

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, APRIL 18, 2018 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:36 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT: RICK DELELLO [X]  
SUSAN CAUGHLAN [X]  
STEVE QUIGLEY [X]

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, noted that, prior to this evening’s meeting, the Board of Supervisors met in Executive Session to discuss a matter of potential litigation, regarding a reported violation of Township Code at private property. Mr. Ryan noted no decision was made at this Executive Session, and no decision is expected to be made at this evening’s meeting.

**PUBLIC COMMENT**

- Bob Andorn, Worcester, commented on the public comment period permitted at public meetings, and the viability of commercial uses in the Township.
- Jim Mollick, Worcester, commented on the public comment period permitted at public meetings, the number of complaints received about noise at the Valley Green Wastewater Treatment Plant, the noise ordinance exemption for municipal operations, the Township Solicitor’s review of the process employed to address noise complaints, and the inclusion of noise concerns on a real estate disclosure statement.
- Sue Gabriel, Worcester, commented on public comment permitted on agenda items, and thanked the Public Works Department for its efforts throughout the winter season.

**OFFICIAL ACTION ITEMS**

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Caughlan made a motion to approve a consent agenda that includes (a) the Treasurer’s Report and other Monthly Reports for March 2018, (b) bill payment for March 2018 in the amount of \$213,202.05; and, (c) the March 28 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – At 7:52 pm Chair DeLello opened a Public Hearing to consider Ordinance 2018-274, to amend the Zoning Map to rezone certain lands to the R-AG-200 Residential-Agricultural District.

Bob Brant, Township Solicitor, noted the ordinance had been submitted to the *Times Herald* and the Montgomery County Law Library on February 16. Mr. Brant noted the ordinance had been posted in the Township Building lobby and on the Township website on February 16. Mr. Brant noted the ordinance had been advertised in the *Times Herald* on February 26 and March 5 and, due to a cancelled meeting, re-advertised on March 26 and April 2. Mr. Brant noted that the notice of this Public Hearing was distributed to affected property owners on March 21, and the perimeter of the subject property was posted on March 26.

Mr. Brant provided an overview of the ordinance. Mr. Brant noted the zoning map change was required by the Settlement Agreement between The Cutler Group and Worcester Township.

Supervisor Caughlan commented on the zoning for that portion of the subject property to be conveyed to four abutting property owners.

Chair DeLello called for public comment, and there was none.

The Public Hearing was closed at 7:56 pm.

- c) Ordinance 2018-274 – Supervisor Quigley made a motion to approve Ordinance 2018-274, to amend the Zoning Map to rezone certain lands to the R-AG-200 Residential-Agricultural District. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) Public Hearing – At 7:57 pm Chair DeLello opened a Public Hearing to consider Ordinance 2018-275, to amend the Zoning Ordinance, R-AG-200 Residential-Agricultural District, to allow and regulate a mixed-residential development use.

Bob Brant, Township Solicitor, noted the ordinance had been submitted to the *Times Herald* and the Montgomery County Law Library on February 16. Mr. Brant noted the ordinance had been posted in the Township Building lobby and on the Township website on February 16. Mr. Brant noted the ordinance had been advertised in the *Times Herald* on February 26 and March 5 and, due to a cancelled meeting, re-advertised on March 26 and April 2.

Mr. Brant provided an overview of the ordinance. Mr. Brant noted the use regulations complement the proposed development as set forth by the Settlement Agreement between The Cutler Group and Worcester Township.

Supervisor Quigley noted the neighboring property owners and developer worked to address several issues throughout recent months, and he noted the neighboring property owners were agreeable to that presently proposed. Supervisor Caughlan commented on the use of a new zoning district zoning and the use of an existing zoning district.

Chair DeLello called for public comment, and there was none.

The Public Hearing was closed at 8:05 pm.

- e) Ordinance 2018-275 – Supervisor Quigley made a motion to approve Ordinance 2018-275, to amend the Zoning Ordinance, R-AG-200 Residential-Agricultural District, to allow and regulate a mixed-residential development use. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) Resolution 2018-15 & Resolution 2018-16 – Mr. Ryan provided an overview of two resolutions to authorize submission of applications for Traffic Signal Approval to the Pennsylvania Department of Transportation, for improvements to the existing traffic signals at Skippack Pike and Berks Road, Skippack Pike and Bethel Road and Skippack Pike and Whitehall Road. Mr. Ryan commented on frontage improvements at Berks Road and Skippack Pike to be provided by the Reserve at Center Square developer.

Supervisor Caughlan commented on the intersection of Skippack Pike, Bethel Road and Whitehall Road.

Supervisor Caughlan made a motion to approve Resolution 2018-15 and Resolution 2018-16, to authorize submission of applications for Traffic Signal Approval to the Pennsylvania Department of Transportation, for improvements to the existing traffic signals at Skippack Pike and Berks Road, Skippack Pike and Bethel Road and Skippack Pike and Whitehall Road. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Resolution 2018-17 – Mr. Ryan provided an overview of a proposed subdivision at Skippack Pike. Mr. Ryan noted the Montgomery County Roads and Bridges Department will locate a share of its roadway management equipment and employees at the property.

Supervisor Caughlan commented on lot consolidation. Joe Nolan, Township Engineer, stated the Applicant will consolidate the lots as noted in his review letter.

Supervisor Caughlan made a motion to approve Resolution 2018-17, to grant Preliminary/Final Plan Approval for the Montgomery County/Rothenberger subdivision. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Resolution 2018-18 – Mr. Nolan provided an overview of a proposed Planning Module submission for a two-lot subdivision on Hollow Road. Mr. Nolan noted the Worcester Township Planning Commission, Montgomery County Planning Commission and the Montgomery County Health Department had approved their respective components, and the submission was ready for Board consideration.

Supervisor Caughlan made a motion to authorize submission of a Planning Module to the Pennsylvania Department of Environmental Protection for Adesso, a two-lot subdivision at Hollow Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) appointments – Chair DeLello reviewed the volunteer candidate consideration process to date, noting the Township Manager had met with each candidate, and had provided this review to the Members.

Supervisor Caughlan commented on interview notes maintained by the Township Manager. Supervisor Caughlan commented on the Board reviewing the volunteer candidate consideration process.

Supervisor Quigley commented on Board efforts to establish a consistent, fair and transparent volunteer candidate consideration process. Supervisor Caughlan commented on the volunteer candidate consideration process in other municipalities.

Supervisor Caughlan commented volunteer candidates Michael Holsonback and Jay McKeever. Chair DeLello commented on volunteer candidate Michelle Greenawalt.

Supervisor Quigley commented on an apparent breach of confidentiality in the release of the Township Manager's review, a matter of personnel, to the public.

Supervisor Caughlan made a motion to appoint Michelle Greenawalt to the Planning Commission to fill the balance of a four-year term to expire on December 31, 2021, and to appoint Michael Holsonback to the Planning Commission to fill the balance of a four-year term to expire on December 31, 2018. The motion was seconded by Chair DeLello.

Sue Gabriel, Worcester, commented on gender representation on Township boards, committees and commissions. Mr. Andorn commented on the individuals considered, and Chair DeLello noted five individuals requested to be considered to this position. Dr. Mollick commented on the volunteer candidate consideration process, Ms. Gabriel's comments as to gender representation on Township boards, committees and commissions, the Members' candidate selection rationale, the political affiliation of a volunteer candidate, and the qualifications of volunteer candidates. Joe Hollstein, Worcester, commented on the volunteer candidate consideration process, and Board efforts to establish a fair volunteer candidate consideration process.

By unanimous vote the Board adopted the motion to appoint.

- j) Skippack TMDL Alliance – Mr. Nolan provided an overview of Skippack Creek Alliance Phase I efforts to date. Mr. Nolan noted the updated modeling resulted in a 36% decrease in the total sediment load in the six-municipality area.

Mr. Nolan commented on completed MS4 projects in this area. Mr. Nolan commented on several potential large-scale projects in this area, noting the projected sediment reduction and cost for each.

Supervisor Caughlan commented on riparian corridor improvement methods.

Mr. Nolan commented on additional stakeholders in the Phase I effort.

Mr. Nolan provided an overview of a proposed Skippack Creek Alliance Phase II effort, to culminate in the submission of a Joint TMDL Plan to the Pennsylvania Department of Environmental Protection. Mr. Nolan commented on the benefits of a Joint TMDL Plan, including project cost sharing and preferential positioning for grant funding.

Mr. Nolan noted the Skippack Creek Alliance Phase II cost at \$8,331.67 per municipality.

Supervisor Quigley commented on waterway pollution monitoring and enforcement.

Supervisor Caughlan made a motion to approve the Township's participation in the Skippack Creek Alliance Phase II, at a cost of \$8,331.67. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

## **OTHER BUSINESS**

- Supervisor Caughlan commented on the naming of new roads. This matter will be considered at the May 16 Work Session.

**ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:16 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager