

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, FEBRUARY 27, 2019 – 6:30 PM**

**CALL TO ORDER** by Chair DeLello at 6:30 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 will meet in Executive Session following 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.

**PUBLIC COMMENT**

- Karen Arena, Worcester, commented on a previously-scheduled meeting with the Pennsylvania Department of Transportation regarding proposed roadway improvements and a stormwater matter at her property. Ms. Arena commented on property file documents, a potential application to the Zoning Hearing Board regarding the condition of a neighboring property, and nuisances created by a neighboring property owner.
- Jim Mollick, Worcester, commented on comments made by the Worcester Township Planning Commission Chair and Member, Worcester Township Planning Commission duties, Worcester Township Planning Commission relationship to the Board of Supervisors, the review of ordinances, and Worcester Township Open Space Plan and Comprehensive Plan recommendations. Supervisor Caughlan commented on Worcester Township Open Space Plan and Comprehensive Plan recommendations.

**PRESENTATIONS**

Variety – Pete Simone, consultant for Variety, presented an overview of a master plan of improvements for the Potshop Road property.

Mr. Simone commented on the organization’s clientele and history.

Mr. Simone presented a series of property aerials, and commented on existing site improvements, topography and other natural conditions.

Mr. Simone commented on proposed site improvements, including new structures, roadways, recreational amenities, gardens, access and frontage improvements, and stormwater facilities. Mr. Simone commented on the property's building envelope, setbacks and buffers to neighboring properties.

Mr. Simone commented on the potential use of existing and proposed recreational amenities by Worcester Township and community organizations.

Mr. Simone commented on the phasing of master plan improvements, and on the estimated improvement cost.

Mr. Simone commented on existing zoning and permitted uses.

Mr. Simone noted Variety will present the master plan to the Montgomery County Planning Commission officials.

Supervisor Caughlan commented on conditional use approval allowances.

Chair DeLello commented on current and proposed uses, and uses permitted by Township Code. Chair DeLello commented on Variety representatives meeting with Township staff, the Township Solicitor and the Township Engineer to further discuss uses at the property.

Supervisor Quigley commented on Variety's contributions to the Worcester community and to the region. Supervisor Quigley commented on the circulation of students and vehicles at the property.

Maribeth Roman Schmidt, Variety, commented on the organization's ongoing efforts to maintain a positive relationship with neighboring property owners and the community.

## **OTHER BUSINESS**

- There was no other business discussed at this evening's Work Session.

## **PUBLIC COMMENT**

- Dr. Mollick commented on Worcester Township Open Space Plan and Comprehensive Plan recommendations regarding future development in the Township villages, Transfer Development Rights ordinance, previous open space acquisitions, Transfer Development Rights assigned to the Worcester Golf Course, media reporting on a stormwater issue at Bethel Road, as a past stormwater issue at his property.
- Joan Machini, Worcester, commented on a stormwater issue at her property. Chair DeLello commented on stormwater requirements in effect at the time of stormwater facility construction. Chair DeLello will review this matter with Township staff.

- Ms. Arena commented on building improvements and improvement permitting at a neighboring property, certificates of insurance for improvements installed at a neighboring property, and use and occupancy permits and inspections for improvements installed at a neighboring property.

## **ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Work Session at 7:25 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager