIC COMMENTS

- Mr. Gaudio requested action by the Board to reduce the speed limit on Valley Forge Road. Mr. Sardo advised him that he has request a PennDOT study for Valley Forge Road, between Germantown Pike and Skippack Pike.
- Mr. Kazimer expressed his concerns regarding heavy equipment damaging the roadways during the Fairview Village Sewer Project expansion. Mr. Nolan explained the sequence of events.
- Mr. Davey took this opportunity to advise the audience that PADEP is seeking bids for the installation of public water to the homes located on Methacton Avenue and Adair Drive. The work is estimated to begin in September or October 2004.

10. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the July 21, 2004 meeting at 8:20 P.M.

FUTURE MEETINGS:

July 27, 2004 COMMUNITY HALL	ZONING HEARING	6:30 P.M. W.T.
August 3, 2004 W.T.COMMUNITY HALL	BOARD WORK SESSION	8:00 A.M.
August 18, 2004 COMMUNITY HALL	BOARD OF SUPERVISORS	7:30 P.M. W.T.

Respectfully submitted,


JOHN R. HARRIS, Secretary

JOINT MEETING
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP PLANNING COMMISSION
 JUNE 7, 2004 9:30 A.M.
 FAIRVIEW VILLAGE COMMUNITY HALL

MINUTES

1. CALL TO ORDER
 The regularly scheduled, duly advertised joint meeting of the Worcester Township Board of Supervisors and the Worcester Township Planning Commission was called to order by Mr. Kneeland at 9:30 A.M.
2. PLEDGE OF ALLEGIANCE
 Mr. Kneeland led the recitation of the Pledge of Allegiance.
3. ROLL CALL
 CHASE E. KNEELAND
 JOHN R. HARRIS
 FRANK A. D'LAURO, JR.
 PATRICIA A. QUIGLEY
 BETH STEARNS
 GORDON TODD
 JAMES GARRITY
 JOE NOLAN
 CHUCK SARDO

 ABSENT:
 FRANK L. DAVEY
 ROBERT E. HAYES, JR.

 MEMBERS OF THE PUBLIC: 4
4. INFORMATIONAL ITEMS: None
5. PUBLIC COMMENT: None
6. APPROVAL OF THE MINUTES OF MARCH 1, 2004
 A motion by Mr. Harris, seconded by Mr. Todd, passed unanimously to approve the minutes of March 1, 2004, as written, but not read.
 (copies are available for the public)
7. NATURAL LANDS TRUST PRESENTATION: DCNR GRANT FOR MUNICIPAL CONSERVATION FUTURES PROGRAM
 Monica C. Drewniany of the Natural Lands Trust
 Ms. Drewniany offered a quick overview of the "growing greener" approach to land development which focuses on managing growth while encouraging preservation of green areas. The "growing greener" concept is a four step process written into a Township's ordinances where the Open Space Plan is considered first and development designed around open space and natural features. This concept suggests a Township-wide approach to preservation involving a pre-planned network of open space and natural features including mapped secondary conservation resources as well as primary resources. In the first step of land development using the "growing greener" process, the Open Space areas of a parcel are identified and documented. A Township committee, perhaps the Planning Commission, meets the developer at the site and together decide first what open space and natural features are to be preserved, the remainder is

JOINT MEETING
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP PLANNING COMMISSION
 JUNE 7, 2004 9:30 A.M.
 FAIRVIEW VILLAGE COMMUNITY HALL

Page 2

MINUTES

developable. Throughout the process the Township and the developer make the planning decisions together, so that the land development plan satisfies the Township's Open Space Plan as well as the developer's needs. In a change from the current land development process, the lot lines are the last aspect of the plan rather than an earlier step.

Various zoning options were discussed: density neutral; very low density; full density allowed only with conservation; village option which doubles density, but requires central or public water and sewer; having the conservation subdivision be the by right method; and conventional development be by conditional use, where the developer must prove that the development preserves open space. Ecological resources discussed include steep slopes, floodplains, impervious cover impact on the watershed, and unfragmented natural landscape blocks (unfragmented begins at 56 acres).

The Natural Lands Trust has available grant funding to provide consultation to the Township to develop a growing greener approach to land planning and to provide ecological mapping. Therefore these services will come at no cost to the Township. The ecological mapping is based on Smart Conservation, a scientifically driven computer program, focused on ecological components. The web site for more information is: <http://cegis4.cas.psu.edu/scm>. The site describes a tool to assess sites for preservation, however training is required to use the site effectively. One caveat to the Smart Conservation approach is that it is totally focused on ecological aspects county wide and does not take into account scenic, recreational, historical, or agricultural features specific to Worcester.

At the end of the grant process, the NLT will offer a "work plan" to the Township which will include recommended language for possible ordinance changes to the AGR, the subdivision, and the zoning ordinances. Eleven communities have adopted the growing greener model; eight of these are in Chester County. There have been no legal challenges thus far.

8. DISCUSSION: COMPREHENSIVE PLAN UPDATE

The draft is available and will be reviewed in detail.

9. OTHER BUSINESS None

10. ADJOURNMENT

There being no further business to come before the Board of Supervisors and Planning Commission members, the meeting was adjourned by Mr. Kneeland at 11:00 A.M.

Respectfully submitted,

Beth Stearns, Planning Commission Secretary

NEXT MEETING:
 SEPTEMBER 13, 2004 9:30 A.M. COMMUNITY HALL

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY AUGUST 18, 2004 7:30 P.M.

CALL TO ORDER

The August 18, 2004, regularly scheduled meeting of the Worcester Township Board of Supervisors was called to order by Frank 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"/>
CHASE E. KNEELAND	<input type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

Mr. Davey advised the public that the second annual *Sundae Sunday*, held at Heebner Park on August 6, 2004, was a success. Next year, this event will be moved to coordinate with the National Night Out event, in an effort to bring neighbors together.

PUBLIC COMMENTS

Mr. Douglas Rotondo, 2932 Woodlyn Avenue, inquired about the Eckerd Drug Store to be located at Valley Forge Road and Germantown Pike. He expressed interest in the demolition of the existing house on that parcel and stated that it is an historical home in Fairview Village.

Mr. William Kazimer, 3121 Germantown Pike, questioned the validity of paving roadways prior to the completion of the installation of public water and sewer in the Fairview Village section. The necessity was, again, explained to him.

1. READING AND APPROVAL OF THE MINUTES OF JULY 21, 2004

A motion by Mr. Harris, seconded by Mr. Davey and unanimously approved to dispense with the reading of, and approve as written, the minutes of July 1, 2004. (Copies were available for review.)

608246

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to July, net change:

Report:

General Fund	644,416.02
State	151,961.04
Capital Reserve	24,986.00

A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for 2004 to July, net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to pay the bills of the Township in the amount of \$170,993.90.

4. **A MOTION TO GRANT AN EXTENSION OF TIME TO RECORD & FUND THE HUGANIR SUBDIVISION FROM SEPTEMBER 8, 2004 UNTIL DECEMBER 7, 2004**

A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to grant an extension of time to record & fund the Huganir subdivision from September 8, 2004 until December 7, 2004.

5. **A MOTION TO AWARD THE 2004 ROADWAY RECONSTRUCTION BID**

(SEE MOTION BELOW TABLES)

Having been duly advertised and opened publicly at approximately 1 o'clock P.M. on August 11, 2004:

A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to award the 2004 Roadway Reconstruction Bid as follows:

ASPHALT PAVING SYSTEMS, INC., Items 1 – 10, in the amount of **\$343,436.00**
ALLAN A. MYERS, L.P., Items 11 & 12, in the amount of **\$178,585.00**.

6. RESOLUTION NO. 04-32 ACCEPTING THE DEEDS OF DEDICATION FOR CHITWOOD ESTATES
 A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to approve Resolution 04-32 accepting the Deeds of Dedication for Chitwood Estates' Acorn Lane Right-of-Way and Morris Road Right-of-Way.
7. RESOLUTION NO. 04-33 AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH BERKHEIMER AS THE EXCLUSIVE TAX OFFICER FOR THE COLLECTION, ADMINISTRATION, RECEIPT & ENFORCEMENT OF THE EARNED INCOME TAX
 A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to approve Resolution No. 04-33 authorizing the execution of an Agreement with Berkheimer, as the exclusive Tax Officer for the collection, administration, receipt and enforcement of the Earned Income Tax.
8. RESOLUTION NO. 04-34 FOR ACT 537 PLAN REVISION FOR NEW LAND DEVELOPMENT FOR THE PROPOSED STONY CREEK FARMS AGE QUALIFIED SUBDIVISION
 A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to approve Resolution No. 04-34 approving the Sewage Facilities Planning Module for the proposed Stony Creek Farms Age Qualified proposed subdivision.
9. RESOLUTION NO. 04-35 FOR ACT 537 PLAN REVISION FOR NEW LAND DEVELOPMENT FOR THE PROPOSED KUMPF-BELL SUBDIVISION
 A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to approve Resolution No. 04-35 approving the Sewage Facilities Planning Module for the Kumpf-Bell proposed subdivision.
10. RESOLUTION NO. 04-36 GRANTING PRELIMINARY APPROVAL TO THE PROPOSED WORCESTER OFFICE BUILDING LAND DEVELOPMENT PROJECT
 A motion by Mr. Harris, seconded by Mr. Davey and passed unanimously to approve Resolution No. 04-36 granting Preliminary approval to the proposed Worcester Office Building Land Development project.

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PUBLIC COMMENTS

Mr. Rotondo requested a brief explanation of Resolution No. 04-35. Mr. Davey provided it.

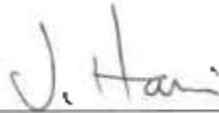
11. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the August 18, 2004 meeting at 7:50 P.M.

FUTURE MEETINGS:

August 24, 2004 COMMUNITY HALL	ZONING HEARING	6:30 P.M. W.T.
August 26, 2004 COMMUNITY HALL	PLANNING COMMISSION	7:30 P.M. W.T.
September 13, 2004 W.T.COMMUNITY HALL	BOARD WORK SESSION	8:00 A.M.
September 13, 2004 COMMUNITY HALL	JOINT MEETING	9:30 A.M. W.T.
September 15, 2004 COMMUNITY HALL	BOARD OF SUPERVISORS	7:30 P.M. W.T.

Respectfully submitted,



JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, SEPTEMBER 13, 2004 8:00 A.M.

608246

CALL TO ORDER

The regularly scheduled work session of the Board of Supervisors was called to order by Mr. Davey at 8:03 A.M.

PLEDGE OF ALLEGIANCE

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

ATTENDANCE**PRESENT:**

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

INFORMATIONAL ITEMS

No Informational Items were given.

PUBLIC COMMENTS

No public comments were offered at this time.

1. **APPROVAL OF MINUTES OF JUNE 7, 2004 AND JULY 7, 2004**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and approve as written, the minutes of June 7, 2004 and July 7, 2004 (the August 3, 2004 Work Session was cancelled).
(copies were available for review.)

A motion by Mr. Harris, seconded by Mr. Davey and unanimously passed to approve, as written, the minutes of June 7, 2004 and July 7, 2004.

2. **Discussion: ZONING HEARING VARIANCE REQUEST NO. 04-19**

Applicant is requesting a Variance to permit a minimum lot area of 48,970 sq. ft. as part of the subdivision of the 2.83 acre tract into 2 lots to allow the construction of a single family residence on the 48,970 sq. ft. lot where 60,000 sq. ft. is required by Ordinance. The Board will not oppose the application.

- 3 Discussion: On-site septic waiver for 2551 Skippack Pike. Piedmont Environmental Group, Inc. is representing the owner of the property located at 2551 Skippack Pike. A waiver from Worcester Township Code §130-26-B.2. (c) is requested.

A motion by Mr. Harris, seconded by Mr. Davey and unanimously approved to grant waiver approval to Worcester Township Code §130-26-B.2. (c) located at 2551 Skippack Pike pursuant to the Exhibit attached.

4. Discussion: On-site septic waiver for 1530 Valley Forge Road. Piedmont Environmental Group, Inc. is representing the owner of the property located at 1530 Valley Forge Road. A waiver from Worcester Township Code §130-26-B.2.(c) is requested.

Motioned by Mr. Harris, seconded by Mr. Davey and unanimously approved to grant waiver approval to Worcester Township Code §130-26-B.2.(c) located at 1530 Valley Forge Road, pursuant to Exhibit attached.

OTHER BUSINESS

- Mr. Davey discussed the mandatory public sewer hook-up for the mobile home park located in Fairview Village.
- Mr. Davey advised that the drainage problem on Dell Road has been addressed with the installation of new storm water pipe.
- The status of the proposed Great Valley Woods 14-lot subdivision located at Skippack Pike & Whitehall Road is, at this time, relative to the responses of the developers, following an initial review by the Township.
- Mr. Davey presented a status report on the Heck property.
- *The Reserve at Center Point* 25-lot proposed subdivision intends an on-site, small community sewage treatment facility.
- Stony Creek Farms 209 Unit AQRC proposed subdivision is in the process of revising preliminary plans.
- The property located at 1622 Hollow Road, and owned by the Township for open space, is available for rent. A rental agreement is being drawn up by the Township Solicitor.

PUBLIC COMMENTS

- The status of the Natural Lands Trust agreement was discussed.

ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled work session at 9:10 A.M.

FUTURE MEETINGS:

SEPTEMBER 13, 2004	9:30 A.M. JOINT MEETING, W.T. COMMUNITY HALL
SEPTEMBER 15, 2004	7:30 P.M. BOARD REGULAR MEETING, W.T. COMMUNITY HALL
SEPTEMBER 16, 2004	7:30 P.M. PLANNING COMMISSION WORK SESSION W.T. COMMUNITY HALL
SEPTEMBER 23, 2004	7:30 P.M. PLANNING COMMISSION REGULAR MEETING W.T. COMMUNITY HALL
SEPTEMBER 28, 2004	6:30 P.M. ZONING HEARING BOARD, W.T. COMMUNITY HALL
OCTOBER 4, 2004	11:00 A.M. BOARD WORK SESSION, W.T. COMMUNITY HALL

Respectfully submitted,



 JOHN R. HARRIS, Secretary

PIEDMONT ENVIRONMENTAL GROUP, INC.

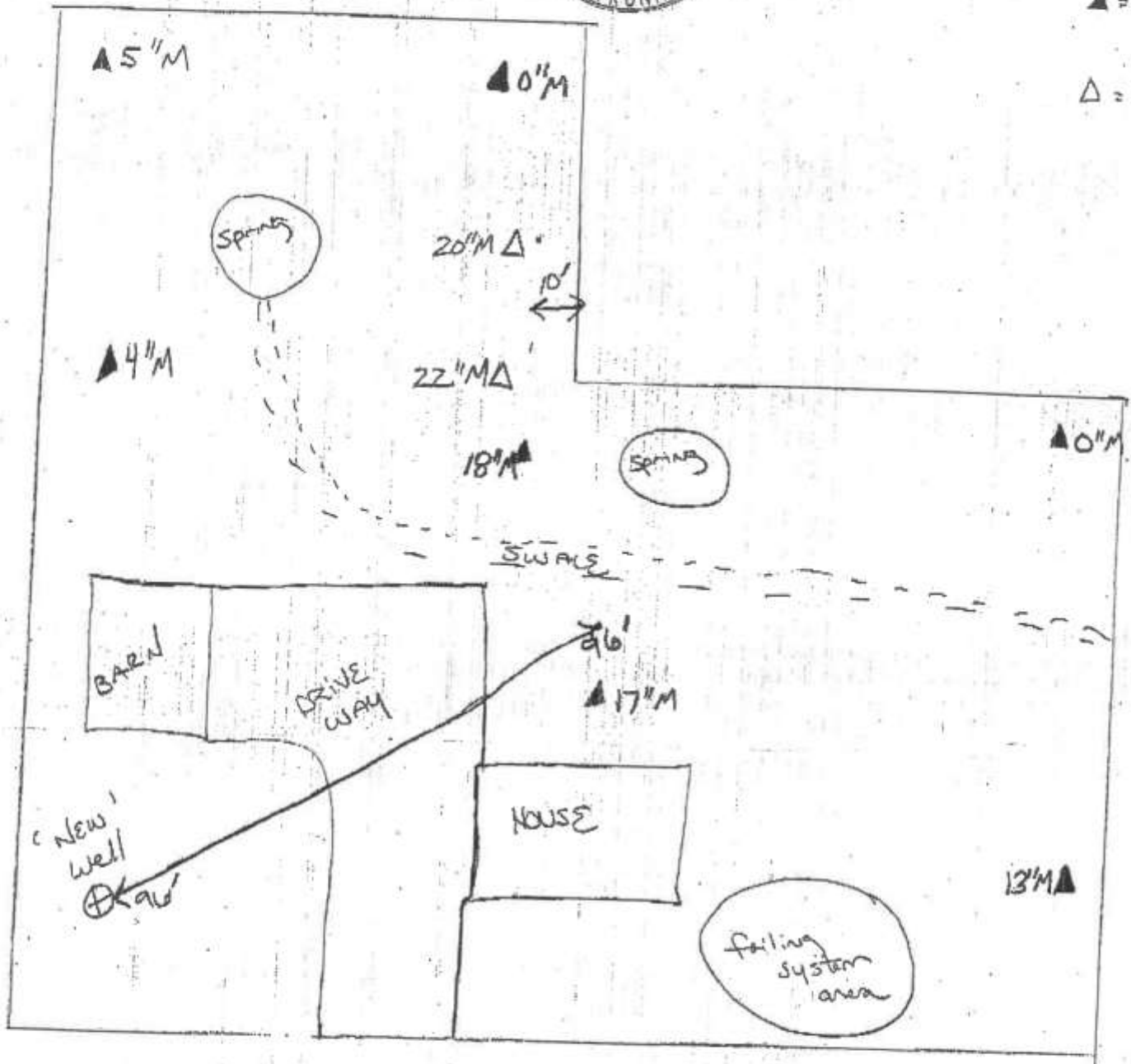
PHONE: (610) 584-8878 • FAX: (610) 584-8879



4059 SKIPPACK PIKE • ROUTE 73

P.O. BOX 144 • SKIPPACK, PA 19474

▲ = boring location
△ = Excavate location





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7

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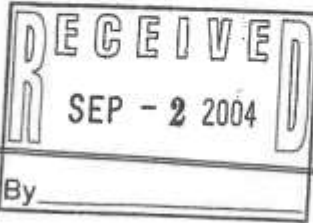
PIEDMONT ENVIRONMENTAL GROUP, INC.

Ph: (610) 584-8878 Fax (610) 584-8879



P.O. BOX 144 • SKIPPACK, PA 19474

Email: staff@piedmontsoils.com



MEMORANDUM

To: Chuck Sardo, Worcester Township Manager
CC: Micheal DiPrinzio
File
From: Maureen Watson
Date: September 1, 2004
PEG#: 2647

Re: Placement of Repair On-site Septic System at 1530 Valley Forge Road Property

Dear Mr. Sardo;

This memorandum concerns the property of Micheal DiPrinzio, 1530 Valley Forge Road, Worcester Township, Montgomery County, Pennsylvania. Also known as Block 017, Unit 003.

At the request of our client, Piedmont Environmental Group, Inc. is hereby requesting a waiver from your Land Development Ordinance which requires all Elevated Sand Mound Septic Systems to be located at least 30 feet from a property boundary.

Attached please find a copy of the tax map for the property with areas marked where hand turned auger borings, as well as back-hoe excavated deep test holes, occurred. The test boring and excavation limiting zones are also listed. The limiting zones, in this case, are the depths to the seasonal high water table, which restricts the effectiveness of the on-site septic systems to renovate effluent. As you can see from the sketch, the placement of the repair system is constrained by soils indicating a shallow seasonal high water table and the property boundary. According to our investigation, the area in which the proposed replacement system is located is the only viable option for the homeowner. The seasonal high water table is not observed above 20 inches, which meets the minimum depth criteria for suitable soil for an Elevated Sand Mound (ESM) System as stated in Chapter 73 of the PA Code Title 25, "Standards for Sewage Disposal Facilities".

Please review the information as presented to the Township. Should you have any questions or require additional information, please do not hesitate to contact me at the number shown above or via email at mwatson@piedmontsoils.com.

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY SEPTEMBER 15, 2004 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the 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	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey announced the latest Park & Recreation trip. Tickets are on sale for a Radio City Music Hall holiday production to be held on December 6, 2004. The tickets are selling for \$65.00, which includes the bus transportation, the show and free time to shop in New York City.
- The 2004 Roadway Reconstruction Project is scheduled to begin during the week of September 20th, weather permitting.

PUBLIC COMMENTS

- Ms. Chris David, Bean Road, advised that trees are dead at the pumping station site located at Route 73 and North Wales Road. She would like to see them replaced.
1. **READING AND APPROVAL OF THE MINUTES OF AUGUST 18, 2004**
A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of August 18, 2004.
(Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to August, net change:

Report:

General Fund	941,121.31
State	151,962.23
Capital Reserve	25,032.76

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to August, net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township in the amount of \$227,662.96.

PUBLIC COMMENTS

- Caroline Bernstiel, Methacton Avenue, requested assistance from the Township to have the meadow adjacent to her property mowed.
- A report of a Ford Escort automobile, parked on Griffith Road, is not an abandoned vehicle. It has a current motor vehicle registration.

4. **ADJOURNMENT**

There being no further business to come before this Board, Mr. Davey adjourned the September 15, 2004 meeting at 7:38 P.M.

FUTURE MEETINGS:

SEPTEMBER 23, 2004

7:30 P.M. PLANNING COMMISSION REGULAR MEETING
W.T. COMMUNITY HALL

SEPTEMBER 28, 2004

6:30 P.M. ZONING HEARING BOARD, W.T. COMMUNITY HALL

OCTOBER 4, 2004

11:00 A.M. BOARD WORK SESSION, W.T. COMMUNITY HALL

OCTOBER 20, 2004

7:30 P.M. BOARD OF SUPERVISORS, W.T. COMMUNITY HALL

Respectfully submitted,



JOHN R. HARRIS, Secretary

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WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, OCTOBER 4, 2004 8:00 A.M.

CALL TO ORDER

The October 4, 2004 Work Session of the Board of Supervisors of Worcester Township was called to order by Frank Davey at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

No Informational Items were announced.

PUBLIC COMMENTS

No public comments were offered at this time.

1. **APPROVAL OF MINUTES OF SEPTEMBER 13, 2004**
 A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and approve as written, the minutes of September 13, 2004.
 (copies were available for review.)

2. **Discussion:** On-site septic waiver for Lot No. 18, Rosenlund Subdivision.
 Piedmont Environmental Group, Inc. is representing the owner of the property located at Lot No. 18, Rosenlund subdivision. A waiver from Worcester Township Code §130-26-B.2. (c) is requested.

 A motion by Mr. Davey, seconded by Mr. Harris and unanimously approved to grant waiver approval to Worcester Township Code §130-26-B.2. (c) located at Lot No. 18 Rosenlund subdivision, pursuant to the Exhibit attached.

3. **Discussion:** On-site septic waiver for Lot No. 15, Green Hill Country Club Estates.
 Tim Damiani Environmental LLC is representing the owner of the property located at Lot No. 15, Green Hill Country Club Estates. A waiver from Worcester Township Code §130-26-B.2. (c) is requested.

 A motion by Mr. Davey, seconded by Mr. Harris and unanimously approved to grant waiver approval to Worcester Township Code §130-26-B.2. (c) located at Lot No. 15, Green Hill Country Club Estates pursuant to the Exhibit attached.

4. DISCUSSION: 1622 HOLLOW ROAD (LENHART PROPERTY)
The Board of Supervisors is considering whether to sell the house and 2 acres at the Lenhart Property, located at 1622 Hollow Road. Mr. Harris will get the numbers together to compare the financial impact of both alternatives and present them to the Board for review.
5. RESIGNATION OF PLANNING COMMISSION MEMBER
Dr. Stearns has resigned from the Planning Commission effective 12/31/04, and she will not be accepting her appointment to the Growing Greener Committee. The Board will look for a replacement for her and have a plaque made up to be presented to her in appreciation for her service to the Township.
6. OTHER BUSINESS

No other business was discussed. No other public comments were offered.

PUBLIC COMMENTS

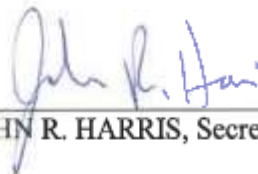
ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled work session at 8:50 A.M.

FUTURE MEETINGS:

OCTOBER 20, 2004	7:30 P.M. BOARD REGULAR MEETING, W.T. COMMUNITY HALL
OCTOBER 28, 2004	7:30 P.M. PLANNING COMMISSION REGULAR MEETING W.T. COMMUNITY HALL
OCTOBER 26, 2004	6:30 P.M. ZONING HEARING BOARD, W.T. COMMUNITY HALL
NOVEMBER 1, 2004	11:00 A.M. BOARD WORK SESSION, W.T. COMMUNITY HALL

Respectfully submitted,



JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY OCTOBER 20, 2004 7:30 P.M.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

- Mr. Davey advised that the Roadway Reconstruction Project has begun. Shearer Road and Defford Road are currently being resurfaced.
- The Fairview Village sewer area roadways will be resurfaced in the spring.

PUBLIC COMMENTS

- Art Bustard questioned the status of the new traffic light to be installed at the intersection of Bustard Road and Skippack Pike.
- William Kazimer complimented the Board on their decision to postpone the roadway paving at Fairview Village.

1. READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 15, 2004

A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of September 15, 2004.

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 2004 to September, net change:

Report:

General Fund	1,011,201.92
State	153,183.14
Capital Reserve	25,079.54

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to September, net change.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township in the amount of \$521,406.05.

4. RESOLUTION NO. 04-37 ACCEPTING THE DEED OF DEDICATION FOR HAWK'S NEST ROAD AND THE RIGHT-OF-WAY FOR FAWN ROAD

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-37.

5. RESOLUTION NO. 04-38 ACCEPTING THE DEED OF DEDICATION FOR OPEN SPACE LOCATED AT FAWN CREEK-PHASE II SUBDIVISION

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-38.

6. RESOLUTION NO. 04-39 GRANTING PRELIMINARY APPROVAL – MALONE TRACT 4-LOT SUBDIVISION

Applicant is Michael Malone proposing a 4-lot subdivision of land comprising 10.49 acres in the LPD Zoning District, located at Wentz Church Road (east)/Fisher Road (north). On-lot sewage and public water are proposed. The existing dwelling and outbuildings will be demolished.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-39.

7. RESOLUTION NO. 04-40 ACT 537 PLAN REVISION FOR NORRINGTON COMMONS

Approving a Sewage Facilities Planning Module as a revision to the "Official Sewage Facilities Plan" of the municipality of Worcester, to be forwarded to the PA DEP for final approval. This project references the Norrington Commons proposed wastewater pump station and force main in Worcester Township, which will run along Germantown Pike right-of-way for a connection located at Heritage Drive.

608246

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-40 approving an Act 537 revision for Norrington Commons.

