

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
METHACTON HIGH SCHOOL AUDITORIUM
WORCESTER, PA
WEDNESDAY, JUNE 17, 2020 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:41 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- Chair DeLello announced the Board of Supervisors met in Executive Session prior to this evening’s Business Meeting to discuss a matter of personnel, in specific the resignation of a Township employee. No decision on this matter is expected to be made at this evening’s Business Meeting.
- Mt. Ryan noted he will time public comment.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the financial position of the Township, the financial position of the Methacton School District, the Meadow Lane building lots, and the proposed open space referendum.
- Burt Hynes, Worcester, commented on an open space study prepared by the Keystone Conservation Trust.
- Wini Hayes, Worcester, commented on an open space study prepared by the Keystone Conservation Trust.

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 Quigley made a motion to approve a consent agenda that includes (a) the Treasurer’s Report and other Monthly Reports for May 2020, (b) bill payment for May 2020 in the amount of \$291,976.70; and, (c) the May 20, 2020 Business Meeting minutes. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – The Members continued a Public Hearing to consider Conditional Use Application 2019-03, DIV-AR Property, LP, regarding a proposed parking lot use at 2750 Morris Road.

The Public Hearing was opened at 7:59pm. A transcript of the proceedings was prepared by a court reporter.

The Public Hearing was closed at 8:45pm.

- c) motion – Bob Brant, Township Solicitor, presented recommended conditions to a motion to approve the proposed conditional use, a parking lot, at 2750 Morris Road, as set forth in Conditional Use Application 2019-03, DIV-AR Property, LP.

Supervisor Quigley made a motion to approve the proposed conditional use, a parking lot, at 2750 Morris Road, as set forth in Conditional Use Application 2019-03, DIV-AR Property, LP, subject to the following conditions: (1) a lease shall be provided which shall include provisions for the following: (a) building space inside the existing building for the Amazon Safety Coordinator which will include a meeting room, office and restroom facilities for the drivers of the vans; and, (b) provision that all conditions imposed by the Board of Supervisors of Worcester Township be included and observed by the tenant; (2) all vans leaving the subject premises shall turn right onto Schultz Road; (3) the vans shall be kept in the rear of the property and will proceed directly to the Towamencin Township warehouse facility operated by Amazon at 2001 Gehman Road; (4) the vans shall turn left onto Morris Road at the Schultz Road and Morris Road intersection; (5) signage and striping shall be installed directing the vehicles in a proper way through the parking lot to exit the facility; (6) all vans shall be backed into the parking lot in the afternoon and evening when they return and will exit the facility in the morning so as to avoid the sounding of backup alarms; (7) no washing or repairs or other maintenance shall be done on the site; (8) payment to Worcester Township of a Traffic Impact Fee in the amount of Three Hundred Eighty-One Thousand Seven Hundred Ninety-Two Dollars (\$381,792.00); (9) a six foot (6') high wooden stockade fence, approximately 700 feet (700') long, and as set forth on the Exhibit, shall be installed to shield from the neighbors the view and noise of the vans; (10) the Applicant shall conduct a post development study of the site in order to ascertain whether unforeseen impacts occur with respect to traffic patterns; Township consultant shall review same and Applicant shall agree to comply with Township recommendations; the study shall occur within three (3) months from the date of completion of the parking lot and, again, reviewed at peak time approximately six (6) months thereafter; (11) the Applicant must repair or sufficiently replace areas of pavement where there are potholes and is pavement fatigue cracking, also referred to as alligator cracking, for areas containing Amazon van and employee parking, as well as along travel ways to/from the

parking areas frequently being used by Amazon employees; repairs shall be made prior to operations at the facility and be acceptable in scope and resolution of pavement issues to the Township Engineer; (12) the Applicant shall conduct a post development noise study at both the Berks Road and Weber Road sides of the property as set forth in the CKS letter of February 14, 2020; and, (13) the Applicant shall comply with testimony and all Exhibits set forth in the record and Township Consultant review letters. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

The meeting recessed at 9:00pm.

The meeting reconvened at 9:04pm.

- d) Resolution 2020-14 – Bob Jordan, Engineer for the Applicant, provided an overview of a proposed addition to an existing office use at 3019 Germantown Pike.

Cahir DeLello commented on proposed improvement location and use. Ben Gallo, Applicant, commented on proposed improvement location and use.

Supervisor Caughlan commented on a recommendation to waive the Traffic Impact Fee.

Supervisor Quigley made a motion to approve Resolution 2020-14, to grant Preliminary/Final Plan Approval for Blue Eagle Properties, LD 2020-02, for an addition to an existing office use at 3019 Germantown Pike. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) Resolution 2020-15 – Mr. Ryan provided an overview of a resolution to appoint the Finance Director to serve as Township liaison to Berkheimer, the Township’s appointed collector of the Earned Income Tax and the Per Capita Tax.

Supervisor Quigley made a motion to appoint the Nicole Quagliariello, Finance Director, to serve as Township liaison to Berkheimer, the Township’s appointed collector of the Earned Income Tax and the Per Capita Tax. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) motion – Mr. Ryan provided an overview of a stormwater easement agreement at 2133 Berks Road. Mr. Ryan noted the easement encompasses a stormwater culvert that is owned and maintained by the Township.

Supervisor Quigley made a motion to approve a stormwater easement agreement at 2133 Berks Road. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) waiver – Joe Nolan, Township Engineer, provided an overview of a waiver request to install an on-lot septic system in a setback at 1423 Hollow Road.

Supervisor Quigley made a motion to approve a waiver request to install an on-lot septic system in a setback at 1423 Hollow Road. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) waiver – Mr. Nolan provided an overview of a waiver request to install an on-lot septic system in a setback and in a front yard at 2202 Bustard Road.

Supervisor Quigley made a motion to approve a waiver request to install an on-lot septic system in a setback and in a front yard at 2202 Bustard Road. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) ratification – Supervisor Quigley made a motion to ratify the hire of Stacy Crandell, Assistant Township Manager, a full-time position. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- Supervisor Quigley commented on flood-prone areas throughout the Township, and on the loss of trees along Township roadways.

PUBLIC COMMENT

- Christine Steere, Worcester, commented on comments made by Montgomery County Commissioner Joe Gale.
- Dr. Mollick commented on protestors, COVID-19 gathering precautions, and a recent protest march at Methacton School District property.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:28 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager