

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, FEBRUARY 2, 2009 8:00 am**

CALL TO ORDER: by Mr. Arthur Bustard at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS [X]
ARTHUR C. BUSTARD [X]
STEPHEN C. QUIGLEY [X]

Also present were: Township Solicitor, Mr. James Garrity, Township Engineer, Joseph Nolan, and Township Manager, John Cornell.

INFORMATIONAL ITEMS

Chairman Mr. Arthur Bustard reported he had no informational items and asked if anyone else did, being none the meeting resumed.

EXECUTIVE SESSION REPORT

Township Solicitor, Mr. Garrity, reported the Board of Supervisors met on Friday January 23, 2009 to review all the pending litigation and legal matters. He further reported no decisions were made. Mr. Garrity then announced the Board would meet in executive session following the mornings meeting for the purpose of personnel.

PUBLIC COMMENTS: REGARDING AGENDA ITEMS

In Summary:

Ms. Susan Caughlan, (address removed for privacy), commented on item #4, T-Mobile Discussion. Ms. Caughlan requested the Board not change the zoning regarding cellular towers based on her legal understanding the township may regulate the use within the township.

Mr. James Mollick, (address removed for privacy), commented/questioned the purpose of the announced personnel executive session. Mr. Bustard responded it was for organizational purposes and Mr. Garrity noted an investigation regarding personnel. Mr. Mollick commented the minutes did not reflect the Board's response regarding the Markel matter that Mr. Harris had picked up a check for open space from Mr. Markel and delivered to Eunice Kriebel at the Township building.

Being no additional public comment the meeting resumed.

1. Approval of the January 5, 2009 re-organization meeting:

By way of motion, Mr. Bustard dispensed with the reading of the minutes and motioned to approve, seconded by Mr. Quigley, voted by all in favor of the January 5, 2009 minutes be approved as presented.

2. Meadowood Master Plan Discussion:

Attorney Kate Harper, Engineer Tim Woodrow and Meadowood Executive Director Paul Nordeman presented a sketch master plan for the facility. Mr. Bustard advised the Board and public that in 1999 he served on the Meadowood Board. Following discussion, it was agreed the township engineer would review the Plan and the applicant would appear at the February 18th, 2009 Board of Supervisors meeting to further discuss waiver of land development requests for two residential units and demolition of existing Blue Bird and Cardinal units. The applicant noted that a formal letter requesting to be placed on the agenda would be forwarded to the Township.

3. Allen Myers Land Development wavier consideration

Following an overview by Joseph Nolan and discussion regarding waiver of land development for a proposed addition, it was agreed to table any action until the February 18th Board of Supervisors meeting. No one was present on behalf of the property owner.

4. T-Mobile cellular tower discussion

Eric Goldberg from T-mobile discussed a proposed cell tower at the intersection of Township Line and Stump Hall Road. The applicant has a pending zoning hearing board application seeking relief from constructing a tower on Township owned property. Following discussion, it was agreed the applicant would evaluate constructing a tower at the township owned Nike property located on Trooper Road and the applicant would request a continuance of the zoning hearing application until the March 24th meeting.

5. Hollow Road “pioneer house”/spring house window discussion

Mr. Harris reported that a resident had shared concern that the building located on Hollow Road should not fall to disrepair and the installation of windows would help preserve the structure. Following discussion it was agreed to solicit quotations from skilled contractors for window construction.

6. Building Code of Appeals Board discussion

Mr. Cornell and Mr. Garrity provided an explanation on what the appeals board is and how it operates. Following discussion it was agreed the manager would investigate further what neighboring municipalities have done and report back with a recommendation.

7. Agricultural Security Area application – Gambone Farm

The Board acknowledged receipt of an application for the Gambone Farm to be included in the township’s Agricultural Security Area. Mr. Cornell briefly noted the ASA process.

8. SALDO Pdf. Amendment discussion:

Mr. Cornell and Mr. Nolan explained the need and benefit of amending the subdivision and land development ordinance to require applicants to provide plans in a PDF format as part of the plan submission. Following discussion it was agreed to develop language and proceed with formulating a proposed amendment. Mr. Jim Phillips questioned if the pdf. Plans could someday be projected during public presentations.

9. OTHER BUSINESS

- Mr. Quigley raised questions regarding the future use of the property owned by the Township on Germantown Pike (known as Dyka) and the possible evaluation of the building for park and recreation uses and also coordination with the local sports organizations.
- Mr. Quigley questioned if the township could establish email accounts for the Board of Supervisors.
- Mr. Quigley noted other municipalities, school boards and the County Commissioners have a public comment period prior to taking a vote and suggested the Board consider such an agenda change.
- Mr. Quigley questioned the use of the solicitor’s office by the Board of Supervisors, the interaction of the township with school district’s matters and noted his desire to control legal fees and to not intervene in the school district matters.

PUBLIC COMMENTS

In Summary:

Ms. Susan Caughlan (address removed for privacy), commented/questioned if the Township would consider posting pdf. plans on the web. Ms. Caughlan also shared her concerns regarding the possibility of joining another municipality for a Building Code of Appeals.

Mr. Mollick commented favorably on the morning meeting and shared his agreement with Mr. Quigley’s comments on the public comment period. Mr. Mollick commented on the Board’s consideration of waivers for subdivision and land development. Mr. Mollick commented on the status of the zoning enforcement on Overhill Drive, and commented on his experiences with the Methacton School District and the Right To Know law and noted Mr. Cornell’s cooperation and professionalism with regard to information requests.

Mr. Phillips (address removed for privacy), commented he was unable to attend the Park & Recreation Board Task Force and ask what conversation took place regarding the Heyser Tract. Mr. Bustard reported conversation took place regarding the configuration of tract.

Mr. Phillips commented on the riding rink and when the concepts of the project were reviewed and commented on the school district issue noted by Mr. Quigley.

Ms. Susan Caughlan commented regarding establishing a policy on personal attacks during public comment.

Mr. Mollick commented on free speech, the limiting of questions and on the Methacton School Board's refusal to answer questions.

Mr. Phillips commented on the Building Code of Appeals and code interpretations.

Mrs. Carol Allen commented on the proposed cellular tower for the property formerly owned by her family and a desire to keep Worcester green and reiterated the existing water tower was the result of eminent domain and a taking by the water authority.

8. ADJOURNMENT

There being no further business to come before the Board of Supervisors, the public meeting of the Worcester Township Board of Supervisors was adjourned by way of motion at 9:55 A.M into executive session for a personnel matter. Following the executive session, the Board dispersed with no formal action taken.

Respectfully submitted,

John V Cornell, Recording Secretary

Approved: _____