

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, JANUARY 7, 2013 AT 11:00 A.M.**

CALL TO ORDER by Arthur Bustard at 11:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
STEPHEN C. QUIGLEY [X]
SUSAN G. CAUGHLAN [X]

1. INFORMATIONAL ITEMS

The Annual Organization Meeting of the Elected Auditors will take place on Tuesday, January 8, 2013 at 8:30 A.M., at the Worcester Township Administration Office, 1721 Valley Forge Road, Worcester, PA.

2. REORGANIZATION OF THE BOARD OF SUPERVISORS

a. Motion to Appoint a Temporary Chairperson

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Supervisor Bustard as Temporary Chairperson. The motion passed unanimously.

b. Motion to Appoint a Temporary Secretary

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint F. Lee Mangan as Temporary Secretary. The motion passed unanimously.

c. Motion to Appoint the Chairperson for calendar year 2013

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Supervisor Bustard to the position of Chairman of the Board of Supervisors. The motion passed unanimously.

d. Motion to Appoint the Vice Chairperson for calendar year 2013

A motion by Chairman Bustard, seconded by Supervisor Quigley to appoint Supervisor Caughlan to the position of Vice Chairman of the Board of Supervisors. The motion passed unanimously.

e. Consideration and Adoption of Resolution 13-01; Township Manager, Secretary and Right to Know Officer

A motion by Chairman Bustard, seconded by Supervisor Caughlan to adopt Resolution 13-01, appointing F. Lee Mangan Township Manager, Secretary and Right to Know Officer. The motion passed unanimously.

James Mollick, Worcester, commented on not hearing discussion on the BOS appointments before or after the vote.

609684

f. Consideration and Adoption of Resolution 13-02; Assistant Township Manager, Treasurer and Assistant Secretary

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve Resolution 13-02, appointing Eunice C. Kriebel Assistant Township Manager, Treasurer and Assistant Secretary. The motion passed unanimously.

g. Consideration and Adoption of Resolution 13-03; Road Master and Director of Public Works

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-03, appointing Robert D'Hulster Road Master and Director of Public Works. The motion passed unanimously.

h. Consideration and Adoption of Resolution 13-04; Zoning Officer

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-04, appointing Tiffany Loomis Zoning Officer. The motion passed unanimously.

i. Consideration and Adoption of Resolution 13-05; Building Code Official

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-05, appointing Keystone Municipal Services Inc. Building Code Official. The motion passed unanimously.

James Mollick commented on process and the cost of the building inspector.

j. Consideration and Adoption of Resolution 13-06; Professional Consultants

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-06A, appointing CKS Engineers, Inc. Township Engineer. The motion passed unanimously.

James Mollick commented on competitive bids.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-06B, appointing CKS Engineers, Inc. Assistant Zoning Officer. The motion passed unanimously.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-06C, appointing Wisler Pearlstine, LLP Township Solicitor. The motion passed unanimously. Supervisor Quigley further stated that Mr. Garrity is professional and works on behalf of the staff & Township.

James Mollick commented on the Commonwealth Court Case, Sunshine law and the two minute rule.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-06D, appointing Bee Bergvall, Co. Professional Auditors. The motion passed unanimously.

k. Consideration and Adoption of Resolution 13-07; Vacancy Board Chairman

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-07, appointing Gordon Todd Vacancy Board Chairman. The motion passed unanimously.

Maeve Vogan, Worcester, inquired about the responsibility of the Vacancy Board Chairman.

l. Consideration and Adoption of Resolution 13-08; Delegates to the Annual PSATS Convention and Voting Delegate

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-08, appointing Arthur C. Bustard, Susan G. Caughlan and Stephen C. Quigley Delegates to Annual PSATS Convention and Arthur C. Bustard Voting Delegate. The motion passed unanimously.

m. Consideration and Adoption of Resolution 13-09; Adoption of the 2013 Holiday Schedule

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-09, adopting the 2013 Holiday Schedule. The motion passed unanimously.

<u>DATE</u>	<u>DAY</u>	<u>HOLIDAY</u>
January 1, 2013	Tuesday	New Years
February 18, 2013	Monday	President's Day
March 29, 2013	Friday	Good Friday
May 27, 2013	Monday	Memorial Day
July 4, 2013	Thursday	Independence Day
September 2, 2013	Monday	Labor Day
November 28, 2013	Thursday	Thanksgiving Day
November 29, 2013	Friday	Day after Thanksgiving
December 24, 2013	Monday	Christmas Eve
December 25, 2013	Wednesday	Christmas Day
January 1, 2014	Wednesday	New Year's Day

n. Consideration and Adoption of Resolution 13-10; Adoption of Board of Supervisors 2013 Meeting Schedule

Supervisor Quigley recommended changing the time of the work session meeting to 8:00a.m.

Supervisor Caughlan commented that the 9:00 am time accommodates parents of school children.

Chairman Bustard stated the he would have the Manager review the time.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-10, approving the Board of Supervisors 2013 Meeting Schedule. The motion passed unanimously.

Maeve Vogan commented on the attendance at night meetings verses day meetings and on earlier notification of the schedule.

James Mollick commented on lack of notification of meeting and no change in attendance by moving meeting from 8:00 to 9:00 am.

o. Consideration and Adoption of Resolution 13-11: Designation Depositories for Township Funds

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the following Depositories for Township Funds. The motion passed unanimously.

First Niagara
 Univest-Union National Bank
 PLGIT
 TD Bank
 Ambler Savings Bank

609684

p. Consideration and Adoption of Resolution 13-12; Approval of Fire Department Activities

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-12 approving the Fire Department Activities. The motion passed unanimously.

Supervisor Quigley suggested a quarterly report from the Fire Department on activities.

q. Consideration and Adoption of Resolution 13-13; Assistant Right to Know Officer

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-13 appointing Erica Lucey Assistant Right to Know Officer. The motion passed unanimously.

r. Consideration and Adoption of Resolution 13-14; Entitled "Authorization for Approval of Revised Township Fee Schedule"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 13-14 Approval of Revised Township Fee Schedule.

s. Motion to Approve Treasurer's Bond in the amount of \$10 Million Dollars

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the Treasurer's Bond. The motion passed unanimously.

t. Motion to appoint members of the Planning Commission

A motion by Supervisor Caughlan to re-appoint Gordon Todd and Anthony Sherr each for a three year term received no second and was withdrawn.

A motion by Supervisor Quigley to appoint Rick DeLello received no second.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to re-appoint Gordon Todd for a three year term. The motion passed unanimously.

A motion by Supervisor Caughlan, seconded by Chairman Bustard to re-appoint Anthony Sheer for a three year term. The motion passed two to one with Supervisor Quigley opposing.

Maeve Vogan expressed disappointment in the Board's motion.

James Mollick commented on the reappointment of Anthony Sherr and his attendance at the Planning Commission meetings, lack of discussion by the Board of the Candidates.

Rick DeLello, Worcester, commented that he has attended all meetings for years and treated the Board with respect and shown interest in serving the community.

Gordon Todd, Worcester, acknowledged Mr. DeLello's attendance and noted the expertise of Mr. Sherr.

u. Motion to appoint member of the Zoning Hearing Board for expiring term

One expiring term of Kenneth Dyer who requested reappointment and two other interested applicants.

Supervisor Quigley acknowledged receipt of Mr. D'Lauro resume and that Mr. Dyer has lived here for 35 years and served the Zoning Hearing Board for many years keeping Worcester the way it is, which is common sense. He stated that additional lawyers are not necessary on the Board since they already have legal representation.

Chairman Bustard acknowledged Mr. Dyers' eighteen years of service and stated that John D'Lauro is a good lawyer, familiar with land use.

Supervisor Caughlan acknowledged Mr. D'Lauro law practice includes zoning issues and stated the Zoning Hearing Board is a legal body subject to challenges and appeals. She further stated that sending opposition to the ZHB costs the Township money and having an additional lawyer might save the Township money.

Maeve Vogan commented that the Township and staff have viable solutions and the current ZHB is moving in a good direction and appointing Mr. D'Lauro is short sighted.

Jim Mollick inquired if some of the BOS members spoke with the candidate or deliberated by e-mail.

A motion by Supervisor Caughlan, seconded by Chairman Bustard to approve the appointment of John D'Lauro to the Zoning Hearing Board for expiring term. Motion passed two to one with Supervisor Quigley opposing.

v. Motion to appoint member to the Board of Elected Auditors

Chairman Bustard announced that Mr. Eberbach, Board of Auditors member, moved out of the Township and an alternate must be appointed to fill the vacancy.

A motion by Chairman Bustard, seconded by Susan Caughlan to appoint Bradford Smith to fill the vacancy. The motion passed unanimously.

3. APPROVAL OF THE MINUTES OF DECEMBER 3, 2012

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the minutes of December 3, 2012. The motion passed unanimously. Copies were available for review.

4. PUBLIC COMMENTS

Supervisor Quigley raised a safety issue for the intersection of Route 73 and Wentz Church Road. Chairman Bustard is aware of it and will have Township Engineer, Joseph Nolan, review it.

James Mollick commented on the Board's appointment to the ZHB citing former chairman Dyer's service to the community. He also cited Mr. DeLauro's qualifications to serve.

Maeve Vogan inquired about the upcoming discussion of the Lighting Ordinance and questioned the meaning of several terms in the ordinance noting that it is very restrictive.

Rick DeLello commented on the handling of the termination of Mr. Dyer and the lighting ordinance.

James Phillips, Worcester, commented on land development on the Dubner Property (2974 Germantown Pike) and the absence of building and grading permits and inquired what the Township is doing about it. Manager Mangan advised him that the staff is aware and violation notices have been sent.

Fred Oskanian, Worcester, inquired about the policy of confidentiality regarding complaints by residents. Solicitor Garrity responded.

5. ADJOURNMENT

There being no further business or comments from the public, Chairman Bustard adjourned the meeting.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, JANUARY 16, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
SUSAN G. CAUGHLAN	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input type="checkbox"/>

609684

INFORMATIONAL ITEMS:

Chairman Bustard read a prepared statement announcing the absence of Supervisor Quigley and his vote being crucial regarding the lights at Methacton High School. A public hearing is being held tonight until 9:00 and if necessary continued at the February 20th meeting. The ordinance was prepared by the Township Solicitor, Mr. James Garrity, Esq., after listening to comments the Township received and has crafted the resulting ordinance. The issue tonight is to determine if the ordinance is sufficient to allow lighting on the fields, while at the same time protecting the rights of the Township and residents. The public hearing tonight is designed to allow the public to make their positions on the proposed ordinance heard. The role of the Supervisors tonight is to listen. All comments should be directed to the Board.

Public Hearings

Lighting Ordinance – Methacton High School

A court reporter was present to record a transcript of the proceedings.

Mr. Garrity opened the public hearing at 7:37pm and provided the procedure for the hearing and an background of the ordinance noting that it has been advertised twice per the Pennsylvania Municipalities Planning Code.

A Conditional Use hearing will be necessary by the School District at which time additional conditions will be placed upon the use of the lights.

Eric Frey, Esquire, of Dischell, Bartle & Dooley, P.C. (attorney for the school district), inquired about the timing of the ordinance sent to the Worcester Township Planning Commission.

Marc Jonas, Esquire, of Eastburn & Gray (attorney for John Harris, a resident with property near the high school) spoke on behalf of his client, whose objective is to reach a balance in community objectives. Mr. Jonas presented Mr. Gary Garofalo, a lighting consultant for his client, from Lighting Design Collaborative of Philadelphia, who suggested some modifications might be in order to protect the adjacent neighbors.

Lois Byrne, Worcester, submitted the petition of 785 signatures last week supporting the lights.

Karthik Pillutla, Lower Providence, inquired about expansion to include the tennis courts.
Karen Vavra, Worcester, commented on the wildlife in the area.

David Kearney, Worcester, commented on the neighbors working collectively, and expressed concerns about the total use of the lighting.

Nancy Kearney, Worcester, expressed concerns of the permanent impact to residents who live here.

William Kazimer, Worcester, commented about the noise from the fields.

Maeve Vogan, Worcester, questioned how she could obtain exhibits that were presented and the costs of expert witnesses.

Jeanne Koehler, Worcester, expressed the possibility of more revenue to the school by having Friday night games and thanked the students that showed up for the proceeding.

Frank Senk, Worcester, reminded the Board that 500-600 people came out to the school board meeting in favor of the lights and the impact on the students.

Robert Cannon, Worcester, requested clarification on seasons of the year and months that the fields will be illuminated and expressed concern about the impact on traffic.

James Mollick, Worcester, questioned the timing with the Planning Commission as well as an email between John Harris and the Township Manager.

Ron Evans, Worcester, stated that he's promoted the lights for 20 years .

Mr. Garrity announced at 9:09pm that the hearing will be continued until the 3rd Wednesday of February.

A brief recess was taken.

Chairman Bustard reconvened the meeting at 9:15pm.

Municipal Claims and Tax Liens Act Ordinance

Mr. Garrity opened the public hearing at 9:16pm and provided a brief description of the ordinance.

A court reporter was present to record a transcript of the proceedings.

Mr. Garrity explained that the ordinance is related to collecting delinquent taxes. The County is asking that the Townships pass an ordinance incorporating a 5% county collection fee that is added to a delinquent bill, but paid by the delinquent taxpayer, not to come out of the amount owed to the Township.

There were no public comments.

Supervisor Caughlan made a motion to approve Ordinance 2013-243, Municipal Claims and Tax Liens Act Ordinance, seconded by Chairman Bustard and approved by both.

The public hearing closed at 9:19pm.

Mr. Garrity continued with his Solicitor's Report, remarking that an executive session would be held after this meeting, related to the property owned by Mr. Dubner at Germantown Pike and Route 363.

Motions & Resolution

APPROVAL OF THE MINUTES OF December 19, 2012

A motion by Supervisor Caughlan seconded by Supervisor Bustard and approved by both to dispense with the reading of, and approve as written, the minutes of December 19, 2012.

TREASURER'S REPORT

The Treasurer's report for December, net change on cash basis:

December 2012 Report:

General Fund	\$1,093,295.26
State	\$61,810.75
Capital Reserve	\$2,698.17

A motion by Supervisor Caughlan, seconded by Supervisor Bustard and passed by both to accept the Treasurer's Report for December, 2012.

James Mollick commented about the reduced expenditures in the legal category.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Bustard and passed by both to pay the bills of the Township in the amount of \$222,813.82.

MANAGER'S REPORT

Mr. Mangan reported that the governmental process procedure will be moved to February, due to the absence of Mr. Quigley.

1. Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, provided the report. The next meeting will be held on January 22nd.

Application #12-06, 2272 Valley Forge Road, has been continued.

Application #12-08, Dubner Family Partnership, has also been continued.

2. Land Development and Subdivision Update

Tiffany Loomis, Zoning Officer, indicated there were no updates.

ENGINEER'S REPORT

1. Monthly Activity

Mr. Nolan reported that he had nothing to add to his monthly report that was already submitted.

OTHER BUSINESS

None

PUBLIC COMMENTS

609684

Jim Mollick asked about the current constitution of the Zoning Hearing Board. Mr. Bustard said it was a comment period. He further asked about the current general fund balance. Mr. Bustard said he would have the treasurer check it out. He also asked when the audit is coming out and the status of the sewer situation on Hickory Hill.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:27pm into executive session to discuss a potential litigation matter.

At 9:34pm the meeting reconvened. Mr. Garrity explained the executive session was related to a location with multiple zoning violations. Mr. Garrity asked for a motion from the Board for an injunction to enforce the zoning ordinance on the property.

Supervisor Caughlan made the motion, Chairman Bustard seconded and it was approved by both to pass motion for an injunction.

James Mollick inquired about the Dubner property and pole barn built without authorization, and additional violations.

Chairman Bustard adjourned the meeting at 9:42pm.

Respectfully submitted:



F. Lee Mangan, Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, WORCESTER, PA
 MONDAY FEBRUARY 4, 2013, 9:00 A.M.**

CALL TO ORDER by Arthur Bustard at 9:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
 STEPHEN C. QUIGLEY [X]
 SUSAN G. CAUGHLAN [X]

INFORMATIONAL ITEMS

Chairman Bustard announced that the Township is cooperating with neighboring communities on an electronic recycling day that is scheduled for March 23, 2013.

APPROVAL OF THE MINUTES OF JANUARY 7, 2013

Chairman Bustard called the motion. Supervisor Caughlan made a motion, Supervisor Quigley seconded, and all approved.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, provided the report.

There are two new applications for the February 26th meeting.

Application 13-01, 2293 Weigner Road. The applicant is looking for a 12 foot projection into the front yard setback.

Application 13-02, 3025 West Germantown Pike. The applicant is looking for office and yoga studio space. They are also requesting signage to be located in ultimate ROW.

Subdivision & Land Development Update

Tiffany Loomis, Zoning Officer, provided the report.

A new application was received for the property located at 3110 Heebner Road. They are currently approved for 2 lots, and applied for a third lot. The applicant executed an extension of time.

Supervisor Caughlan made a motion to accept the open-ended extension of time. Supervisor Quigley seconded the motion and all approved.

The Roman Brothers subdivision at 2845 Potshop Road has been reviewed by the Worcester Planning Commission and they recommended preliminary approval.

The Planning Module has been reviewed and recommended for signature by the Board. Joseph Nolan, Township Engineer, confirmed that he is satisfied with the Planning Module.

Supervisor Caughlan made a motion to approve the planning module for submission to DEP. Supervisor Quigley seconded the motion and all approved.

Zacharias Trail Concept Plan

Dr. Julie Lanzillo, Director of Parks and Recreation, provided a report on the planned route of the Zacharias Trail extension, as approved in the 2013 Township Budget.

Act 209 Progress Report

Lee Mangan, Township Manager, informed the Board that the committee would consist of seven to twelve individuals, with 40% being developers. It involves approximately eight months of work and the applicants should be appointed at the February 20th meeting, so they can begin coordinating with McMahon Associates by March, 2013.

Steve Quigley inquired if additional safety equipment was purchased for the Public Works Department.

Chairman Bustard announced that there would be an executive session at the concluding of the Board meeting. Mr. Mangan affirmed that it had been purchased.

PUBLIC COMMENTS

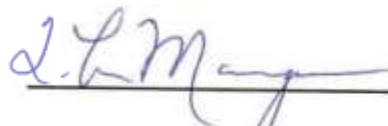
James Mollick, Worcester, inquired about the Dubner property. Chairman Bustard said there would be an executive session later in the meeting and the Board can report on the property at the February 20th meeting.

Mr. Mollick further inquired about filing an injunction on the property, the chain of command regarding the Solicitor, and three-ring binders that the Board possessed at previous meetings.

ADJOURNMENT

There being no further business to come before this Board, Chairman Bustard adjourned the regularly scheduled Board of Supervisors Meeting at 9.27 a.m.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, FEBRUARY 20, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

609684

INFORMATIONAL ITEMS:

Chairman Bustard announced an electronics recycling event with Skippack Township will be held on March 23rd. Details will be on the web site.

Public Hearings

Lighting Ordinance – Methacton High School - Continued

A court reporter was present to record a transcript of the proceedings.

Mr. James Garrity, Township Solicitor, provided a recap of the initial public hearing on January 16, 2013.

Mr. Garrity explained that attorneys representing Methacton School District and high school neighbor John Harris attempted to meet to discuss possible ordinance revisions. Unfortunately, an agreement was not able to be reached. Mr. Garrity reopened the public hearing at 7:38pm.

Robert Cannon, Worcester, asked for clarification on the conditional use proceedings versus the lighting ordinance and stated he is against the ordinance in its current form.

Ronald Evans, Worcester, expressed his desire for the lights.

Joyce Cantando, Worcester, read a prepared statement against the lights at the high school.

Lois Byrne, Lower Providence, indicated she was here to represent 1,025 people who had signed a petition in favor of the high school stadium lights and requested the Board represent the majority.

Wini Hayes, Worcester, indicated she has been a resident for about 26 years, her home is not near the high school and has children who graduated from Methacton High School and is a former school board member. She expressed support for athletics and music, but indicated the neighbors of the school should also be considered. She asked the Board to find middle ground, with minimal impact lighting, frequency of the lights use, thinking about the neighbors that live there, and their quality of life.

Frank Senk, Worcester, reminded the Board about the 600 people that showed up at a school board meeting a year ago in favor of the lights and indicated that his children at the high school express a lack of spirit at the school.

Greg Pellicano, Lower Providence, President of Audubon Recreation Association, expressed his hope that a compromise can be met and the lights installed.

Mr. Garrity closed the public meeting at 8:11pm.

Supervisor Quigley remarked that he has not been involved in any of the negotiations and indicated that the two sides come together so the Board can vote. His biggest concern is the safety issue, in terms of the lights.

Chairman Bustard commented he is committed to moving the lights forward with neighbors having the least intrusion as possible.

Supervisor Caughlan remarked she intends to listen fully to the property owners around the high school and the district should work to protect the neighbors. She is interested in seeing the ordinance proposals received by Mr. Garrity's office and requested that Mr. Garrity circulate the revised ordinance proposals.

Chairman Bustard replied that he did not think that was beneficial and that this ordinance should be acted upon with section B1 height moved from 100 feet to 85 feet and changes to the foot candles.

Mr. Garrity stated that an independent review of plans would take place after the design is submitted to the Township and before a conditional use is granted, the Township will hire an expert to review the proposed design. The school district will be required to escrow \$5000 to pay for said expert.

Supervisor Caughlan asked about an as-built review. Mr. Garrity said that is not currently included.

John Harris, Worcester, spoke about the foot candles and expressed concern over the total illumination of the field and how many nights a week they will be used.

Chairman Bustard agreed the ordinance needs to move forward, but definitions need to be included and asked the solicitor to prepare them and then hold a special meeting next week.

Mr. Garrity asked for a motion to conclude this hearing and suggest there will be a special meeting of the Board next week to authorize advertisement of the new text of the ordinance. Mr. Garrity suggested Feb 27th for the special meeting and April 2nd for another meeting.

Chairman Bustard made a motion, Supervisor Caughlan seconded it, and all approved, to hold two special meetings, one on February 27 to authorize advertisement of proposed ordinance 2013-242, Lighting Ordinance and one on April 2, 2013 for public hearing and possible adoption.

Chairman Bustard called a short recess at 8:41pm and reconvened the meeting at 8:46pm.

Motions & Resolution

APPROVAL OF THE MINUTES OF January 16, 2013

A motion by Supervisor Caughlan seconded by Supervisor Bustard and approved by all to dispense with the reading of, and approve as written, the minutes of January 16, 2013.

James Mollick, Worcester, asked about the adjournment portion of the minutes and said the minutes do not reflect what actually happened. He alleged that the Board adjourned the meeting twice.

Lee Mangan, Township Manager, interjected that there were not two adjournments, as Dr. Mollick objected to the initial attempt to end the meeting.

TREASURER'S REPORT

The Treasurer's report for January, net change on cash basis:

January 2013 Report:

General Fund	\$110,344.70
State	(\$5,274.24)
Capital Reserve	\$56.84

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for January, 2013.

609684

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$277,714.30.

Kumpf Bell/Stables Subdivision: Acceptance of Dedication Resolution 2013-15

Supervisor Caughlan asked Joseph Nolan, Township Engineer, about the public trail in the final approval. Mr. Nolan said there were provisions for the Township to construct a trail through open space C, and that is not affected by this acceptance.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to approve Resolution 2013-15, Kumpf Bell/The Stables Subdivision Acceptance of Dedication.

Designation of Agent Resolution 2013-16

Supervisor Caughlan said it was for the purpose for accepting federal funding from FEMA for Hurricane Sandy.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to approve Resolution 2013-16, Designation of Agent, Eunice Kriebel.

TCC Delegate Appointment Resolution 2013-17

Chairman Bustard corrected the school delegate from Dennis McCall to Stuart Whiteleather.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved, as amended, by all to approve resolution 2013-17, TCC Delegate Appointment.

Roman Subdivision, 2845 Potshop Road, Preliminary Subdivision Approval Resolution

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution 2013-18, Roman Subdivision, 2845 Potshop Road, Preliminary Subdivision Approval.

Appoint Caesar Gambone to unexpired term of George Stauffer on the Zoning Hearing Board

A motion by Supervisor Caughlan and seconded by Supervisor Quigley.

James Mollick inquired about the resignation of George Stauffer and expressed concerns about elevating Mr. Gambone from an alternate to a sitting Zoning Hearing Board member.

Chairman Bustard called the question and approved by all to appoint Caesar Gambone to the unexpired term of George Stauffer on the Zoning Hearing Board, which expires January 2015.

Appoint Bradford Smith to the alternate position on the Zoning Hearing Board

A motion by Supervisor Caughlan and seconded by Supervisor Quigley.

James Mollick inquired how the open position is filled.

Maeve Vogan, Worcester, expressed her support for Bradford Smith, but that he should have been named to the permanent position.

Chairman Bustard called the question and approved by all to appoint Bradford Smith to the alternate position on the Zoning Hearing Board.

Traffic Impact Fee Advisory Committee

Mr. Mangan informed everyone that this was originally established in 2001 and McMahon Associates were the engineers. Act 209 develops how traffic impact fees are established. State law dictates the structure of the committee with 40% coming from the real estate/development community. Mr. Mangan said these individuals were approached by his office as to their willingness to serve for a minimum 3 month process.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley to appoint the following members to the Traffic Impact Fee Advisory Committee:

- Carol Allen
- Sheila Bello
- Robert Cannon
- Michael Evans
- Joseph Gambone
- Robert Hayes
- Sal Paone
- Margie Sherr
- John Westrum
- Paul Ziegler

Maeve Vogan commented on Mrs. Allen.

Rick DeLello, Worcester, asked if they were all residents.

James Mollick asked how these people were chosen. Mr. Mangan responded they are real estate developers who reside or practice in the Township and the rest are residents.

Chairman Bustard called the question and approved by all to appoint the preceding members to the Traffic Impact Fee Advisory Committee.

MANAGER'S REPORT

Mr. Mangan reported that there is a need for an executive session at the conclusion of tonight's meeting.

Governmental Process Presentation

Mr. Mangan reported on a governmental process procedure requested by the Board.

His report emphasized the duties of the Board of Supervisors, and distribution of duties to the Planning Commission and responsibilities of the Zoning Hearing Board.

Maeve Vogan asked about the other communities that have Planning Commission liaisons from the Board of Supervisors. Mr. Mangan reported that Lower Merion Township has 15 board members, and is a first class township. Ms. Vogan asked if any of them were second class townships with 3 board members. Mr. Mangan reported he could get that information.

In reference to the Zoning Hearing Board, Mr. Mangan reminded there can be no interference from the Board, as they are a quasi-judicial body.

Mr. Mangan touched on how information is presented to the residents and reported that a full presentation will be made at the March business meeting on the township's use of social media, emphasizing that every draft of a proposed ordinance will not be posted on the web site.

He concluded by suggesting that Worcester, in partnership with the Montgomery County Association of Township Officials (MCATO) can be a leader in providing training opportunities to Supervisors, Planning Commission and Zoning Hearing Board members.

Chairman Bustard said that the MCATO Board is discussing training offerings.

ENGINEER'S REPORT

Mr. Nolan has been working with the Public Works Director to prepare the 2013 road program specifications and should have details in a few weeks for the Board.

Mr. Nolan also reported that his office had prepared the road materials and equipment bid and provided the documents to the Township with the legal ads. He requested a motion to authorize advertisement of that bid announcement.

A motion by Supervisor Caughlan and seconded by Steve Quigley and approved by all to approve Advertising of the 2013 Equipment Rental and Materials Bid.

SOLICITOR'S REPORT

Mr. Garrity said that he was going to give the Board a litigation update in an executive session, but due to the hour, suggested moving the executive session to February 27th after the special meeting.

OTHER BUSINESS

None

PUBLIC COMMENTS

Kim David, Worcester, asked about groundwater contaminants at the US Army Reserve Base. He wondered if the township could provide him with a list of potential contaminants that he should test for on his property.

Supervisor Caughlan asked Mr. Mangan if that is not the responsibility of the Army. Mr. Mangan said he thought it was 11 private wells that the Army was testing. He asked for Mr. David's permission to submit his name to the Army.

Nick Imperial, Worcester, referenced code chapter 102, and asked for explanation about dumping.

Supervisor Quigley asked about Mr. Imperial's comment about 35 loads of topsoil being hauled from Worcester.

James Mollick, asked why Chairman Bustard referred Mr. Imperial to the staff but offered to help the Friends of Worcester Chairman, Mr. David? He further asked about signage and commented that there is not uniform enforcement in the Township. He referenced an opinion letter Mr. Garrity wrote about Supervisor Caughlan's driveway.

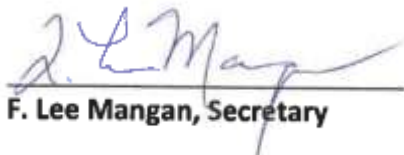
Wini Hayes thanked the Board for managing and approaching the zoning ordinance for the lights. She further commented on the presentation process and the importance of civility and respectfully requests the Board of Supervisors revisit how public comments are handled. She said that people have roles in the township, and people seem to forget it would be chaos if the Supervisors ran around and enforced zoning code. The discussions around Sunshine, requires that deliberations to decisions should be made in public and that it does not involve discussion. She asked that the Board consider a retreat to discuss process, so we can continue to make advances to work effectively. Lastly, as chair of the Worcester Township Republican Committee, her role is to provide communication from constituents to the party and vice versa and part of that includes trying to find candidates for vacant positions.

Lois Imperial, Worcester, submitted a RTK request, concerning a violation with her neighbor and a state law that prohibited the staff from going on private property. She put in another RTK for a different township property, where the township allegedly researched and went on private property to investigate.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:06pm.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, FEBRUARY 27, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

609684

MOTION TO AUTHORIZE ADVERTISEMENT OF TOWNSHIP LIGHTING ORDINANCE 2013-242

A court reporter was present to record a transcript of the proceedings.

Chairman Bustard provided a brief history of the ordinance stating there have been two public hearings held for input on this ordinance and the meeting tonight is to have a vote to authorize advertising after the Board reviews the three changes presented to the Solicitor at the previous meeting to add definitions, change standard heights and foot-candle distance.

Supervisor Caughlan suggested several changes to the ordinance including music restriction from practices, as-built inspection clarification, shielded fixtures and insertion of the IESNA table. She further commented that over lighting is a safety issue.

Mark Landis, Worcester, commented on the restrictions in the ordinance permitting on one company to bid therefore being a disservice to residents. James Garrity responded. Mr. Landis further commented on lighting being determined by the size of the spectator area.

David Brooks, Worcester, commented on industry standards for light degradation and stated that IES will not impose standards on schools.

James Mollick, Worcester, commented on ordinance being a guideline, change of light standards and the definitions. He further commented that the lighting standards should be left to the experts.

Robert Cannon, Worcester, expressed concerns about protecting neighbors rights and suggested addressing times and seasons for usage.

Julie Von Spreckelsen, Esquire, of Eastburn & Gray, PC, commented favorably on Supervisor Caughlan's suggested additions.

Chairman Bustard noted the three changes to the ordinance and suggested moving ahead.

Eric Frey, representative for Methacton School District, stated that the school never agreed to the height of the standards being reduced to 85' but it was workable.

Ron Evans, Worcester, commented on the school district having a good design standard.

Supervisor Quigley commented on the three minor changes and suggested finalizing the ordinance.

A motion by Supervisor Quigley, seconded by Supervisor Caughlan, approved by all to advertise Ordinance 2013-242.

PUBLIC COMMENTS

None

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the special meeting at 8:55 pm into executive session to discuss a potential litigation matter.

Respectfully submitted:



F. Lee Mangan, Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY MARCH 4, 2013, 9:00 A.M.**

CALL TO ORDER by Arthur Bustard at 9:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
STEPHEN C. QUIGLEY [X]
SUSAN G. CAUGHLAN [X]

INFORMATIONAL ITEMS

None

APPROVAL OF THE MINUTES OF FEBRUARY 4, 2013

Supervisor Caughlan made the motion, Supervisor Quigley seconded, and all approved.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, provided the report.

There is one new application for the March 26th meeting.

Application 13-01, 2293 Weigner Road was continued to March 23, 2013 to allow the applicant time to obtain requested information from the ZHB.

Application 13-02, 3025 West Germantown Pike was approved without the relief for signage.

Subdivision & Land Development Update

Tiffany Loomis, Zoning Officer, provided the report.

A sketch application was received for the property located on Berks Road, known as "Our Farm". The plan will be distributed to the Planning Commission for review at the March 28, 2013 meeting.

The subdivision for 3100 Heebner Road, a one lot subdivision will be heard March 28, 2013.

Worcester Book Club – Community Use / Fee

Mr. Mangan reported that a request for a reduced fee for use of the Community Hall was received from the Worcester Book Club.

609684

Mr. Bustard commented that the nominal fee covers the heat and electric.

After short discussion, the Board agreed not to waive the fee.

VALLEY GREEN WWTP FINANCING

Manager Mangan informed the Board that the Township will need to borrow approximately \$2.3 to \$2.5 million dollars for the expansion. He along with the Solicitor will prepare an RFP for area banks. Formal action will be taken at the March 20th meeting. The expansion is needed to meet DEP approval. Further, he stated that there would be no action for a number of months.

SOLICITORS REPORT

Mr. Garrity reported that there was an executive session after the February 20, 2013 meeting to discuss Dubner Property violations.

OTHER BUSINESS

Supervisor Quigley commented on letter previously received from a resident regarding safety conditions on Bean Road and inquired about any updates.

Supervisor Caughlan commented that this might be an area that the ACT 209 committee can review.

PUBLIC COMMENTS

James Mollick, Worcester, inquired about the status of the Valley Green Sewer Plant Facility, financing and DEP violations. He further inquired about the Dubner property delay.

ADJOURNMENT

There being no further business to come before this Board, Chairman Bustard adjourned the regularly scheduled Board of Supervisors Meeting at 9.20 a.m.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, MARCH 20, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:31 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

1. Boy Scout Troop 133 will hold their annual Egg Hunt in Heebner Park on Saturday, March 23rd at 11am, with a rain date of March 24th at 1pm.
2. Worcester is co-sponsoring an electronics "anything with a plug" recycling event with Skippack Township, this Saturday, March 23rd from 9am-1pm at Palmer Park. Full details on our web site.
3. The 13th annual Worcester Volunteer Fire Department 5K race is Saturday, April 2, 2013. Sign up details are available on their web site at www.worcesterfd.com.

Motions & Resolution

APPROVAL OF THE MINUTES OF February 20, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written, the minutes of February 20, 2013.

James Mollick, Worcester, commented on the reporting of his comments as compared to the detail of other people's comments on various items.

APPROVAL OF THE MINUTES OF February 27, 2013

Supervisor Caughlan made a correction in the 5th paragraph, beginning with "David Brooks, Worcester" where IEF at the end of the line should be IES.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended, the minutes of February 27, 2013.

TREASURER'S REPORT

The Treasurer's report for February, net change on cash basis:

February 2013 Report:

General Fund	\$238,667.26
State	(\$18,319.29)
Capital Reserve	\$195.91

609684

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for February, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of 343,352.50.

James Mollick asked if the Board had the same document that the public had. He was assured by the Chairman the documents were the same.

Resolution 2013-19: Chief Administration Officer/Non-Uniformed Pension Plan

Lee Mangan, Township Manager, provided a description of the resolution, stating it is necessary, and a continuation of the board's past practices.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to approve Resolution 2013-19, Chief Administration Officer/Non-Uniformed Pension Plan.

Resolution 2013-20: Application for DCNR Grant

Lee Mangan provided a description of the work on the DCNR grant application, in conjunction with CKS Engineers.

Joseph Nolan, Township Engineer, provided a description of the planned trail extension over 2013 and 2014. He explained that the resolution is necessary for the grant application, and the township will provide a 100% match, which can include "in kind work" as well as cash.

Supervisor Caughlan asked if the Evansburg State Park coordinator provided support as in the last application made in 2009.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution 2013-20, Application for DCNR Grant.

David Plager, Worcester, asked if the new segments would be paved.

Maeve Vogan, Worcester, asked about the cost and the work that can be performed by township staff.

Resolution 2013-21: Authorization of Disposition of State Public Records

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to approve Resolution 2013-21, Authorization of Disposition of State Public Records.

James Mollick asked about the current policy on the retention of emails.

Sign Ordinance: Authorization to Advertise Amendment to Sign Ordinance

Chairman Bustard provided some background. He explained that about a year and a half ago, the Board asked the Worcester Township Planning Commission to look at this ordinance. He wanted to address concerns over real estate directional signs and Center Point Village specifically.

Supervisor Caughlan had questions about the definition for billboard. She further commented on temporary signs and suggested adding "freestanding" between "permanent" and "sign" on page 11, paragraph e.

Solicitor Garrity commented that not every business has a freestanding sign, therefore this modification would not allow them to have a temporary sign.

Gordon Todd, Planning Commission Chairman, commented that temporary signs were intended to be near the road and on the increase of sign area, allowing for more businesses to be on freestanding signs.

Supervisor Caughlan commented on the restriction to only allow one freestanding sign at a time and suggested the elimination of this restriction.

Supervisor Quigley expressed his concern that not every business in the township has access to a freestanding sign, where they can attach a temporary sign and this provision would hurt them.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize advertisement of the Amendment to the Sign Ordinance with changes discussed.

Maeve Vogan commented that she was glad to see it moving along and asked about the definition of a temporary sign, per the ordinance. She disagreed that a sign attached to a permanent sign does not really constitute a temporary sign. She further asked if the ordinance addressed community/residential development signs and commented about the placement of real estate directional signs and right of way.

James Mollick commented on the reputation of the sign ordinance as being very restrictive historically and asked who put in the restrictions that Supervisor Caughlan wants to remove. He further asked if there was a provision in the proposed ordinance for a conditional use for a sign.

Kim McClintock, Worcester, asked if anyone has the ability to get an exemption or variance on this ordinance. Chairman Bustard said that anyone is eligible to apply for a variance from the Zoning Hearing Board.

Valley Green Wastewater Treatment Plant Financing – Authorization for RFP

Lee Mangan provided background on the proposed financing to assist with upgrading the Valley Green Wastewater Treatment Plant as has been discussed at these meetings recently.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to authorize the township manager to distribute an RFP for a \$2.5 million loan for financing of the Valley Green Wastewater Treatment Plant.

James Mollick asked if this involves the issue with neighboring residents that may want to tie in to the public sewer and who would be responsible for the financing costs.

William Kazimer, Worcester, commented on township cash reserves.

Supervisor Quigley asked the township manager about the status on the resident issue concerning tie in to the public sewer in that area.

Chairman Bustard called a 15 minute recess at 8:38pm for an executive session to discuss the North Penn Army Reserve Base with the township's legal counsel prior to his presentation.

Chairman Bustard reconvened the meeting at 8:57pm.

MANAGER'S REPORT

North Penn Army Reserve Base: Status Update

Lee Mangan introduced Matthew Sullivan Esq. of Manko, Gold, Katcher and Fox, who was retained by the township in 2012 to assist with the North Penn Army Reserve Base.

Mr. Sullivan provided an update on the status of the project. Since the last presentation in the summer of 2012, the Department of Defense and Pennsylvania DEP exchanged correspondence. DEP was seeking more characterization of the area, and the Army took the position that no more characterization was warranted. The property has been assigned to the National Park Service to get ready to transfer to the township.

Since that time, wells in the adjacent area have been tested and came back as non-contaminated for the substances which were tested. The remaining issue for the township to consider is whether or not they want to take the transfer of the property, and what steps need to be taken to ensure the safety of the township going forward.

James Mollick asked how much money has been spent to date on the contract with Mr. Sullivan's firm and what has been found on the site and when sampling tests were actually done. Mr. Sullivan said that nothing has been found that would warrant remediation.

Supervisor Caughlan commented that the water in the silos does not move in or out. Mr. Sullivan commented that there would be no way to know currently if that is the case.

James Mollick asked Mr. Sullivan about the silos and out of what material they are constructed. Mr. Sullivan replied concrete. He further stated that you can build anything you want on a toxic waste dump, and it's still a toxic waste dump and commented on how the building could be used.

Dave Plager asked about the depth of the wells that were tested and commented that the sampling results Mr. Sullivan read did not seem complete. He expressed interest in finding out the cost of finding out what is really on the site.

Supervisor Quigley expressed concern about the project. He has been on the board for 5 years and in that time, not much has been done. He thinks it is a ticking time bomb for the township and that the testing leaves a lot to be desired and that it is going to be an endless money pit. He expressed concern that testing requested by the township was denied and he believes the federal government will not stand behind it once it is transferred.

Supervisor Caughlan asked what would happen if the township did not take it as a park. Mr. Sullivan said it would go back to the Army, and then they may keep it, or try to convey it to someone else. Supervisor Caughlan asked if the Army could sell it to a developer on the open market and if so, could the township do anything at that point to protect the residents.

Social Media Report and Presentation

Julie Lanzillo gave an update on the current use of social media by the township.

Supervisor Quigley asked about the mobile accessibility of the township web site.

Supervisor Caughlan thanked Dr. Lanzillo for her 24/7 dedication to this effort.

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, gave the report. There was one new application.

Subdivision Update

None

ENGINEER'S REPORT

2013 Road Improvement Program

Lee Mangan gave a brief description of the proposed work and estimated costs, including a potential cooperative project with Skippack Township.

Joseph Nolan explained it involves a variety of different repairs.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and passed by all to authorize the township engineer to prepare and the township manager to advertise the proposed 2013 Road Improvement Program for bids.

Supervisor Quigley commented on pot holes in Milestone and inquired how the township makes a determination on when to start? Mr. Nolan said the best case is to do repairs as they come up, but there are sealant procedures that can be done as well.

Update on Materials and Equipment Bids

Bids are being accepted next Wednesday.

Additionally, the township has been contacted by Upper Gwynedd Township and asked to consider partnering on a storm drainage grant specific to the stormwater basin at Conrad and Morris Roads. Upper Gwynedd received funds to do some work in there toward their MS4 program. 50% of the drainage area to that basin is from Worcester. Upper Gwynedd has asked Worcester to partner and contribute a small portion of the funding, in exchange for half of the MS4 credits, which we are required to obtain.

Mr. Nolan said it is his recommendation to consider this opportunity.

A motion by Supervisor Caughlan that if Upper Gwynedd decides to pursue this grant, that Worcester partner with them and spend a maximum of \$11,400, seconded by Supervisor Quigley and approved by all.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

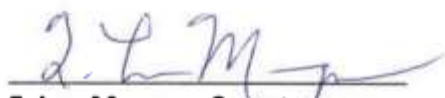
Maeve Vogan apologized for her earlier outburst. She said that if she is expected to behave nicely, she wants the same in return.

James Mollick asked about the executive session and the status of the 2012 audit, commented on the Township's assets, inquired about the status of the Dubner case and asked about partnering with Methacton School District where cable access television is concerned. He also commented on the sewer issue and the septic systems in the neighboring area around the Valley Green Wastewater Treatment Plant and inquired about the status of fines with DEP.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:49pm.

Respectfully submitted:



F. Lee Mangan, Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Monday, April 1, 2013 AT 9:00 A.M.**

WORK SESSION CANCELLED

609684

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 TUESDAY, APRIL 2, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

Public Hearing: Proposed Lighting Ordinance #2013-242:

James J Garrity provided an introduction to the proposed ordinance. A Court Reporter was present for a complete transcript.

James Mollick, Worcester, questioned why the height of the light standards was changed from 100' to 85', the need for a lighting expert and inquired who determines if painting of reflective structures are necessary.

Joyce Cantando, Worcester, inquired about the control of the field usage noting that the ordinance provides use for six nights a week.

Supervisor Caughlan inquired if review letters were received from the County and Township Planning Commissions. Mr. Garrity responded affirmatively.

A motion by Supervisor Quigley seconded by Supervisor Caughlan and approved by all to pass Ordinance 2013-242 as written.

The public hearing was closed at 7:51.

PUBLIC COMMENTS


Jennie Steigerwalt, Worcester, thanked the Board and expressed desire for the School Board to respect the residents' wishes and not utilize the fields six nights a week.

Chairman Bustard stated that this is the framework to work with the School and the residents. Before any lights are installed, the School must have a conditional use hearing, stormwater management, and the land development process.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 7:58pm.

Respectfully submitted:


 F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, APRIL 17, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:31pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]

609684

INFORMATIONAL ITEMS:

Chairman Bustard announced the following informational item:

- 1. The 13th annual Worcester Volunteer Fire Department 5k race is Saturday April 27th. Sign up details are available on their web site at worcesterfd.com.

Motions & Resolution

APPROVAL OF THE MINUTES OF March 20, 2013

Supervisor Caughlan pointed out a correction to her comment regarding the sign ordinance.

James Mollick, Worcester, asked about why Supervisors are being treated differently than residents when it comes to changes in the minutes. He further requested a correction to his comments on page 4.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended, the minutes of March 20, 2013.

APPROVAL OF THE MINUTES OF April 2, 2013

James Mollick asked if the minutes were included in the materials provided to the public. Chairman Bustard instructed Dr. Mollick where they were located in his materials.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of April 2, 2013.

TREASURER'S REPORT

The Treasurer's report for March, net change on cash basis:

March 2013 Report:

General Fund	\$329,607.36
State	(\$18,269.02)
Capital Reserve	\$318.31

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for March, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$321,613.75.

James Mollick asked about a check made payable to Wisler Pearlstine and if there were any specific invoices. He further inquired about who oversees the approval of the individual invoices.

Resolution 2013-22: Attained the rank of Eagle Scout – Paul Steuer

Having completed the design and construction of the trail at Heyser Field in 2012, Worcester resident Paul Steuer successfully completed the requirements to earn the rank of Eagle Scout.

Paul Steuer gave a brief presentation on his project.

Chairman Bustard presented Mr. Steuer with a certificate commemorating the achievement and thanking him for his contributions.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to approve Resolution 2013-22, Attainment of the Rank of Eagle Scout – Paul Steuer.

Award Bids: Audio & Visual Equipment / MUNICIPAL BID

Several older pieces of audio and visual equipment were offered by the township on the governmental auction website, MUNICIPAL BID.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to award the bids for the Audio & Visual Equipment sold on MUNICIPAL BID to the highest bidders. Auction results were available for review.

Award Bids: Equipment and Materials

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to award the 2013 Materials Bid to Highway Materials, Inc. of Blue Bell, PA. Bid results were available for review.

Mr. Garrity acknowledged that his firm represents Highway Materials, Inc.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved, by all to award the 2013 Equipment Rental Bid to PK Moyer & Sons, Inc. of Earlington, PA. Bid results were available for review.

Chairman Bustard asked Joe Nolan, township engineer, to explain how the bid award was determined. Mr. Nolan explained that he took a weighted average. Chairman Bustard asked if travel time was factored into the cost. Mr. Nolan confirmed that there is a minimum of 4 hours for any rental, and that travel time is a factor. He further indicated that the public works staff has been taking on more work in recent years.

Supervisor Quigley asked about the purchase of the new piece of equipment in 2013 and if it could be used for road work, and if so, would that take them away from other work, requiring outside contractors.

James Mollick asked how the bid was advertised. Mr. Nolan said that the ad was placed in a newspaper with local circulation, per legal bidding requirements.

Mark Landis, Worcester, asked about the approximate cost difference in the two submitted bids.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, gave the report. There is a ZHB meeting April 23 with 2 new applications. Trinity Lutheran Church, Valley Forge Road, is requesting relief from the sign ordinance.

The second application, 2531 Long Meadow Road, is requesting relief to permit a pool within the setbacks.

Supervisor Caughlan asked about the sign request, and confirmed that the applicant was not requesting an electronic sign. She further asked about the specifics involving temporary signs.

Supervisor Quigley asked about Cedars Village, and if anyone from that area had approached the township concerning any changes to their properties. Ms. Loomis referred that question back to Mr. Mangan, who confirmed that one business owner had been in discussion with the township concerning changes to more than one structure.

Subdivision Update

Tiffany Loomis, Zoning Officer, gave the report.

The Evans subdivision will be heard by the Worcester Township Planning Commission on the April 25, as well as the Roman Subdivision (Final review).

At the March 28 Worcester Township Planning Commission meeting, there was a review of the Our Farm sketch plan submission. In general, the Worcester Planning Commission was in support.

ENGINEER'S REPORT

Monthly Activity

Mr. Nolan indicated that the Board had received his monthly report. He further commented that the DCNR grant for the Zacharias Trail was submitted before the deadline.

The Hollow Road Bridge (between Heebner and Stump Hall Roads) was reviewed by a structural engineer this week.

Chairman Bustard asked when the road bid would be advertised and Mr. Nolan responded it should be done in May/June.

SOLICITOR'S REPORT

Mr. Garrity indicated that the previously mentioned executive session for real estate can be done publicly. He further commented that the issue at hand concerns a cell tower on township property.

He explained the proposed lease agreement involving a cell tower lease and suggested the Board do nothing at this time.

Supervisor Quigley asked about the normal procedure for lease agreements. Mr. Garrity recommended not accepting the offer. Mr. Bustard agreed.

OTHER BUSINESS

None

PUBLIC COMMENTS

James Mollick asked about an update on the Dubner property. He asked if the authorized injunction had been filed yet. He further asked why documents cannot be scanned and emailed. He further commented about invoicing from the solicitor's office.

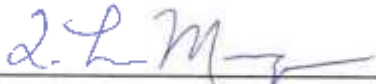
Maeve Vogan, Worcester, commented on her concern with the behavior of one of the supervisors while other people are talking. She indicated she would continue to bring this topic up as long as the behavior continues.

Ron Evans, Worcester, asked if the Board approved lights at Methacton High School athletic fields. Mr. Garrity explained the procedure that must now be followed by the school district.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 8:27pm.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, MAY 6, 2013 – 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:03am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

Chairman Bustard requested that people silence all pagers and cell phones and take conversations outside.

Motions & Resolution

APPROVAL OF THE MINUTES OF March 4, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of March 4, 2013.

MANAGER'S REPORT

Zoning Hearing Board Update & Subdivision Update

Lee Mangan commented that Tiffany Loomis, zoning officer, is away this week for training. He further commented that an executive session will be forthcoming concerning a zoning application.

Motions:

i. Center Point Village Overlay Consultant

A proposal from John Kennedy has been distributed to the Board. Mr. Mangan has also been able to solicit assistance from John Cover of the Montgomery County Planning Commission for a coordinated effort. Mr. Mangan proposed that Mr. Kennedy be retained for the proposed \$24,000. Mr. Mangan reminded the Board that they have had prior experience with Mr. Kennedy, during the Cedars Village Planning.

Chairman Bustard asked Mr. Mangan if it has been his experience that hiring a consultant will move these projects forward more quickly. Mr. Mangan affirmed. He commented that Mr. Kennedy can bring a fresh perspective.

Supervisor Quigley expressed concern about an existing agreement of sale for the Palmer property at the corner of Valley Forge Road and Skippack Pike in the Center Point Village area. Supervisor Quigley further commented on several items in the proposal from Mr. Kennedy.

Supervisor Caughlan asked if there was an economic component in the proposal. Mr. Mangan commented that it will be done and coincidental to Mr. Kennedy's work, but requested that he would like to talk with Mr. Cover and Mr. Kennedy before making a recommendation.

Mr. Mangan commented that a market analysis for the village would not be that time consuming or costly.

Supervisor Caughlan expressed concern about Mr. Kennedy because he did not see TDRs as a viable option for landowners during Cedars Village planning. She requested assurance that Mr. Kennedy would understand this. Mr. Mangan commented that Mr. Kennedy was not against TDRs categorically, but that he prefers a more workable definition of them.

Chairman Bustard commented that he wants to move this ahead more professionally than the Cedars Village Planning. He is impressed with Mr. Kennedy, after Cedars Village discussion and knows that Gordon Todd (Worcester Planning Commission Chairman) is as well.

Supervisor Quigley commented on the impact of TDRs on an existing agreement of sale.

Mr. Garrity said that the only way to preserve current zoning is to file a plan.

Supervisor Quigley asked if the township staff has been approached by developers. Mr. Mangan indicated that he had preliminary discussions with a number of developers over a year ago about the Center Point Village area.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve the contract with Mr. Kennedy at \$24,000.

Jim Phillips, Worcester, asked if this motion is separate from an economic study. He commented that any time government gets involved in micro-managing a property it goes awry. Let the people with the money decide what goes on the property, and the board can just ensure zoning.

Jim Mollick, Worcester, commented about timing on this motion. He asked if any Board members had any discussions or meetings with anyone interested in the Palmer Tract. He further asked if \$24,000 requires a competitive bid. Chairman Bustard commented that with a professional service, competitive bids are not required. Mr. Garrity confirmed that Second Class Township code does not require competitive bids for professional services. Dr. Mollick commented that Mr. Kennedy has worked for Dave Markle, and commented there could be a potential problem with his consultant if Mr. Markle was interested in the Palmer Property. Dr. Mollick further commented on TDRs in the Center Point Village Overlay.

Jim Phillips asked about Mr. Kennedy's scope of work. He asked if the boundaries are being clearly defined. He further asked if anyone had a piece of property in the area that could be affected by this contract.

ii. Hollow Road Bridge Replacement Authorization

Joe Nolan provided a report. The Hollow Road Bridge between Heebner and Stump Hall Roads was a concern of public works director Bob D'Hulster. Mr. Nolan brought out a structural engineer who provided recommendations including one that the bridge be closed immediately in his evaluation. Mr. Nolan said the preliminary cost estimate to replace the bridge is around \$146,000.

He is asking for authorization to proceed with design and replacement at the earliest time. There are some serious concerns that need to be looked at right now.

Chairman Bustard commented that a stream drains there and does a 90-degree turn under the bridge. He further commented that the township has an easement there for a trail. He inquired if it would make sense to make the bridge wide enough to allow for the future trail? Supervisor Caughlan asked if any condemnation issues are involved.

Supervisor Quigley commented about a current renovation project in the area, and the size of their trucks, potentially going over the bridge.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize Joe Nolan and CKS Engineers to proceed with engineering of the Hollow Road Bridge replacement.

Mr. Mangan provided a status report on the \$2.5 million loan request. Final financials were just received in the last week. Mr. Garrity's office has provided his legal opinion. Three banks will be receiving requests for proposals.

ENGINEER'S REPORT

Mr. Nolan provided an update on the road program, with a bid opening May 22nd.

Mr. Nolan requested authorization to install emergency generators at the two municipal buildings at 1721 Valley Forge Road (administrative office and public works). The plans and specifications are ready for advertising. Chairman Bustard confirmed that the generators have been budgeted.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to install emergency generators at the two municipal buildings at 1721 Valley Forge Road.

SOLICITOR'S REPORT

Mr. Garrity requested a short executive session at the conclusion of this meeting concerning a Zoning Hearing Board application from M&M Landscaping.

OTHER BUSINESS

Supervisor Quigley commented on resident concerns about litter in the Center Point area, if a Dunkin Donuts goes into the vacant bank location. He further remarked that he has spoken with residents about Valley Green sewer plant.

Supervisor Caughlan asked if the old and new tenants in the Center Point Shopping Center could be encouraged to start an anti-littering campaign. Mr. Mangan said he would bring it to Mr. Gambone's attention.

PUBLIC COMMENTS

Dave Plager, Worcester, commented on the Worcester Volunteer Fire Department 5k run in April. He asked if the township could make a donation to the Boston Marathon bombing foundation.

Jim Mollick commented on the appointment of Bradford Smith to the Zoning Hearing Board. He further commented on activities of the solicitor, as it pertains to working for individual supervisors, referencing invoices from the solicitor.

RECESSED INTO EXECUTIVE SESSION

Chairman Bustard moved the regularly scheduled meeting into executive session at 10:10am.

At 10:16am, the Board concluded the executive session and the meeting was reconvened.

Mr. Garrity requested a motion that the Solicitor's office is directed not to appeal the Zoning Hearing Board decision for M&M Landscaping, unless the applicant appeals the conditions.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, approved by all to direct the Solicitor's office not to appeal the ZHB decision, unless the applicant appeals anything.

Dr. Mollick commented that the reopening of the meeting is illegal.

Mr. Garrity replied it is not. The Chairman used the improper word. The Board went into executive session, which was announced, and now they have come back to officially adjourn the meeting.

Rick DeLello, Worcester, asked if it was the Dubner Property.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:21am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, MAY 15, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

609684

INFORMATIONAL ITEMS:

Chairman Bustard read a prepared statement concerning the history of the sign ordinance. He acknowledged complaints from the business and real estate communities but the Board’s priority has been to emphasize the feel of Worcester. However, he requested the Planning Commission to review ordinance to assist the business community in trying economic times. The Planning Commission was able to come to a majority opinion and provide the ordinance before us tonight.

Public Hearing

Sign Ordinance

A court reporter was present to record a transcript of the proceedings. The public hearing opened at 7:35pm.

Solicitor James Garrity provided a background of the proposed ordinance explaining that it completely replaces the existing ordinance. It defines what constitutes a sign, how to measure one, establishes temporary signs, explains what does and does not need a permit, how signs may or may not be illuminated, and height. All are defined district by district.

Ciro Tornambe, Worcester, commented on Section 150.1 for the overlay district regarding the size of a sign permitted in the village overlay district compared to larger signs in mobile home parks.

Winifred Hayes, Worcester, commended the Planning Commission for their hard work and acknowledged the final version will not make everyone happy. She suggested two changes. Dr. Hayes asked the Supervisors to reconsider the size and height of that permitted sign based on her concerns for the look and feel of the township. She also suggested that real estate agents remove temporary signs within 2 hours of the closure of an open house.

James Mollick, Worcester, disagreed with Dr. Hayes after attending many Planning Commission meetings that they came to agreement after many deliberations and good reasons for its current requirements. He further asked about the conditional use requirement and why a business that meets the requirements of the ordinance must go through a conditional use hearing. He further commented on real estate signs and how enforcement will be handled.

William Kazimer, Worcester, commented on "signs permitted in agricultural and residential districts" and inquired as to what the designations refer to.

Kim David, Worcester, expressed concern about the size of the proposed sign at Center Point Village Shopping Center, and suggested waiting for input from the recently hired consultant

Joseph Gambone, East Norriton, commented on his family being well-invested in the property in Worcester. They own the Center Point Shopping Center which has been in existence for 25-30 years with many residents not even aware of the retail shops. He stated it's a duty to the merchants in the township to help them survive and there is a duty to the residents to give them merchants in the township where they live. He commented that signs must have height and size to make them safe for drivers to see.

Mark Landis, Worcester, questioned interchangeable letters referenced in the proposed ordinance. He asked for clarification on "moving letters."

Robert Hayes, Worcester, commented that it is important for the board to consider a sign ordinance for the businesses in the township. He served on the Planning Commission for 10 years and is concerned about proposed signage for Center Point Village Shopping Center allowing signs in front of each building, on each building and a 14 foot sign at entrance. He thinks it would change the character of the township. He further commented favorably for a two hour window to remove real estate open house signs.

Rick DeLello, Worcester, commented on the village image and "vehicular" signs. He commented on the permitted size of signs, and thinks it should be deferred to the business owners to give a sense of what is appropriate.

Dee Dee McGrane, Worcester, stated that she parks horse trailers at the end of her property where it is most convenient for loading and trailers typically have business names on them and she inquired if that will be problem?

Steve Rock, Worcester, commented on people wanting things to stay the way they are, but change is needed to allow businesses to succeed. The Board has to make a decision to go forward and stop spending thousands of dollars fighting change.

The public hearing closed at 8:17pm.

Supervisor Caughlan remarked that the control of temporary signage on commercial properties is part of this ordinance that is important for businesses, but it is not always attractive. She said we can now go forward and enforce against the "stake in the ground" signs that are a quality of life issue.

Supervisor Quigley said that the Planning Commission has worked long and hard on this. He thinks the Board has battled back and forth in joint meetings with them and the Board needs to move forward with something and is in favor of doing that tonight.

Supervisor Quigley made a motion, seconded by Supervisor Caughlan, approved by all, to pass the sign ordinance.

Chairman Bustard announced a 2 minute break to allow the large crowd here for the public hearing to depart.

Motions & Resolution

APPROVAL OF THE MINUTES OF April 17, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written, the minutes of April 17, 2013.

TREASURER'S REPORT

The Treasurer's report for April, net change on cash basis:

April 2013 Report:

General Fund	\$463,957.20
State	\$209,979.12
Capital Reserve	\$372.00

609684

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for April, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$250,827.65.

Award Bids: Audio / MUNICIPAL

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to award the bids for the Audio Equipment sold on MUNICIPAL to the highest bidders.

Final Approval Consideration, Roman Brothers Subdivision

Mr. Nolan, Township Engineer, commented that he has reviewed the plans and everything is in order.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved, by all to award final approval of the Roman Brothers Subdivision, Resolution 2013-23.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, gave the report. There is a Zoning Hearing Board meeting May 28th. There are no new applications. There will be a decision on application 13-04, Trinity Lutheran Church and 13-05.

Subdivision Update

Tiffany Loomis, Zoning Officer, gave the report.

The Planning Commission is doing a site walk on the 23rd of the Evans Subdivision and it will be on their agenda after that. They will be reviewing the land development plan for the Trinity Lutheran Church.

William Kazimer asked about the property at Valley Forge Road and Germantown Pike.

Ms. Loomis remarked there was a decision rendered on the M&M Landscaping application at the last Zoning Hearing Board meeting.

ENGINEER'S REPORT**Monthly Activity**

Mr. Nolan indicated that the Board had received his monthly report. The 2013 road improvement bids will be opened on the May 22nd and the generators for the administration and public works buildings have been advertised and will be opening that bid soon as well.

SOLICITOR'S REPORT

None

OTHER BUSINESS

None

PUBLIC COMMENTS

James Mollick asked if Chairman Bustard had any updates on the solicitor working for individual supervisors and inquired if a special group of township residents have access to the solicitor and his services. Dr. Mollick referenced an item on the solicitor's invoice concerning a phone call from a private resident related to emails about the high school football lights and an item concerning an email from another resident. He also commented on a Right to Know request of his own in 2010 concerning ethics forms and referenced invoice charges for ethics act research.

Charles Watson, Worcester, explained he has two plans and he must choose one: a new septic system or public sewer. He asked the Board to tell him which one to choose. Chairman Bustard said that he cannot at this time.

Steve Rock said he was under the assumption that the Board already had the information on the Valley Green sewer expansion since it has been discussed for 18 years. He referenced the amount of money spent on open space versus a health issue. He further commented on water testing about 8-10 years ago and requested his property markers be reinstalled as a result of that work.

Dee Dee McGrane commented on references to the amount of money spent on preserved properties but noted that the Township's portion is usually only 10-15% of the total. She also said that Mr. Rock might be referring to her neighborhood and the water testing was done by the federal government.

Mr. Ron Evans, Worcester, asked if first responders were allowed to have a pager in the meeting.

Charles Watson asked if the Board had a date to discuss public sewers.

James Mollick asked about fines concerning the sewer plant and the Right to Know request that revealed an amount of \$70,000. He stated that the Board keeps buying open space, but did not increase sewer rates for 20 years, and now there are \$70,000 in fines from PADEP and wants to know who will pay for it.

Supervisor Quigley asked Mr. Mangan about the current loan process for sewer plant upgrade. Mr. Mangan replied the approximate 800 current users will be required to pay the \$2.5 million loan over a period of time. Supervisor Quigley further said that step two is related to expansion.

Mr. Nolan replied that it would be approximately a 2 year process from authorization to the time for a resident to tie in to any expansion.

Supervisor Caughlan commented that if the decision is to extend public sewer, she is committed to finding a viable solution for the property owners that have put out the money recently for a septic system replacement.

Steve Rock said he hopes that the Township gets 3 bids from 3 qualified contractors

Supervisor Quigley asked if the final survey from residents has been completed. Mr. Mangan replied that after numerous attempts to contact every property owner in the area, that the people who are going to respond have responded.

Mr. Rock said that residents were told it would be anonymous, but found out since that it was not true.

Chairman Bustard said the survey came back approximately 50/50. The Township will complete the upgrade and then look at the expansion and make it as fairly as possible.

Supervisor Quigley reaffirmed that Mr. Mangan made many attempts to let people in that area speak.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:02pm.

Respectfully submitted:



F. Lee Mangan, Secretary

609684

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, JUNE 3, 2013 – 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:00am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

None

Motions & Resolution

APPROVAL OF THE MINUTES OF May 6, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of May 6, 2013.

BPG Zoning Ordinance Amendment: Authorization for Advertisement

Mr. Lee Mangan provided background of the ordinance and noted that it is a property owner ordinance. A presentation will be made at the next business meeting.

Supervisor Quigley asked if this was for the previous Ford plant. Due to a family emergency, he did not have time to review it, and asked to recuse himself from the motion.

Mark Landis, Worcester, asked if the Planning Commission was involved in the preparation of the ordinance, since the Chairman indicated yesterday that he was not aware of it. Mr. Landis further commented on why an item like this was being discussed at a Monday morning work session.

Mr. Garrity responded that the Planning Commission will review it and explained the procedure for a public hearing related to an ordinance.

Supervisor Caughlan commented that she is concerned that neighbors in the area should be informed of the ordinance prior to advertising. She requested the land owner be present at the public hearing to answer questions.

A motion by Supervisor Caughlan seconded by Chairman Bustard and approved by both to approve the BPG Zoning Ordinance Amendment for advertisement.

Award Bid for 2013 Roadway Improvement Program

Joseph Nolan, Township Engineer, provided an update that bids were legally advertised and opened on May 22, 2013 with five bids being received. The low bid (\$271,090.00) is below our budget estimate for this project. Mr. Nolan recommends the bid be awarded to the low bidder, Reid Paving Contractors.

Chairman Bustard asked if the low bidder had given any assurance of their start date.

Supervisor Caughlan commented that last year, Reid Paving Contractors had an issue last year with too many projects and not enough crew members. She asked for assurances on a timeline for completion. Mr. Nolan indicated that there is a completion date in the contract and they will keep pressure on them.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to award the 2013 Roadway Improvement Program to Reid Paving Contractors, Inc. of Gilbertsville, PA.

Municipal Deposit Resolution #2013-24

Mr. Mangan indicated the resolution had been requested by First Niagara Bank to update their records. The township treasurer is named to handle deposits and transactions.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to approve Resolution 2013-24, Municipal Deposit Resolution.

MANAGER'S REPORT

Zoning Hearing Board Update & Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Ms. Loomis indicated that the last meeting was on May 28, and that Application #13-04 (Trinity Lutheran Church) was granted in part and denied in part.

For application #13-05, 2531 Long Meadow Road, relief from setback was granted subject to certain conditions.

The June meeting has been cancelled, as no new applications have been received.

Subdivision & Land Development Update

Tiffany Loomis, Zoning Officer, provided the report.

The Evans property located on Valley Forge Road will be heard by the Worcester Planning Commission on June 13th. At the May 23rd meeting, Trinity Lutheran Church presented their plan to the Planning Commission. They will be revising the plan and resubmitting in the future.

Mr. Mangan informed the Board of a request from Frog Hollow Racquet Club on Weber Road to expand the parking lot adjacent to an 18th century home on the property.

Supervisor Caughlan thanked the staff for working with the land owner to preserve the structure.

Supervisor Quigley asked if the township needs to go in and inspect the property at Valley Forge and Morris Road.

Maeve Vogan, Worcester, asked about the Trinity Lutheran Church zoning decision for their sign. She further commented about the Bethel Road church and their sign, and how the Township worked with them. Chairman Bustard explained the differences between the two situations.

She further commented that if a historical ordinance had been in place, Frog Hollow Racquet Club would not have had to come to the Board.

Burning Ordinance Discussion

Mr. Mangan expressed that residents have complained to him about burning practices of others. He stated that Worcester is one of the few townships without a burn ordinance. He said it is an issue that is hampering the Township's recycling efforts and the ability to collect money for those efforts. In addition to complaints from people with asthmatic children and allergy issues, it put a burden on the volunteer fire company.

Supervisor Quigley said that they are going in the right direction reaching out to other townships.

Supervisor Caughlan affirmed what Mr. Mangan is suggesting will simply bring the township into compliance. Chairman Bustard said he is not in favor. Supervisor Caughlan asked if money is being lost from recycling efforts, without such an ordinance. Chairman Bustard commented that he sees it as an over reaching of the government function.

Mr. Mangan provided an update on the funding for the sewer plant updates.

ENGINEER'S REPORT

Zacharias Trail Update

Mr. Nolan provided an update on the project, with background. The Township has been aggressive with planning and construction. The 1994 Open Space Plan set forth goals for acquiring open space, and references a trail system. The 2006 Open Space Plan also references trail systems, and the Zacharias corridor down Hollow Road as a critical piece.

The Fawn Creek Development included the Hollow Road corridor. The Township has completed the Zacharias Trail from Green Hill to Hollow Road, along with other critical components. The 2013 Budget includes \$150,000 for this component.

Chairman Bustard commented that money previously came from Montgomery County which was contingent on building a trail from Heebner Park to Evansburg State Park.

At the end of 2012, we became aware of grant funding, and made application for a DCNR Grant in the spring of 2013, which would include the township's portion and would expedite the trail construction plans. Mr. Nolan further commented that the trail area was scoped and discussed to have minimal impact.

Chairman Bustard confirmed that the trail plans to follow the old Hollow Road bed.

Mr. Nolan said that the trail was walked with the grant coordinators from DCNR, and the project received environmental review, from Pennsylvania Natural Diversity Inventory (PNDI). The Pennsylvania Game Commission and Pennsylvania DCNR all reviewed the project indicating no known impacts. There has been no engineering design or permits applied for, however, we are waiting for grant results, before spending funds on permit.

The grant is a combination of two things: work by contractors that will be bid out; and in-kind work down by township public works staff.

Chairman Bustard affirmed that the property for the trail is owned entirely by the Township.

Supervisor Caughlan commented that this trail is also in the 2004 Greenway Plan. Supervisor Quigley asked about security in the trail system.

Supervisor Caughlan expressed concern about Township owned properties that have not been developed with trails and possible illegal activity.

Mr. Larry Doyle, Worcester, expressed concern about the area, and its sensitivity. He commented that an environmental impact study should be done and that he is not happy with the way the Zacharias Trail turned out and he plans to get the PADEP involved.

Mr. Nolan replied that an environmental impact study is not necessary because no federal money is involved. He confirmed that DEP permits must be acquired, but no environmental impact studies are necessary. There will be environmental sensitivities picked up during the wetlands survey when we reach that stage.

Mr. Nolan commented on the existing Zacharias Trail and because it was desired to put the trail along the creek, it had to be built as it is. He stated that the new section will be different in that most of it is above the wetlands and will not be paved. When the area was walked they saw minimal impact that would result from construction.

Supervisor Caughlan reiterated that federal money requires an environmental impact study, as is the case with the Army Reserve Base situation in the Township. However, in this case, DEP is involved, through our need to acquire permits prior to the commencement of design and construction.

She further stated that the Township must demonstrate to DCNR that we will restore any habitat and improve any habitat in the area, such as removing invasive plants, as part of the post-project plan.

Chuck Pedano, Worcester, has lived in that area about 8 years. Mr. Pedano remarked that he is constantly chasing kids from the Pioneer House, cleaning trash and chasing cars and parking. He now fears that by having permanent access, it will draw more activity to the pioneer house. He also commented that other trails in the township are open areas and this one is long and narrow. He is concerned about parking along Hawks Nest Road. Mr. Pedano said that he feels there needs to be more consideration.

Chairman Bustard reiterated that this is a 20-year plan and he is concerned about the Pioneer House and there is no access. One of the advantages of the trail is that it will allow others to be aware of the structure.

Mr. Doyle asked about benches and information kiosks on the plan.

Supervisor Caughlan suggested planting to the edge of the private lane, to deter parking and stated that residents may be allowed to put up "no parking" signs on private property.

Supervisor Quigley commented that trails are great but need to be limited because of the resources needed for maintaining them.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

Supervisor Quigley commented on the Army Reserve Base and his concern about the property. He further commented on the sewers and residents in the Hickory Hill area faced with failing septic sewers. He requested they be placed on upcoming agendas to keep these issues moving forward.

PUBLIC COMMENTS

Mark Landis asked about the date for the proposed hearing of the zoning ordinance amendment. He further asked if it would be possible to do a mailing to impacted residents. Mr. Mangan indicated there is no legal obligation. Mr. Garrity said that the Board does not have to do anything, but will consider it. Mr. Landis asked if these work sessions can be moved to the evening.

Supervisor Caughlan asked if there is language that could make it clear which properties are impacted.

Maeve Vogan agreed work sessions in the evening would be better for more people to attend. She further commented against the burn ordinance. She said that there is a lot of yard waste in Worcester, and it needs to be taken into account how people can dispose of it.

Supervisor Quigley said that the Board must do its due diligence to say that certain situations have been addressed properly. Chairman Bustard said that this request is also coming from the fire company. The fire company is caught in the middle, and we need to try and help them.

Supervisor Caughlan commented that it is important to keep residents informed about these yard waste and burning regulations.

Charlie Watson, Worcester, asked the Board to tell him what to do about his failing septic system and requested a vote now. Chairman Bustard said that he is not prepared to vote and that he told him that he would have something by the end of the summer.

Rick DeLello, Worcester, commented that meetings could be televised, if the time is not changed. He also commented on the Army Reserve Base and the law firm we hired to represent us on this issue. Chairman Bustard commented that if we fund the study, and if pollution is found 20 years from now, the Township is liable.

Supervisor Quigley commented that in the first meeting where the Army base was discussed with our outside counsel, Mr. Manko said "run".

James Mollick, Worcester, agreed with moving meetings to the evening and suggested putting them on YouTube. He also agrees with Chairman Bustard's stance on burning. He further commented on the minutes and the prior meeting's adjournment and on invoices from the solicitor.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:51am.

Respectfully submitted:


 F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP VOLUNTEER FIRE DEPARTMENT
WORCESTER, PA
WEDNESDAY, JUNE 19, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:33pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]

609684

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- The July 1st Work Session is cancelled.
- The July 17th meeting will also be at the Worcester Volunteer Fire Department due to renovations at the Worcester Community Hall.
- Assuming the motion is passed for the loan for the Valley Green Wastewater Treatment Plant to be advertised tonight, the July meeting will include a discussion of the sewer expansion on Hickory Hill Road. He has requested that the Township Manager have the sewer survey results posted on the Township web site.

Motions & Resolution

APPROVAL OF THE MINUTES OF May 15, 2013

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended, the minutes of May 15, 2013.

Supervisor Caughlan requested a change in the minutes, on the bottom of page 2, reflecting her comments and their intent.

TREASURER'S REPORT

The Treasurer's report for May, net change on cash basis:

May 2013 Report:

General Fund	\$566,871.87
State	\$209,979.18
Capital Reserve	\$414.40

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for May, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$297,099.60.

Resolution 2013-25 – Authorize Application for DCED Grant

Mr. Mangan explained that this grant application is a second grant opportunity for the expansion of the Zacharias Trail.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to pass resolution 2013-25, Authorize Application for DCED Grant.

Award Bid: Emergency Generators

Mr. Nolan, Township Engineer, confirmed that Pinnacle Electric Construction of Chalfont, PA has been recommended. Their references have been confirmed and their bid is within budget.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved, by all to award the Emergency Generator Bid to Pinnacle Electric Construction of Chalfont, PA.

Loan advertisement

Mr. Mangan, Township Manager, contacted three banks, First Niagara, Ambler Savings Bank and Uninvest. Best proposal was from Uninvest for a 25 year loan, at 2.70% fixed for 10 years and a floating rate, with interest rate tied to prime, for the remaining five year cycles. This negotiation took place over several weeks and he is recommending authorization for advertisement of an ordinance to incur the debt.

Mr. Andrew Friemuth, Esquire (Wisler Pearlstine) indicated that the ordinance is required, setting forth the terms of the proposal accepted by the Board, and other covenants in the act. It would be advertised like other ordinances. DCED would ultimately approve the loan, and it is required to close on the note with the bank.

Supervisor Quigley reiterated that this is for the repair and upgrade of the plant.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved, by all to authorize the advertisement.

Evans Planning Module

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved, by all to accept Evans Planning Module.

William Kazimer, Worcester, inquired about the Evans Planning Module.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, gave the report. The Zoning Hearing Board meeting for June 25th has been cancelled, as no new applications have been received.

Subdivision Update

Tiffany Loomis, Zoning Officer, gave the report of no new activity.

Supervisor Quigley asked for an update on the Army Reserve Base.

Mr. Mangan said that conversations have taken place with environmental counsel concerning more analysis or study on the site. Costs for a Phase II analysis are in the range of \$50,000 with implications of stepping forward and quantifying more information thus putting us in a different position to exercise and protect our rights. If we go forward to pursue the property, after a Phase II study is done, we have greater knowledge and in essence a Phase II study could be used against us should a future claim arise.

Supervisor Caughlan said that is confusing and confirmed that was counsel's analysis and her recollection was that the federal government was liable, and that is the case if someone else buys it. She is concerned what will happen if the Township does not take it. She would like to explore with the concept of the Act II standards in mind, the Brownfields Act, for the property to be reused under certain circumstances, not requiring pristine cleanup of a site. Under Act II, the Army would have characterized the site and our deed would have likely been restricted.

Mr. Mangan suggested that a representative of the Manko Law firm should discuss this with the Board, possibly in executive session, as it is a real estate matter at the July business meeting.

Chairman Bustard said that the July meeting is scheduled to include the Hickory Hill sewer discussion and that this should be moved back to August.

Supervisor Quigley said that once the Township moves forward, it cements commitment to the property. He feels that the Army has misled people due to the selective sampling of the property. He suggested there are other places in the Township where money can be spent. He does not think the Township needs to get involved in a legal battle regarding that property and to try to hold the federal government liable is unrealistic. He said that only the theater group has expressed in the property.

Chairman Bustard agrees to a great extent. He has concerns about the neighbors around the property, so he would like to know all of his options, and would like to meet with the Manko firm at the August business meeting.

Dave Plager, Worcester, thinks it has to be discovered what the level of contamination is on the property and until then it is impossible to make a really good judgment.

William Kazimer referenced the Dubner property.

Florence Thaler, Worcester, inquired about the residents' feelings regarding acquiring the Army base and asked if it is presumptuous that excavation could take place at some time and how many tests were done.

Chairman Bustard acknowledged that a LRA was formed years ago and held public hearings regarding the property for many months. He said the residents were in favor of the Township securing the property at that time since it is a federal property and therefore not zoned, it can be sold for any use.

Supervisor Caughlan said the Board at the time was very concerned about what else could go in there. The Board approved a plan for a passive recreational park, equestrian trail and bike trail, parking, and that the Methacton Community Theater would use part of the building.

Chairman Bustard said many questions will be addressed to the environmental legal counsel in August.

Supervisor Quigley noted the missile silos are under the ground and no testing was done near that area and questioned why is testing not being done throughout.

Steve Rock, Worcester, asked if the testing will include infrared fly overs.

Caren Segal, Worcester, said that we are talking about a major expense just to take over the building.

William Kazimer said that Methacton Theater has no connection to the Township or School, except in name only.

ENGINEER'S REPORT

Monthly Activity

Mr. Nolan indicated that the Part II water quality management permit was submitted to DEP for the treatment plant upgrade. He is hopeful that permitting will go quickly since meetings have been held with DEP throughout this process. He is anticipating going to public bid in August.

He also said that the Board has authorized replacement of the bridge on Hollow Road between Heebner and Stump Hall Roads. After inspection after last week's heavy rainfall he is recommending closure of the bridge and has met with public works to develop a signage strategy and notification of all emergency response teams and residents in the area. The survey work has been completed and design has been expedited. All permits must go to Conservation and DEP. If bids are opened in September, construction will be initiated and with taking 6 months for construction, a 2-lane bridge should be opened by January or February of 2014.

SOLICITOR'S REPORT

None

OTHER BUSINESS

Supervisor Caughlan asked that minutes of the May 6 work session be adjusted to reflect details on the Hollow Road Bridge. Chairman Bustard said that will not be necessary. Those minutes have already been approved.

Supervisor Quigley said that Chairman Bustard made a comment about a use of a pig farm on the Army base noting that we are a farming community. He said that things are changing in Worcester noting the consideration of a super convenience store in the Township.

Supervisor Caughlan responded that she has never met with anyone regarding building any super convenience store in Worcester.

Supervisor Quigley replied that someone met with super convenience store developers and it was not him and inquired who it might be.

Chairman Bustard apologized for the farming comment.

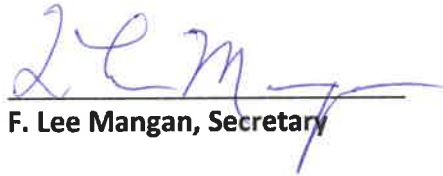
PUBLIC COMMENTS

Steve Rock said he was happy to hear some progress on the treatment plant and noted that since the surveys were sent out, several properties have been sold.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 8:17pm.

Respectfully submitted:



F. Lee Mangan, Secretary

609684

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Monday, July 1, 2013 AT 9:00 A.M.**

WORK SESSION CANCELLED

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP FIRE DEPARTMENT
WORCESTER, PA
WEDNESDAY, JULY 17, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]

609684

INFORMATIONAL ITEMS:

The July 23rd Zoning Hearing Board Meeting, August 5th Joint Meeting and Board of Supervisors' Work Session will also be at the Worcester Volunteer Fire Department due to renovations at the Worcester Community Hall.

Public Hearing

Limited Industrial Research District Ordinance 2013-245

Opened at 7:32pm.

James Garrity provided an overview of the proposed ordinance. A court reporter was available to record a transcript of the proceedings.

Mr. Edmund Mullin, Esq., was present as a representative of the property owner.

Mr. Mullin said that he wants to explain why the owner is here and what they are trying to accomplish. He expects to revise the ordinance and come back for another hearing.

Supervisor Caughlan asked Mr. Mullin about the ordinance section on signs.

Steve Rock, Worcester, asked about incinerator use.

Robert Raquet, Worcester, questioned restriction of indoor sports facilities and the size of the parking garage.

William Kazimer, Worcester, asked if the owners of the property want a heliport on the property.

Frank Wells, Worcester, neighbor of the facility is against rezoning the property and read a prepared statement.

Kim David, Worcester, agreed with Mr. Mullin and his desire to keep the building at a height of 35 feet.

Agnes Ferrara, Worcester, served on Worcester Members Group years ago to prevent the building of the structure and objects to any changes.

Andy Detterline addressed the height increase.

Gordon Todd, Chairman Worcester Township Planning Commission, explained why the Planning Commission was against indoor recreation.

Supervisor Caughlan asked Ms. Detterline for clarification on the requested increase in height and screening of the property.

Supervisor Quigley inquired if the proposed research facility would have less truck traffic than previous tenants of the property, the potential for lights on the requested parking facility, the traffic flow, and hours of operation.

William Kazimer inquired if public sewer was connected to the property.

The Public Hearing closed at 8:02pm.

Ms. Ferrara requested that nothing should be done on this property and it should be a recreation area for Worcester.

Motions & Resolution

APPROVAL OF THE MINUTES OF June 19, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of June 19, 2013.

TREASURER'S REPORT

The Treasurer's report for June, net change on cash basis:

June 2013 Report:

General Fund	\$705,121.34
State	\$210,041.63
Capital Reserve	\$ 524.30

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for June, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$203,738.85.

Valley Green Wastewater Treatment Plant Upgrade Borrowing

F. Lee Mangan, Township Manager, gave a report stating that the plant needs to be modernized. Mr. Kenneth Kollmer of CKS Engineers, who prepared the technical documents, was present. The Township proposes to borrow \$2.5 million to rebuild the Valley Green Sewer Treatment Facility. Proposals were solicited from 3 banks with the best bid from Univest Corporation. Univest has made a proposal for a fixed rate of 2.7% for the first 10 years in 25 year term. The amortization schedule has interest rate increases at years 11, 16 and 21 based on prime.

James Garrity explained the required filings with the state, related to the borrowing. All paperwork has already been prepared.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to pass Ordinance 2013-246: 2013 General Obligation Note.

Supervisor Caughlan asked Mr. Garrity about caveats proposed by Univest over future activities and if they could require signoff on future borrowings and the tax exempt status. Megan Santana, Fox Rothschild, LLP, representative for Univest, replied.

Charles Watson, Worcester, asked about the impact on sewer capacity with these upgrades noting that the 537 plan was to be completed by 2006.

Steve Rock expressed displeasure with the timing of the improvements and presented the Board & Manager with a copy of the Act 537 Plan, referencing Chapter 25, PA Code. He requested the Board review it and assurance the tax payers for proper maintenance of the plant and related costs. He stated Act 537 Plan was adopted in 1995 and it keeps being over looked by past and current Board of Supervisors.

Mr. Mangan replied that if the Board acts affirmatively, the facility will be brought up to date and maintained.

James Mollick, Worcester, asked about fines from DEP and if they related to this facility referencing neglect by prior boards at this facility in addition to not raising fees for public sewage users. He said focus was on open space for years and not on facilities.

Chairman Bustard commented that the lifetime of a facility like this is about 25-30 years and this one is about 5 years beyond that. Repairs and replacements have been made for years. The Township is now trying to address the facility.

Roger Anders, Worcester, asked how the note will be repaid.

Supervisor Caughlan said not all properties are on public sewer, therefore properties on public sewer, the rate payers, will pay for the upgrades and maintenance to the system, and that will be included in the usage rate.

Winnie Hayes, Worcester, expressed concern about the community's confidence in past Boards and suggested the Township pass a resolution to provide an annual maintenance report to the public.

Chairman Bustard confirmed that three years ago a new firm was hired for management of the sewer treatment plants. That firm uncovered a variety of items, which were brought to the Board's attention and that is now the process that the Board is addressing and moving forward.

Michelle Greenawalt, Worcester, asked about the reset percentage rates and the years of bumps in the pay back rate on the loan.

Supervisor Quigley referenced the public's opinion of the Township dropping the ball and confirmed that it is a wakeup call to the supervisors that wastewater systems must be reviewed, checked on and recommendations followed through. Chairman Bustard agreed.

Mark Landis, Worcester, asked about the use of capital reserve for this project and how much is available.

Maeve Vogan, Worcester, asked about borrowing from the capital reserve, and asked about the payment structure.

Mr. Garrity explained that previously, Joseph Nolan, CKS Engineers, showed in detail that in accordance with the Act 537, the required plant was built. At a later date, the capacity was not needed and some was taken off line to save money. When the excess capacity was to be brought back online, it was determined that upgrades were necessary to meet DEP's new plan, to bring us back to the 220 capacity which was built, in accordance with the 537 Plan.

Chairman Bustard confirmed that the section brought back online was the older portion of the plant and DEP is promulgating many more new regulations. Mr. Garrity further explained that water regulations are getting more and more stringent.

Caren Segal, Worcester, inquired how many homes are connected to this facility and if there is anything in place to prevent this from happening again. Chairman Bustard said he cannot tell what DEP is going to do in the next year or two. Mr. Garrity reiterated that DEP can change the standards and that cannot be anticipated.

Ann Rock, Worcester, said that she feels the reason the capacity went down is because Worcester Acres was never hooked up, so the extra capacity was not needed and suggested that open space could be sold to offset the loan.

Mr. Mangan said that bids will go out in September, with a total project completion date of November 2014.

Mr. Mangan said that he will make a recommendation to the Board concerning raising rates for the next three years, at a rate of 10% per year.

Charles Watson commented on the lack of conversation about installing public sewer in the Worcester Acres area.

2272 South Valley Forge Road Planning Module

Tiffany Loomis, Zoning Officer, explained the variance request is for a new sand mound on the property, outside of the setback requirements. Applicant Mr. Hong and his contractor were present.

Mr. Hong explained the setback proposed is per state regulations, but needs a waiver from the Township. A representative from Cavanaugh's Surveying Services, Mr. Hong's contractor, confirmed that this is the only location to allow water to drain because there is an existing sand mound and two other property lines to be considered.

Charlene Bonekemper, Worcester, said when there is rain, it goes down her property and goes around the existing mound. This will create more water run off problems for her next door.

Chairman Bustard asked if the existing mound can be expanded.

Mr. Garrity suggested tabling the request until the property owner meets with the township engineer.

Resolution: PLGIT Merchant Service Program 2013-26

Eunice Kriebel, Treasurer, explained that this is a house-keeping matter to accept the new bank, Elavon, Inc, which will service credit card payments accepted by the Township through PLGIT.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved, by all to approve Resolution 2013-26.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, gave the report. The Zoning Hearing Board meeting for July 23rd will have one new applicant, #13-06; Trustees of Local Union 106, 3455 Germantown Pike are requesting to expand the use of the property with construction of a two story building for classrooms. They are also seeking variances for setback relief and maximizing impervious coverage to 34% and to permit parking in the front and side yard setbacks. The representative, Bernadette Kearney, Esq. and Union reps were present.

Joseph Russella, Jr. provided a description of the proposed plans.

Mr. Garrity explained that even if zoning relief is granted, land development would still need to be addressed. Ms. Kearney affirmed her understanding.

William Kazimer questioned the process of zoning applicants coming before the Board of Supervisors and the planning module discussion.

Subdivision Update

Tiffany Loomis, Zoning Officer, gave the report clarifying the difference in process for a new lot and existing lot.

A conditional use application was received for the Methacton High School lighting ordinance on June 24, 2013. An executed extension of time was not received making August 24, 2013 the tentative deadline. Mr. Garrity explained the conditional use that was filed and it is his understanding that this will be continued.

Hickory Hill Public Sewer

Mr. Mangan explained a letter received June 20, 2013 from DEP requesting a response to the proposed expansion. He will reply to DEP by Thursday, July 18, 2013.

He further outlined details on a Hickory Hill area sewer survey stating there is almost a draw on people that prefer public versus private sewer of those that expressed an opinion on the survey conducted in late 2012.

Chairman Bustard said there are two choices. Go to public sewer or stay with current system and risk getting sued by DEP.

Robert Anders asked why the surveys were marked to identify residents.

Charlie Watson said he does not even understand why there was a survey, since that area was approved in the 537 Plan and believes the survey was skewed.

Steve Rock commented that DEP did an extensive soil survey in 1966 showing that 95% of Worcester was deemed unfit for on-lot septic. In 1995, the 537 Plan was developed by CKS Engineers. He questioned the legitimacy of the survey noting that several homes have been sold since the survey.

Kenneth Licwinko, Greenbriar Drive, has a new septic system and has a problem paying twice for the same service due to the negligence of prior boards. He expressed his discontentment and if it must be installed, he wants the least expensive.

Supervisor Caughlan suggested making accommodation for residents with new septic systems.

Jeff Piney, Hickory Hill Road, indicated he is a builder and is charged an initial sewer fee similar to here. As an owner of several properties with grinder pumps, he's had good experience with them further stating that property values are greater with public sewer.

Robert Anders inquired about the effect in costs if everyone is not required to connect.

Matt Rivett, Hickory Hill Road, a new owner has new system installed in his back yard by previous owner at expense of \$30,000. Will he need to hook up?

Susan Watson stated she is spending \$6,000 a year getting her system pumped, that would not be necessary if the Board had acted responsibly.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to extend public sewer service to the 71 homes in the study area known as Worcester Acres: Hickory Hill / Landis Road.

Mr. Mangan provided a description of the two public sewer options: low pressure and gravity systems. He explained the costs associated with each.

Charlie Watson said this is not a true reflection of all of the costs as presented, because a grinder pump is required for low pressure with associated costs.

Robert Anders said that he is concerned about the perspective of government and what the individual's rights are, when it comes to this decision.

Steve Rock prefers the gravity sewer option.

Ann Rock inquired what the prices would have been in 2006 when it should have been done.

Charles Watson said that with public sewers, property values go up and inquired if these costs are from actual bids and how it will be paid.

Supervisor Caughlan said that decisions regarding funding have not been made, and options for grants are not currently available but will continue to be explored. The manager will continue to look for financing.

Supervisor Quigley made a motion to go with the gravity sewer option. Chairman Bustard said he would go with the Low Pressure option. Discussion of pros and cons of each system incurred, noting other developments with low pressure systems.

Supervisor Quigley changed his motion to go with the low pressure option. The motion was seconded by Supervisor Caughlan. Motion approved by all to go with low pressure system.

ENGINEER'S REPORT

Monthly Activity

Ken Kollmer provided the report on the roadway improvement program and the Hollow Road bridge replacement updates. Construction should be completed by sometime in February.

SOLICITOR'S REPORT

None

OTHER BUSINESS

None

PUBLIC COMMENTS

None

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:28pm.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP FIRE DEPARTMENT
 WORCESTER, PA
 MONDAY, AUGUST 5, 2013 – 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:00am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

None

Motions & Resolution

APPROVAL OF THE MINUTES OF JUNE 3, 2013

Supervisor Caughlan had the following amendments:

On page 2, under manager's report, the address should be corrected. On page 4, Mr. Nolan's comment should have "it" changed to "environmental impact study."

On the bottom of page 4, suggested planting to the edge of the road, should be "private lane." Also, residents "may" be allowed, not "should."

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of June 3, 2013.

Authorization for Signature – Comcast Franchise Agreement

Mr. Garrity reported that the Township should get assurance for two public access channels and that is in the agreement.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by both to authorize signatures - Comcast Franchise Agreement.

Maeve Vogan, Worcester, asked if this agreement means the Township is moving forward to broadcast meetings and if we are working with the school district to partner.

James Phillips, Worcester, School Board member, stated that Lower Providence gives the school district a disc of the meetings and then they broadcast the meetings. Mr. Phillips said if the Township video tapes their meetings, the school district will broadcast them.

MANAGER'S REPORT

Zoning Hearing Board Update & Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

For Application #13-06, IBEW, the Zoning Hearing Board granted the application contingent upon land development approval as well as specifically citing the items in the waivers granted.

Application #13-07, recently submitted, for 2115 Weber Road, will be distributed this week. The application has not been officially accepted as a few items still need to be completed.

Supervisor Caughlan asked when the applicant will address storm water.

Mr. Nolan said it would be done during land development.

Supervisor Caughlan expressed concerns stating that there is a reported flooding problem downstream that began when Frog Hollow installed their sand mound or new parking lot.

Mr. Nolan replied that this applicant did not necessarily cause the problem and the applicant would need to comply with the Township's ordinance.

Supervisor Caughlan asked for clarification from Mr. Nolan on the requirement of land development.

Chairman Bustard said that they still have to move an amount of earth, and Mr. Nolan said a grading plan would come into effect.

Supervisor Quigley commented on application #13-06 and stated that he has visited the site and saw the true impact of their organization. He thinks they are a true asset to not only this community, but the entire east coast.

Supervisor Quigley further asked Mr. Mangan if the owners of the former Ford Plant talked with the neighbors. Ms. Loomis responded that Ms. Detterline, representative for the developer, has made herself available for any requests.

Subdivision & Land Development Update

Tiffany Loomis, Zoning Officer, provided the report.

ENGINEER'S REPORT

Mr. Nolan said the 2013 road program should start next week. They have about 12 days of work in Worcester, so they should be done before school starts.

The Valley Green Wastewater Treatment Plant, NPDES permit was received. It temporarily reduces capacity of the plant and has been conveyed to the operators. The construction permit for the upgrade project was received, so it should go to bid within the next month.

The Hollow Road bridge preliminary design has been submitted to the Pennsylvania Fish Commission. They must approve the design before it can be submitted for other approvals. The bridge will be 26 feet wide while the road is 18 feet wide. The road will not be widened, but the larger bridge will be installed for future improvements.

Chairman Bustard said that we have an easement for a walking trail. Mr. Nolan confirmed it is north of the bridge. Mr. Nolan said that the bridge could potentially be used as part of the future trail.

Mr. Nolan said the preliminary work for the Hickory Hill public sewer project has been started.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

None

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:21 am.

Respectfully submitted:


A handwritten signature in blue ink, appearing to read 'F. Lee Mangan', is written over a horizontal line.

F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, AUGUST 21, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:31pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- The August 27th Zoning Hearing Board meeting will be at the Worcester Volunteer Fire Department due to renovations at the Worcester Community Hall.
- The August 22nd Planning Commission Meeting will be at the Worcester Administration Building.
- The September Work Session has been changed to Monday September 9th, at 9am, instead of the previously published September 3rd and will be held at the Worcester Volunteer Fire Department.
- The Supervisors held an executive session earlier today with the environmental lawyer Joseph Manko, concerning the Army Reserve Base.

Motions & Resolution

APPROVAL OF THE MINUTES OF JULY 17, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of July 17, 2013.

James Mollick, Worcester, asked for clarification on the purpose of this afternoon's executive session.

TREASURER'S REPORT

The Treasurer's report for July, net change on cash basis:

July 2013 Report:

General Fund	\$866,632.84
State	\$210,041.76
Capital Reserve	\$576.07

A motion by Supervisor Caughlan seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for July, 2013.

James Mollick asked about the near \$900,000 surplus in the Treasurer's Report.

609684

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$296,681.09.

Authorize Final Phase of Act 209 Study

Lee Mangan, Township Manager, explained that this item will be tabled until the Land Use Assumption Report is finalized by the Committee which should be within 1-2 months.

2014 MMO Non Uniformed Pension Obligation

Chairman Bustard explained this is a standard annual action item.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and passed by all to approve the 2014 MMO Non Uniformed Pension Obligation.

Authorize Amendment to Inter-municipal Sanitary Sewer Agreement with Upper Gwynedd

Lee Mangan said this is a result of negotiations with the developer, Sal Paone, to have the development, The Preserves, included in the Upper Gwynedd sewer authority.

Supervisor Quigley noted this development is part of the original Growing Greener ordinance and it is now clear that small developments in the township require public sewer.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize the Amendment to the Inter-municipal Sanitary Sewer Agreement with Upper Gwynedd.

Steve Rock, Worcester, asked if there were requirements to make changes to the PA Code.

Joseph Nolan, township engineer, replied that DEP has already approved the planning module.

Authorize Agreement with Lighting Consultant

Andy Friemuth, Wisler Pearlstine, LLP stated that Karen Murphy is the recommendation of Wisler Pearlstine for this position. He provided a list of her qualifications and experience, and suggested that they be posted on the Township web site.

Supervisor Quigley had several questions regarding how many people were considered and how she was selected. He's concerned about the lack of experience of hiring lighting consultants by the Solicitor's office and asked if the other applicants had experience with athletic facilities. Supervisor Quigley asked when the Board charged the solicitor to hire the consultant.

Mr. Friemuth replied she has sufficient municipal outdoor lighting experience.

Chairman Bustard said that the township charged the solicitor's office to find a truly independent consultant that would also be willing to do this project.

James Mollick asked for clarification on who charged the solicitor to do the search and commented on Mr. Garrity being absent tonight. He asked when the conditional use was filed by the school district and if an extension of time had been received. Dr. Mollick requested the resumes of the other consultants be released for public review.

Steve Rock commented that the requested expert only had experience with one similar project in Omaha.

Ronald Evans, Worcester, commented that lights at the high school have been discussed for 20 years; the district has a group that will do the work and suggested the Board of Supervisors stay out of it.

A motion by Supervisor Caughlan to authorize the agreement with lighting consultant, Karen Murphy. Chairman Bustard seconded the motion. The motion passed 2-1, with Supervisor Quigley voting no.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, gave the report.

There is one new application, #13-07, from R & H Sports LP at 2115 Weber Road also known as the Frog Hollow Racquet Club. The applicant proposes to construct new parking and remove the existing pool and adjoining buildings for a net increase of 4,095 square feet of impervious coverage.

Mr. Carl Weiner, Esq. HRMM&L (representing the applicants) explained they are trying to find a solution for more parking on the site.

Supervisor Caughlan asked if it was considered to move the parking closer to an existing tennis court and remarked on the pending historic structures ordinance, inquiring if the applicant will preserve the home on the property. Mr. Weiner said that they would like to explore ways to preserve the structure.

Supervisor Caughlan suggested the zoning officer attend the Zoning Hearing Board to request the applicant preserve the older home on the property.

Supervisor Quigley stated the Board is trying to be business friendly with the Village Planning Ordinance and that this request is telling them how to run a business.

Chairman Bustard stated he is not interested in sending a memo to the zoning hearing board.

Subdivision Update

Tiffany Loomis, Zoning Officer, gave the report.

2 applications were received:

1. 3117 Stump Hall Road requested a lot line change.
2. A Land Development application was received from the owners of 2750 Morris Road and will be distributed this week. This is separate from the proposed Limited Research Ordinance.

Chairman Bustard asked Mr. Mangan for an update on the sewer expansion. A letter will be mailed to all residents impacted by the expansion detailing the timetable, recommendation of the low pressure system, and financing. A discussion will be at the September Board meeting.

Steve Rock inquired about the Township's population and the number of properties on public sewer and asked if the plant upgrade included expansion.

Mr. Nolan explained that it is currently operating below the original DEP permit allowed and the upgrade will bring it back to maximum capacity.

Charlie Watson, Worcester, stated that Act 537 originally reserved capacity for Worcester Acres and inquired why it was never connected.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan provided an update on the Hollow Road Bridge repair noting that it will be bid in early September and it should be a 90-day construction window, instead of the anticipated 6 months.

The 2013 road program is underway. He requested a change order for repair of a cross-pipe on Quarry Hall Road in the amount of \$20,300 to install a new pipe, end walls and reconstruct the road. A change order will be formally submitted.

Supervisor Quigley asked for clarification between repair and replacement.

A motion by Susan Caughlan seconded by Steve Quigley and passed by all to authorize the change order in the amount of \$20,300.

Mr. Nolan noted that the bid for the 2013 road work was \$50,000 less than budgeted. He therefore is recommending the full repaving of East Mt Kirk instead of the patching while the contractor is there, which will still keep the township under budget.

The Board agreed to move ahead with that recommendation.

Mr. Nolan also reported that all permits have been received for the VGWWTP. Contract documents are being finalized and should be ready to bid by mid-September. Contract time has also been reduced from 18 to 12 months.

SOLICITOR'S REPORT

Andy Friemuth, Wisler Pearlstine gave the report.

An executive session was held today with the Board of Supervisors at the office of Manko, Gold Katcher, & Fox concerning the North Penn Army Reserve Base.

An executive session will be held tonight, after the meeting, to discuss cell towers, and real estate leasing issues.

The Uninvest borrowing settled this week so the loan has been completed.

The first hearing on the Methacton School District conditional use hearing will be at 7:30pm on September 25th. It is anticipated it will be at the Worcester Township Community Hall.

OTHER BUSINESS

None

PUBLIC COMMENTS

Charlie Watson inquired about the next step is in the sewer process, expressed concerns about the water supply and the lack of action by the Supervisors.

Susan Watson, Worcester, requested information on financing options stating that the Board has cost the residents of Hickory Hill significant money plus pumping fees. She further stated that if the Board was competent, none of the new sand mounds would have needed to be installed.

James Mollick commented on little government not getting things done but big government came in and resolved it. He further referenced the Board's open space purchases, a \$200,000 deficit in the sewer fund for the year 2012 and the lack of sewer rate increases for 20 years. He further commented on receipt of application for the lighting consultant and the Right to Know process.

Ann Rock, Worcester, stated that the Board members should follow up on prior supervisor's notes when they took their positions.

Nick Imperial, Worcester, stated that video violations were submitted to the Township approximately 3 weeks ago regarding the landscape business adjacent to his property but he has never received a response. He asked if Chairman Bustard spoke to the solicitor regarding the videos noting that the neighbor is violating orders, spraying, and dumping behind his property. He noted health, safety and welfare issues with the township getting wells tested for the Army base with no regard to his well water.

James Mollick said that Mr. Imperial illustrates a problem that starts with no procedure for zoning violations. He inquired about the policies and procedures that regulate zoning violations and inquired if they are being enforced selectively.

Mr. Rock said he has been coming here for 18 years talking about safety health and welfare about taxpayers, and there is documentation in the 537 plan that the Board voted for, with specifics detailing maintenance and operating plans. It states that there is a futuristic plan for implementation to those properties but supervisors have not followed the plan.

Charlie Watson said what is needed is leadership to expedite this.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:07pm.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP FIRE DEPARTMENT
WORCESTER, PA
MONDAY, SEPTEMBER 9, 2013 – 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:01am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS:

Chairman Bustard announced the conditional use hearing for the proposed lights at Methacton High School will be held September 25th at 7:30 at the Worcester Community Hall. He also announced a public meeting about the Center Point Village Project by Kennedy and Associates on October 3rd, with the location and time to be announced.

Motions & Resolution

APPROVAL OF THE MINUTES OF AUGUST 5, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of August 5, 2013.

MANAGER'S REPORT

Zoning Hearing Board Update & Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Application #13-07, 2115 Weber Road, was heard and the record closed at the August 27th Zoning Hearing Board meeting with a decision to be rendered September 24th.

Two new applications have been received.

#13-08, 1035 Nicole Drive: relief from the fencing ordinance. Supervisor Caughlan asked about the type of fencing and stated that it's a departure from other permitted fences.

#13-09, 2534 Acorn Lane: relief to permit construction of an addition with a screened in porch and patio.

Subdivision & Land Development Update

Tiffany Loomis, Zoning Officer, provided the report.

There are new zoning applications:

1.) 1001 Kriebel Mill Road, Methacton High School, involving turf fields and stormwater management controls, in conjunction with the conditional use application. Ms. Loomis reported that the township is working to get an extension of time from the applicant.

2.) 3117 Stump Hall Road, proposing a lot line change under the minor subdivision ordinance. An extension of time was received and Ms. Loomis requested the Board to accept the extension. The plans will be before the Worcester Planning Commission in October, 2013.

Supervisor Caughlan inquired if the applicant has gone before the farm board.

A motion by Supervisor Caughlan to accept the unlimited extension of time from the applicant, seconded by Supervisor Quigley, and passed by all.

Land Development and Subdivision Update:

2750 Morris Road: A land development application was received regarding current impervious area, pods to store technology that would be physically attached to the parking lot. Supervisor Caughlan asked about the pods in the plans. Ms. Loomis said they are planning to go before the Board of Supervisors on September 18th concerning the limited industrial district ordinance.

A motion from Supervisor Caughlan that the unlimited extension of time be accepted for the land development application at 2750 Morris Road, seconded by Supervisor Quigley and passed by all.

Preserve at Worcester, a 39-lot subdivision has submitted revised plans. Ms. Loomis reported that they will be looking for reviews from the Planning Commission and Board of Supervisors in October.

ACT 209 Update and Discussion

Lee Mangan stated that David Babbitt, Land Use Consultant, has submitted a preliminary report and it will be circulated to the Board. He would look for action to accept it in October and then take the next step, phases 4, 5 and 6. Completion should be in February, 2014. The Act 209 Committee is projecting the growth rate will not exceed 41 units per year over the next 10 years in Worcester.

Burn Ordinance Discussion

Lee Mangan furnished the Board with the Towamencin Township burn ordinance, which passed in Towamencin Township after much debate and consternation. It is a "no leaf burning" and other trash ordinance. It does allow for burning of some items, but sets forth rules. He would like the Board to authorize review by the planning commission in its current form.

Chairman Bustard said that the Worcester Volunteer Fire Department has reported difficulties with neighbors reporting burning and DEP is asking the Township to pass an ordinance. Montgomery County is a no burn county, so theoretically, that should cover us, but for additional enforcement by the fire department, he is in favor of sending it to the Planning Commission. Supervisor Quigley agreed. Supervisor Caughlan wants the fire department to also review it.

Lee Mangan said Worcester does not have a fire marshal, but the position would need to be created, because fire chiefs do not have enforcement powers.

James Garrity, Solicitor, stated we should get input from the fire department.

Supervisor Caughlan said farmers are allowed to burn and should not be impacted.

Waiver of Land Development Request

Lee Mangan said that representatives of JP Mascaro approached the township to make a charitable donation to Methacton School District relative to a baseball field. John March, an engineer on staff with Mascaro is present to discuss any parts of their submission. Mr. Mangan reported that the proposed contribution is in excess of \$120,000 with no expense to tax payers.

Mr. March said that the school district needs to utilize the field by spring, 2014, so they need to start renovations in October. They want to strip grass in the infield, put in sod, clean up drainage issues, aerate and seed the outfield, renovate the dugouts, put masonry around the outside, install a 4-foot masonry backstop, and netting above it on pulleys. They are requesting 40-foot high netting on pulleys to protect tennis courts from foul balls. They would like to propose a chain link fence around the whole field and put 20-foot high netting near left field, to create a longer left field and protect balls from going onto Kriebel Mill Road. All nets would be on pulleys and would be raised for games. The poles would be painted black. There is a scoreboard shown on the drawing, but that would be presented to the Zoning Hearing Board in a separate matter. They would also like to add some bleachers and a bullpen.

Joseph Nolan remarked that he met with Mr. March and there is nothing related to a grading change. Proposed drainage will tie into the existing drainage system, and that has already been factored in. The proposal is basically renovation, and he advises that a grading permit be completed for him to review. He recommended granting the requested waiver of land development.

Supervisor Quigley asked if there were plans for lights at the baseball field. Mr. March said lighting was never brought up in his meetings with school district.

Supervisor Caughlan noted the need for escrow money and asked about the proposed scoreboard being electric. She suggested the use a standard scoreboard negating the need to go before the Zoning Hearing Board. Mr. March said that costs for the zoning hearing board application would be borne by his firm, not the school district.

Supervisor Quigley said that he didn't think lights on a baseball scoreboard would impact residents.

Mr. March said the scoreboard is proposed to be in right center field.

Mr. March said that they would like to have it and it would be a nice addition, and if it does not happen, it would not impact the field renovation project from moving forward.

Maeve Vogan, Worcester, asked if the Mascaro Company is paying for all costs, why the sign is part of this discussion. Ms. Vogan further asked if other teams will be able to use the baseball field, noting that they currently share the field.

Chairman Bustard said it does not impact the land development waiver.

James Mollick, Worcester, stated if the Board is concerned about wasting money, why did the Solicitor spend 4 hours of billable time naming a creek. He noted that this project is someone else's money and is good for students. He further stated that LED lights are nice and the Township should let J.P. Mascaro do what they want.

Dana Leahan, Worcester, said Mascaro put in a field in Lower Providence for their youth football league and an LED scoreboard was approved there.

A motion by Supervisor Caughlan to waive land development but included a provision for escrow for the baseball field renovation at Methacton High School, seconded by Supervisor Quigley, approved by all.

ENGINEER'S REPORT

Mr. Nolan said the Hollow Road bridge permit approval was received from the Pennsylvania Fish Commission. CKS has dates for legal advertisements and should be finalized this week. This project will be done via electronic bidding, via PennBid but the Township must still legally advertise.

The Wastewater Treatment Plant contract documents are being finalized. They have the final electrical design and should be ready to bid in a couple of weeks.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

Supervisor Quigley asked about the conditional use hearing for the proposed high school lights and if the lighting consultant has visited the site. He expressed concern on how she will be able to evaluate the proposal if she does not see how the homes are situated.

James Garrity reported that he was sent a full set of plans and the conditional use application. The ordinance states that the school district is responsible for up to \$5,000 of the cost and if the Board is willing to spend more, then we can ask her to do anything they want.

Maeve Vogan asked where the lighting expert is from. Mr. Garrity responded that her resume is on the Township web site and that she is from New Jersey.

PUBLIC COMMENTS

James Mollick inquired as to what is on the web site about the lighting expert stating that she writes about herself in the third person and it appears as if someone else wrote it. He further stated that there is nothing about other projects that she has consulted on. Dr. Mollick said he was not impressed and he is concerned about how the process citing sections from the Second Class Township Code stating that a board member cannot transact business on their own.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:51am.

Respectfully submitted:


F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, SEPTEMBER 18, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- Land Use Report, Center Point Village: Public Input Session:
 - Thursday, October 3, 2013 7:00 – 9:00pm **AND**
 - Thursday, November 7, 2013; 7:00- 9:00pm
- September 25th Conditional Use hearing for proposed lights at Methacton High School

Motions & Resolution

APPROVAL OF THE MINUTES OF AUGUST 21, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of and approve as written the minutes of August 21, 2013.

TREASURER'S REPORT

The Treasurer's report for August, net change on cash basis:

August 2013 Report:

General Fund	\$951,441.85
State	\$210,041.82
Capital Reserve	\$ 2,055.93

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for August, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$427,911.73.

Preliminary/Final Subdivision Approval Consideration, 3110 Heebner Road, Evans Subdivision, Resolution 2013-27

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve Resolution 2013-27, Preliminary/Final Subdivision Approval, 3110 Heebner Road, Evans Subdivision.

Limited Industrial Research District Ordinance

Edmund Mullin, Esq., attorney for the Morris Road Investors, stated that they have met all of the Worcester Planning Commission requirements and would appreciate consideration of the Board to approve advertising the proposed ordinance.

James Mollick, Worcester, inquired about the process of this ordinance citing the Worcester Planning Commission reviewed it at their meeting but he was not permitted to have a copy. Furthermore, he could not ask questions at that meeting but Supervisor Caughlan was having free discussion without interruption.

William Kazimer, Worcester, referenced page 7, section 3, and asked why it is being amended.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to authorize advertisement of the Limited Industrial Research District Ordinance.

MANAGER'S REPORT

Chairman Bustard provided a summary about the sewer expansion and how we arrived at this point.

F. Lee Mangan, Township Manager, explained how the process came about with a reiteration of the 2012 sewer survey results with the Board voting for the public sewer option utilizing a low pressure system.

Joseph Nolan, Township Engineer, spoke further about the proposal with a total of 73 properties utilized for the basis of the financial evaluation. Traditional gravity sewer was considered with that option resulting in approximately \$37,000 cost to homeowners. The low pressure system, which the Board opt for, is already in use in Worcester and will cost the homeowners approximately \$28,000.

Lee Mangan discussed the options for the payment of the assessed portion, being the infrastructure for the system.

Joseph Nolan spoke about the timeline for construction completion including updating the Act 537 Plan. This update is nearly completed and then the DEP will allow a 30-day comment period. Upon approval, the construction permit application can be submitted.

He further discussed the impact on individual properties, property owner technical responsibilities, homeowner costs for the on-lot expenses and grinder pump recommendation.

Chairman Bustard opened the floor to comments on the financing.

John Diesel, Worcester, objected to this process, stating other alternative septic systems are available, questioned how people are going to pay for this expansion, and suggested the Board rethink the mandate of residents having to pay \$28,000. He further stated people are responsible for their own home's system and he should not have to pay for people that didn't maintain their septic systems.

Kenneth Licwinko, Worcester, remarked that due to negligence of prior Boards, it has come down to this mandate and costs. His septic system is perfectly good and he has a problem that he must abandon it and hook-up to a public system in within 10 years.

Steve Rock, Worcester, stated he is not the person who called DEP and information he obtained is from the internet or other individuals. He further stated that in 1996, the Board voted for 537 Plan and there was a timeframe to complete the sewer expansion but they failed to do so.

Wayne Shaw, Landis Road, put in a new system two years ago costing \$28,000 and has no need to hook up to public sewer stating if DEP is requiring this, residents with new septic systems should get credited. This is civic responsibility for almost 20 years that should not be perpetuated.

Mark Chiappetta, Worcester, appreciates the engineering, but thinks there should be special consideration for individual properties and asked about hybrid and gravity systems. He further commented on potential liability on the delay of the Board implementing the Act 537 Plan that was approved in 1996, ignored and thereby resulted in decreased property values. He requested the Township pay for all the costs of the public sewer installation.

Denise Walsh, Worcester, asked about the 3% financing option and what happens if the property is sold during the period of the loan.

Peter Sykes, Worcester, asked about the proposed project boundaries. He asked why only Landis Road, Hickory Hill and Crest Terrace are being forced by the DEP to connect and if DEP is the agency mandating connection with 10 years. He also inquired if any of the Supervisors have public sewer.

Chairman Bustard and Joseph Nolan responded.

Supervisor Caughlan commented that Mr. Mangan negotiated the 10 year leniency from DEP and requested more time be negotiated for property owners with newly-replaced systems.

Nick Imperial, Worcester, asked if everyone in the township is going to have to hook up sooner or later and how much money was saved by not mandating public sewer years earlier? He referenced money spent for on open space but not saved to help residents with this issue.

James Mollick commented that DEP is running the show and blame was put on residents when the problem is really with the Board, who approved the 537 Plan in 1996 and failed to act. He further referenced \$7 million dollars held by the Township and suggested helping the residents in this situation.

Robert Andorn, Worcester, inquired if the Township pursued grant opportunities and if the mandated hook-up area will be expanded.

Supervisor Caughlan responded that the manager has researched grants, but monies are currently not available. She further replied that not everyone in the Township will be required to connect to public sewers as they are installed only as needed as demonstrated by the homes in the Hickory Hill area. The Township is working with DEP, recognizing a public health problem in this area due to soils and that the properties do not have alternative suitable locations for on-lot private systems. She further explained that the Act 537 Plan is not law and the Township is not in violation of a plan requiring the Township to do something.

John Coughlin, Worcester, stated he is outside of the drawn boundaries for mandated hook up and inquired if he will be able to connect in the future.

Harry Williams, Worcester, inquired if there is a larger picture to this issue and what costs are associated with the Valley Green Wastewater Treatment Plant renovation.

Steve Rock asked if DEP is requiring the Township to connect and referenced the Valley Green WWTP upgrades and capacity. He further stated that the lots in the proposed area are over ½ acre, not as small as Ms. Caughlan referenced earlier.

Rick Opperman, Worcester, asked if there is the possibility of removing the refinancing mandate if a property has a new system and if there has been consideration to include other properties.

Jesse Manikowski, Worcester, asked about financing offered to the Fairview Village residents that connected to public sewer.

Chairman Bustard said a grant was obtained for the Fairview Village expansion, largely due to the lower income of the residents in that area.

John Diesel stated he will confirm the requirement to hook up with DEP and asked if the Township has an ordinance for septic systems. Mr. Diesel referenced Doylestown Township as a comparison.

Mr. Nolan stated that Doylestown is also one of his clients and they are dealing with the same problems.

Nicole Bunting, Worcester, stated that the requirement by DEP has nothing to do with maintaining a private system but with changing standards over time.

Mark Chiappetta reiterated that the sewer system was needed 35-40 years ago and no on-lot system will pass DEP's current testing.

Charlie Watson, Worcester, asked if the problem is "Public sewer or financing".

Scott Misus, Worcester, asked how homeowners are assessed and about the difference in the assessable portion between low pressure and gravity options. He further inquired about ongoing costs associated with grinder pumps and why the township is borrowing \$2.5 million for sewage plant upgrades if Worcester has funds of \$7 million in liquid assets.

Mr. Mangan said that only 800 homes of about 3,000 in the Township are served by the Worcester public sewer system noting that many homes with public sewer are served by other sewer authorities, including Upper Gwynedd and Towamencin. Most of the funds in reserve are not from the sewer authority and we currently have less than \$1 million in sewer reserves, necessitating the borrowing.

Chairman Bustard thanked everyone for their comments.

Zoning Hearing Board Update

Lee Mangan provided the report, indicating that the decision for application 13-07 would be made at the September Zoning meeting.

New applications included #13-08, 1035 Nicole Drive, where they are seeking a variance to permit a fence within 1 foot of the property line and at a height of 6 feet. Mr. Tom Keenan, counsel to Mr. Greco was present citing that identical fences have been allowed in the neighborhood previously.

Application #13-09, 2534 Acorn Lane, is zoned AGR, and they are requesting a variance to permit a screened in porch and patio into the rear and side yard setback. Edward Mullin, Esq., attorney for the applicant, presented details on the variance request.

Subdivision Update

None

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan provided an update on the Hollow Road Bridge Project – Bids will be opened October 10th to be awarded at the October 16th 2013 meeting.

The Valley Green Wastewater Treatment Plant bid will be advertised within the next 10-14 days. The project should be completed by December 2014/January 2015.

SOLICITOR'S REPORT

James Garrity had no report and announced that no questions or remarks should be made in the public comment period regarding the Methacton High School Conditional Use application.

OTHER BUSINESS

None

PUBLIC COMMENTS

Nick Imperial commented on a DVD that he presented to township staff concerning activities on the property of his neighbor and inquired if the Board had review it and what action will be taken.

James Mollick inquired about the Conditional Use restriction stating that it sounds like they are abdicating their responsibility of open and transparent government. Under the Sunshine Law, he commented on his request for information on the lighting consultant. He also reminded the Board of the ease of putting video proceedings on line.

James Garrity said that it is a quasi-judicial hearing and until the ruling has been made, the Board will not comment or discuss the Conditional Use application.

Robert Andorn asked if draft minutes can be made available before the meeting, for public review.

Steve Rock complimented the staff on the hall renovations.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:17pm.

Respectfully submitted:



 F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, OCTOBER 7, 2013 – 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:04am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

130105

INFORMATIONAL ITEMS:

Chairman Bustard announced the next conditional use hearing for the proposed lights at Methacton High School will be October 10th at 7:30 at the Worcester Community Hall. He also announced that the Planning Commission meeting for that evening will be moved to the Worcester Administration Building.

Motions & Resolution

APPROVAL OF THE MINUTES OF SEPTEMBER 9, 2013

Supervisor Caughlan had one change, on page 3, discussion of the contributions to the baseball field. The motion was repeated. The first motion on the bottom of page 3 was the correct one.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of September 9, 2013.

MANAGER'S REPORT

Zoning Hearing Board Update & Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Two applications were approved in September: #13-08, 1035 Nicole Drive and #13-09, 2534 Acorn Lane.

There is one new application for the October 22nd meeting: # 13-10, from the Methacton School District for the baseball field at Kriebel Mill Road and Germantown Pike, requesting a variance relief for signage.

Supervisor Caughlan asked if the request can be discussed outside of the sign ordinance. Mr. Garrity said that they can send a letter to express the opinion of the Board.

Supervisor Quigley said there has been a lighted scoreboard at the football field for a long time and he does not see a problem with a lighted scoreboard at the baseball field. He confirmed that there is no proposed advertising on the back of the scoreboard.

Ms. Loomis confirmed that the Board still wants the applicant to go before the Zoning Hearing Board.

Subdivision & Land Development Update

Tiffany Loomis, Zoning Officer, provided the report.

CKS Engineers Inc. has submitted their review letter for Methacton School District Land Development application with several outstanding issues.

Solicitation Permit Ordinance Discussion

Lee Mangan, Township Manager, said that there have been resident complaints relative to solicitations throughout the Township and residents are asking for guidance. He provided a copy of a solicitation ordinance for another community served by our solicitor and suggested the Board review the ordinance for possible updates to Worcester's solicitation ordinance.

The current Worcester permit calls for a \$25 fee, and Mr. Mangan reported that he believes that a majority of the solicitation going on throughout the Township does require a Township permit.

Chairman Bustard said he is also getting complaints and is also concerned about activity this past weekend with people walking through intersections collecting money from drivers and the safety issues associated with this type of solicitation.

Supervisor Caughlan commented on the sample ordinance having a provision for non-profits to not register for a permit.

Mr. Garrity said people soliciting in an intersection are regulated different from people going through a neighborhood. He does not approve of the Township giving permits to groups in the roads because it gives the appearance of a Township sanction. The sample ordinance deals with people knocking on doors and it is difficult to enforce.

Supervisor Caughlan asked if the state police will enforce the ordinance and if it is a high school sports teams, we should contact the school and express our concerns.

Supervisor Quigley said he has heard from residents that some solicitors are coming to back doors of residences and being aggressive.

Chairman Bustard asked if the board wants to move forward with the proposed ordinance. With positive response from both members, he suggested Mr. Mangan post information on the web site and move forward by the end of the year.

Burn Ordinance Discussion

Mr. Mangan said that there have been complaints on burning in the township and he recognizes it is a sensitive issue.

Chairman Bustard said that he has mixed feelings but the Worcester Fire Chief does not want to prohibit burning, but also does not want to be called out for every burn activity. Chairman Bustard reviewed Towamencin's burn ordinance and likes their ordinance. He suggested moving forward to be fair to the fire company.

Supervisor Caughlan asked if the Worcester Volunteer Fire Department wants to appoint a fire Marshall.

Mr. Mangan said that decision rests with the Board and not having one is a deficiency. He inquired if the Board has an individual willing to take on the position.

Mr. Garrity inquired about recycling money from DEP and suggested that this ordinance may not be sufficient for their grant money.

Supervisor Quigley said that he appreciates the problems of the fire company but does not want to change the culture of the Township.

Chairman Bustard said that this is also a no-burn county and as far as he is concerned, the County trumps the Township. Chairman Bustard has no problem with banning leaf burning, but he agrees that Supervisor Quigley has a good idea to find out from the fire department how many calls they really get pertaining to this.

Approval of Sign Permit Application – 2209 North Wales Road, Heritage Conservancy

Ms. Loomis reported that the requested sign is 2 feet x 2.6 feet, and proposed to be on a pole. She also said that part of the ordinance requires Board approval.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve the sign permit at 2209 North Wales Road for the Heritage Conservancy.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, reported the Hollow Road Bridge bids will be opened on October 10th, and it is through the new PennBid web site.

The Valley Green Wastewater Treatment Plant upgrade has been advertised, and bids will be opened on November 12.

The Quarry Hall Road pipe replacement change order is the only outstanding issue from the 2013 Road Improvement Program.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Rick DeLello, Worcester, commented on the solicitation ordinance. He stated that in the Sunny Brook development, they have communicated with their residents as much as possible but cautioned the Board about passing an ordinance that is difficult to enforcement.

Supervisor Quigley asked Mr. DeLello if it is a problem in Sunny Brook. Mr. DeLello said that in a cluster development, there is a small percentage. When it is the schools and girl scouts knocking on doors, there is a degree of acceptance, but the magazine subscriptions, and others that don't "seem right" are the concern.

James Mollick, Worcester, commented about his inability to ask questions about the Methacton School District conditional use application at the last meeting being told by Mr. Garrity that he could not make

any comments, because there was a pending conditional use public hearing, per the Municipalities Planning Code. Dr. Mollick said that he feels his rights were violated.

Supervisor Quigley said that he thinks it was a general blank statement by the solicitor to protect the Board from being potentially influenced by anyone.

Dr. Mollick further stated that Mr. Garrity should recuse himself from the matter because he has had private conversations with Mr. Brooks and Karen Murphy while the lighting ordinance was being written. Dr. Mollick inquired about Richard Roseberry and commented on the solicitors invoice regarding a lighting consultation for lighting at the high school.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:54am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, OCTOBER 16, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- Land Use Report, Center Point Village: Second Public Input Session: Thursday, November 7, 2013; 7:00- 9:00pm
- Monday, October 28th: NEXT conditional use hearing for proposed lights at Methacton High School

Motions & Resolution

APPROVAL OF THE MINUTES OF SEPTEMBER 18, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of September 18, 2013.

TREASURER'S REPORT

The Treasurer's report for September, net change on cash basis:

September 2013 Report:

General Fund	\$1,183,923.73
State	\$33.56
Capital Reserve	\$2,163.91

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for September, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$553,224.55.

James Mollick, Worcester, asked for a breakdown of the check in the amount of \$36,123 to Wisler Pearlstine. He further asked for specific percentages of the invoice as it pertains to the Right To Know case in Harrisburg and executive sessions.

130105

Award Bid: Hollow Road Bridge Replacement Project

A total of 15 bids were received and opened on October 10, 2013.

Joseph Nolan reported that his firm has worked with this contractor and recommends approval of the bid award.

Supervisor Caughlan remarked that she wants to make sure the contractor is aware of the timeframe. Mr. Nolan said there is a 90 day window once the contractor receives the Notice to Proceed.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to award bid to Scott Building Corporation in the amount of \$164,106.

MANAGER'S REPORT**Zoning Hearing Board Update**

Tiffany Loomis, Zoning Officer, provided the report.

Next hearing will be October 22 regarding the Methacton High School's request for a variance for relief to allow signage for a baseball field. Comments made at the last Board Work Session were passed on to the Zoning Hearing Board Solicitor.

Supervisor Caughlan remarked that she has received calls from residents and was informed that the proposed scoreboard is 36 feet long and 10 feet wide and it seems to her to be very large.

Chairman Bustard confirmed that it is a baseball scoreboard and to display nine innings, the scoreboard has to have room to display results from each inning, including other stats and player names. In order for people to see it from hundreds of feet away, it must be that large.

Supervisor Quigley said they have a scoreboard now, and it is very hard to see, and people that sit on a hill far away cannot currently see it.

Supervisor Caughlan says if it is internally illuminated, that should make the size problem go away. She further said that she hears concerns about Worcester and preserving the look and feel of the Township. She would prefer to have it addressed with a smaller sign.

Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Oberkircher property, 3117 Stump Hall Road.

Supervisor Quigley said a lot of public money was spent to preserve this property. It has now been sold and the new owners are developing it. He is concerned that the purpose of the Farmland Preservation Program was not to preserve estates/investment properties, but for working farms. Supervisor Quigley said when he was on the conservation board 20 years ago there was a controversy about active working farms, and the horse business. He understands the original intent.

Supervisor Caughlan said that the state allows horse boarding properties in that program and stated the County Farm Board has the first responsibility for enforcement.

ENGINEER'S REPORT**Monthly Activity**

Joseph Nolan provided an update on the Valley Green Wastewater Treatment Plant bids. There has been tremendous interest and they will be opened on November 12 for potential award at the November 20th meeting.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

William Kazimer, Worcester, said that if Supervisor Caughlan is correct about the baseball sign, it sounds very big and inquired about advertising on the scoreboard.

Steve Rock, Worcester, inquired about standard size illuminated scoreboards and if a smaller one is available. He further commented on landscaping being potentially dangerous to the intersection.

He further commented on the bids being sent out for the VG WWTP upgrade and inquired about renderings of the new facility. He further asked about the annual budget and \$200,000 deficit in 2012 for operation of the sewage treatment plants and inquired how long they have been operating at a deficit.

James Mollick remarked that the deficit Mr. Rock referred to has existed for the previous two years. He further asked about the billing detail on the solicitor's invoice and why it has been changed from previous versions. He also inquired about Lee Brant referenced in an email on 12/11/12. Dr. Mollick further asked about emails from David Brooks and John Harris to the Township Manager concerning resumes of potential lighting consultants.

Nick Imperial, Worcester, remarked on DVDs he supplied to the Board at the last two meetings with no response. Chairman Bustard said the staff is reviewing it. James Garrity said a notice of violation has gone out and it should not be commented on at this time.

Mr. Garrity further said that we will review any additional videos that are supplied. Chairman Bustard said that the process is being followed and we can only do what is legally possible.

Kim McClintock, Worcester, commented on a runoff problem he has with his property and an adjoining property. He inquired about neighbors pumping a retention basin out

Mr. Nolan responded that the developer is converting those basins to their final state.

Rick DeLello, Worcester, commented on the conditional use hearing for the proposed high school lights suggesting it would be helpful to have multiple dates lined up.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 8:15pm.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, NOVEMBER 4, 2013 – 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:00am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

130105

INFORMATIONAL ITEMS:

Chairman Bustard announced the next conditional use hearing for the proposed lights at Methacton High School will be December 5, 2013 at the Worcester Community Hall. He also announced that the next public input session for the Center Point Village Planning will take place November 7, 2013 from 7:00 to 9:00 pm at the Worcester Township Community Hall.

Motions & Resolution

APPROVAL OF THE MINUTES OF OCTOBER 7, 2013

F. Lee Mangan, Township Manager, made one correction to page 2, the Solicitation Ordinance replacing the word "request" to "require".

Supervisor Quigley commented on adopting a color I.D. as similar neighboring townships.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of October 7, 2013.

AWARD BID FOR OFFICE MATERIALS SOLD ON MUNICIBID

Mr. Mangan explained the Municibid process and noted that one copier was sold through this process for \$12. A discussion pursued regarding condition, minimum bids, and charity donations.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to reject the bid.

Steve Rock, Worcester, commented on costs of storage, costs involved in process, and recommended they reconsider the proposed award.

BSA TROOP 133 ANNUAL CHRISTMAS TREE SALE

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to grant approval for sale of Christmas Trees at the Community Hall.

RESOLUTION: MEADOWOOD ANNIVERSARY

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to acknowledge the 25th Anniversary of Meadowood.

AUTHORIZE ADVERTISEMENT: HISTORIC STRUCTURES ORDINANCE

Earlier discussion with Planning Commission recommended approval.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to advertise the Historic Structures Ordinance.

MANAGER'S REPORT**Zoning Hearing Board Update & Subdivision Update**

Tiffany Loomis, Zoning Officer, provided the report.

The next meeting is November 2, 2013 when the Board will render the decision for application #13-10, Methacton Scoreboard variance.

There is one new application: 13-11, for a privacy fence at 3427 Germantown Pike which will be held on December 17, 2013.

Subdivision & Land Development Update

Tiffany Loomis, Zoning Officer, provided the report.

1. Southfield Farms, 3117 Stump Hall Road, lot line change will be reviewed by the Planning Commission.

Supervisor Caughlan expressed concern that it is a preserved farm and inquired how the Farmland Preservation Board will handle the sub-division and easement.

Supervisor Quigley expressed his disapproval of farms being preserved by state, county and township money being utilized for commercial operations and financial gain.

James Mollick, Worcester, inquired as to the date of the last time the property was inspected by the Farmland Board.

2. The Preserve at Worcester, was reviewed by the Township Planning Commission and they recommended final approval.

Supervisor Caughlan inquired about the CKS review letters.

DISCUSSION: SEWER RATE INCREASE

Mr. Mangan presented the Board with the recommendation to increase rates in the amount of 10% for each of the next three years based on the estimated costs provided by CKS for the update of the Valley Green WWTP.

Chairman Bustard suggested the Board authorize advertisement today to be approved prior to the 2014 budget approval.

A motion by Supervisor Quigley seconded by Supervisor Caughlan and approved by all to advertise the sewer rate increase ordinance.

Steve Rock, inquired about the bids for the waste water treatment plant and the results may alter the amount needed and cautioned the Board that the proposal may not cover the prior years' deficits caused by the lack of planning.

James Mollick, Worcester, questioned the borrowing of money from the Capital Reserve Fund, referencing operating losses from prior years and questioned why the Board waited so long to raise rates.

DISCUSSION: HICKORY HILL FINANCING

Mr. Mangan reviewed the proposal for 73 properties to be connected to the Valley Green WWTP and the proposed financing for property owners to pay infrastructure costs. A Township loan of approximately \$14,400 for 5 years @ 3% for the infrastructure phase was suggested to the Board with full payment due at time of transfer of property, re-financing or failing septic system. Other than those three scenarios, there is no time limit to connect.

Supervisor Caughlan inquired if property owners will be required to show proof of on-lot septic systems being in good working condition and if not, is it possible that only two or three properties will connect. She further expressed concerns about public health issues.

Joseph Nolan, Township Engineer, responded that initially, several homes with failing systems will connect and the County Health Department will be more diligent in inspections with fewer leniencies knowing that public sewer is available. He also expressed that there are cost savings to immediate connections.

Supervisor Quigley stated that by the time the system is complete and ready for hook up, more properties' systems might be failing.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, reported the Hollow Road Bridge bids were received and the contractor will meet with the Township for pre-construction meeting. Time will be required for the pre-cast construction of the culvert but initial clearing will begin.

The Valley Green Wastewater Treatment Plant bids will be opened on November 12, 2013 and costs will be reviewed at that time. He will prepare a site plan for the meeting on November 20, 2013 with renderings of the site.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Charles Watson, Worcester, spoke with septic system contractors regarding septic systems in Worcester Acres. He also questioned the payment of the infrastructure costs and expressed concerns for the resident's nonpayment.


Steve Rock requested the Board to consider a longer term for loan payments for the infrastructure.

James Mollick inquired about a hearing officer present at the Conditional Use Hearings for Methacton athletic field lights versus the solicitor and the conditional use process. He further commented on the posting of Right to Know requests and multiple entries for one request, bills of the Township, specifically the Solicitor's invoice.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:20 am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, NOVEMBER 20, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X] arrived at 7:55pm
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- Thursday, December 5th: Next conditional use hearing for proposed lights at Methacton High School
- Supervisor Caughlan is not currently present due to a family emergency

Motions & Resolution

APPROVAL OF THE MINUTES OF OCTOBER 16, 2013

A motion by Supervisor Quigley seconded by Supervisor Bustard and approved by both to dispense with the reading of, and approve as written the minutes of October 16, 2013.

Public Hearing – Proposed Ordinance 2013-245 – Industrial Research District

James Garrity, Township Solicitor, opened the hearing at 7:32pm and gave a brief description of the proposed ordinance.

A court reporter was present to record the proceedings.

Edward Mullin, Esq., representing the property owner at 2750 Morris Road, called Ms. Andy Detterline as a witness. She is a development consultant and Morris Road Investors LP is a client. She provided a background of the property.

James Garrity opened the floor following testimony for public comment.

Steve Rock, Worcester, commented on the height of the building.

James Mollick, Worcester, asked about the need for specific requirements when applying for a text amendment.

David Plager, Worcester, commented on the potential for noise.

Charles Watson, Worcester, asked about height restrictions.

William Kazimer, Worcester, questioned the need for a heliport.

Frank Wells, Worcester, said the property is shielded well, but not from his property. He expressed concerns about expansion, smell, and sights.

130105

Robert Andorn, Worcester, asked about the zoning and would there be a possibility that this could be challenged as spot zoning.

Supervisor Quigley commented on negotiation between Morris Road Investors and Mr. Wells.

Mr. Garrity closed the public hearing at 8:10pm.

A motion by Supervisor Quigley, seconded by Supervisor Bustard and passed by all to pass Ordinance 2013-245 Limited Industrial District.

TREASURER'S REPORT

The Treasurer's report for October, net change on cash basis:

October 2013 Report:

General Fund	\$892,941.38
State	\$33.74
Capital Reserve	\$2,205.92

James Mollick commented on the amount in the General Fund.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for October, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$355,372.19.

James Mollick inquired about the availability of the check register for residents to review, commented on the Solicitors portion and asked if he can have a copy of the bills before the meeting.

The Preserve Subdivision: Final Approval Consideration – Resolution 2013-29

Timothy Woodrow, engineer, representing Sal Paone Builders was present.

The developer has requested two waivers to be considered, 1.) A driveway located less than 40' from an intersection; 2.) Release from construction of the Liberty Bell Trail and place funds in escrow.

Supervisor Quigley asked Mr. Woodrow if he was aware of contaminated soil taken from that area, related to turnpike construction. Sal Paone Jr., developer, responded that the turnpike contractors did not bring any dirt onto the property being considered for the TDRs.

Supervisor Caughlan expressed concern on the landscape plan and items that were on the DCNR invasive species list. She further commented on note 21, sheet 2, the riparian corridor crossings and steep slopes. She also commented on the lack of constructing the portion of the Liberty Trail that was on earlier versions of the plan. A small portion crosses through Worcester and she said that the trail was actually planned to be done by developers and municipalities. She further commented on preservation of the riparian corridors and asked about the names of roads and the process.

Chairman Bustard indicated he was in agreement to have the developer construct their portion of the trail now versus funds in escrow.

Supervisor Quigley said he thinks it is incumbent upon the Board to move forward and get growth.

James Garrity confirmed with Joseph Nolan that he is satisfied with final approval.

Supervisor Caughlan commented on the top of page 3 on the resolution about a mini orchard.

Mr. Garrity thanked Mr. Paone for being the test case for the Township's Growing Greener Ordinance.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to pass Resolution 2013-29 The Preserve Subdivision: Final Approval Consideration, with conditions discussed.

James Mollick commented on the length of time it has taken to get this project finalized.

Mr. Paone noted that this project was on hold because of economics and the sewer issues. He thanked Tiffany Loomis, Zoning Officer and Joseph Nolan for their work in getting this done.

Award Bid- Valley Green Wastewater Treatment Plant Upgrade

Joseph Nolan reported bids were opened on November 12th. This project is being required by DEP. He recommends both low bidders.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to award the general contractor bid to Blooming Glen Contractors of Blooming Glen, PA in the amount of \$1,811,956.00.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to award the electrical contractor bid to MJF Electrical Contracting of Trevese, PA in the amount of \$131,969.00.

Steve Rock asked about drawings of the proposed plant.

Joseph Nolan presented a slide showing a contractor view of the existing site and of the proposed site.

Charles Watson asked about the final capacity.

James Mollick asked if this was part of the corrective action plan from December 2011 and why was there a year and a half delay? Mr. Nolan responded that DEP had to review the NPDES permit.

Authorization to advertise: Proposed Sewer Rate Increase: 2014, 2015 and 2016

Lee Mangan explained a proposed rate increase consistent with the recent \$2.5 million loan for plant reconstruction. He proposes a rate increase of 10% each year for three consecutive years and that all three years should be done at once, in the interest of transparency so that the public is aware.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to authorize advertisement of the Proposed Sewer Rate Increase: 2014, 2015 and 2016.

Steve Rock stated that since 2007, the Waste Water Treatment fund appears to have a shortfall of \$1 million.

James Mollick commented that other actions need to be taken into consideration like fines the Township had to pay to the Department of Environmental Protection and also commented on the shortfall for years.

Hickory Hill Presentation

Lee Mangan presented the Board with an update on the 73 properties affected by this area. He provided background on the Board actions to this date, including the consideration of the two potential public sewer options. The low pressure system was chosen because it was the lower cost option, would require less blasting and meet the Department of Environmental Protection requirements.

He reintroduced the options for payment of the assessed portion.

Supervisor Quigley asked for clarification on what would happen if a home is sold before the loan from the Township is satisfied.

Mr. Mangan revisited the timeline for property connection. Supervisor Caughlan asked about family or will transfers and this impact on these transactions.

Mr. Mangan said that up to \$1 million of the Township's money would need to be put into reserve funds and future action will need to be taken.

2014 Proposed Budget – Authorization for Advertisement

Mr. Mangan provided a summary of the proposed 2014 Township Budget. He further commented that there are two grant applications pending, both concerning the extension of the Zacharias Trail.

Mr. Nolan commented on plans for stormwater management in 2014.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to authorize advertisement of the 2014 Proposed Budget.

James Mollick commented on a new category, Right to Know Legal Fees with \$45,000 proposed, and about the increased budget.

Supervisor Quigley commented that the Township has not spent much money on roads and infrastructure and that needs to be addressed.

Steve Rock commended the Township for addressing the infrastructure and the Right to Know category.

Acceptance of Extension of Time – Methacton School District Land Development Application

Mr. Garrity explained the need for the extension of time to assist the school district in getting their plan adequately addressed.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to authorize acceptance of the extension of time for the Methacton School District land development application.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, provided the report.

Next hearing will be November 26th regarding the Methacton High School's request for a variance for relief to allow signage for a baseball field. The record was closed at the last meeting and a decision will be rendered. A new application was received #13-11, for the December 17th hearing, for 3427 Germantown Pike, zoned AGR, requesting a variance for a 6' privacy fence. They are also appealing a determination of the zoning officer that they are operating a vehicle repair operation on the site.

Supervisor Caughlan expressed concern about the property owner doing what they want and then seeking relief, stating that this property owner is a frequent offender in terms of zoning violations and recommended sending the solicitor to address her concerns.

Supervisor Quigley stated he trusts the Zoning Hearing Board expertise noting this is a clear violation. They are intelligent and he thinks they will do the right thing and their due diligence.

Ms. Loomis commented on the evidence that has been collected, and inquired how it will be presented at the Zoning Hearing Board meeting. Mr. Garrity said that the burden of proof is on the Township since it is an appeal from a citation. Further, he said the real issue is the operation of a business on a residential property. It is the job of the Zoning Hearing Board to interpret the zoning ordinance.

Supervisor Quigley saw many abandoned businesses in Philadelphia and believes the ordinances forced them to close, causing blight. He wants the Zoning Hearing Board to make an independent decision.

Chairman Bustard wants to address these issues now and agrees to send the solicitor to the hearing.

A motion by Supervisor Caughlan, seconded by Arthur Bustard, and passed 2-1 to send the solicitor to the Zoning Hearing Board to oppose the variance. Supervisor Quigley opposed.

James Mollick commented on lack of uniform enforcement noting that the Board is singling out this individual.

Nick Imperial, Worcester, commented that he has a problem with his neighbor and wished he had an 8-foot fence to protect his view.

William Kazimer commented on Mr. Oskanian spending money for a civil engineer and still no pole barn implying that action depends on who you are. He further inquired how much it will cost the taxpayers to send Mr. Garrity to the Zoning Hearing Board and about the location of the illegal fence.

Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Oberkircher property, 3117 Stump Hall Road. Southfield Farms.

There was a request at the last meeting for the Township to look into the conservation easement on the property. The Township is party to it, along with the farm board. There are requirements in terms of what is or is not allowed. They were given approval for the lot line change. What they are proposing is permitted.

Supervisor Quigley thanked Ms. Loomis for her research.

There is also a proposed text amendment received from the Methacton School District related to the land development application.

Ms. Loomis also clarified on details regarding the property on Germantown Pike located partially in Worcester and Lower Providence Townships. She said this property is not related to the property that received the notice of violation by her office.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan provided his monthly report to the Township.

He provided updates on three construction projects:

1. Two emergency generators at the Township administration office and public works facility have concrete pads poured and generators should be installed next week.
2. Hollow Road Bridge bid was awarded last month and pre construction meeting was held. Demolition work should initiate in the next week or so.
3. The Valley Green Waste Water Treatment Plant is a one year contract and was awarded earlier this evening. A pre construction meeting will be scheduled after executed contracts are received from the bid award winners.

Authorization to Advertise the Act 537 Sewage Facilities Plan Update Revision

Joseph Nolan provided background. The draft is over 200 pages and the study was submitted to the Montgomery County Planning Commission, Worcester Township Planning Commission and Montgomery County Health Department. Approval letters came from the County, with no comments. The Township Planning Commission met last week and also approved the plan.

The plan must now be advertised for 30 days, and give public notice that the plan is open for public comment during that time. The Department of Environmental Protection has indicated that the plan has to be approved prior to the issuance of the construction permit for the Valley Green Waste Water Treatment Plant. Mr. Nolan requested authorization of advertisement of this draft document. It will be on the Township web site for residents to access.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to authorize advertisement of the Act 537 Sewage Facilities Plan Update Revision.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Nick Imperial asked who went to his neighbor's property, commented that he would love to have a fence between the properties. Mr. Garrity responded asking if Mr. Imperial's neighbor put up a fence, would he like that? Mr. Imperial confirmed and Mr. Garrity said he promised he would bring it up with them.

John Diesel, Worcester, said that since the last meeting, he obtained information regarding a sewer ordinance and front yard septic systems, which contradict what the Board said.

Steve Rock denied calling the Department of Environmental Protection, commented on fiduciary irresponsibility of the Board and mismanagement of funds for sewer treatment plants. He further commented on the Township's investments lacking return. He complimented to the township manager and zoning officer on recent work.

Supervisor Quigley commented that Mr. Rock should commend the entire staff, not just two people. Everything is a team effort.

James Mollick commented on an email to Mr. Garrity concerning Lee Brant, a December 13, 2012 invoice from Mr. Garrity regarding lighting and reviewing a file received from David Brooks and editing the lighting ordinance draft.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:25pm.

Respectfully submitted:



F. Lee Mangan, Secretary

130105

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, DECEMBER 2 2013 – 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:00am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

Chairman Bustard announced the next conditional use hearing for the proposed lights at Methacton High School will be December 5, 2013 at the Worcester Community Hall.

He invited everyone to visit the township web site, under "RECENT NEWS" to complete a survey related to Center Point Village Planning.

Motions & Resolution

APPROVAL OF THE MINUTES OF NOVEMBER 4, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of November 4, 2013.

SEBASTIAN RIDING ASSOCIATION SIGN REQUEST

Supervisor Quigley inquired about the location of the sign.

There being no other comments, the Board expressed that there was no objection to the sign.

SIGN APPROVAL AT 2160 BUSTARD ROAD

Chairman Bustard recused himself stating he was related to the owner of the property.

Tiffany Loomis, Zoning Officer, presented the dimensions of the signs noting that it is exempt from a sign permit because it commemorates a heritage farm.

James Mollick, Worcester, questioned the presentation on the agenda of the two sign items and not being allowed to comment further, stated the Board was violating the sunshine law.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and passed by both to approve the sign at 2160 Bustard Road.

MANAGERS REPORT

Zoning Hearing Board Update & Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Application: 13-11, for a privacy fence at 3427 Germantown Pike which will be held on December 17, 2013, which is the third Tuesday due to the holiday.

Application: 13-12, for front yard setback for an 8'x 11' living area located at 2130 Weber Road.

Application: 13-13, for replacement of non-conforming sign at 3235 Germantown Pike. Frank Bartle, Esquire, representing the applicant, spoke on his behalf and explained the need for the variance. Supervisor Caughlan requested they withdrawal the second variance request.

Application: 13-14, for side yard setback for 10' additional for attached garage at 1728 Whitehall Road.

Subdivision & Land Development Update

Tiffany Loomis had no updates.

DISCUSSION: Historic Preservation Overlay District Ordinance

Chairman Bustard noted two changes that were suggested by the solicitor to 1.) Limit two uses in a commercial district, and 2.) Limit the lot size for restrictions.

Gordon Todd, Chairman of the Planning Commission, suggested allowing two uses on one property, if the lots size allows, with one of those uses being commercial if the property contains a historical dwelling. Commercial use can also be utilized in the historical dwelling allowing two commercial uses on one property.

The Board instructed Mr. Garrity to address the two commercial uses, and address the lot size by revising the wording.

AUTHORIZATION PLANNING COMMISSION TO REVIEW PROPOSED TEXT AMENDMENT – METHACTON SCHOOL DISTRICT.

Mr. Mangan announced that the Planning Commission will review the amendment at the December 12, 2013 meeting to get final language. He requested authorization for the solicitor to attend.

Supervisor Quigley stated that sending the ordinance to the Planning Commission will delay the process and that common sense needed to be used. He did not support sending the Solicitor.

Rick DeLello, Worcester, requested that if the Solicitor did attend the meeting, the Board should refrain from attending.

James Mollick, inquired about the amendment not being in the public packets for review and suggested a joint meeting between the Board of Supervisors and the Planning Commission to resolve the amendment thereby expediting the process that's been around for 2 years. He further commented on \$100,000 being wasted on the Condition Use hearings for the school district.

Frank Bartle, representing the School District, stated he appreciates the cooperation and requested the Board expedite the ordinance to allow time for construction and having the fields ready for early fall. He further thanked the Township solicitor, engineer, manager and staff for their cooperation.

A motion by Supervisor Caughlan seconded by Arthur Bustard and passed by both to approve the Worcester Planning Commission to review the Proposed Text Amendment from Methacton School District and have the solicitor attend the December 12, 2013 meeting. Supervisor Quigley opposed.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, reported the generators have been installed at the Administration and Public Works buildings.

The Hollow Road Bridge demolition is complete and the replacement culvert will be delivered December 11th. The road should be re-opened by the end of the year with the final paving delayed to spring due to weather conditions.

A notice of intent to award the Valley Green Waste Water Treatment Plant was issued with a twelve month completion date.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

Chairman Bustard announced that the Township has received notice of a DCED grant in the amount of \$200,000+ grant for extension of the Zacharias Trail. It is a matching grant so the un-used money from the 2013 Budget will be utilized for the match.

Supervisor Caughlan noted that it must be constructed within three years.

A motion by Chairman Bustard, seconded by Supervisor Caughlan and passed by all to transfer \$125,000 from the General Fund to a Capital Reserve Fund designated for the Zacharias Trail.

PUBLIC COMMENTS

James Mollick inquired about several items on the solicitor's invoice and questioned who authorized them.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:22 am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, DECEMBER 18, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

130105

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- Thursday, January 23, 2014: Next conditional use hearing for proposed lights at Methacton High School, 7-10 p.m.
- Thursday, January 30, 2014: Next public input session for Center Point Village Planning, 7-9 p.m.

Motions & Resolution

APPROVAL OF THE MINUTES OF November 20, 2013

Supervisor Caughlan made two corrections, on page five to change "admissible" to "permitted" and page six "form" to "from".

James Mollick, Worcester, commented on omissions from the minutes, the Treasurers report showing surplus and budgets, bid award for the Valley Green Waste Water Plant, suggested putting meetings on YouTube, and public comments.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of November 18, 2013.

Act 209 Committee Presentation

The proposed 6:30 p.m. meeting for the Act 209 committee did not have a quorum present. The proposed meeting is rescheduled for Wednesday, January 15, 2014 at 6:30 p.m.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to schedule the Act 209 Committee Presentation to January 15, 2014.

Public Hearing: Proposed Ordinance 2013-247 – Proposed Sewer Rates (A court reporter was present to record the proceedings.)

James J Garrity, Solicitor, opened the public hearing at 7:41 p.m. by providing a brief description of the ordinance.

William Kazimer, Worcester, stated that he was forced to connect to the public sewer even though his septic system worked fine and now he must pay high outrageous fees. He also commented on PAWA fees rising.

Steve Rock, Worcester, inquired what the rate includes and commented on the shortfalls since 2006. He further commented on the reserves in the fund.

Joseph Nolan, Township Engineer, responded it covers operation of plant, electric, chemicals, sludge removal, wet well cleaning, and other associated costs.

James Garrity noted that other communities are experiencing increased costs in infrastructures operations.

Supervisor Caughlan noted that money is being set aside for improvements.

James Mollick suggested changing management companies and inquired why the Board did not enact the plan to connect more homes in 2006.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve Ordinance 2013-247, Proposed Sewer Rates.

Township Financing – Hickory Hill Expansion Approval

Chairman Bustard noted the previous discussions of the Township financing offer of three percent over five years for the assessable portion of the expansion.

TREASURER'S REPORT

The Treasurer's report for November, net change on cash basis:

November 2013 Report:

General Fund	\$2,007,329.82
State	(\$37,919.27)
Capital Reserve	\$ 2,251.43

James Mollick commented on the surplus for 2013 in the General Fund and suggested it be returned to the residents.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for November, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$389,396.46.

Historic Ordinance Amendment – Authorization to Advertise

Supervisor Caughlan thanked the Planning Commission for the considerable time & work in proposing this ordinance.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to authorize advertisement of the proposed historic ordinance. A public hearing will be held Wednesday, February 20, 2014.

Methacton School District Proposed Text Amendment – Authorization of Advertise

Supervisor Caughlan questioned the School Boards definition of "advertising" and the size of signs and billboards.

Supervisor Quigley stated it is time to move forward and the children need the fields.

William Kazimer commented on the lack of copies available for public review.

Steve Rock inquired about neighboring school districts and making common sense decisions.

James Mollick commented on the lack of copies available for public review and alleged violation of sunshine law. Shelly Greenwalt, Worcester, commented that the sign seems extremely large.

A motion by Supervisor Quigley, seconded by Chairman Bustard and approved by all to authorize for advertisement the Methacton School District Proposed Text Amendment.

2014 Budget

Steve Rock commented on the snow removal cost in the Liquid Fuels fund, the budget reduction for mowing, contributions to Volunteer Fire Company, and the Zacharias Trail grant match.

James Mollick commented on the line item for Right to Know legal costs, the Board's authorization for legal expenses, and projected excess money.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to adopt the 2014 Budget.

DCED Grant Announcement – Motion to sign commitment letter.

Chairman Bustard explained the project to connect the existing Zacharias Trail to Evansburg State Park.

Supervisor Caughlan thanked Joseph Nolan and Julie Lanzillo for their work.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to authorize signature of the commitment letter.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, provided the report.

Ms. Loomis announced that four applications were received and that two of those applications were continued and two were heard at the December 17th meeting.

Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Ms. Loomis noted an extension of time has been received from the Trinity Lutheran Church.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all, to accept the Trinity Lutheran Church extension of time.

The Worcester Township Planning Commission recommended Preliminary/Final approval for the Methacton Land Development subject to conditions. The Board of Supervisors to consider at the January 15, 2014 meeting.

At the meeting on January 9, 2014, the Trinity Lutheran Church and the Southfield Farm will be reviewed.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan provided his monthly report to the Township.

He provided updates on three construction projects:

1. The two emergency generators at the Township administration office and public works facility have been completed.
2. Hollow Road Bridge culvert has been installed, but the weather has hampered the back fill. It will be completed in spring, 2014.

3. The preconstruction meeting for the Valley Green WWTP was held on December 18, 2013 with a January 6, 2014 proceed date to be completed in one year.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

Chairman Bustard suggested three transfers of funds to the Capital Reserve for 2013:

- \$250,000 for Phase I & II study of the Army Reserve Base
- \$25,000 for repairs and renovations to the Township Administrative building
- \$200,000 for road paving and signalization upgrades

James Mollick commented on the movement of funds for the Army Base, noting that it is a waste of taxpayer's money.

John Diesel, Worcester, commented on the Phase II study being paid for by the Township, and not the Federal Government.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, approved by all to move the above funds to the Capital Reserve Fund.

Supervisor Quigley suggested Saturday marathon meeting for the Conditional Use hearings for the Methacton School District to resolve the issue now instead of continuing it for three hours every month. Chairman Bustard noted that it is the legal process and must proceed accordingly.

PUBLIC COMMENTS

John Diesel, commented that nothing has been resolved regarding the Hickory Hill financing.

Steve Rock stated the current Board shows poor asset and fiscal management by seeking a \$2.5 million dollar loan when they have money in reserve, lack of action of the 1996 Act 537 Plan, and no communication to residents. He further stated that they have no open space management and lack of concern for residents' personal interests.

James Mollick commented on campaign contributions from developers, expressed environmental concerns for The Preserves, e-mails between residents and solicitor and the need for clarity and public explanation. He further commented on the conditional use hearings costing the Township money.

William Kazimer commented on former Supervisors character.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:35pm.

Respectfully submitted:


 F. Lee Mangan, Secretary