8. A MOTION TO GRANT AN EXTENSION OF TIME TO FUND AND RECORD THE CANE 13-LOT SUBDIVISION FROM SEPTEMBER 14, 2004 UNTIL DECEMBER 13, 2004

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to grant an extension of time to fund and record the Cane 13-Lot subdivision, from September 14, 2004 until December 13, 2004.

9. A MOTION TO AUTHORIZE THE TOWNSHIP SOLICITOR TO REPRESENT THE TOWNSHIP FOR ZONING HEARING BOARD APPLICATION NO. 04-28 AND NO. 04-29

04-28 - This appeal references a detached garage located at 1316 Dell Road.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to authorize the Township Solicitor to represent the Township for Zoning Hearing Board Application No. 04-28.

04-29 – This request for a Variance references Lots 24 & 25, which are part of the *Reserve at Center Point* proposed 25-lot subdivision.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to authorize the Township Solicitor to represent the Township for Zoning Hearing Board Application No. 04-29.

PUBLIC COMMENTS

- Art Bustard inquired about the proposed Malone 4-Lot subdivision and any planned improvements to Fisher Road.
- Susan Caughlan commented on the Norrington Commons connection to public sewers and inquired if other properties in that area will hook up. Mr. Sardo advised her that properties within 150 feet of public sewers will be required to hoop up to public sewers in Worcester Township.
- William Kazimer questioned the Township Solicitor's position regarding representation by the Township for Zoning Hearing Board applications 04-28 and 04-29.
- Edward Wiley advised the Board that he is experiencing drainage problems at this property on Grange Avenue. He believes that the origin of the water is coming from the new housing development behind his property. Mr. Wiley began to discuss his concerns about the Methacton School District flay flying etiquette, but was directed to express these concerns at the school district's next public meeting.

10. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the October 20, 2004 meeting at 7:57 P.M.

FUTURE MEETINGS:

OCTOBER 26, 2004	6:30 P.M. ZONING HEARING BOARD, W.T. COMMUNITY HALL
OCTOBER 28, 2004	7:30 P.M. PLANNING COMMISSION REGULAR MEETING W.T. COMMUNITY HALL
NOVEMBER 1, 2004	8:00 A.M. BOARD OF SUPERVISORS WORK SESSION, W.T. COMMUNITY HALL
NOVEMBER 17, 2004	7:30 P.M. BOARD OF SUPERVISORS, W.T. COMMUNITY HALL

Respectfully submitted,



JOHN R. HARRIS, Secretary

608246

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, NOVEMBER 1, 2004 8:00 A.M.

CALL TO ORDER

The regularly scheduled work session of the Board of Supervisors was called to order at 8 A.M.

PLEDGE OF ALLEGIANCE

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

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

Mr. Davey announced that the Radio City Music Hall bus trip scheduled for December 6, 2004 is sold out.

PUBLIC COMMENTS

No public comments were offered.

1. **APPROVAL OF MINUTES OF OCTOBER 4, 2004**
 A motion by Mr. Harris, seconded by Mr. Kneeland, to dispense with the reading of, and approve as written, the minutes of October 4, 2004.
 (copies were available for review.)
2. **Discussion: Pulli Lot Line Change**
 The Board of Supervisors will visit the lot and consider their request to swap the two parcels of open space.
3. **Discussion: Policy Manual**
 Charles A. Sardo, Sr., Township Manager, will re-request the model *Township Policy Manual* from PSATS.
4. **DISCUSSION: Korean Mission Church Taxes**
 A motion by Mr. Kneeland, seconded by Mr. Harris to waive the Real Estate Taxes due to the Township by the Korean Mission Church.
5. **OTHER BUSINESS**
 No other business was discussed.

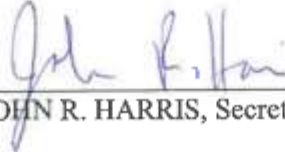
PUBLIC COMMENTS

No public comments were offered.

6. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled work session at 9 A.M.

Respectfully submitted,



JOHN R. HARRIS, Secretary

FUTURE MEETINGS:

NOVEMBER 4, 2004	7:30 P.M. PLANNING COMMISSION WORK SESSION, W.T. COMMUNITY HALL
NOVEMBER 17, 2004	7:30 P.M. BOARD REGULAR MEETING, W.T. COMMUNITY HALL
NOVEMBER 18, 2004	7:30 P.M. PLANNING COMMISSION REGULAR MEETING W.T. COMMUNITY HALL
NOVEMBER 23, 2004	6:30 P.M. ZONING HEARING BOARD, W.T. COMMUNITY HALL
DECEMBER 6, 2004	8:00 A.M. BOARD WORK SESSION, W.T. COMMUNITY HALL
DECEMBER 6, 2004	9:30 A.M. JOINT MEETING, W.T. COMMUNITY HALL

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WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY NOVEMBER 17, 2004 7:30 P.M.

CALL TO ORDER

Mr. Davey called the regularly scheduled meeting of the Worcester Township Board of Supervisors to order 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"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey announced that the Open Space Committee meeting, held on October 25, 2004, was well attended.
- Mr. Davey announced that the Worcester Historical Society held a meeting in the Farmers Union Hall. This meeting was also well attended.
- The 2004 Road Reconstruction Project will begin on Friday, November 19, 2004. Artmar Road, Ethel Avenue, and Methacton Avenue will be repaved in the spring of 2005.

PUBLIC COMMENTS

No Public Comments were offered at this time.

1. **READING AND APPROVAL OF THE MINUTES OF OCTOBER 20, 2004**
 A motion by Mr. Harris and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of October 20, 2004.
 (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to October, net change:

Report:

General Fund	878,450.37
State	149,507.18
Capital Reserve	25,136.41

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to October, net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township in the amount of \$204,189.12.

4. **A MOTION TO AWARD THE BERWICK PLACE WASTEWATER TREATMENT PLANT GRINDER PUMP INSTALLATION CONTRACT**

BERWICK PLACE WWTP

INFLUENT GRINDER INSTALLATION CONTRACT

SUMMARY OF BIDS RECEIVED

<i>BIDDER</i>	<u>AMOUNT</u>
1 MGK Industries, Inc.	\$9,966.00
2 Forced Flow Utility Construction	\$14,741.00
3 C&T Associates, Inc.	\$14,800.00
4 Derstine Company	\$15,700.00
5 Cenevia Construction Services, Inc.	\$17,293.00
6 C&H Industrial Services	\$19,259.00
7 Municipal Management Services	\$23,900.00

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8 LB Industries

\$48,000.00

A motion by Mr. Harris, seconded by Kneeland and passed unanimously to award the Berwick Place Wastewater Treatment Plant Grinder Pump Installation Contract to MGK Industries, Inc. in the amount of \$9,966.00.

- 5. A MOTION TO ACCEPT THE 2005 PRELIMINARY BUDGET FOR REVIEW
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the 2005 Preliminary Budget for review.
- 6. A MOTION TO GRANT AN EXTENSION OF TIME TO FUND AND RECORD THE CANE 13-LOT SUBDIVISION, TO MARCH 21, 2005.
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to grant an Extension of Time to fund & record the Cane 13-Lot subdivision, to March 21, 2005.
- 7. RESOLUTION NO. 04-41 ACCEPTING THE DEED OF DEDICATION FOR SPRING LAKE SUBDIVISION/SPRING CREEK ROAD, PONDVIEW DRIVE, CREEKSIDE DRIVE AND NORTH WALES ROAD RIGHT-OF-WAY.
A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-41 accepting the Deed of Dedication for Spring Lake Subdivision/Spring Creek Road, Pondview Drive, Creekside Drive and North Wales Road right-of-way.

PUBLIC COMMENTS

No Public Comments were offered at this time.

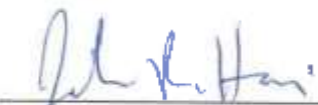
8. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey adjourned the November 17, 2004 meeting at 7:38 P.M.

FUTURE MEETINGS:

PLANNING COMMISSION	November 18, 2004	7:30 P.M.	W.T.COMMUNITY HALL
ZONING HEARING BOARD	November 23, 2004	6:30 P.M.	W.T. COMMUNITY HALL
BOARD WORK SESSION	December 06, 2004	8:00 A.M.	W.T. COMMUNITY HALL
JOINT MEETING	December 06, 2004	9:30 A.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	December 15, 2004	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



 JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, DECEMBER 6, 2004 8:00 A.M.

608246

CALL TO ORDER

The regularly scheduled work session meeting of the Board of Supervisors was called to order at 8 A.M.

PLEDGE OF ALLEGIANCE

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

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

No Informational Items were offered at this time.

PUBLIC COMMENTS

No public comments were offered.

1. **APPROVAL OF MINUTES OF NOVEMBER 1, 2004**

A motion by Mr. Harris, seconded by Mr. Kneeland, to dispense with the reading of, and approve as written, the minutes of November 1, 2004.

(copies were available for review.)

2. Discussion: Pulli Lot Line Change

The Board discussed how changing the existing open space on the Pulli lot would affect the surrounding residents who purchased their lots based on the existing open space. Mr. Davey advised that the Board would take action on the Plan, known as the Pulli Lot Line Change, at the December 15, 2004 meeting.

3. Discussion: Huganir Subdivision/Sewers

It was discussed that the developer for the Huganir Subdivision has requested that the Board consider a new plan consisting of 13 lots containing on-site sewers. The Board does not favor on-site sewers but will consider a new plan with public sewage if it allows Windy Hill Road to be publicly sewered.

4. **OTHER BUSINESS**

- ^{Dick Schafer} Richard Shaffer, Master Plumber, assessed the reported deficiencies at the Worcester Township Historical Society's building known as *The Farmers Union Hall*. The parking, accessibility and security have been resolved according to Mr. Sardo. The "emergency door" still needs attention, as does the unsafe landing.

- A discussion of the drip irrigation sewage system for The Reserve at Center Point proposed subdivision took place. The Planning Commission will be asked to address this issue with the developer. The Planning Commission will also discuss a naturalized detention basin with the developer.
- Mr. Harris discussed the appraisal summary for the Palmer property. The Board agreed that it should be presented to the Palmers at tomorrows meeting.
- Mr. Davey led a discussion of the proposed North Penn Water Authority water tower location. The Board's preferred site is the Variety Club. Correspondence has been sent to the Variety Club Board to request a dialogue about the benefits of hosting the tank. It was also mentioned that the North Penn Water Authority has the power to condemn land to facilitate the placement of their water tower.

PUBLIC COMMENTS

- Susan Caughlan addressed the Board about the deficiencies at the *Farmers Union Hall* building. She questioned the drip irrigation system proposed for The Reserve at Center Point subdivision. She expressed her concerns that the root systems of the trees will be compromised. Additionally, Mrs. Caughlan questioned if the easement designated for the trail system was indicated on the revised plan for The Reserve at Center Point. Mr. Kneeland pointed out that it is shown on the latest drawings.

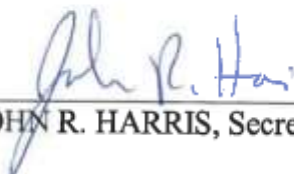
5. ADJOURNMENT

There being no further business brought before the Board, the meeting was adjourned at 9:07 A.M.

FUTURE MEETINGS:

To be announced – 2005 Meeting Dates To Be Determined

Respectfully submitted,



JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY DECEMBER 15, 2004 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Worcester Township Board of Supervisors 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"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Davey announced to the public that the Township is organizing a bus trip to the Philadelphia Flower Show on March 9, 2005. Tickets may be purchased at the Township Building.
- Mr. Harris announced that a resident of Worcester Township donated another \$50,000.00 to the Open Space Fund in the year 2004. The grand total for four years is \$176,000.00.
- Mr. Davey presented Dr. Beth Stearns with a plaque acknowledging her four years of service as a Planning Commission member.

PUBLIC COMMENTS

No public comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF NOVEMBER 17, 2004

A motion by Mr. Harris, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of November 17, 2004.

(Copies were available for review.)

608246

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2004 to November, net change:

Report:

General Fund	1,244,883.78
State	149,510.52
Capital Reserve	31,818.61

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for 2004 to November, net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township in the amount of \$397,657.61.

4. **A MOTION TO ADOPT THE WORCESTER TOWNSHIP BUDGET FOR FISCAL YEAR 2005**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt the Worcester Township Budget for fiscal year 2005.
Mr. Davey advised that the Board was able to balance the budget without a tax increase.

5. **RESOLUTION NO. 04-42 ADOPTING THE CERTIFIED PUBLIC ACCOUNTING FIRM OF BEE, BERGVALL & CO. TO ACT AS AUDITOR ON BEHALF OF THE TOWNSHIP**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt the certified public accounting firm of Bee, Bergvall & Co. to act as auditor on behalf of the Township.

6. **RESOLUTION NO. 04-43 ACT 537 REVISION FOR THOMPSON-SCOTT SUBDIVISION PLANNING MODULE**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-43 adopting a revision to the "Official Sewage Facilities Plan" of Worcester Township.

7. **RESOLUTION NO. 04-44 FIXING THE TAX RATE FOR FISCAL YEAR 2005**

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to fix the Tax Rate for Fiscal Year 2005 at .05 Mills.

8. **RESOLUTION NO. 04-45 CONSIDERATION OF PRELIMINARY/FINAL SUBDIVISION APPROVAL-PULLI LOT LINE CHANGE**
 Applicants are Martin & Geraldine Pulli proposing a lot line relocation in conjunction with Lot 1 and Lot 12. Lot 12 is open space for the Marx subdivision.
 A motion by Mr. Harris, seconded by Mr. Kneeland and approved unanimously to approve Resolution No. 04-45 denying Preliminary/Final subdivision approval to the Pulli Lot Line Change Plan.
 It was noted that each Supervisor visited the site to evaluate the merit of the subdivision request.

9. **RESOLUTION NO. 04-46 CONSIDERATION OF PRELIMINARY/FINAL SUBDIVISION APPROVAL-AURIEMMA 3-LOT**
 Applicant is Salvatrice Auriemma proposing a 3-lot subdivision of a 7.9 acre parcel located at Mill Road, west of Valley Forge Road. Lot 1 is contained in the R-175 Zoning District, and Lots 2 and 3 are contained in the AGR District. Lot 1 will contain the existing house and Lots 2 and 3 will be new building lots. On-site water and sewer systems are also proposed.

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 04-46 granting Preliminary/Final approval to the Auriemma 3-Lot subdivision.

10. **PUBLIC HEARING ORDINANCE NO. 2004-202 GRINDER PUMP REGULATIONS
 OPEN PUBLIC HEARING**

Mr. Davey opened the public hearing at 7:42 P.M.

Mr. Garrity presented introductory remarks regarding Ordinance No. 2004-202.

Discussion:

It was noted that the Pennsylvania Department of Environmental Protection encourages the adoption of ordinances that unify pump regulations.

Public Comments:

- Mr. Gordon Todd inquired if the PA DEP issued licenses for grinder pumps. He was advised that the PA DEP holds the Township responsible for the quality of regulations.
- Mr. Dave Plager requested information regarding malfunctioning grinder pumps.

CLOSE PUBLIC HEARING

The public hearing was closed at 7:48P.M.

VOTE:

A motion by Mr. Harris, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 2004-202.

PUBLIC COMMENTS

- Mr. Oliver Smith suggested that the Open Space Fund receive more publicity. Mr. Garrity indicated that contributions to the fund are tax deductible. Mr. Smith also inquired into the status of the Spring House on the property on Fawn Rd.

11. EXECUTIVE SESSION TO DISCUSS PERSONNEL & REAL ESTATE MATTERS

Mr. Davey adjourned the meeting to Executive Session at 7:55 P.M.
Mr. Davey reconvened the meeting at 8:09 P.M.

12. ADJOURNMENT

There being no further business brought before this Board, the regularly scheduled meeting was adjourned at 8:10 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	December 21, 2004	6:30 P.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS HALL (Organization Meeting)	January 3, 2005	11:00 A.M. W.T. COMMUNITY
BOARD OF AUDITORS HALL	January 4, 2005	11:00 A.M. W.T. COMMUNITY
GROWING GREENER	January 6, 2005	7:00 P.M. W.T.COMMUNITY HALL
ZONING HEARING BOARD	January 25, 2005	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	January 27, 2005	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



JOHN R. HARRIS, Secretary