

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, FEBRUARY 27, 2019 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:45 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

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

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session prior to this evening’s Business Meeting to discuss a matter of potential litigation regarding Zoning Hearing Board application 19-05, Philadelphia Metro Wildlife Center, Inc., and a matter of real estate regarding a Township-owned property. No decision on this matter was made at that time, and no decision on this matter is expected to be made at this evening’s Business Meeting.

Mr. Ryan recognized the receipt of an 1871 map of Worcester Township donated by Joan Trottier of West Boylston, Massachusetts. The Board thanked Ms. Trottier for her kind and generous contribution.

**PUBLIC COMMENT**

- Bob Andorn, Worcester, commented on the status on the recording of public meetings. Mr. Ryan provided an update on the status of the recording of public meetings.
- Karen Arena, Worcester, commented on a stormwater concern at her property. Bob Brant, Township Solicitor, commented on correspondence his office had sent to counsel for Ms. Arena, and on the option to file a claim with the Township insurance carrier for alleged damages.
- Jim Mollick, Worcester, commented on Township Solicitor services and cost, correspondence from the Friends of Worcester, uses at the former North Penn Army Reserve Base, local militia, the Meadow Lane building lots, and Worcester Township Open Space Plan and Comprehensive Plan recommendations regarding development and residential density in Center Point Village.

## 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 January 2019, (b) bill payment for January 2019 in the amount of \$626,200.92; (c) the January 16, 2019 Work Session minutes; and, (d) the January 16, 2019 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) Resolution 2019-07 – Bob Irick, Engineer for Advance Realty, provided an overview of proposed improvement to 2750 Morris Road, Building D South.

Joe Nolan, Township Engineer, commented on parking, impervious coverage and stormwater management. Mr. Nolan noted the initial land development approval granted to this property, and subsequent approvals granted for tenant-driven improvements. Mr. Nolan stated he had no outstanding issues as to that proposed.

Chair DeLello commented on building occupancy. Duane Horne, Advance Realty, noted the building is approximately 75% occupied.

Supervisor Quigley commented on the proposed use. Mr. Horne noted the tenant's customers would include wholesale contractors and tradesmen.

Supervisor Quigley commented on stormwater management and basin discharges. Mr. Nolan provided a brief overview of the site basin, and he commented on stormwater generated by improvements to the Pennsylvania Turnpike.

Supervisor Caughlan commented on tree replacement. Mr. Nolan provided a brief overview on the six trees to be replaced, and their location to neighboring properties.

Supervisor Caughlan commented on truck noise. Mr. Horne noted the area of proposed improvements, and their location to neighboring properties.

Supervisor Quigley commented on false alarms received from the building. Mr. Horne stated he has been working with the Township Fire Marshal to decrease the number of false alarms.

Mr. Nolan noted the Worcester Township Planning Commission recommended the Board of Supervisors grant preliminary/final approval for this land development.

Supervisor Caughlan made a motion to approve Resolution 2019-07, granting preliminary/final land development approval for Advance Realty, Phase 1D, Building D South, 2750 Morris Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Settlement Stipulation – Mr. Brant provided an overview of a proposed assessment appeal Settlement Stipulation for property at Berks Road. Mr. Brant noted the Settlement Stipulation was agreeable to the Property Owner, Montgomery County and the Methacton School District.

Supervisor Caughlan made a motion to approve a Settlement Stipulation for Folk v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket No. 2017-25624. 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 Quigley commented on the required 10-year review of the Worcester Township Comprehensive Plan. Chair DeLello commented on review options. This matter will be considered at the March 20 Joint Meeting of the Planning Commission and Board of Supervisors.
- Supervisor Caughlan commented on the scheduled improvements to Defford Road Park. Mr. Ryan provided an update on this project, and he noted the current status of this and other grant-funded projects are posted to the Township website.

## **PUBLIC COMMENT**

- Dr. Mollick commented on the fund balance and 2018 expenditures for the possible acquisition of the former North Penn Army Reserve Base, the status of this project, and the proposed fee to municipalities that rely on Pennsylvania State Police services. Mr. Ryan commented on fund balance, expenditures and project status.
- Natalie Rehake, Worcester, commented on an environmental study of the Meadow Lane building lots. Chair DeLello commented on the status of the Meadow Lane building lots.

## **ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 8:30 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager