

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, JANUARY 6, 2014 11:00 A.M.**

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

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

1. INFORMATIONAL ITEMS

The Annual Organization Meeting of the Elected Auditors will take place on Tuesday, January 7, 2014 at 8:30 A.M., at the Worcester Township Administration Offices, 1721 Valley Forge Road, Worcester, PA

2. REORGANIZATION OF THE BOARD OF SUPERVISORS

a. A Motion to Appoint a Temporary Chairman

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

b. A Motion to Appoint a Temporary Secretary

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

c. A Motion to Appoint the Chairperson for Calendar Year 2014

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

d. A Motion to Appoint the Vice Chairperson for Calendar Year 2014

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 14-01 Entitled "Township Manager, Secretary and Right to Know Officer"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint F. Lee Mangan to the position of Township Manager, Secretary and Right to Know Officer.

James Mollick, Worcester, inquired if the Township Manager received a raise and if so, what percentage. He further questioned the appointment to Right to Know Officer when the solicitor's office is allegedly used.

The motion passed unanimously.

f. Consideration and Adoption of Resolution 14-02 Entitled "Assistant Township Manager, Assistant Secretary and Treasurer:"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Eunice Kriebel to the position of Assistant Township Manager, Assistant Secretary and Treasurer.

James Mollick inquired about the percentage of salary increase stating he requested it in a Right To Know and was denied.

The motion passed unanimously.

g. Consideration and Adoption of Resolution 14-03 Entitled "Road Master and Director of Public Works"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Robert D'Hulster to the position of Road Master and Director of Public Works.

Supervisor Caughlan thanked Mr. D'Hulster and his staff for all the recent work regarding snow removal

The motion passed unanimously.

h. Consideration and Adoption of Resolution 14-04 Entitled "Zoning Officer"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Tiffany Loomis to the position of Zoning Officer.

James Mollick inquired about the percentage of salary increase for the year and who decided to re-appoint her implying that it was not revealed in the budget.

The motion passed unanimously.

i. Consideration and Adoption of Resolution 14-05 Entitled "Building Code Official"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Keystone Municipal Services, Inc. to the position of Building Code Official. The motion passed unanimously.

j. Consideration and Adoption of Resolution 14-06a Entitled "Township Engineer"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint CKS Engineers, Inc. to the position of Township Engineer. The motion passed unanimously.

k. Consideration and Adoption of Resolution 14-06b Entitled "Assistant Zoning Officer(s)"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint CKS Engineers, Inc. to the position of Assistant Zoning Officer(s). The motion passed unanimously.

l. Consideration and Adoption of Resolution 14-06c Entitled "Township Solicitor"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Wisler, Pearlstine, LLP. to the position of Township Solicitor.

James Mollick requested that the position of solicitor should be bid stating that Mr. Garrity does not follow the MPC and provides incorrect information to the Township.

The motion passed unanimously.

m. Consideration and Adoption of Resolution 14-06d Entitled "Professional Consultant Auditors"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Bee Bergvall & Co., P.C. to the position of Professional Consultant Auditors. The motion passed unanimously.

n. Consideration and Adoption of Resolution 14-07 Entitled "Vacancy Board Chairman"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Gordon Todd to the position of Vacancy Board Chairman. The motion passed unanimously.

o. Consideration and Adoption of Resolution 14-08 Entitled "Delegates to the Annual PSATS Convention" & "Voting Delegate"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Arthur Bustard, Susan Caughlan and Stephen Quigley to the position of Delegates to the Annual PSATS Convention. The motion passed unanimously.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Arthur Bustard to the position of Voting Delegate. The motion passed unanimously.

p. Consideration and Adoption of Resolution 14-09 Entitled "Adoption of Holiday Schedule for 2014"

<u>DATE</u>	<u>DAY</u>	<u>HOLIDAY</u>
February 17, 2014	Monday	President's Day
April 18, 2014	Friday	Good Friday
May 26, 2014	Monday	Memorial Day
July 4, 2014	Friday	Independence Day
September 1, 2014	Monday	Labor Day
November 27, 2014	Thursday	Thanksgiving Day
November 28, 2014	Friday	Friday after Thanksgiving
December 25, 2014	Thursday	Christmas Day

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December 26, 2014	Friday	Friday after Christmas
January 1, 2015	Thursday	New Year's Day
January 2, 2015	Friday	Friday after New Year's

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 2014-09, 2014 Holiday Schedule. The motion passed unanimously.

q. Consideration and Adoption of Resolution 14-10 Entitled "Meeting Schedule of 2014"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 2014-10, 2014 Meeting Schedule. The motion passed unanimously.

r. Consideration and Adoption of Resolution 14-11 Entitled "Designation of Depositories for Township Funds"

First Niagara
 Univest (Union National Bank)
 PLGIT
 TD Bank
 Ambler Savings Bank

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 2014-11, Designation of Depositories for Township Funds. The motion passed unanimously.

s. Consideration and Adoption of Resolution 14-12 Entitled "Authorization for Approval of Fire Department Activities"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 2014-12, Authorization for Approval of Fire Department Activities. The motion passed unanimously.

t. Consideration and Adoption of Resolution 14-13 Entitled "Assistant Right to Know Officer"

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to appoint Erica Lucey to the position of Assistant Right to Know Officer. The motion passed unanimously.

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

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to adopt Resolution 2014-14, Authorization for Approval of Revised Township Fee Schedule. The motion passed unanimously.

v. Motion to Approve the Treasurers Bond in the amount of Ten-Million Dollars

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the Treasurer's Bond in the amount of Ten Million Dollars. The motion passed unanimously.

w. Motion to Appoint Members of the Planning Commission for Positions

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the appointment of Chris David for a two year term of the Planning Commission, The motion passed unanimously.

x. Motion to Appoint Member of the Zoning Hearing Board for Expiring Term

Michael Libor – One year term to expire 12/31/14
 Caesar Gambone –three year term to expire 12/31/16
 Bradford Smith – one year term to expire 12/13/14

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the appointment of members of the Zoning Hearing Board for expiring terms. The motion passed unanimously.

3. READING AND APPROVAL OF THE MINUTES OF DECEMBER 2, 2013

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to approve the minutes of December 2, 2013.

James Mollick noted the authorization for the Planning Commission to review the text amendment and stated that the Board wasted \$100,000.

The motion passed unanimously. (Copies are available for review)

4. PUBLIC COMMENTS

Dr. Mollick commented on James Garrity, Township Solicitors', statement that he consistently requests exempt materials in his Right To Know thereby costing the Township money as being false. He further asked questions about the organization MCATO and the appearance of Ms. Terry Melcher on a panel with Mr. Garrity when in litigation.

Chairman Bustard announced that a meeting structure will be announced at the January 15th, 2104 7:30 P.M. meeting.

5. ADJOURNMENT

There being no further business to come before this Board, the public reorganizational meeting of the Worcester Township Board of Supervisors is adjourned by Chairman Bustard at 11:34 A.M.

Respectfully submitted:


F. Lee Mangan, Secretary

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WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, JANUARY 15, 2014 - 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:

- Thursday, January 23rd: Next conditional use hearing for proposed lights at Methacton High School, 7-10pm
- Thursday, January 30th: Next public input session for Center Point Village Planning, 7-9pm

Township Recognition for Community Hall Renovations – Prepared statement from Art Bustard:
 Alvin Rothenberger Jr., Inc.
 William "Bill" Bourne
 Barbara Callozzo

Motions & Resolutions

APPROVAL OF THE MINUTES OF DECEMBER 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 December 18, 2013.

James Mollick, Worcester, commented that the minutes do not accurately reflect what happened at the meeting.

Act 209 Committee Presentation

F. Lee Mangan, Township Manager, called Ken O'Brien (McMahon Associates), David Babbitt and Dan Olpere to present the results of the presentation from earlier in the evening.

Mr. O'Brien said the committee voted to ask the Board for their acceptance of the Land Use Assumptions Report.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution 2014-15, Land Use Assumptions Report, received by the Worcester Township Impact Fee Advisory Committee.

Mr. Mangan provided an update on the remaining tasks of the committee. Chairman Bustard confirmed the committee members will remain the same.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize tasks 4, 5 and 6 of the study in the amount of \$35,900.

Public Hearing Ordinance 2014-248 Public or Private School

Chairman Bustard read a prepared statement.

James Garrity, solicitor, opened the public meeting at 7:46 PM. A court reporter was present to record the proceedings.

Mr. Garrity provided a background and explanation of the proposed ordinance. The regulations affecting the high school were primarily written for houses, and not for public schools. As a result, the high school had a number of non-conformities and proposed an ordinance to the township that regulates a number of items, which are generally not addressed in other zoning ordinances in other municipalities. In Worcester, there are a number of regulations and the school district has proposed an ordinance that addresses many of those regulations as they would pertain to a school, instead of a residence, such as scoreboards, fencing, lot size, impervious coverage, etc.

The parking requirement is also covered as there are two locations of public assembly: a stadium and auditorium and it is a concern that those two venues could be in use at the same time, and how parking would be impacted as a result.

Chairman Bustard inquired about the title stating "public and private schools". Mr. Garrity said that in his opinion, these regulations are written for schools where the school is the primary activity.

Supervisor Caughlan commented on section 1, letter C, and under numeral 5, sight should be corrected. She also pointed out in section d, j2, the back reference should be "c".

Mr. Garrity said that both the Montgomery County Planning Commission and Worcester Township Planning Commission have recommended this for approval.

Chairman Bustard asked if it is his legal opinion that this would not create a cause to worry about scoreboards showing up at a church where there is a day school.

Frank Bartle, Esq., on behalf of the school district, appreciated the time and effort put into this matter, and the favorable recommendations from the two planning commissions.

Robert Andorn, Worcester, commented on the specific requirement that would prohibit naming rights on a scoreboard.

Steve Rock, Worcester, asked where the ordinance addresses the number of cars allowed and requested clarification on the multiple assembly locations.

Karen Allum, Worcester, commented that there are always 10-15 cars parking on her street on a regular school day. Students trespass and cars speed. She is concerned with increased use and has experienced vandalism and notes in her mailbox since the stadium light debate has heated up. She asked what the penalty is for the school district if they violate anything in this ordinance. She is concerned that this is basically her problem and the school district is not going to address the parking problems for the neighbors.

James Rees, Worcester, asked what other information is allowed on scoreboards. Mr. Garrity responded.

Josh Rehrer, Worcester, commented on parking concerns and "no parking signs" on his road near the high school.

Karen Vavra, commented on how this ordinance applies to the elementary school. Mr. Garrity said this ordinance only applies to properties over 25 acres. The elementary school is 12 acres. She further asked why this would not be addressed through variances. Mr. Garrity said in his opinion, going to the Zoning Hearing Board every time there is a need for a dugout or a fence, would be unfair. She commented that this is allowing one resident to get an ordinance change, but she as a resident would not be permitted the same. She referred to page 3 / item e and wanted to understand what is being changed.

Robert Cannon, asked how this ordinance relates to the pending land development application, next on the agenda.

Steve Rock asked if this ordinance is approved, will a scoreboard be approved.

Ronald Evans, Worcester, asked the Board to pass the ordinance.

The Public Record was closed at 8:43pm.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to approve ordinance 2014-248 – Public or Private School Amendment.

Preliminary / Final Land Development – Methacton School District

Joseph Nolan, Township Engineer, provided a background of the land development application including two new turf fields, one at the site of the current football field and one auxiliary field. Other improvements are included, including a designated javelin facility, backstops and dugouts.

Land development was prepared in order to evaluate and make sure the school district adhered to the regulations of the township.

CKS Engineers has prepared three review letters dating back to November 2012 with the final one dated December 3, 2013. Stormwater management was a primary improvement that needed to be addressed and the school district, to their credit, took care of many existing problems that were not a part of this project. Other code issues have been addressed with the passage of the previous text amendment.

Chairman Bustard expressed concern of many residents regarding stormwater runoff. He further asked about trees at Kriebel Mill and Mill Roads expressing concerns about them being taken down as they create a buffer for neighbors. The school district is taking down the trees for the javelin court. They will be replacing them at a location at the recommendation of the Worcester Planning Commission.

Chairman Bustard asked about the berms being created from the soils removed in the construction of the detention basin and replacement of trees being removed.

Mr. Bartle, attorney for the school district, confirmed that at least twelve trees will be planted or relocated.

Supervisor Caughlan said that they should be replaced in the general area, as they provide a buffer.

Arthur Bosler, Project Manager, Czop Spector, addressed the Board about parking. Supervisor Caughlan asked where people will park if the berms are placed over the old stone area on Mill Road.

Marc Singley, landscape architect, said that a pathway will be there to allow people to walk to the baseball field.

Chairman Bustard asked about the type of fencing proposed for the javelin and shot-put areas.

Supervisor Caughlan asked about ADA parking availability/access to the baseball field. Chairman Bustard asked if Mr. Nolan was concerned about any of the requested waivers. From an engineering standpoint, Mr. Nolan said he was comfortable with all of them.

Supervisor Quigley commented that the school district has done a tremendous job in diverting the storm water.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve resolution 2014-17 Preliminary/Final Land Development Methacton School District.

Robert Cannon asked if the land development plan is intended to go through, if they do not get approval for the lights at the athletic fields. He asked about impervious coverage in terms of the new turf fields. Joseph Nolan said it is approximately 31% currently to 38% and the maximum is 40%. He further commented on the proposed javelin area.

James Rees asked if the sanitary sewer discharge system has been addressed. Mr. Nolan said that the school district has their own on-site plant.

Phillip Lowery, Worcester, asked what the normal level of water is in the basin. Joseph Nolan said the above ground basin empties out totally.

Karen Vavra asked if the drainage plan addresses the water issues on the entire campus. Joseph Nolan said most of the work will be in the area that is being disturbed, but work is addressing the majority of the campus. She asked about the relationship between this land development and the proposed athletic field lighting. She is disappointed that the board is considering a plan that is not clear on the points of law and requirements.

Barbara Young, Worcester, commented on the water run off on Mill Road like a river, and when temperatures drop, the road freezes over.

Chairman Bustard called a five minute recess at 9:39pm.

The meeting reconvened at 9:45pm.

Act 537 Minor Revision

Joseph Nolan reported that the Township authorized CKS Engineers to proceed with design of the system. Part of the requirement by DEP was a 537 Plan update, which his office completed. It was submitted to Montgomery County Health Department, Montgomery County Planning Commission and Worcester Township Planning Commission for review. Approval letters were received from all three. It was also publicly advertised for a period of 30 days. The 30-day period was up January 8, 2014. Two email comments/questions were received and they were addressed. No other public comment was received. They are ready to submit the document to DEP, but the township must pass this resolution first.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to pass resolution 2014-16 Minor Act 537 Plan Revision.

James Mollick asked if any of the Board read any of the public comments that were submitted and when not answered, implied the meeting format changed since other people asked questions which were answered.

Steve Rock inquired why are we proposing \$2.5 million if the capacity is not needed beyond 130,000 gallons?

Mr. Nolan responded.

U.S. Army Reserve Base – Phase I & II Environmental Studies

Lee Mangan explained that through work with Manko, Gold, Katcher LLP, a thorough examination of the property was needed to assess the groundwater conditions. Through Manko's firm, two responses to a proposal were received. It is approximately \$45,000 from Environmental Standards. He recommends the studies be done.

Chairman Bustard commented that he does not want to take the property if there is even the possibility of contamination and if it is clean, he does not want to hand it over to someone else that the Army decides. This is the next step in the process. He would rather spend \$45,000 now than much more later.

Supervisor Quigley commented the he thinks the whole site is a problem. He does think that the township should know what is on the property, to protect the residents. He is very hesitant to spend the \$45,000, but he will second the motion just for the purpose of finding out what is potentially on the site to protect residents.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Phase I and II Environmental Studies for the North Penn Army Reserve Base at an approximate cost of \$45,000 to Environmental Standards of Valley Forge, PA.

Winnie Hayes, Worcester, agrees that the environmental studies are the right thing to do.

Steve Rock said that there has been activity there as recently as a year or two ago. He asked if the Board would invest any of their own money in this property, and if they would not, then why spend ours? Please don't move forward on this project.

Dorothy McGrane, Worcester, pointed out that a very detailed survey was sent out to residents when this property was first being considered and there was overwhelming support for it.

James Mollick said that survey also showed that many people wanted a public swimming pool, but that was somehow suppressed.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to enter into the "Right of Entry for Survey and Exploration" with the United States Department of the Army."

TREASURER'S REPORT

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

December 2013 Report:

General Fund	\$701,276.53
State	(\$42,965.43)
Capital Reserve	\$603,841.35

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

James Mollick commented on the \$700,000 surplus.

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 \$221,064.54.

James Mollick commented that there was no invoice listed for Wisler Pearlstine.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, provided the report.

The last meeting was December 17, 2014 and the next hearing will be January 28, 2014.

Application #13-11, an appeal as well as #13-15, second appeal, 3427 Germantown Pike. Two appeals being heard in one hearing.

Application #13-13, Fairview Village Adventist Church, has been continued.

Application #13-16, 2221 Weber Road, is requesting setback relief for a three-car garage.

Application #13-17, 3455 Germantown Pike, IBEW. Bernadette Kearney, Esquire was on hand to represent the applicant.

Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

At the January 9, 2014 Worcester Township Planning Commission meeting they discussed Trinity Lutheran Church and recommended preliminary approval, contingent upon the trail and adding trees.

Supervisor Caughlan asked about the trail. Ms. Loomis said that they were asked by the planning commission if they would consider having one on their property.

Southfield Farms was also reviewed. Preliminary/Final approval recommendation was made to include all waivers, contingent upon upholding Farm Board requirements. The applicant will also further research logical locations of the trail on the easements that exist on the property.

2566 Morris Road Septic System

Joseph Nolan reported that their current system is failing. The property is about 120 feet wide and 400 feet long. They propose the mound at the rear of the property, but it will be partially in the setback and they are requesting relief from the setback requirements. Mr. Nolan said he has no problem with the waiver request.

Supervisor Quigley asked if this property could connect to public sewer through Upper Gwynedd's authority.

Craig Robinson, the resident, was present. The house was sold in June and the septic system failed in July. He exhausted several options and replacing the septic system seems to be the only one available to him.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve the septic system side yard waiver request for 2556 Morris Road.

Meeting Standards & Procedures

Lee Mangan said that the Chairman requested at the last meeting that he review meeting procedures. Resolution 2010-06 was passed in 2010 to address several public meeting standards. In that resolution the five-minute rule was confirmed.

Mr. Mangan showed a demonstration of a digital clock tracking the five-minute rule, and discussed moving cameras to the rear of the hall, possibly having a sergeant at arms, all in light of recent building renovations and the tragedy in Monroe Township.

Supervisor Caughlan is concerned about safety issues especially when there is a large meeting crowd.

Chairman Bustard tabled it, due to the late hour.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan gave updates on:

1. Two emergency generators at township office and public works facility are installed and running
2. Hollow Road Bridge should be opened soon.
3. The Valley Green Wastewater Treatment plant contract is running.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Steve Rock said it was a good meeting and think it is good to address safety issues. He thinks residents should get some answers at public meetings.

James Mollick passed out items to the Board. He said that the Board has to be consistent. He said that a right to know request was filed in November and he received it back in January. His request was denied. And yet, the email he requested did actually exist.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:55 pm.

Respectfully submitted:



F. Lee Mangan, Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Monday, February 3, 2014 AT 9:00 A.M.**

WORK SESSION CANCELLED

130105

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, FEBRUARY 19, 2014 ~ 7:30 P.M.

Call to Order by Arthur Bustard at 7:38pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced the following:

The Joint Meeting of February 3, 2014, cancelled due to weather, will be held on March 3, 2014 at 8am.

MOTIONS & RESOLUTIONS

APPROVAL OF THE MINUTES OF JANUARY 15, 2014

Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the minutes of January 15, 2014. Supervisor Quigley seconded the motion, and it was passed by all.

Public Hearing – Proposed Ordinance 2014-249 – Historic Preservation Overlay District

A Court reporter was present to record the proceedings.

James Garrity, Solicitor, opened the public hearing at 7:41pm.

He gave a background on the ordinance, governing the treatment of historic resources in the Township.

John Iacovetti, Worcester, asked if the ordinance included barns, or just a residence. Mr. Garrity explained it could include a barn, and theoretically, it could also include a cornfield. A historic place could be included, not just a structure.

Robert Andorn, Worcester, expressed he was against the ordinance. He does not need the Board to tell him what he can do with his property and expressed concerns this ordinance will lead to additional rules and restrictions. The additional uses granted under this ordinance, in his opinion, are not of any benefit to him.

Mary Grace Sparango, Worcester, said that her family owns 8 of the properties this ordinance would affect. She believes this is against everything America stands for. She stated Worcester is trying to change the definition of real estate so that the Board has the control and the property owner does not.

William Bondi, Skippack Township, serves on the Board at Fairview Village Church in Worcester, which has a property designated in the ordinance. He feels the criteria is very broad reaching and that the Board could take any property and put it into this group, under this ordinance. He feels this is enabling spot zoning, by identifying specific properties.

R. Douglas Shank, Harleysville, PA owns 3027 Skippack Pike which he purchased in 2001. His goal was to bring the four buildings on the property up to code, and keep it as an on going rental property. Mr. Shank said his goal is not to demolish anything, but he objects to bureaucrats telling him what he can do with these properties.

Gordon Todd, Chairman of the Planning Commission, tried to clear up misconceptions noting it is an overlay district. The restrictions only apply if you want to take advantage of the opportunities outlined in the ordinance.

Supervisor Caughlan asked Mr. Todd to address the criteria for putting properties on the list.

He stated the Montgomery County Planning Commission went through the titles of properties and provided pictures of most of the buildings built between 1930 and 1940. When they reached 1920, they found properties they felt were of historic significance. He said it was the Planning Commission's intention that if someone wanted to get on the list, or get removed from the list, the Planning Commission could hear their argument and could make a recommendation to the Board.

Supervisor Caughlan noted there are two Worcester properties on the National Register of Historic Places. She further asked him to discuss the historic district. Most municipalities have concentrated areas of properties, unlike Worcester, where the properties are spread throughout the Township.

Chairman Bustard confirmed with Mr. Todd that the Board can ask the property owner to consider saving the property, and if they disagree, the Board must sign the demolition permit.

Charlie Watson, Worcester, asked who determined that these properties on the list are historic and if the historical society was involved.

Vincent Arena, Worcester, said he is in total disapproval of this ordinance and this appears to be the start of something with rights limited now, but he feels that in the future, there could be more control coming forth.

James Phillips, Worcester, lives in a property about 175 years old. "The only thing that works in an old house is the owner," he said. Mr. Phillips said back when Growing Greener was considered, the public was against it generally, but the Supervisors had a prepared statement and knew what was going to happen. He is now asking the Board, this time, to listen to the

public, the owners of these properties being impacted. He said that the ordinance refers to parcels, not structures. He asked if he wants to demo a property on this list, is he required to go through the process in the ordinance, even if he does not want the incentives. He further inquired about the penalty and fine if someone inadvertently demos an old shed. Mr. Phillips asked if the property is on a 50 acre parcel, what amount of land is tied to the structure. Mr. Phillips urged the Board to table this ordinance and take some time, and give property owners the opportunity to have their attorneys review the ordinance and get on the record.

Mr. William Fox, attorney for JP Mascaro and Sons and its real estate partnership entity, MB Investments gave out a letter and asked Mr. Garrity to make it part of the record. MB Investments owns three of the properties listed in the ordinance. He said that the property owners should be told why they were designated, which criteria caused them to be designated. If a property is restricted, he thinks it is incumbent that they designate what criteria landed them on the list. He noted Section 146.37, applying to "properties in their entirety." He said the ordinance is weak and not well drafted.

William Kazimer, Worcester, did not know this was on the agenda tonight.

James Mollick, Worcester, said he did not have an ordinance to review but the hall is packed, and that should tell the Board something about the public sentiment. Dr. Mollick asked if Mr. Todd is the expert. The impression to him is that the ordinance is voluntary, but after listening to other speakers, it really does not seem that way. Dr. Mollick said the Board has a recent history of passing flawed ordinances and should not pass this one.

John Heyser, Worcester, commented that Worcester is Worcester and it should remain that way.

Wini Hayes, Fisher Road, Worcester, lives in a house built in 1760, with an 1832 addition. Her barn was built in the 1800s, with no precise date known and stated these types of properties are really special. There are probably parts of the ordinance that require fine tuning, but the intent is to slow down the process to allow for discussion of options to the preservation of a historic structure. She is worried about some of the incentives, such as changing the use to provide an incentive to save it, noting she may not want an office next to her house.

Steve Rock, Worcester, stated that he thinks at times we get a little out of focus, and we forget the reason government was designed. It was designed to support and help people, not hurt them. A small group of people can't make decisions for the people that own those properties.

Kim David, Worcester, spoke in favor of the ordinance, but he has also heard some good things from the people in the audience. Everyone is worried about their house and he thinks time devoted to explaining the benefits to property owners would be beneficial.

William Moran, Worcester, after confirming with the Board that this was in planning for five years, asked Mr. Mangan when notices were sent to property owners. Mr. Moran asked for the inventory or properties map to be displayed on the overhead. Mr. Moran thinks most of the people in the Township that own these places do a nice job of maintaining them. Mr. Moran further asked if the Township has any properties that fall under the inventory and do they have

to abide by the ordinance? He agrees that the ordinance should be tabled until property owners can get more information.

Public hearing closed at 9:21 pm.

Chairman Bustard asked if the Board has any recommendations. Supervisor Quigley said that after hearing words like restrictive, over-reaching, etc., and the phrase that "if the property owner pushes enough", he can obtain something, he is concerned. He does not think property owners should have to push against their local government. He further commented that he thinks the meetings should be videotaped and made available online, as that would help residents be better informed. He wants to see the ordinance tabled.

Supervisor Caughlan said that she does believe the property owners do take good care of these structures and the intent of the ordinance is to provide incentives to help those property owners take care of them. She only knows of three properties taken down in the last few years, because they were structurally unsound. The other historic structures that have been taken down, were not taken down by the property owner that lived there, they were taken down by a developer to put up a more modern home. She is saddened to hear the level of distrust expressed tonight about the intent of the ordinance.

Supervisor Quigley made a motion to table the ordinance.

Supervisor Caughlan would like to consider the letter submitted by Mr. Fox.

Chairman Bustard is in favor of tabling it.

Supervisor Caughlan seconded the motion. Approved by all.

Preliminary / Final Lot Line Change – Southfield Farms/3117 Stump Hall Road

Mr. Garrity explained this was a lot line adjustment. All review letters have been taken into account and a draft resolution has been prepared. It was amended late today and given to the property owner's attorney for review.

Supervisor Quigley asked about the trail easement. Mr. Garrity said the trail easement has been recorded against the property and is valid and binding. The resolution does not change any of the rights related to the trail.

Joseph Kuhls, attorney for the property owner, said that they are in agreement with surveying and pinning the trail easement.

Supervisor Quigley asked if Mr. Kuhls' client wanted to put anything toward the construction of the trail. Mr. Kuhls said no. They have volunteered to survey it and nothing more.

Supervisor Caughlan asked Mr. Nolan about dedicating part of the road to the Township. Mr. Nolan said the Township has the ultimate right of way.

Supervisor Caughlan made a motion to approve the Resolution and the Preliminary / Final Lot Line Change – Southfield Farms/3117 Stump Hall Road. Seconded by Supervisor Quigley, and approved by all.

Resolution 2014-18 – Fixing the Tax Rate for the Year 2014

Supervisor Caughlan made a motion to approve Resolution 2014-18 – Fixing the Tax Rate for the Year 2014. Seconded by Supervisor Quigley, approved by all.

TREASURER’S REPORTS

The Treasurer’s reports for January, net change on cash basis:

January Report:

General Fund	\$12,194.20
State	(\$16,665.95)
Capital Reserve	\$59.22

Supervisor Caughlan commented that liquid fuels from the state are not deposited until April 1st, which is why there is a negative balance in the state fund.

Supervisor Caughlan made a motion to approve the Treasurer’s Report for January 2014. Seconded by Supervisor Quigley and approved by all.

James Mollick asked about sewer receipts. He is concerned that the treasurer’s report does not reflect all of the transactions occurring in the Township.

PAYMENT OF THE BILLS OF THE TOWNSHIP

Supervisor Caughlan made a motion to approve the payment of the bills of the Township in the amount of \$ 376,443.33. Seconded by Supervisor Quigley and approved by all.

James Mollick commented on the absence of a bill from Wisler Pearlstine. He asked if this month’s amount is one or two bills. Eunice Kriebel, Township Treasurer, said it is December and January. Dr. Mollick asked what amount is related to the conditional use hearing.

Manager’s Report

Zoning Hearing Board Update – current activity only

Tiffany Loomis, Zoning Officer, provided the report.

The next meeting of the Zoning Hearing Board is February 25, 2014. The only items are application #13-11, 3427 Germantown Pike and application #13-15, for the same property. There are two appeals and a variance request for fencing. The applicant has obtained counsel and been in contact with the Township.

Mr. Garrity said that the Board has already authorized the solicitor to attend the hearing. There is an executive session tonight to discuss communications with Mr. Garrity and the attorney for the property owner at 3427 Germantown Pike.

Subdivision Update – current activity only

Tiffany Loomis, Zoning Officer, provided the report.

The Worcester Township Planning Commission is having their meeting next Thursday, February 27, 2014 reviewing Trinity Lutheran Church plan revision.

Mr. Mangan also brought up information from McMahon Associates in a joint project with Towamencin Township. There is a proposal for a fee of \$3,500 to move forward with a study to establish a permanent four way stop sign at Wentz Church and Fisher Roads. He would like authorization to sign this proposal.

Chairman Bustard said that Towamencin had problems with Morris Road and closed it and a temporary four way stop sign was installed at this intersection, where that traffic was diverted. Since it was installed as a temporary measure, there have been requests from residents to make that four way stop sign permanent.

Supervisor Caughlan made a motion to authorize a traffic study at Wentz Church Road and Fisher Road, seconded by Supervisor Quigley and approved by all.

Chairman Bustard asked for a report on snow removal.

Mr. Mangan reported that he has received nothing but compliments, as recently as tonight.

ENGINEER'S REPORT

Joseph Nolan reported the two generators recently installed at the Township buildings were put to good use during recent power outages. The weather has put the final paving of the bridge on Hollow Road on hold.

Valley Green Wastewater Treatment Plant contractors are in the process of submitting shop drawings to his office for review.

Supervisor Caughlan asked about pothole repair. Mr. Nolan said he believes there is more money in the budget this year for roads, but we will have to work within that budget to address potholes and road damage.

SOLICITOR'S REPORT

Mr. Garrity had no report. Chairman Bustard confirmed an executive session after the meeting.

OTHER BUSINESS

Supervisor Quigley said it is time again to discuss putting the Board meeting video online or on cable television. He also asked about the road master. He thinks it is important to hear from him at a meeting to help inform the Board on issues related to that department. He also said that there has been no mention about the lights at the football field and he wants to make a motion to get people together on a Saturday and have a marathon meeting to move this lighting issue forward.

Supervisor Caughlan said that several residents tonight said to her it would have been helpful to have a more relaxed meeting to explain the historic structure overlay district ordinance. She asked the Board to consider having staff look into having such a presentation to give residents more information.

Chairman Bustard asked about expenses to televise meetings. Supervisor Quigley made a motion to have staff look into the possibility of having meetings on cable access. Supervisor Caughlan said she had other items that she thought were more pressing, including informal meetings to inform residents. Supervisor Quigley said that putting meetings on television would keep all residents informed.

Chairman Bustard said he would meet with the manager to discuss. He also said that the manager should meet with the road master, and then come to the Board with issues.

Supervisor Quigley said you only get information when you ask questions, and information does not always come to the Board. Supervisor Caughlan trusts the manager to work with the road master, and does not want to micro-manage. Supervisor Quigley said the problem is that we have 6 road crew employees and 2 were out during recent storms. He was not aware that 1/3 of the staff was out, and he does not feel informed of things that are going on.

Chairman Bustard said he wanted the manager to provide a public works report at the next meeting.

Chairman Bustard also said that Mr. Garrity is working on dates for the conditional use hearings.

Chairman Bustard agreed that in the future, public information sessions are a good idea. He agreed to put it on the agenda for the work session.

Mr. Mangan asked for clarification on what is expected for the work session agenda.

PUBLIC COMMENTS

James Phillips explained what would be needed to have video put on the school district channel. He thanked the Board for tabling the historic structures ordinance and regarding the road master, as a member of the school district, having department heads in to give reports at public meetings is a normal activity.

Ronald Evans, Worcester, asked about the next meeting dates for the conditional use hearing and Board meeting.

Robert Andorn wanted to request having input specifically from residents affected by the proposed ordinance. He is very pleased that they tabled it, and disagrees with Supervisor Caughlan about his ability to understand the ordinance. He lives in an old house, bought it for that reason and has invested a significant amount of money into the house. When he is done with it, he wants to be able to do with it what he wants, not necessarily just sell it, as Supervisor Caughlan earlier said.

James Mollick said that the Township could put videos on YouTube for no cost. He commented on right to know requests, specifically the Paone email. He was told the email was not in the Township's control. He knows that Ms. Loomis sent the email to Mr. Garrity, and that Mr. Mangan also had it in his control.

He further commented on contact between Mr. David Brooks and Mr. Garrity. He was told that the records sent to Mr. Garrity are not Township records, they are Mr. Garrity's records. How is the Township paying him to review Township records that we now do not control? He stated the entire right to know process here is a fiasco.

Steve Rock commented about public communication. He thinks there is an older population that may not be computer literate, but posting the video online for them to see is a wise move. He further said that there could be a little better finesse with communicating to the residents about issues like sewer expansion and ordinance hearings. He commented on the budget and that people have the right to have information, and the Township should have money in the budget related to the right to know law. He said that the treasurer's report could have more information included. He also said that comments made by the Board tonight made him feel like he was not being heard.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:27 P.M.

Respectfully submitted:



F. Lee Mangan, Secretary

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**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Monday, March 3, 2014 AT 9:00 A.M.**

WORK SESSION CANCELLED

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, MARCH 19, 2014 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:34pm

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 February Joint Meeting, cancelled two times for weather, has been rescheduled for April 7, 2014 at 8:00am
- The next Methacton High School conditional use hearing is April 8, 2014 from 7-10pm
- The March 25, 2014 Zoning Hearing Board and March 27, 2014 Planning Commission meetings have been cancelled

Request for Waiver of Formal Subdivision and Land Development Review – 1525 North Wales Road

James Garrity, Township Solicitor, provided a background of the request. It is an amended plan, not a waiver; therefore a public hearing is not required. This waiver request refers to an existing stone house on the property originally intended as a bed and breakfast for residents of Stony Creek Farms. The developer would like to now incorporate that dwelling into the development.

Carl Weiner, attorney for the applicant, was present. He indicated there would be no other significant impervious coverage on this property.

Mr. Garrity addressed the issues related to zoning, as this property is unique from other single-family homes in the Township. There would be no future allowance of an in-law suite, major agricultural uses, horses or livestock. A private pool and related structures, private garage or shed, would be permitted in the future.

Joseph Nolan, Township Engineer, commented on the plans that indicate an existing driveway to be removed and a connection to a cul-de-sac. His concern is storm water and he expressed concern over building a circular driveway. Additionally, Mr. Nolan asked about connections to public water and sewer.

Chairman Bustard asked about the age of the septic system. Mr. Quigley commented that the Board should not "pick on" individual property owners to say that they must put in a new well or septic system. Mr. Bustard said that the original plan called for the dwelling to be connected to public sewer and water and he feels that should remain. Mr. Nolan said that this property is in the 537 Plan, indicating it will be on public sewer.

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Supervisor Caughlan commented that she is not aware of how the Stony Creek Farms residents feel about this.

Chris David, Worcester, said that when the applicant appeared before the Planning Commission, there was discussion of a deed restriction for this property, to prevent it from being knocked down.

A motion by Supervisor Caughlan to approve the amended Subdivision and Land Development plan, subject to the conditions discussed tonight was seconded by Supervisor Quigley and approved by all.

Motions & Resolutions

APPROVAL OF THE MINUTES OF FEBRUARY 19, 2014

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 19, 2014.

James Mollick, Worcester, commented on the approval of the January minutes, the public hearing concerning the historic ordinance, the treasurer's report and public comments.

Resolution 2014-20: Disposition of Township Public Records

Chairman Bustard explained the need for the resolution.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution 2014-20, Disposition of Township Public Records.

Resolution 2014-21: Appointment of Chief Administration Officer of the Non-Uniformed Pension Plan

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution 2014-21: Appointment of Eunice C. Kriebel as Chief Administration Officer of the Non-Uniformed Pension Plan.

Resolution 2014-22: Preliminary/Final Land Development: Evangelical Lutheran Church

Joseph Nolan provided a background of the new construction proposed.

Supervisor Quigley asked about the proposed trail and expressed his concern for ADA compliance. He requested a clear specification on the trail dimensions.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution 2014-22: Preliminary/Final Land Development: Evangelical Lutheran Church, with paragraph 1a to waive the requirement for sidewalks in exchange for property owner's agreement to establish a trail easement, as described by the Township Engineer, and to place a note on the plan that the property owner will construct a trail, not to exceed 12 feet in width.

First Amendment to Lease Agreement – 1721 Valley Forge Road Cell Tower

James Garrity provided a report on the cash incentive to extend the current lease on this tower.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to move that the Board enter into the First Amendment to Lease Agreement with American Tower Asset Sub, LLC, to extend the Lease Agreement for the cell tower at 1721 Valley Forge Road (185') until November 1, 2036, and authorize the Chairman Arthur Bustard to execute the First Amendment to Lease Agreement, the Memorandum of Lease and any other documents necessary to effectuate same.

Steve Rock, Worcester, asked if the rent payments will continue to incrementally increase in the future.

Acceptance of Extension of Time – Frog Hollow Racquet Club Land Development Plan

James Garrity and Joseph Nolan explained this is an administrative measure.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the extension of time – Frog Hollow Racquet Club Land Development Plan.

TREASURER'S REPORT

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

February 2014 Report:

General Fund	\$220,755.24
State	(\$ 35,127.53)
Capital Reserve	\$ 99.48
Sewer Fund	\$ 6,363.77

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Supervisor Caughlan said the negative state figure is because the Township has not yet received liquid funds this year. They will be arriving later to offset the expenses.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for February, 2014.

James Mollick has no concern about the funds, because he thinks there was a \$700,000 budget surplus in 2013. He asked about the hydrant/public safety category.

Chairman Bustard asked Mr. Mangan what the \$16,487 represented. Mr. Mangan responded.

James Mollick questioned the \$9,736 legal services fee. Mr. Garrity said that it is typically allocated to specific items. Dr. Mollick asked where the legal expenses are being dispersed throughout the treasurer's report.

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 \$545,414.90.

James Mollick said that all the public sees is a check register. He questioned the amount payable to Wisler Pearlstine and would like to know the breakdown, specifically the Methacton High School Conditional Use costs.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, provided the report.

For Applications 13-11 and 13-15, 3427 Germantown Pike, there was a settlement agreement. The fence will need to be removed and a cessation of automobile repair operations. Weather has hampered the removal of the fence.

Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

A new land development plan submission was received from Frog Hollow Racquet Club, Weber Road.

The property at 3117 Stump Hall Road, Southfield Farms, will be recording plans this week as well as the property at 3110 Heebner Road, Evans.

Report on Public Works Department

Lee Mangan provided a report as a follow-up to a request of the Board during the February business meeting. He indicated there have been 17 days since December 8 with accumulations of 1-8 inches of snow. 18 more days were in response to icy conditions. This may have been the 3rd worst winter in Township history in terms of snow accumulation.

As a result, there has been a total of 540 overtime hours at a cost of \$16,345, plus an additional \$13,793 in subcontractor costs.

Outside of normal maintenance, \$13,000 has been spent on extraordinary circumstances of vehicle maintenance and repair, including items such as blown power steering and tires, burst hydraulic lines, malfunctioning running lights, transmission failures and more.

The Township has purchased and used 960 tons of salt at a cost of \$49,600. There are 51 miles of road that the Township department oversees.

A grand total of about \$92,900 has been spent responding to snow and ice since December, 2013.

The Township will be taking remedial steps to deal with road construction. Mr. Mangan stated that Worcester needs to deal with road problems right now, such as roadway failures, potholes, downed limbs, and more.

Mr. Mangan reported he is extremely pleased and proud of the response from the public works department this winter. Mr. Mangan is pleased to report that part time people came in with CDL certification, when needed, to supplement Township staff. This is now an excellent time to look at the shortcomings in the department, such as vehicles and equipment. He believes a larger building is needed for salt storage with expenses estimated at a minimum of \$100,000. A commitment to infrastructure requires the equipment and facilities.

There are 15 traffic signals that are the responsibility of the Township. We currently have five generators. Robert D'Hulster, Director of Public Works, is looking at ones that have more fuel capacity and don't require constant labor oversight.

Mr. Mangan further reported that the Act 209 Committee will be entering into the 2nd phase with the first reorganization meeting be held April 3, 2014 at 4:00 p.m. at the Township administration building.

Supervisor Quigley inquired about the video accessibility of Township meetings that was discussed at last month's meeting. Mr. Mangan said he has had discussions with the Chairman on that topic.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan gave updates on:

1. Construction on Valley Green Wastewater Treatment Plant upgrade and expansion. Electrical demolition is taking place, and weather has slowed that down.
2. Hollow Road Bridge has opened.
3. Act 537 Plan has been submitted to DEP for their review. 6 or 7 comments were received and answers were provided.

Supervisor Quigley asked about using PK Moyer, who has our bid for emergency road repairs. Mr. Mangan responded the Mr. D'Hulster has already contacted them.

Supervisor Caughlan asked about DEP's comments on the 537 Plan. Mr. Nolan responded.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Robert Raquet, Worcester, commented on the need for a light on the cell tower to assist with nighttime emergency services.

Mark Landis, Worcester, said the tower light should be FAA approved. He further asked if laptop computers were provided to staff and asked about the personnel policy and computer use. Chairman Bustard said that all Township email accounts go through the Township server. Mr. Landis asked if the Township is going to issue any sort of statement regarding accusations against a former Supervisor. Chairman Bustard said he would take it under advisement.

Supervisor Quigley said that the person in question refused to use a Township email address and he questions the amount of money spent to defend the personal email lawsuit. He further stated that all the good that the former Supervisor accomplished has gone away.

Charlie Watson, Worcester, asked about where sewer pipes will be installed in the proposed sewer expansion.

David Pataki, Worcester, had general questions about the conditional use process and if there is a timetable. He asked if anyone on the Board has reached out to the school district, to request cooperation. He referenced the time the lights will be utilized. Mr. Garrity said that because the process is ongoing, he does not recommend that the Board make any comments.

James Mollick passed out materials to the Board explaining it was a packet of information regarding the Right to Know process being wasteful. In the case of protecting personal emails, he believes over \$200,000 has been spent. He referred to his requests for information on personal email addresses concerning the implementation of the two-minute rule. He asked about petitions filed by Mr. Garrity in 2009, when only one petition was authorized.

Chairman Bustard disagreed with the assumption that money was wasted.

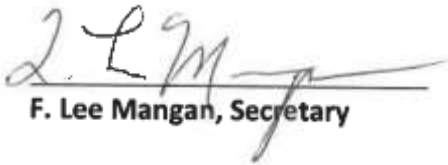
Dr. Mollick wanted to know if the Township would turn over the emails, because this case has been in limbo.

Steve Rock, Worcester, complimented the public works department on their efforts this winter. He said it would be nice to see actual year to date totals compared to budget. He remarked that he thinks some information is missing in the treasurer's report. He thinks putting meeting video online should be considered.

ADJOURNMENT

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

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, APRIL 7, 2014 - 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	[]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS:

Chairman Bustard announced the following informational item:

- The next Methacton High School Conditional Use Hearing is April 8, 2014 from 7-10pm

Motions & Resolutions

APPROVAL OF THE MINUTES OF JANUARY 6, 2014

A motion by Supervisor Quigley seconded by Chairman Bustard and approved by both to dispense with the reading of, and approve as written the minutes of January 6, 2014.

James Mollick, Worcester, commented that the minutes do not accurately reflect what happened in the meeting.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

Two new applications have been received for the April 22, 2014 meeting.

Application # 14-01 – 1201 N Trooper Road, located in the R175 zoning district. Applicants requesting side yard setback relief for the installation of a garage and demolition of a shed.

Application # 14-02 – corner of Germanton Pike and Adair Drive. The property has no address, since there is no residence. It is located in the R-100 district. Applicant is requesting numerous reliefs from setback due to the fact that it is an undersized lot. A variance was received by the applicant in 2000 to build a home.

Subdivision Update

Tiffany Loomis, Director of Planning and Zoning, said there were no new items to report.

Mr. Mangan said he will be providing the Board with some options on the televising of board meetings at the next business meeting.

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He also reported that as of today, PK Moyer Inc. is working in the Township and 10-14 days of work are anticipated on emergency road repair.

Supervisor Quigley said that he noticed numerous cars damaged by a pothole on Valley Forge Road. He further asked about branches and if the Township charges residents for that pick up.

Mr. Mangan said it is not an assumption that all communities do pickup and chipping. It depends on the community, and then the question of if the resultant chips should be made available free of charge to the residents needs to be addressed. Currently Worcester Township does not provide this service. It is the responsibility of individual trash haulers for leaf and branch pickup.

Chairman Bustard thanked Mr. Mangan for the recent email sent to residents concerning the ongoing road repairs, and the explanation on the timing, and why it could not be done until temperatures reached a certain level.

Chairman Bustard asked about the third item under the Manager's Report, the 1239 Valley Forge Road waiver request. Mr. Mangan deferred to Tiffany Loomis. She requested Mr. Nolan respond.

Joseph Nolan, Township Engineer, said his only comment was that he wanted to ensure the Township had a final grading inspection to make sure there were no drainage issues. Supervisor Quigley asked how close the property is to public sewer. He said he had no problem with it, but said that public sewer may be there in the future with the development of the Village.

A motion by Supervisor Quigley, seconded by Chairman Bustard and approved by both to approve the waiver request for 1239 Valley Forge Road, subject to Mr. Nolan's inspection request.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan gave updates on:

1. Construction on Valley Green Wastewater Treatment Plant upgrade and expansion. Electrical contractor is working and General Contractor is in the submittal phase.
2. Emergency winter road repairs are being done by PK Moyer Inc, our equipment rental contractor. At least a dozen places were marked where more extensive repair was needed than simple pothole filling. The Township still needs to proceed with the annual road program. Chairman Bustard commented that this year's road program would probably be more than it has in recent years. Mr. Nolan said that after these emergency repairs are complete, the budget will have to be considered in planning for the annual road improvement program.
3. The Hollow Road Bridge has been opened but final paving is still needed.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Mark Landis, Worcester, asked about the Kibblehouse Development. He said that it appeared when the utilities were installed underground, it created bumps in the road, and he asked who would be liable.

Mr. Nolan responded it was the developer's responsibility. Monies are escrowed and the Township has financial security.

James Mollick said he asked at the last meeting about an appeal that was filed by Mr. Garrity, and that Chairman Bustard said he was going to get information. Chairman Bustard apologized and said he has not done it and will need to still look into it.

Dr. Mollick further said he sent an email to Mr. Mangan about the recent rabies news in Worcester and wanted to know about the process of picking up dead animals.

Dr. Mollick also commented on a motion previously passed to destroy records on the Valley Green and Berwick plants. Chairman Bustard said that the Township follows state regulations on record destruction. Dr. Mollick asked if he can get a listing of what was destroyed.

Supervisor Quigley said that in reference to the lawsuit appeal concerning personal emails of Board members, he knew many other organizations were watching the outcome but didn't think anyone had contributed to the Worcester defense fund. He said years ago he was not in favor of defending this, and especially in light of recent news he is still against it. Dr. Mollick said that the majority of these emails are on the computer of former Supervisor Harris, dealing with the two-minute rule.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:28am.

Respectfully submitted:



F. Lee Mangan, Secretary

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WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, APRIL 16, 2014 - 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]

INFORMATIONAL ITEMS:

Joseph Blackburn, Esq. of Wisler Pearlstine, LLP was in attendance, in place of solicitor James Garrity.

Chairman Bustard announced several informational items:

- The next Methacton High School conditional use hearing is April 28, 2014 from 7-10pm
- Several staff members attended the PSATS conference this week.
- He read a prepared statement related to an email received by the Board of Supervisors and Township Manager from James Mollick. He responded to the question posed in the email.

Presentations

Status Report: Ms. Mimi Doyle, Pennsylvania Turnpike Commission

She is the Public Information Manager from the Turnpike Eastern Regional Office. She thanked the Board for the opportunity to provide information on the Northern portion widening. She introduced the construction team, Ira Luke (Engineer Project Manager) and Bill Muzika of Allan A. Myers Inc. Project Manager, and Greg Lobko.

James Au, P.E. Construction Project Manager from McTish Kunkel & Associates, Construction Project management, spoke about the overall project timeline.

Bill Muzika of Allan Myers spoke about where the project will begin and the progression. He reported Bustard Road will be closed this summer until approximately May of 2015, for a total replacement of the bridge over the turnpike. A posted detour will be in place.

Supervisor Quigley asked about traffic impacts and informing the neighbors.

Dave Plager, Worcester, asked if a map can be made available online.

Supervisor Caughlan inquired about the traffic due to the detour on Bustard Road and asked if the Township can contact the Turnpike for a quick Traffic Study to address unanticipated impacts. Ms. Doyle said the Township would need to police it directly.

William Kazimer, Worcester, asked about the specific location of the detour.

Ms. Doyle announced that on May 14, the Commission will have a construction kickoff in Kulpville, PA. that is open to everyone. She further invited everyone to visit the Commission web site and sign up for construction email updates.

Chairman Bustard asked how far behind schedule the southern section reconstruction is currently. He asked for clarification on the upcoming closure of North Wales Road.

Mr. Bill Messerschmidt, Montgomery County Office of Emergency Preparedness

Mr. Messerschmidt presented a certificate to John Kelly, Worcester's Emergency Management Coordinator. He reported that recent training standards were established and Mr. Kelly has received professional level certification that involves over 45 hours of training.

Motions & Resolutions

APPROVAL OF THE MINUTES OF MARCH 19, 2014

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 19, 2014.

James Mollick, Worcester, said the minutes do not accurately reflect what was said and what happens at the meetings.

AWARD BID, 2014 EQUIPMENT & MATERIAL CONTRACTS

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to award the 2014 Equipment Rental Bid to Harris Gramm Contractors, Inc. of Collegeville, PA with a base rate of \$60-\$150 per hour.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to award the 2014 Stone Materials Bid to Highway Materials, Inc. of Blue Bell, PA and the Paving Materials Bid to Glasgow, Inc. of Glenside, PA.

TREASURER'S REPORT

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

March 2014 Report:

General Fund	\$72,625.88
State	\$208,404.47
Capital Reserve	\$191.24
Sewer Fund	(\$59,778.43)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for March, 2014.

James Mollick said that last month, he asked about hydrants and the public safety category. Chairman Bustard commented that it includes contributions to the Fire Company. Dr. Mollick further asked about the figure paid for legal bills.

Eunice Kriebel, Assistant Manager/Treasurer, said she could not comment without knowing what figures Dr. Mollick is referencing.

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 \$341,564.48.

James Mollick referenced the bank register from March 20 to April 16 stating there was a \$15,804 check for the solicitor but referenced an annual total of about \$86,000 paid to the solicitor and requested an explanation for the difference.

MANAGER'S REPORT**Zoning Hearing Board Update**

Tiffany Loomis, Zoning Officer, provided the report.

The next hearing is on April 22, 2014 with two new applications.

#14-01, 1201 N. Trooper Road and #14-02 Lot #96, located at the Corner of Adair Drive and Germantown Pike.

Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Two new sketch plans have been received. The applicant paid a \$1000 professional services fee.

The sketch plan for 2131 Bethel Road is a new proposal with 3 building lots.

The former Rhodes subdivision is proposing 4 new lots, off of Berks and Weber Roads.

Lee Mangan commented that he received an invitation from the Methacton School District relative to the dedication for the new baseball field on May 3, 2014.

Supervisor Quigley asked about an email received today on the research on video of Board meetings. Mr. Mangan said that a more detailed presentation will be made at the work session.

ENGINEER'S REPORT**Monthly Activity**

Joseph Nolan gave updates on:

1. Construction on Valley Green Wastewater Treatment Plant upgrade and expansion. Electrical demolition is currently being done with a new generator already installed. A progress meeting was held today and he anticipated that shop drawings will be submitted by the end of next week and fabrication will begin. Demolition work will start next month with old tanks will be removed. There will be a temporary stockpile site across Defford Road that will be restored at project end. He anticipates delivery of new structures sometime in August and if all goes well, the facility should be online early November.
2. Hickory Hill sewer project. DEP submitted another letter with three new comments, which will be addressed in the next week. Design is proceeding and 80% complete. Permit applications to Montgomery County Conservation District, PennDOT and DEP are being completed.

Chairman Bustard asked about laterals coming to the other side of the curb. Mr. Nolan responded. He further asked about the Adair storm water project. Mr. Nolan reported the field survey and aerial photography are being done first. He expected the bid process to be in late summer.

Supervisor Caughlan asked about the zoning application on Germantown and Adair, and any potential impact. Mr. Nolan responded.

Chairman Bustard asked about emergency Spring road repairs. Mr. Mangan responded that the work by PK Moyer has been completed and more was done than originally planned. However, the road improvement project for this summer is still forthcoming. Mr. Nolan is also working on the proposed new salt building in the public works area. He reported that it will include an equipment wash down station, per MS4 requirements.

SOLICITOR'S REPORT

Joseph Blackburn had no report.

OTHER BUSINESS

Supervisor Quigley commented on Chairman Bustard's report on the 2009 appeal. He wanted to go on the record again that he was against the appeal at the time related to the protection of personal emails. He said that he believes everyone is now aware of Mr. John Harris' personal legal issues related to his personal computer and what was found by the state police.

He further did some looking into a purchase that involved \$500,000 of Township money for land preservation, and nothing was in the file, related to an email that was mentioned having been done on personal email by Mr. Harris.

PUBLIC COMMENTS

John Diesel, Worcester, asked about Supervisor Quigley's comments on the 2009 appeal and asked why the Township is still fighting it. Mr. Blackburn, solicitor, said he believes it is a closed matter. Supervisor Quigley asked him to look into that matter. Mr. Diesel further asked about the newsletter, and the ACT 209 Committee wanting to know who was on the committee. He commented on speed regulation signs and Watts humps in the road.

James Mollick commented about Township business being done through Township servers claiming it is because of his challenge. He commented on Mr. Bustard's prepared statement at the beginning of the meeting and challenged Mr. Bustard on his comments related to the approval of the appeal filed by Mr. Garrity. He asked why the solicitor has to review 3 audio CDs he requested of Board meetings therefore charging the Township for 0.4 hours of time.

Steve Rock, Worcester, commented on right to know and open records costs. He said it should not cost what is budgeted to handle right to know requests. It should not be such a large task for an effort to hand over any public documents. He further referred to fiduciary responsibility citing the lack of the Board to provide a monthly status of the annual budget compared to actual. He further remarked on Miller Environmental and their perceived mismanagement of the sewer plants.

Bob Andorn, Worcester, commented on the lack of sufficient documentation available at the meeting. He asked if those documents can be made available online before the meeting.

William Kazimer commented on Supervisor Quigley's comments about John Harris on an open space purchase involving \$500,000 of Township funds. Mr. Kazimer asked if Supervisors are allowed to individually direct the solicitor to do something. Supervisor Quigley said that he believes it is part of the general workings of the Township for the solicitor to look into requests by Board members. Chairman Bustard agreed it is general operation and procedure.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 8:45 pm.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, MAY 5, 2014 - 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 following informational item:

- The next Methacton High School conditional use hearing is May 19, from 7-10pm

Motions & Resolutions

APPROVAL OF THE MINUTES OF APRIL 7, 2014

A motion by Supervisor Quigley seconded by Chairman Bustard and approved by both to dispense with the reading of, and approve as written the minutes of April 7, 2014.

Supervisor Caughlan remarked she was not at the meeting and deferred on making a motion.

James Mollick, Worcester, commented that the minutes do not accurately reflect what happened at the meeting.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

One new application has been received for the May 27, 2014 hearing. The applicant is seeking relief from the fencing ordinance for rear and side yard setbacks.

Subdivision Update

Tiffany Loomis said there were no new items to report.

Video Presentation Report

Julie Lanzillo, Park and Recreation Director, provided the report to the Board regarding various ways to video and air the Board of Supervisor meetings and the costs associated with each. The Board took it under review.

Zacharias Trail Update

Joseph Nolan, Township Engineer, provided the report. CKS Engineers is nearly complete with field survey work noting some of the work will be awarded by bid (bridge over the creek) and the segment from Green Hill Road to Evansburg State Park. The Township staff will be constructing the portion

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along Hollow Road. CKS will oversee permitting for the bridge and that has been initiated. A wetlands study has been done, and DEP permitting is in process for a crossing permit that still needs to be completed.

Chairman Bustard asked about using a fiberglass bridge and Mr. Nolan responded that it is a 100 foot span so a fiberglass bridge is not sufficient. The piling process he recommends is less invasive and the boardwalk style he suggests is more aesthetically pleasing.

Chairman Bustard asked if the layout has changed based on the recent surveying. Mr. Nolan reported no. Chairman Bustard asked if the Township has contacted Evansburg State Park officials to see if they will be connecting to our trail. Mr. Nolan reported that the open space the Township acquired only permits this segment to go where it is proposed.

Supervisor Caughlan asked how much of the trail would be paved. Mr. Nolan said the portion from Green Hill Road to Evansburg will be paved with some sections along Hollow Road due to drainage issues. The portion along Fawn Road will be crushed stone and/or limestone, utilizing the old road bed as a base. Supervisor Caughlan asked about the paved areas and if there is green space alongside for horses. Mr. Nolan said that for ADA compliance, there will be some cuts and fills done on the downhill portion approaching the Pioneer House.

Mr. Mangan reported on improvements to the public works facility, specifically a new salt shed. He said Mr. Nolan is working with Robert D'Hulster, Director of Public Works, and in June there should be a recommendation for the Board to consider.

Mr. Mangan has also asked Mr. Nolan to study the Artmar, Ethel and Valley Forge Road area concerning stormwater.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan gave updates on:

1. Hollow Road Bridge: The project is complete.
2. Construction on Valley Green Wastewater Treatment Plant upgrade and expansion: Demolition has started and tanks are being removed. The electrician is approximately 80% done with what he is able to do, based on the other pieces being completed. New concrete tanks should be set in August.
3. The Adair stormwater project will be bid this summer, with construction in late summer/early fall.
4. Storm sewer issues in the area of Ethel and Artmar: Mr. Nolan reported he was there last week during the height of the recent thunderstorms and observed that a lot of the water causing the problems is coming from Valley Forge Road.

Chairman Bustard asked about progress on the Hickory Hill public sewer. Mr. Nolan reported they are looking at a draft ordinance, per DEP requirements. Once that is submitted, DEP is ready to approve the 537 Plan, and then the part 2 permit can be submitted. Completion is expected by the end of the year, but a lot of the timing depends upon DEP's response.

Mr. Nolan reported he is also working on the 2014 Road Improvement Project. In light of the work that has been done thus far for emergency road repair from winter damage, he thinks it is important to really prioritize the areas of concern.

Supervisor Quigley asked about the Pennsylvania Turnpike and Schultz Road, where water is running off the turnpike and onto the road. With the upcoming expansion, Mr. Nolan responded that the water will be directed into basins.

Supervisor Caughlan requested Mr. Nolan present all concerns regardless of budget, so the Board can be aware of all items. Mr. Nolan said that was his plan to present all items, along with a prioritization.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

Supervisor Quigley commented on 1918 Landis Road, where a tree which came down during a storm and residents expressed concerns to him because it may be on Township property.

Supervisor Caughlan said a resident brought to her attention the noise from truck brakes in the village area. Chairman Bustard asked the manager to look into it.

Rick DeLello, Worcester, commented on the video presentation. He said that the value in putting up the video feed is there for the many residents who are not at the meetings. Today the Township has nothing, so any move is progress. He suggested launching a pilot program to get it started and then evaluate and improve as it evolves.

James Mollick agreed with Mr. DeLello. He suggested not politicizing the project. He further commented on a Right to Know response he received citing confusion between file 07-31 and file 07-90. Chairman Bustard stated this is 5 years old and he is not prepared to comment at this time. Dr. Mollick further asked about the RTK legal fee budget category and asked what fees have been incurred so far. Dr. Mollick stated his support for video presentation.

Chairman Bustard commented on the dedication over the weekend of the Robert Childress Memorial baseball field at Methacton High School stating it is a beautiful facility and over 250 people attended the dedication.

PUBLIC COMMENTS

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:04am.

Respectfully submitted:


F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, MAY 21, 2014 - 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:

- The next Methacton High School conditional use hearing is June 10, 2014 from 7-10pm
- If necessary, the next scheduled meeting is June 16, 2014 from 7-10pm
- The Planning Commission meeting on May 22, 2014 has been cancelled
- The Board has received a petition from Mr. and Mrs. Watson and the residents from the Hickory Hill Sewer area

Motions & Resolutions

APPROVAL OF THE MINUTES OF APRIL 16, 2014

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 16, 2014.

James Mollick, Worcester, commented that they do not accurately reflect what happened and what was said. He suggested Chairman Bustard's prepared statement be attached.

RESOLUTION 2014-24: Frog Hollow Racquet Club Preliminary/Final Approval (2115 Weber Road)

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to pass Resolution 2014-24: Frog Hollow Racquet Club Preliminary/Final Approval (2115 Weber Road).

Supervisor Caughlan remarked there was a comment at the Planning Commission meeting about a conservation easement and suggested it be incorporated into the resolution.

PRESENTATION: VISION FOR CENTER POINT VILLAGE

John Kennedy

John Kennedy was joined by Jody Holton, Director of the Montgomery County Planning Commission.

John Kennedy said the process was started in June 2013 and since many meetings have been held and research conducted. He gave a brief recap of the process to get to this point including series of interviews conducted with the Supervisors and Planning Commission Chairman. Additional meetings were held with landowners in the study area. Three public sessions and two supplemental sessions at Worcester Elementary School and Meadowood were held.

As a team, a series of goals they wanted to achieve were established after talking to many people:

- Create a sense of “place”
- Maintain Village character
- Preserve existing buildings
- Direct development specifically into this area and provide public sewer
- Allow a variety of housing types to help establish village character
- Limit commercial development to that serving local needs
- Integrate open space to develop parks and trails for access
- Calm traffic and improve safety
- Improve visual quality of the streetscape
- Eliminate split zoning of individual parcels and promote better and more village-friendly zoning.

Supervisor Caughlan asked Mr. Kennedy to explain why this is being done noting the residents are not aware of the current zoning. Mr. Kennedy explained that there is a variety of zoning which is not necessarily conducive to the type of development people want to see, and not conducive to the locations that people may want to see developed.

Supervisor Quigley commented that he thought tonight was a preliminary presentation.

Chairman Bustard wants to focus on the transportation problem in that area. He is willing to endorse this as a first step.

Steve Rock, Worcester, asked Mr. Kennedy how long he has been working with the township. He asked if they took into account the school traffic patterns.

Craig Schloer, Worcester, asked if the protected open space is enough to justify the intensive residential and commercial development and if residents should expect other areas to be protected.

Robert Andorn, Worcester, asked how many residents or property owners are in favor of this plan. He thinks it would be premature for endorsement since landowners have not seen this before.

Supervisor Quigley indicated there is a grant opportunity available, and this is not a final plan.

Mr. Kennedy said that to take advantage of the possible grant award, there needs to be an endorsement by the Board.

Rogers Anders, Worcester, asked if there were public funds to ease implementation of this plan and further asked who is paying Mr. Kennedy for his work.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to endorse the Vision for Center Point performed by Kennedy & Associates and Montgomery County Planning Commission.

RESOLUTION 2014-25: TCDI Grant Application Submission

Kenneth O’Brien, McMahon Transportation Engineers and Planners, gave a presentation. He explained the TCDI grant requirements and goals.

Chairman Bustard said this is part of the comprehensive traffic study currently being done by the Township.

Supervisor Caughlan asked if this is a cash match, or in-kind. She suggested that the grant goal be ordinance preparation, not adoption and asked for speed limit signs.

Maeve Vogan, Worcester, asked why this grant is not being pursued for Germantown Pike and Fairview Village and asked why the Fairview Village planning process was dropped when it was almost complete. She asked if PennDOT has been consulted about future widening, etc.

Mark Landis, Worcester, noted there is no cost estimate for the total cost and if the grant is \$100,000 and the match max is \$20,000, and the total project is \$150,000 who will make up the difference.

John Diesel, Worcester, said Worcester does not have a traffic system that would benefit from a timed program for traffic flow stating lights are too far apart. He asked who is writing the grant and what kind of success do other townships have.

Supervisor Quigley commented that they have spoken with Meadowood about changes at their exit, and lining up with Hollow Road, in coordination with PennDOT.

Steve Rock said the timing of this could not be any better.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to pass Resolution 2014-25: TCDI Grant Application Submission.

RESOLUTION 2014-23: Approving the Procedures for Compliance with Procurement of Professional Services Pursuant to the Provisions of Act 44 of 2009

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to pass Resolution 2014-23: Approving the Procedures for Compliance with Procurement of Professional Services Pursuant to the Provisions of Act 44 of 2009.

TREASURER'S REPORT

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

April 2014 Report:

General Fund	\$102,322.49
State	\$202,434.15
Capital Reserve	\$ 233.27
Sewer Fund	(\$ 31,344.08)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for April, 2014.

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 \$532,715.29.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The next hearing is May 27, 2014 when two applications will be heard.

Application #14-02, Adair Drive and Germantown Pike, is continued from the previous hearing. The Zoning Hearing Board has requested the applicant speak with the neighbor.

Application #14-03, 1041 Nicole Drive, is seeking relief for a fence that has already been installed, but the height exceeds that which is allowed.

Supervisor Caughlan asked if the applicant intended to install a higher fence, or if it was a misunderstanding.

Subdivision Update

Tiffany Loomis provided the report.

Two new sketch plans were received. Each paid a \$1,000 professional services fee.

2131 Bethel Road is a new proposal with 3 lots. The review has been received from CKS Engineers. Various variance reliefs would be needed with this submission.

2119 Berks Road

This is the former Rhodes subdivision, proposing 4 new lots, off of Berks and Weber Roads.

Wastewater Treatment Plant Operations

The Township needs to renew the contract with Miller Environmental for operations at the township sewer treatment facilities.

Joseph Nolan, Township Engineer, explained the original contract expires June 6, 2014, and Miller has requested some minor modifications and clarifications.

Supervisor Caughlan commented about DEP fines and asked if it would be best to bid this out. Mr. Nolan clarified that those problems precede Miller's involvement with the facilities and when Miller took over the contract three years ago, they did a thorough study of needed improvements. DEP fines for violations have since been reduced upon correction of the items Miller recommended.

Steve Rock wants to know to whom Miller Environmental is accountable. Mr. Nolan said that the Township has given him authority to oversee Miller's activities and explained that the problems Mr. Rock referenced did not happen under Miller Environmental Inc.'s contract period. Mr. Rock asked who pays for spare parts when they fail. Mr. Nolan responded that when something fails, Miller Environmental can respond and take care of it if it is an emergency.

John Diesel asked if there was the potential for litigation with the prior firm where problems and costs may have occurred.

James Mollick asked if this is a contract renewal and if so, why the agenda was not worded that way. He said you can't blame the machines as they are operated by people. He stated the Township had \$71,000 of fines and penalties at the Berwick Place plant. Mr. Nolan said a lot of those fines were for pipe bursts or overflows, and nothing to do with the operator negligence.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to approve Miller Environmental Inc. wastewater treatment plan operation agreement.

Zacharias Trail relocation consideration request

Dr. Beth Stearns, Worcester, asked why the proposed trail has to enter Heebner Park at the corner of her property. She provided suggestions on an alternative entrance point.

Supervisor Caughlan asked if her concern has to do with being close to her property. Dr. Stearns said initially it was but speaking now she thinks it is going to impact the overall trail system and suggested moving it 50 feet north.

Joseph Nolan disagreed with her reasoning behind her proposed move noting this is the path of least resistance.

Supervisor Quigley said he is not a person who walks trails but will follow the Township Engineers recommendations.

Supervisor Caughlan suggested Mr. Nolan can walk the area with Dr. Stearns.

Mr. Mangan said he told Dr. Stearns that the township would ensure barriers be installed to deter people from encroaching on her property.

John Diesel stated he disagreed with Mr. Nolan.

ENGINEER'S REPORT

Request for Toll Brothers Sales Trailer at the Preserve

Mr. Nolan explained that this request needs permission from the Board and that they may want to have a caveat for removal of the trailer as soon as the model home is opened. Mr. Nolan suggested a timeframe after the model is open that they have to move the trailer.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve the request for Toll Brothers Sales Trailer at the Preserve, and that it be removed 30 days after the model home is completed or maximum of one year, whichever occurs first.

Hollow Road Bridge Change Order

Joseph Nolan explained that the bridge is complete, but a change order with two items was necessary. The contractor added four delineators on the culverts due to darkness in the area and a small concrete extension brought to grade for road stability was built on the left side, going south, near the slope that might erode in the future.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve the change order for the Hollow Road Bridge Replacement Project in the amount of \$5,491.50.

Monthly Activity

Joseph Nolan gave an update on the Valley Green Wastewater Treatment plan reconstruction.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Mark Landis, Worcester, requested the Board review the proposed night work by the Pennsylvania Turnpike Commission.

Bill Diana, Worcester, shared concern from residents in Stony Creek Farms that many in the community are concerned that the builder/developer is not in compliance with landscape compliance, including common spaces and unit owners.

Supervisor Caughlan asked Mr. Nolan if he has walked the area. Mr. Nolan indicated he is well aware of these concerns and has another meeting with the developers set up.

Steve Rock asked if the last four Townships newly hired positions were advertised, inquired about any updates on the Army Reserve Base, and wanted an update on videotaping the meetings. He further asked if there has been a survey for the Hickory Hill and Crest Terrace area and asked if the recent water problem was posted on the Township web site. He further stated that a large portion of Worcester does not use the public schools, but still pay school taxes and some people don't use streets and parks, but the taxpayer still pays for those. He inquired why the public can't use the millions of dollars of open space that has been procured at the expense of the taxpayers.

Donald Dreher, Worcester, inquired why the low-pressure system was selected for sewer in the Hickory Hill area stating he would like to withdraw from the township's proposal and have the work done himself.

Robert Romano, Worcester, was not happy with the answer Chairman Bustard just gave and requested a straight answer, on when a project is going to start, when it will be done, and the details?

Supervisor Caughlan said the design has not been done.

Mr. Nolan corrected her, and said the 537 plan was submitted, the final comments were addressed and sent to DEP. The design is 95% complete. If the Township goes to gravity, the whole project will have to be redesigned, and will set everything behind 8-9 months.

Charlie Watson, Worcester, said this all started when they were not given a choice.

John Diesel suggested the Township pick up the infrastructure cost, and the residents pick up the hook up cost and inquired why the Township is paying for the stormwater drainage costs in the Adair area.


James Mollick asked when the 2013 audit will be available. He further asked if the Army Base study is done, commented on Mr. Romano's request asking for the truth, and asked the Board why they can't tell the truth. He commented on the \$1 million in the Capital Reserve Fund and but the Board is only using \$150,000 and asked who made the decision and why?

Dorothy McGrane, Worcester, commented on the lot of numbers being thrown around on open space and confirmed that the Harris Farm only received \$92,000 from the township. She further confirmed that preserved farms are by law not allowed to be opened to the public.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:57pm.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, JUNE 2, 2014 - 9:00 A.M.

130105

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 announced the following informational item:

- The next Methacton High School Conditional Use Hearing is June 10, 2014 from 7-10pm
- If needed, the next scheduled hearing is June 16, 2014 from 7-10pm
- The Traffic Impact Fee Advisory Committee meets June 4, 2014 at 4pm at the Worcester Administration Building

Motions & Resolutions

APPROVAL OF THE MINUTES OF MAY 5, 2014

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved to dispense with the reading of, and approve as written the minutes of May 5, 2014.

Steve Rock, Worcester, commented on video recording. Chairman Bustard said it was on today's agenda.

James Mollick, Worcester, commented that the minutes do not accurately reflect what has been said or what happens.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The last Zoning Hearing Board meeting was held May 27, 2014.

Application #14-02 was granted, contingent upon rear yard buffering and fencing.

Application #14-03 was granted in part and denied in part. The 5-foot side yard privacy fencing was denied. The existing 6-foot fence was permitted.

Supervisor Caughlan asked if the applicant can return to the Township with a permit request.

Subdivision Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

A new application was received for 2048 Berks Road, an internal lot line change/minor subdivision application. Property owners are trying to address an estate issue, and there is an item on the agenda related to accepting an extension of time from the applicant.

Acceptance of Extension of Time: Nelson Subdivision/Land Development Plan

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to accept the Extension of Time: Nelson Subdivision/Land Development Plan at 2048 Berks Road.

Update: Video Recording Presentation

Julie Lanzillo, Director of Parks, Recreation & Information Services, provided an updated report.

A discussion ensued about concerns for resident privacy, and the desire for more information on what immediate neighboring municipalities are doing.

Chairman Bustard asked for further research on other municipalities, and a report on any legal requirements.

ENGINEER'S REPORT

Preserve at Worcester: Timber Vehicular Bridge Request

Joseph Nolan provided background on the request and referenced a memo he provided to the Township with his opinion. He thinks it would add an aesthetic value to the property, but questions the durability and maintenance requirements, as the Township will ultimately be accepting dedication of these bridges. His recommendation to the Board was to consider their use of these bridges.

Supervisor Caughlan asked about stone facing requirements. She further commented on pedestrians possibly getting splinters and asked about the epoxy aggregate surface, and if that would create a recoating maintenance issue in the future. She also asked about comparable maintenance costs versus other surfaces and bridge types. Mr. Nolan assured her that future maintenance issues would be fully addressed and not be any more of a concern due to the surfacing.

Supervisor Quigley thanked Mr. Nolan for the letter and asked about the developer paying for Mr. Nolan to travel to inspect one of these bridges. He also commented that just like people coming to a public meeting, there is an expectation they will be video taped. On a Wood Bridge, there is an expectation that one could get a splinter and those things are just to be expected.

Chairman Bustard asked for progress on the road improvement project. Mr. Nolan said at the next business meeting he will have a list of roads and cost estimates and will be seeking the Boards approval to advertise. Due to the severe winter and drainage issues, the list is lengthy and he will prioritize the list.

Mr. Nolan also commented that the Valley Green Wastewater Treatment Plant project is proceeding and sees no reason why the project would not be completed by the end of the year.

Chairman Bustard commented on the contractor sign near the project. Ms. Loomis replied that it has been seen and it is presently being addressed.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

Supervisor Caughlan wanted to follow up concerning resident requests to her for more information on the timing of the Hickory Hill sewer expansion. She would like a recap of the decision, what was determined, why the decisions were made, and if it could be done at a special informational meeting.

Chairman Bustard suggested setting out time in the next business meeting to address this information and suggested an hour to do so.

Supervisor Quigley agreed, but commented on the Township sending a mailing to residents regarding the agenda item.

Mr. Mangan commented that if the Board wanted it, the mailing could go out this week. Chairman Bustard asked Mr. Nolan if he would be able to provide a timeline and answer resident questions at that meeting. Mr. Nolan said that no details or cost estimates have changed since his last presentation, but he can go over it again, and give an update on the work in progress.

Supervisor Quigley remarked on resident comments concerning public sewer in general in the Township. He would like to start looking at a long-term plan. Chairman Bustard said he agreed.

PUBLIC COMMENTS

Rick DeLello, Worcester, commented on the video presentation. He remarked that his name has been in the Township meeting minutes many times and said there is an expectation that if one comes to a public meeting, names and images may be recorded. He said that the Board must just decide one way or the other. He further commented on the Preserve at Worcester being sold to another builder, and he is concerned about the things the last builder agreed to do. He also commented on the sewer discussion at the next Board meeting, and suggested sending certified letters, so residents can't claim they did not know about the meetings.

Joseph Nolan said that the new builder, Toll Brothers, is required to post construction escrow for all improvements reflected on the record plans of The Preserve. All requirements agreed to by the previous builder will be required of the new builder and they are required to build according to the specifications of the approved final recorded plan.

Supervisor Quigley asked Mr. Nolan if there is an ordinance that a builder is required to leave a specific amount of topsoil.

Steve Rock thanked Supervisors Caughlan and Quigley for their support of a sewer update meeting.

Supervisor Caughlan asked if materials can be posted on the Township web site. It was confirmed that the information has been posted there since Mr. Nolan's 2013 presentation and the same materials were mailed to all of the impacted residents.

James Mollick commented on privacy in video meetings noting that the Board puts Right to Know requests on the web site. In addition, he said, the Township has recorded the audio at Board meetings for years and at recent Methacton High School conditional use hearings have been video recorded by the school district. He further commented on the renewal with Miller Environmental at the last meeting and why it was not on the meeting agenda. He suggested the Board review the solicitor bills from the last 6 months. He commented on item 14-11-21, which was listed under his name, but it was not his right to know request. He commented that the right to know officer is salaried and should do the work.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:00am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, JUNE 18, 2014 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 8:49 p.m. following a Special Meeting regarding sewers

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 next Methacton High School conditional use hearing is not yet scheduled. Mr. Garrity said he is waiting for replies from other parties.
- The Planning Commission meetings on July 10 & August 14, 2014 have been cancelled.

Motions & Resolutions

APPROVAL OF THE MINUTES OF MAY 21, 2014

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 21, 2014.

Supervisor Caughlan corrected a statement about the sales trailer at the Preserve under the Engineer's Report and asked that the comment be amended.

James Mollick, Worcester, commented that the minutes do not accurately reflect what he said and what happened during the meeting.

Amendment to Site Lease with Option – 3224 W. Germantown Pike

F. Lee Mangan, Township Manager, provided an update on the amendment. The solicitor's office negotiated this matter, activating a supplemental \$10,000 payment. Mr. Garrity said the \$10,000 payment is for an extension in addition to the regular rental payment.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all for the Board to enter into the Amendment to Site Lease with Option with SBA Monarch Towers III, LLC to extend the Lease Agreement for the cell tower at 3224 West Germantown Pike until 2044, and authorize the Chairman to execute the Amendment to Site Lease.

Montgomery County Planning Commission Renewal Contract

Chairman Bustard commented that this comes up every three years.

Supervisor Caughlan commented that this is at a 50% cost to the township.

130105

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to approve the Montgomery County Planning Commission Renewal Contract in the amount of \$54,634.50 over three years.

James Mollick asked why there was no copy in the public packet and asked if it was put out to bid. He commented that there was conflict with the Montgomery County Planning Commission and Marc Jonas, Matt Shelly and John Harris.

Scott Misus, Worcester, asked about the services that are provided and if CKS Engineers could provide them.

TREASURER'S REPORT

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

May, 2014 Report:

General Fund	\$204,663.92
State	\$198,862.37
Capital Reserve	\$261.20
Sewer Fund	\$40,714.92

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for May, 2014.

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 \$498,259.56.

James Mollick commented on the amount to Wisler Pearlstine, and asked for a breakdown, and what amount was charged for conditional use hearings.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The last hearing was May 27, 2014 and the next meeting is June 24, 2014 when three applications will be heard.

Application 14-04 - 1340 Dell Road to permit pillars in the front yard setback.

Application 14-05 - 3040 Woodlyn Avenue, application withdrawn.

Application 14-06 - 2131 Bethel Road, variance for lot width and driveway location: The Zoning Hearing Board has requested the applicant speak with the neighbor and resolve the differences.

Subdivision Update

Tiffany Loomis provided the report regarding 2048 Berks Road lot line change for estate planning.

ENGINEER'S REPORT

Monthly Activity

The Valley Green Wastewater Treatment is proceeding according to schedule and tomorrow morning at 5:00am, they will be pouring concrete for the slab.

The Preserve at Worcester Timber Bridge Presentation

Joseph Nolan provided a photo presentation of a similar project located in Delaware, by the same proposed manufacturer, only the bridge proposed for Worcester will have a coated deck.

Supervisor Caughlan questioned the life span of the bridge.

Supervisor Quigley noted that this is for a private community and it meets Penn DOT standards.

Chairman Bustard noted that if the Township is taking ownership, it must meet our standards.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve the timber bridges proposed by Toll Brothers for the Preserves.

Discussion of Road Project for 2014

Mr. Nolan stated he worked with our Roadmaster, Robert D'Hulster, and reviewed the roads. The budget needs to be doubled due to the extreme winter weather that is increased to \$1 million, it will cover the majority of the needed work.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to increase the road improvement budget in 2014 to \$1 million.

James Mollick commented that this is one way to spend a surplus and asked where he may get a copy of the detailed road program for 2014. Solicitor Garrity handed Dr. Mollick a detailed list of the project.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Nancy Thompson, Worcester, said that the Township Manager has assured her that in one more year, she will have the stormwater issue on her property addressed. She wants something in writing, since she trusts no one.

Scott Misus, Worcester, commented on previous meeting minutes and asked why we were not using a fiberglass bridge in the Zacharias Trail extension. He references the minutes where Joe Nolan said it was because it is a 100-foot span. Mr. Misus said he contacted a local company and that the span is not a concern with this local vendor. He also commented on a township employee mowing grass on a lot that he believed was private property.

Jay McKeever, Worcester, asked if the township is willing to consider maintenance contracts or bids for the grinder pump. He also asked if the township would consider installing a berm at the Valley Green Wastewater Plant to make the plant less visible.

Daniel Dreher, Worcester, asked if it is possible to get a feasibility study for a hybrid system in the Hickory Hill sewer area. He further asked if a cost analysis was done on a 40-year life cycle. He also asked if the Board was going to re-vote the sewer issue.

Mr. Nolan said on a present-worth analysis, most are done on a 10-year basis.

James Mollick commented on gravity sewers, asked about video recording of meetings, the contract for Miller Environmental and the results of the Phase I study from the Army Reserve Base.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:50 p.m.

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
 SPECIAL MEETING: HICKORY HILL SEWER PRESENTATION
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, JUNE 18, 2014 - 6:30 P.M.

CALL TO ORDER by Arthur Bustard at 6:35pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

130105

Joseph Nolan, Township Engineer, Presentation:

Joseph Nolan, Township Engineer, provided a recap of information which has previously been shared at public meetings concerning the public sewer expansion to the Hickory Hill area.

F. Lee Mangan, Township Manager, Presentation:

Lee Mangan, Township Manager, provided a brief recap of the same information previously shared concerning sewer survey responses of the residents in the Hickory Hill area, actions by the Board of Supervisors, and options for financing.

Public Comments:

Daniel Dreher, Worcester, commented that he was not aware of sewer discussion items at previous meetings. He further commented on a recent petition of Hickory Hill residents, in favor of a gravity sewer system over low pressure.

Mark Chiapetta, Worcester, asked about sharing laterals in one trench, if grinder pumps may be located in the septic stone pit and about estimated monthly sewer bill. He further commented that this seemed like an infrastructure improvement that should be paid for by the Township.

Roger Andrews, Worcester, disputed the reference that gravity systems increase the home values, and how long one must own the house to regain the monetary output and stated that future buyers want gas heat, not public sewer.

Julie Lackman, Worcester, remarked that they just put in their new septic system, took a sizeable loan, and asked if the Township would pay the cost for her outstanding loan. She asked why the Township is not showing grace to people that moved in after 2006 and why the residents must pay for infrastructure improvements. Mr. Garrity responded that the infrastructure is related to these residents only, not all of the Township residents.

John Diesel, Worcester, said the Township has money in reserves and he will not pay for infrastructure. He referenced Marcellus Shale tax and Penn Vest loans as possible sources of money. He stated he never received any letter informing him of this project.

Charles Watson, Worcester, referenced ACT 13, Marcellus Shale payments for planning and inquired about the cost of the Valley Green Wastewater Plant upgrades. Supervisor Caughlan stated the Marcellus Shale tax is not for sewer systems and also said legal and engineering costs are borne by the sewer ratepayers.

Robert Chew, Worcester, said he lived there less than 2 years and asked for clarification if the loans are only for the assessed portion. He further stated that he moved into his home and within two weeks he received the sewer survey. He indicated that he wants gravity system if he has to pay for it.

John Coughlin, Worcester, asked about future development and what happens when the system fails for new homes next to him and inquired if he will get a credit for the infrastructure payment he makes when they are forced to tie in. Mr. Mangan replied that Townships resolve this with a line being drawn somewhere, and that was done in the 537 Plan.

Thomas Direso, Worcester, asked if this is a done deal.

Marilyn Burkey, Worcester, said that in Worcester people are made to do things right and we should hold ourselves to the same standard and not install Low Pressure because of the maintenance required to maintain it.

James Mollick, Worcester, commented on a 2006 letter the Township received from DEP and that the agenda for July 16, 2013 did not reflect a vote to be taken after eight minutes of discussion regarding the Hickory Hill expansion. He stated the people are speaking their voice and the Board should listen to the people.

Scott Misus, Worcester, questioned why the Board did not install public sewers in 1996 and cited his belief of 18 years of fiscal irresponsibility.

Supervisor Caughlan said that if all of the residents want gravity sewer, then she will listen to them.

Debra Chiapetta, Worcester, stated she does not care about system choice, but does care about the cost. She asked for clarification on real costs.

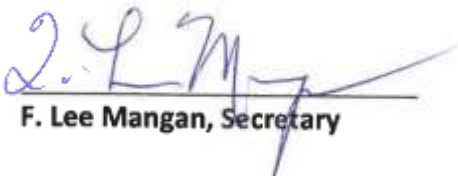
Jeff Cook, Worcester, asked what the Township's contribution was to the Fairview Village expansion.

Diane Cook, Worcester, commented that she saw looks of disgust, impatience and intolerance from the Board. She said the Board owes the residents more respect.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the scheduled meeting at 8:41pm into a 5-minute recess before the regularly scheduled monthly Board of Supervisors' meeting.

Respectfully submitted:


F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 SPECIAL MEETING
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 TUESDAY, JULY 1, 2014 - 2:00 P.M.

CALL TO ORDER by Arthur Bustard at 2:01pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

Chairman Bustard announced that Senator Rafferty informed him of a grant for sound barriers and suggested Worcester prepare an application for submittal. He explained the deadline is July 3rd, which was the reasoning to hold a special meeting.

Resolution 2014-27

Chairman Bustard asked F. Lee Mangan, Township Manager, to explain.

Mr. Mangan explained that the first grant opportunity is through DCED and the second is through PennDOT. By defining where the proposed sound barriers would be installed, the township is trying to "cover all bases" by submitting applications to both agencies.

Joseph Nolan, Township Engineer, explained the scope of the proposed project.

Supervisor Caughlan asked Mr. Nolan if he has looked at the most economic cost available, instead of the current Turnpike contract. Mr. Nolan explained the project goes by square footage, and the pricing is based on a current contract. Because it is on the Turnpike, they have control over the design and will have to approve it, and will want the project to adhere to their standards. Sound barriers on Route 202 are different, and this proposed project also involves elevation changes, which adds to overall costs.

James Mollick, Worcester, asked for clarification on the grant application deadline. He expressed concern over the time of the meeting, with only two members of the public present. He further asked why the Board did not comment on the matching funds component of the grant. Dr. Mollick asked who chose the three segments of proposed sound barrier locations.

Chairman Bustard clarified the township will not follow through on a match, and Senator Rafferty told him to write "match waived" on the application.

Mr. Mangan said he and Joe Nolan selected the three segments of proposed sound barrier installation.

Dr. Mollick asked about noise studies and if these proposed segments would take care of the noise problems and asked about the difference between the grant applications.

Chairman Bustard said the turnpike would not study this area based on density of homes, but that these are the houses closest to the turnpike affected most by the increased traffic due to the widening project.

Mr. Mangan said that since final decisions have not been made on funding at the state level it was advised that the township submit two applications to ensure the best possible chance to get the requested funds, but they were the same amount and areas.

Chairman Bustard said that this is all being done based on information from Senator Rafferty further commenting that if the grant goes through the project will likely be a change order to the existing Turnpike construction contract.

Daniel Dreher, Worcester, asked how many homes are proposed to be protected by these new barriers.

Mr. Mangan said it was not measured by homes, as it could benefit homes even further from the Turnpike, and the township in general.

Mr. Dreher further asked if the Chairman will be submitting the application with a mention that there will be no match. Chairman Bustard agreed.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to pass Resolution 2014-27, Multimodal Transportation Fund Grant through Commonwealth Financing Authority in the amount of \$2,999,100.

Resolution 2014-28

James Mollick, Worcester, asked if the township contacted the residents impacted by this potential project and notified them of this meeting. Dr. Mollick said that he first learned about it at last Thursday's Planning Commission meeting.

Chairman Bustard responded no, because the township was just recently notified of the potential opportunity.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to pass Resolution 2014-28, Approving the Submission of a \$2,999,100 grant for sound barrier installation along the Northeast Extension of the Pennsylvania Turnpike to Penn DOT.

PUBLIC COMMENTS

James Mollick again commented on having a 2:00pm public meeting. Chairman Bustard said this time made the most sense for the professional staff. Dr. Mollick said Chairman Bustard's emphasis is on the staff, and Dr. Mollick said his emphasis is on the public and their input and in his opinion, the Board buries major items on agendas under the Manager's Report or holds a 2pm meeting.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the scheduled meeting at 2:41pm.

Respectfully submitted:



F. Lee Mangan, Secretary

130105

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
TUESDAY, JULY 8, 2014 - 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 following informational item:

- The Planning Commission Meetings on July 10 and August 14 have been cancelled.

Motions & Resolutions

APPROVAL OF THE MINUTES OF JUNE 2, 2014

F. Lee Mangan, Township Manager, made a correction. Under May 5, 2014 minute's approval, the word "both" should be excluded.

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 2, 2014.

MANAGER'S REPORT

A Vision for Center Point Village: Status Update to be given by MCPC

Mr. Mangan introduced Holly Major, Montgomery County Planning Commission, to provide an update. She thanked the Board for approving the Planning Assistance Contract and gave an update on the Center Point Village Planning process.

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The next Zoning Hearing Board meeting will be July 22, 2014.

Application 14-06 was continued from the June 24, 2014 meeting.

A new application has been received and will be distributed this week, and formally introduced at the July 16, 2014 Board Meeting.

Subdivision Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The Nelson conveyance plan, 2048 Berks Road, is requesting Preliminary/Final approval at the July 16, 2014 Board of Supervisors meeting. This is a simple lot line change for family reasons.

Update: Video Recording Presentation

Julie Lanzillo, Director of Parks, Recreation & Information Services, provided an updated report on the video practices of other municipalities and school districts throughout the county.

Chairman Bustard noted that very few municipalities of 10,000 residents or less offer video taping of meetings noting that may larger communities do not.

ARLE Grant: Motion to Authorize Grant Application

Mr. Mangan gave a report on the grant application that is in partnership with Whitpain Township. Specifically, the grant application is for an upgrade to traffic control devices. This is an attempt to upgrade five major intersections on two corridors. There is an estimated \$352,000 total cost with a 14% match coming from the two municipalities. Worcester would be responsible for approximately \$38,000 and Whitpain would contribute approximately \$9,000 to the match.

Supervisor Caughlan is pleased to see this and asked if the match can be paid for from the ACT 209 funds.

Chairman Bustard confirmed that the Board is simply doing the first of a multi-step process.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley approved by all to approve resolution 2014-29, ARLE Grant application.

James Mollick, Worcester, commented that it was nice to have the motion announced, so people knew the Board was going to vote on a motion and asked how the money will be spent.

ENGINEER'S REPORT**Award Bid: Zacharias Trail extension project – Green Hill Road to Evansburg State Park**

Joseph Nolan, Township Engineer, provided a report on the advertised bid opening on June 26, 2014 having received five bids.

Chairman Bustard asked if this bid was within the budget. Mr. Nolan confirmed.

Supervisor Caughlan asked if this was part of the grant that was received from DCNR.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to award the Zacharias Trail extension project – Green Hill Road to Evansburg State Park to Ply-Mar Construction of Plymouth Meeting, PA in the amount of \$121,867.

James Mollick asked if he heard correctly, that a grant was received for this project.

