

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
MONDAY, DECEMBER 1, 2008 8:00 A.M.

CALL TO ORDER

The regularly scheduled work session of the Board of Supervisors was called to order by Mr. Harris at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

| | |
|--------------------|-------------------------------------|
| JOHN R. HARRIS | <input checked="" type="checkbox"/> |
| STEPHEN C. QUIGLEY | <input checked="" type="checkbox"/> |
| ARTHUR C. BUSTARD | <input checked="" type="checkbox"/> |

INFORMATIONAL ITEMS

Mr. Harris reported the Zoning Hearing Board had denied the application for Skippack Pike LLC at their meeting on November 25, 2008.

Mr. Harris informed the Board and public that Mr. David Markel had donated the monies into an open space fund, which the Board is now considering using for the preservation of the Moran Tract. Since the November 25th Board meeting Mr. Harris confirmed that Mr. Markel has no problem revealing his name. Mr. Harris also noted the funds had been earmarked for open space only.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Dr. James Mollick (addressed removed for privacy) offered comments concerning the possible contribution toward the purchase of development rights on the Moran property, an executive session and the question of funding expenses arising from the preservation of the Haines property.

Gordon Todd (addressed removed for privacy) commented on the open space plan, noting that the Planning Commission spent many hours reviewing many properties for open space not only the Moran property. Mr. Todd also noted the township has preserved many farms and he congratulated the Board for their efforts.

Mary Grace Sparango (addressed removed for privacy) commented on the question of paying expenses arising from the preservation of the Haines property.

Susan Caughlan (addressed removed for privacy) commented on the Haines matter and noted Cindy Haines was donating the easement. She stated that the township was not approving the easement but is a beneficiary of the 14 acres of open space and further noted the decision today is to determine if the township will contribute money towards the legal and planning costs to donate the easement to the Conservancy of Montgomery County.

Oliver Smith (addressed removed for privacy) supported the purchase of the Moran tract.

David Brooks (addressed removed for privacy) stated his view that the idea that John Harris should recuse himself from the Moran purchase decision is ludicrous. He stated his understanding that there is no conflict of interest per the ethics board. Even if there was a conflict, he is allowed to vote if a conflict is revealed.

Kim David, representing the Friends of Worcester, stated many people support open space not just Mr. Harris, and the purchase price of \$300,000 for 41 acres is a “no brainer”.

**1. READING AND APPROVAL OF THE MINUTES OF THE WORK SESSION
November 3, 2008**

A motion by Mr. Bustard, seconded by Mr. Steve Quigley, and approved by all to dispense with the reading of, and approve as written, the minutes of the work session November 3, 2008. (Copies were available for review).

**2. RECONSIDERATION OF ACCEPTANCE OF CINDY HAINES
CONSERVATION EASEMENT DONATION, RESOLUTION 08-26.**

Mr. Harris remarked this is a revisit of an item from one year ago. It represents a voluntary easement with a \$15,000 donation to offset expenses. The township will support the idea of donating open space without the township spending a large sum of money.

A motion by Mr. Bustard, second by Mr. Quigley, approved by all to pass resolution 2008-26.

**3. RESOLUTION CONSIDERATION: MORAN TRACT DEVELOPMENT RIGHTS
PURCHASE RESOLUTION 08-21.**

This item was tabled at the last meeting at the request of Mr. Quigley to provide time to research and view the property.

Mr. Quigley reported he spoke with Jake Lee from Montgomery County Lands Trust. Mr. Moran and also read a prior court case from 25 years ago regarding the Moran property. He questioned if it was known where the trail would be located, how long the money was available, and asked to see plans for the trail when they are available? Mr. Quigley stated he still has questions regarding camp activities if the property is preserved and what encompasses passive open space. He noted the property is ranked a 10 on the open space priority list and stated an environmentally conscious, ecosystem camp would be ideal on

the 10 acres. He also stated the camp that was there 25 years ago had allowed many children to discover nature and keep many memories.

In response to Mr. Quigley's questions, Susan Caughlan, former open space coordinator, stated her understanding that the DCNR cannot collect fees for access to any of their properties and that any buildings must meet township zoning regulations. Public access to the property is required but the exact location of trails is not yet known. Further she stated there can be no commercial operation on DCNR preserved lands and clarified that the State Farm Board preserves land allowing farming, while this program preserving the property protects the habitats.

James Garrity noted he had reviewed the PA public official act and researched ownership of the adjoining property by John and Melanie Harris next to the easement property. He stated that it is his opinion it does not pose a conflict and read statements from the ACT and findings of fact confirming his opinion.

John Harris stated he would recuse himself from the vote, then read and presented a letter to the secretary stating his recusal, unless there was tie. On motion by John Harris, seconded by Mr. Bustard, and approved by Mr. Bustard & Mr. Quigley to pass Resolution 2008-21.

4. VALLEY FORGE AND WOODLYN INTERSECTION EVALUATION REPORT

Joseph Nolan, township engineer, gave a brief history of the intersection of Woodlyn Avenue and Valley Forge Roads. McMahon Associates, traffic engineers, prepared a study proposing that Woodlyn Avenue be one way going west. The study provided two steps to achieve this goal: 1.) lane striping and signage costing approximately \$5,200, and 2.) installation of islands (bump outs) for a cost of \$4,200. If the safety issues continue, the Township could build a Cul-de-sac to completely block off the road for \$36,800.

Steve Quigley asked how many driveways would be affected and Mr. Nolan responded that three driveways are affected. He suggested signage prior to the change with advance written notice to residents.

A motion by Mr. Bustard, seconded by Mr. Steve Quigley, and approved by all to move ahead with Phase I.

5. OPEN RECORDS OFFICER DESIGNATION, RESOLUTION 08-25

John Cornell commented that the staff has been to training on the new law throughout the last 6 months. The new law requires an official be designated.

A motion by Mr. Bustard, seconded by Mr. Steve Quigley, and approved by all to pass Resolution 2008-25 designating the Township Manager as Open Records officer.

6. MUNICIPAL RECORDS SCHEDULE, RESOLUTION 08-24.

Mr. Cornell gave background on the state-suggested policy which would follow the Pennsylvania Historical Commission guidelines.

A motion by Mr. Bustard, seconded by Mr. Steve Quigley, and approved by all to pass resolution 2008-24.

7. OTHER BUSINESS:

None

GENERAL PUBLIC COMMENTS (ANY TOPIC, 2-MINUTE LIMIT)

Mr. Michael Gambone (addressed removed for privacy) asked what the total cost of the Moran Tract is.

Arthur Bustard responded that \$2,084,768.75 is the total amount and \$316,000 is the township's portion, or 16% of the total.

Mr. Gambone asked what the original opinion of McMahon Associates on the Woodlyn Avenue was. He stated that in his opinion, a one-way street will not solve the traffic dangers.

He also commented on the status of volunteers. He submitted his name for two committees and stated he never received a call.

Jim Mollick asked if the open records policy is in effect now and the status of a driveway on Overhill Road. He asked about the calendar issue, who made the calendar and asked why the calendars are password protected?

ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled work session meeting at 9:40AM.

Respectfully submitted,

Arthur C. Bustard, Secretary