Chairman Bustard asked for an update on the other portion of the trail. Mr. Nolan said the township staff is currently working on the segment between Heebner Park and Hollow Road now that all environmental studies are complete.

Supervisor Caughlan asked about a resident's concern and Mr. Nolan said it has been resolved.

Chairman Bustard asked about the road contract. Joe Nolan said it is advertised and bids will be opened on July 16, 2014, with award scheduled for the August work session.

Mr. Nolan also gave a report on the Valley Green Wastewater Treatment Plant construction project.

Mr. Nolan said that the township crew is dedicating a lot of their time to the trail project, and therefore, the staff probably does not have as many resources to do culvert and drainage repair.

SOLICITOR'S REPORT

James Garrity, Township Solicitor, had no report.

OTHER BUSINESS

Supervisor Caughlan said Hickory Hill residents are still telling her of their deep concerns over choosing the Low Pressure system, so she would like to hear from the residents to see if there is a change in opinion among them from the survey done one year and a half ago. She wants accurate information to reach each resident and find a way to hear their true feelings in a way that they do not feel pressured.

Chairman Bustard asked for her suggestion and she asked Mr. Mangan for his input on how to get their answers in writing.

Mr. Mangan said this has already been done but it is a Board decision if they feel that more information needs to be given out. He feels that the township has been very thorough in providing information on this matter.

Supervisor Caughlan said special meetings are never fully attended and she would prefer having residents provide their individual opinion in writing or in meetings with the staff.

Supervisor Quigley said he has been a supervisor for about 7.5 years and was told that the Center Point Village sewer was the biggest issue when he took office, so he pushed for it for two years. Last summer, he favored and made a motion for gravity sewer and had no "second" to his motion. When Mr. Nolan explained the blasting requirement, deeper and wider road cuts, he favored the low pressure system and the motion passed. He felt that the township went above and beyond sending out surveys multiple times and then following up with phone calls to those that did not reply.

Chairman Bustard said he thinks the township has done the process as well as possible and reached out as much as possible. It was made 12 months ago and that is his position.

Daniel Dreher, Worcester, said that Supervisor Quigley mentioned blasting, but that he believed Mr. Nolan took that off the table. He further commented that people did not show up at meetings because the agendas did not reflect a vote. Mr. Dreher would like the supervisors to vote on doing a new survey.

Supervisor Quigley said many meetings had a large turnout, so clearly people were aware.

Chairman Bustard said no, he is not bringing it up.

Mr. Dreher asked if he may confirm that the township will be sending out another survey and asked Supervisor Caughlan to start the vote.

Chairman Bustard stated this decision has been made.

Jeff Cook, Worcester, thanked the Board and Township for all of the work being done. He commented that the original survey was flawed, with three choices. He selected to keep his current system, which

he finds out now, was not really an option. A decision was made at the time that finances were a big issue for residents, and the low pressure system was selected.

Charlie Watson, Worcester, said this is not about sewers, but it is about financing. If people were told they were getting sewers at no cost, they would all take them. The issue is about the cost. He further commented on grant programs.

Harry Alderfer, Worcester, stated he is one of the original homeowners in Worcester Acres. He built his own home and is very familiar with the soil conditions in Worcester. He does not agree with the need for blasting and doesn't understand why the Board is adamant about a low-pressure system.

Supervisor Caughlan said if every resident were hooked up to gravity, the system would work. She said, however, that the township negotiated with DEP that if a septic system is working, those homeowners are not required to hook up to public sewer immediately. The understanding is that the gravity system would not work without constant steady flow and volume. Part of the low-pressure decision was due to not every resident connecting immediately.

Mary Grace Sparango, Worcester, stated she is a township resident and a builder that has built 100 homes in Worcester. Through Upper Gwynedd, some of her properties have a gravity public sewer system, but in Applewood Estates her company was required to do a low pressure system. In real estate, gravity systems are "king."

James Mollick agreed the sewer survey was flawed and therefore the results were incorrect. He further believed Mr. Mangan was calling residents and a bias is reflected in the results.

Diane Cook, Worcester, said she is no sewer expert, but that everything she has read indicates gravity systems are the best, and that low pressure is an acceptable alternative where gravity systems are not possible.

Supervisor Caughlan made a motion that the township prepare an informational mailing to all Hickory Hill residents, with pros and cons and request each resident to respond at a public meeting or privately, if they prefer, with a time limit of two weeks to respond. She thinks it should be mailed certified.

Chairman Bustard said he has made it clear and he does not want to reopen the matter. Supervisor Quigley said he agreed wholeheartedly with Chairman Bustard on his stance. He has heard from many residents that they cannot afford the higher priced gravity system.

Supervisor Caughlan stated she will bring this up at every meeting and Chairman Bustard said she is welcome to do so.

Supervisor Quigley said he has taken a stance. Last July he took a stance for gravity, and there was no second to his motion. He appreciated the comments from the people in the audience, and their desire for a gravity system, but just as many other people have contacted him asking him to vote for a lower-cost option (Low Pressure) due to the financial hardship.

Chairman Bustard adjourned the meeting at 10:42am.

Chairman Bustard reopened the meeting at 10:43am into public comments.

PUBLIC COMMENTS

George Welch, Worcester, of Stony Creek Farms, said a land survey was just done and there is a new property line three feet from his deck. Chairman Bustard told him to contact Tiffany Loomis at the township office.

James Mollick asked about Phase 1 of the Army Base study. He said that he was denied the document through the Right to Know process because it is not a public document. He commented on his Right to Know request for information on Miller Environmental, and asked if the Board knew they terminated their contract with the township prior to the recent renewal.

Daniel Dreher said he dropped off a letter to the township manager on June 2, 2014 regarding a change for the Act 537 plan and should he assume the Board is denying his request for a gravity sewer system.

Chairman Bustard said that is a reasonable assumption but that he has to talk it over with the Manager.

Mr. Dreher asked for clarification. Chairman Bustard said he has no plans to change Act 537 but he needs to talk with the Manager and Council.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:55am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, JULY 16, 2014 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30 p.m.

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 Planning Commission Work Session for August 14 has been cancelled.
- The 2014 Road Improvement Contract bids will be opened on July 23, 2014 at 1pm and awarded at the August Work session on August 4, 2014.
- Mr. Garrity informed the public of an appeal against the 537 Plan regarding the Hickory Hill sewer project for the low pressure sanitary system proposed. The solution is on hold until the Environmental Hearing Board makes a formal decision.

Motions & Resolutions

Approval of the minutes of June 18, 2014

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 18, 2014.

Approval of the minutes of June 18, 2014; Special Sewer Meeting

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 18, 2014 special meeting

Steve Rock, Worcester, commented on the precedent set on established voting procedures but not followed when the votes were taken in relation to the sewer system selection.

Thomas Direso, Worcester, inquired as to why the last special meeting was held, and stated that a motion had been made to re-survey the area by Ms. Caughlan, and that the public's requests need to be taken into consideration.

James Mollick, Worcester, commented on the minutes not reflecting accuracy. He cited particular sections and inquired to their specifics.

Approval of the minutes of the special meeting July 1, 2014

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 1, 2014.

James Mollick commented on the content of the minutes and the time that the special meeting was scheduled. He held issue with why the meeting was held at 2pm in the afternoon, but not mentioned in the minutes.

Mr. Rock supported James Mollick's comments and commented on the time of the meeting when sewer grants are not available, but held an afternoon meeting for a \$ 2.5 million grant for other projects.

Mark Chiappetta, Worcester, commented on the present worth analysis of the sewer system using a 10-year basis when pipes should have a life expectancy of at least 50 years and called it short sighted.

TREASURER'S REPORT

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

June, 2014 Report:

General Fund	\$432,848.98
State	\$198,892.08
Capital Reserve	\$ 351.13
Sewer Fund	(\$487,674.67)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for June, 2014.

James Mollick commented on line item specifics concerning the negative balance in the sewer fund and from where the money will come. Mr. Mangan directed the question to the Treasurer.

William Kazimer commented on the cash basis information provided. He inquired as to why things are evaluated from a cash basis.

Payment of 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 \$628,043.29.

James Mollick commented on the \$23,000 paid for legal bills and inquired as to what the itemized invoices reflect. Mr. Bustard directed James Mollick to request the specific invoices from the Township.

Preliminary/ Final Subdivision: 2048 Berks Road (Nelson)

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to accept Resolution 2014-30: Preliminary / Final Subdivision – 2048 Berks Road.

Joseph Nolan, Township Engineer, explained the plan in detail showing two lots being divided and rejoined. No additional building lots are being created.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

Application 14-06; 2131 Bethel Road, three lots seeking relief for driveway access with less distance from intersection than allowed by code. A continuance was requested and will be heard at the July 22, 2014 meeting.

Application 14-07, 3227 Meadow Lane for stone entry pillars 72" in height instead of the 60" allowed by right.

Subdivision and Land Development Report

Tiffany Loomis, Director of Planning and Zoning, had no update.

2665 Skippack Pike – Informal Presentation

Mr. Mangan introduced Mr. Bartle, Esq. He explained the uses of the property. It will serve as a restaurant including a liquor license, with a theatre and small gift shop. He explained the previous uses being the Swiss Chalet, Solaris Grill, & Tequila Joes and further explained how this is a by-right restaurant use to a pre-existing non-conforming use.

The use proposed is a restaurant use and must obtain approvals by Labor Day. It operates on the same time frame as the school district. He explained the technical components of the plan and provided a previous ZHB application and county records. They will be under a performing arts liquor license. 15 to 25 children will perform at any given time. The property will be used from Monday thru Thursday for the performances. He also gave a breakdown of the specific times the children will be performing in the building with a maximum of 30 children. There are no proposed structure changes.

The client would be making future interior improvements, as well as obtaining all proper permits. Land Development would not be needed given the permits proposed.

Mr. Bartle requested issuance of the U&O for the property for the proposed use. Mr. Garrity advised the Board that the decision should be made by the Zoning Officer in conjunction with the Solicitor's office.

Ms. Caughlan commented on the Zoning Code of the Township and that the Township may not waive the zoning requirements of the Township. She further inquired if anyone has spoken with the neighbors, if this is actually a non-conforming pre-existing use, and if storm-water issues will be addressed. She inquired if Land Development would be proposed. Mr. Nolan responded that Land Development is not currently proposed.

Mr. Bartle responded to the issue of use regarding classes not being there. This is a restaurant use due to there being a "dinner theatre".

Mr. Quigley commented that this a low impact business concerning the theatre and restaurant use that could clean up the corner. He would like to see this process expedited and asked that the Zoning Officer be introduced.

Engineer's Report

He updated the Board regarding the bid contract for the 2014 Road Improvement project with bids to be opened July 23, 2014 at 1:00 p.m. with a 45 day completion clause.

Valley Green Wastewater Treatment Plant: A large crane will be delivered and mobilized by Monday. Precast panels will be delivered Tuesday and Wednesday causing intermittent Defford Road closures for

safety reasons. The mechanical portion is next to being completed after the panels are installed. The project is on-time and on schedule.

The Preserve at Worcester had their pre-construction meeting. Earth moving activities have started and significant security deposits have already been collected for homes. The roads are planned to be completed by the end of the year and sewer line connections have started with blasting required for the gravity sewer and pump stations.

Zacharias Trail Project Update

The bituminous path has been completed by the Public works Department and The Township is currently waiting for a bog turtle study to be completed.

Solicitor's Report

None

Other Business

Ms. Caughlan renewed her motion regarding the operational and informational packet regarding the Hickory Hill Sewer Expansion Project to be sent to the affected residents. Receiving no second, the motion was dropped.

Public Comments

Michael Bail, Stony Creek Farms Development - Worcester, commented on the process of the Board of Directors and the Transition Committee regarding the Developer's intentions. The Developer has requirements to be met and the Township is responsible for ensuring that the requirements are done, noting serious landscape issues. He commented on the topsoil specifications and offered to show the Board pictures of the massive amount of rocks in his yard.

Harvey Watts, Stony Creek Farms Development - Worcester, is in agreement with Mr. Bail. He further commented on the amount of top-soil and brought specific pictures to show the Board. He requested help from the Township in dealing with Developer to uphold the contractual obligations.

Sue Helveston, Stony Creek Farms Development - Worcester, commented that Stony Creek Farms used to be a farm and commented on a ravine with a collection of trash. The ravine and a well pose hazards and threats to the community. She commented on the dead ash trees that are located along the trails that could potentially fall and hurt someone, and noted that the builder has not planted the required number or type of trees. She is concerned the plan will not be built to the specifications referenced on the plan.

Nancy Granese, Stony Creek Farms Development - Worcester, commented on Phase IV having seen dead trees covered and planted over, three applications of lawns seeding, and also commented on the water consumption to date to keep grass and plants alive. She requested help from the township.

Michael Henrich, Stony Creek Farms Development - Worcester, stated he notified the builder regarding lawn issues and never received a response from the builder. He requested help from the Township.

Roberta Sowers, Stony Creek Farms Development - Worcester, commented on the quality of her lawn noting that she has spoken with the Developer repeated times, and she has nothing but clover in the yard and the walking path is under water. She requested help from the Township.

James Tatascoire, Stony Creek Farms Development - Worcester, commented on the topsoil, rocks and hydro seeding. He has contacted the Developer concerning the required 6 inches of topsoil required. He requested help from the Township.

Janet Dransfield, Stony Creek Farms Development - Worcester, commented on the rocky terrain. He brought a picture for the Board's review.

William Goulding, Stony Creek Farms Development - Worcester, current president of the Home Owners Association, commented on the process of the builders and contractors regarding the issues at hand. He has brought a zip drive of what has been occurring. He explained that only four units remain to be sold and is concerned about the process moving forward. He acknowledged that Township staff has communicated with the Developer, Builder, and residents, but still asked for the Board's full support for the Township to intervene further suggesting a "Stop Work Order."

Steven Pack, Stony Creek Farms Development - Worcester, commented on speaking with the site supervisor and the process used to spread top soil, a lackluster effort at best.

John Diesel, Worcester, commented on the Hickory Sewer Upgrade project and inquired if a bond requirement has been established.

Mr. Rock commented on accountability, responsibility, and liability and inquired as to who is responsible for the projects at hand in response to the required trees at Stony Creek Farms.

Dan Dreher, Worcester, thanked Ms. Caughlan for her commitment for the additional survey request and inquired why there was no second. He stated that Mr. Garrity advised the Board to not comment due to the appeal.

Robert Anders, Worcester, commented on ordinance requirements that are set forth for the Hickory Hill area and requested transparency and that accurate information should be provided to the public. He specifically referenced the cost of the systems and payments of the system and the tapping fee of \$3,500.00. He is concerned about lots being subdivided and how this will affect the rate for the person who will benefit in relation to all other paying parties. He also referenced other costs related to the public sewer project and suggested waiving permit fees.

Thomas Direso inquired if this is a done deal because many individuals did not receive the mailing.

Herbert Roth, Worcester, commented as a concerned tax payer and is concerned with the conditional use hearing regarding the Methacton School Lighting Project not being scheduled. He is a Methacton School Board Member and would like to see the process proceed. He is concerned with the legal fees that are being incurred in addition to the rising cost of construction of the field.

Mr. Bustard called Mr. Garrity to give a report on the Conditional Use Hearing Meeting Dates. He further explained that dates have not been set in July or August due to planned vacations and dates will be scheduled without everyone's consent and they will need to adjust their schedules.

Jeffery Cook, Worcester, inquired of Mr. Garrity the timeline regarding the appeal of the Hickory Hill Sewer Proposed Project. Mr. Garrity explained the appeal process and noted the appeal may take four to six months. He explained that is all dependent on whether the appeal is denied or upheld.

Ronald Evans, Worcester, commented on the pond at Mill & Kriebel Mill Roads containing green algae and has called the Montgomery County Health Department. He also commented on the Conditional Use Hearings and lack of future dates for continued hearings. He stated he is getting complaints from residents about the delay and referenced an email from a Louis Beyer.

Mr. Kazimer commented on Stony Creek Farms and his empathy for the residents and expressed disappointment that a gated community is in this condition. He inquired if the Township is able to help from a legal standpoint, suggested the Township hold money until topsoil is spread per the agreement, and noted Toll Brothers being in business a long time and using gravity sewer installation.

Mr. Garrity replied that the topsoil is the main issue. The Township is pushing the Developer to sift the topsoil and/or import the topsoil which is a very expensive process. The Township has had numerous meetings regarding this issue to help. He also explained the escrow process and the money the Township holds.

Michael Brumbaugh, Stony Creek Farms Development - Worcester, commented on Sections III & IV regarding the condition of the topsoil. He referenced the soil testing conducted and will send pictures of the good topsoil to the Township.

Mary Kathryn Tucker, Stony Creek Farms Development - Worcester, commented on the builder, Ryan Homes, not living up to their commitment regarding the quality and quantity of topsoil and the required trees that are to be planted.

Anne Marie Schmalbach, Stony Creek Farms Development - Worcester, commented that after she purchased her home in Stony Creek, she saw the building, Cutler, trucking topsoil from the site.

Supervisor Caughlan inquired if the Pennsylvania Turnpike Commission is able to provide topsoil from the widening project currently under construction. Mr. Nolan replied that they may and he will inquire to see if this is a possibility.

Chairman Bustard asked Mr. Nolan to give an update regarding the Township's meetings and progress with the Stony Creek Farms Developer and the Builder.

Mr. Nolan informed the Board that he has met with the Developer approximately 20 times over the past couple of years and recently met with Ryan Homes to ensure the requirements that must be completed. He has met with the Landscaping Committee at least one dozen times as well in addition to walking the site with the Home Owners Representatives. A system has been established, however, if the procedure is not being followed he will further address it. He further stated it is the most uncoordinated effort in tree planting that he has ever seen in regards to any Developer.

Chairman Bustard assured the resident that the Township is working hard, staying involved, and making sure that the letter of the law is upheld.

Supervisor Caughlan inquired what residents can do since they live there 24/7 to get a response. Mr. Nolan stated that this is currently happening and he receives emails and pictures on a weekly basis.

Harvey Watts, Stony Creek Farms Development - Worcester, commented on the poor quality of the lawns and was told by the builder that his lawn will be hydro-seeded. He is glad to see the rules will be upheld.

Cheryl Brumbaugh commented that she would be remiss if she didn't thank of Mr. Mangan & Mr. Nolan and the commitment and dedication to rectifying the issues brought up this evening. She thanked the Board for their support.

Carolyn Seddon, Stony Creek Farms Development - Worcester, lives in Phase III. She commented on the quality of the lawn due to the poor quality of the soil even with her husband watering the lawn night and day, and there has been no improvement in the quality of the lawn. She is disturbed by the overgrowing concerns and thanked the Board and requested their help.

James Mollick commented on the Stony Creek Farms residents, the close out of Phases I, Phase II & Phase III of Stony Creek Farms, the appeal for the Hickory Hill sewer project, Mr. Garrity's bills regarding a James Mollick Right to Know requests and the amount charged.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:36 p.m.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, AUGUST 4, 2014 - 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 following informational item:

- The next Methacton Conditional Use meeting is scheduled for Monday, August 4, at 7:00 pm. There are two additional meetings scheduled for September 9 and 11, 2014, if necessary.

Motions & Resolutions

APPROVAL OF THE MINUTES OF JULY 8, 2014

A motion by Chairman Bustard, seconded by Supervisor Caughlan and Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of July 8, 2014.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report. The next Zoning Hearing Board meeting will be held August 26, 2014. Application 14-06 (2131 Bethel Road) requesting three variances has been formally withdrawn as of July 22, 2014.

Application 14-07 (3227 Meadow Lane) has been granted a variance, Section 150-182 (B) to permit stone entry bollards which are 72" in height, rather than the permitted 30" inches in height.

Application 14-08 (1690 Valley Forge Road) is requesting a variance from Section 150-35, Use Regulations, to permit Yoga & Pilates classes at the premises as a home occupation. Supervisor Caughlan questioned safety issues and sufficient parking.

Subdivision and Land Development Update

Tiffany Loomis provided the update on 3040 Woodlyn Avenue, stating the home owners have requested an "Extension of Time."

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved to accept the submitted "Extension of Time."

Potential Demolition of 2568 Skippack Pike

F. Lee Mangan, Township Manager, introduced an update on 2568 Skippack Pike (abandoned house built in 1861) and that the condition of the home is less desirous due to it falling in disrepair over the past few years. A brief photo slide show of the property showing both the exterior and interior of the property was cycled through during this portion of the work session.

Supervisor Caughlan stated the property is in bad shape, but recoverable for those who want to do this sort of work. She suggested that the property be put to public bid. . Supervisor Caughlan would like the property to remain on the market until the winter months, or end of 2014.

Chairman Bustard said that he doesn't have a problem if someone wants to buy and renovate the property, but doesn't want the property sitting abandoned for the next several months

Supervisor Quigley expressed concern that the property is on preserved land. Chairman Bustard agreed that this is an issue, because the house is to stay according to the agreement.

James Garrity, Solicitor, stated that there needs to be a zoning review..

Chairman Bustard gave authorization for the Township Manager to move forward and solicit quotes for demolition at year's end if the house remains unoccupied.

James Garrity suggested a deeper investigation about zoning and the cost of subdivision. He will come back with a suggested time frame and minimum bid.

Joseph Nolan, Township Engineer, said that the word "restoration" needs to be defined more specifically in the instance of someone purchasing the property. Potential buyers should have a clear idea of the restoration requirements and financial expectations.

Supervisor Caughlan stated that "restoration" is defined as bringing the property back to its original foot print. The facade and period trim of the house should be restored. This does not include the porch, or the inside of the property. The Township holds the conservation easement, and would also hold the façade easement to enforce this. The enforcement of facade easements is minimal, and is what can be seen from the public roadway. Other than the view from the public road, the homeowners have flexibility to do what they want on the inside.

Supervisor Quigley asked what would happen if there was a termite or interior issue, and a "leveling" of the property is necessary.

Supervisor Caughlan stated that if the original wood is rotten and unusable, the wood would be replaced. She is aiming for the historic "look and feel."

Supervisor Caughlan moved to create a motion to subdivide the minimum lot area around the historic home at 2568 Skippack Pike, and offer the property at public bid with the provisions of the easement intact, which require the home to be maintained properly and renovated and does not permit the demolition or construction of a new home. The motion was seconded by Supervisor Quigley and approved by all.

James Mollick, Worcester, questioned the timeline of events when Worcester Township acquired the piece of ground from Toll Brothers as "Open Space," and asked if the Township planned to subdivide it.

Rick DeLello, Worcester, commented that there needs to be a more practical approach to the property in regards to the timeline, money, the condition of the property, and additional events not anticipated by potential home owners.

ENGINEER'S REPORT

Joseph Nolan stated that the 2014 Road Improvement Program bid was opened on July 23, 2014. There is an increased scope of work due to the harsh winter. Three bids were received for the project, which had an estimated budget of \$1,000,000. He stated that the lowest bid was within 1.8% of the estimated cost, and that the Township has worked with Glasgow, Inc. on other projects before. All of the documents are in order.

The three bids were:

Glasgow, Inc. \$1,018,309.25

GoreCon, Inc. \$1,024,765.50

Allan A. Myers \$1,109,777.00

Dr. Mollick requested the road names having work completed, suggested the presentation would have been better suited during an evening meeting and questioned the timeline and if all of these road improvements would be completed by September 15, 2014.

Chairman Bustard stated that at the previous evening meeting it was confirmed that the "2014 Road Improvement Program" bid would be awarded on this day.

Mr. Nolan said that the goal is to have the work completed by the end of September. The majority of the roads in the road program this year are to overlay a lot of the roads that have been repaired over the past few years.

Daniel Dreher, Worcester, asked if the sheets with the road names having work done could be made accessible on the website.

Mr. Nolan provided a brief update on Valley Green Waste Water Treatment Plant and stated that they are in the process of pulling tanks together; sealing them, conducting a water test, piping, and everything is on schedule. At the next evening meeting, photographs will be shown.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley to approve and award the "2014 Road Improvement Bid" to Glasgow, Inc. in the amount of \$1,018,309.25.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

A motion was initiated by Supervisor Caughlan to prepare and mail out informational packets on the two sewer systems for the 73 Hickory Hill residents.

The motion was not seconded, and the motion failed.

PUBLIC COMMENTS

Susan Ellis, Stony Creek Farms, expressed her concern about trash and pesticides traveling through the water and gave the Board information related to this. She brought a plot plan expressed concern of trees in phases 3 and 4, and noted that clear-cutting has damaged the trees left on the trails leaving a liability.

Mr. Dreher requested the minutes be posted on the website prior to the meeting, thanked Supervisor Caughlan for her recommendation to do another survey at Hickory Hill, and asked why it wasn't seconded by the remaining supervisors. He also commented on the survey results received from a "Right to Know" request differing from the survey submitted to the Department of Environmental Protection.

William Goulding, Stony Creek Farms, relates the seeding and re-seeding issues to sprinkling Chia Pet seeds on a dishtowel and their lack of growth requested timing for when issues would be corrected. He expressed concern about the large surface rocks in the top soil, and that the 6" top soil was not received for the seeded areas and that it is almost impossible to penetrate the area with a shovel.

Dr. Mollick commented on the frustration from Stony Creek residents, requested an update, and questioned who was overseeing this project from the township. Additionally, he expressed concerns about money being tied up in an escrow account for the developer. He talked about the "Right to Know" process, referred back to a request made in March that was not available, but now is. He stated that the "Right to Know" process needs to be revamped, including the amount of money being spent.

Chairman Bustard referred to James Mollick's original concern regarding Stony Creek Farms to Joseph Nolan.

Mr. Nolan said that a meeting with Ryan Homes and Brennan Marion, attended by F. Lee Mangan, James Garrity, and himself was held after the last meeting. The urgency of taking action was pressed upon them to address the legitimate concerns of the homeowners. Because the grass seeding is not growing, Ryan Homes is putting sod in the front yards and planting seeds in the back yards at their own risk. If that doesn't take, they are obligated to make the corrections needed. A letter indicating a timeline will be prepared and given to the residents in the development.

Supervisor Caughlan asked if the HOA has leverage in this situation. She directed the question to James Garrity and if the HOA can delay this. She also asked about the overgrowth of trash, and if there is anything that can be done with the "no dumping" ordinances.

Mr. Garrity said that they should delay it and the land shouldn't be conveyed to the HOA in a condition other than promised on the plans. The HOA should refuse acceptance of the deed until it is done correctly.

Mr. Nolan said that there are two main issues: the lawns and the common space. The August 5 meeting will focus on the lawns, and said that there are 70 homes on the list. Each home will be treated differently based on the amount of work.

Robert Malehorn, Stony Creek Farms, stated that he is not seeing commitment or results and that this feels like "lip service." He inquired about the Township's power, and if it can stop work or sales.

Sheila Bello, Stony Creek Farms, thanked the board for their support and hopes it continues. She also asked about a parcel of land on the corner of Township Line and North Wales Road that has been approved for development, but it is commercially zoned and development will no longer take place. Additionally, she inquired about "Closed" North Wales Road signs being tossed to the side and inquired about stop signs.

Rick DeLello recalls a previous circumstance at Sunnybrook Development with a different developer. He said that there were issues with lawns, sod, and trees dying. He is on the HOA at Sunnybrook since 2007, He also said that Joseph Nolan was instrumental in working for years helping to get all of the pieces and components together. He inquired about a mechanism to help residents in communities earlier in the timeline and along the way.

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, AUGUST 20, 2014 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30p.m.

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- The August 28, 2014 Planning Commission Meeting has been cancelled.
- The next Methacton Conditional Use meeting is scheduled for Tuesday, September 9, 2014 at 7:00 PM and if necessary, Thursday, September 11, 2014 at 7:00 PM.

PUBLIC HEARING: ORDINANCE 14-250

Andrew Freimuth, Solicitor, opened the public hearing at 7:33 PM. and provided a brief background on the ordinance, which amends and supplements the July 17, 2013 ordinance to provide a six-month extension for the interest only repayment. The note, term of repayment, and interest rate remain the same.

William Kazimer, Worcester, inquired about the Township's General Obligation Note of 2013 regarding legal language within the amended ordinance "without limitations." Andrew Freimuth responded.

James Mollick, Worcester, commented on monthly payments of interest only language and on the draw procedure.

Eunice Kriebel, Treasurer, explained that the current monthly interest costs are approximately \$1,000.

The Public Meeting was closed at 7:40 PM.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept Ordinance 14-250 amended to extend the interest only portion of the General Obligation Note.

MOTIONS & RESOLUTIONS

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 16, 2014.

Dr. Mollick stated that the minutes do not accurately reflect what occurred at the Board of Supervisors meeting and requested that the minutes be changed to reflect his comments.

Daniel Dreher, Worcester, requested that the draft minutes be posted on the Township website to be viewed prior to the meetings.

William Goulding, Worcester, stated that he is not the current president of the HOA, as stated in the previous minutes. He is a resident of Stony Creek Farms.

Mr. Kazimer commented that he, in addition to property owners within Stony Creek Farms, were up in arms over the rocky topsoil. He also suggested that the pages of the minutes be numbered.

TREASURER'S REPORT**July 2014**

Chairman Bustard presented the information.

General Fund:	\$434,185.29
State Fund:	\$198,822.05
Capital Reserve:	\$ 194.10
Sewer:	(\$772,702.65)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the July, 2014 Treasurer's Report.

PAYMENT OF THE BILLS

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve the payment of the bills in the amount of \$733,827.26.

Dr. Mollick requested the breakdown of Wisler Pearlstine's invoices and that he cannot make a public comment at a monthly meeting without having the invoices.

MANAGER'S REPORT

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The next Zoning Hearing Board meeting will be held on Tuesday, August 26, at 6:30 pm. Application #14-08 at 1690 Valley Forge Road is requesting relief from section 150-35 to permit yoga and pilates classes at the home as an occupation.

There is no subdivision and land development update at this time.

ENGINEER'S REPORT

Valley Green WWTP Update – Joseph Nolan, Township Engineer, presented a power point presentation of the process to date that included photos from July 21, 2014. He further explained the timeline for the project's completion with photos accompanying. Mr. Nolan confirmed that the project is on schedule to be completed by December, 2014 unless there is inclement weather. Mr. Nolan explained where the backfill, berm, and landscaping will exist to provide screening for the tanks.

Supervisor Caughlan inquired if a decorative privacy fence will be provided in addition to the security fence.

Mr. Nolan explained that currently this is not budgeted for the project. He suggested waiting until the chain link fence and trees are installed and go from there.

Zacharias Trail Project Update – The pre-construction meeting was held on Tuesday, August 19, and they intend to initiate work on this the day after Labor Day. Mr. Bustard inquired about the Bog Turtle study.

Mr. Nolan stated that no Bog Turtles were found. Mr. Nolan confirmed that the application to DEP/ Core of Engineers is in process.

Road Project – The pre-construction meeting is tomorrow, August 21. The project is on track to be completed on time per Mr. Nolan. Mr. Nolan stated that there will not be road closures, and traffic control measures will be taken. He confirmed that the information has been submitted to the state to utilize Liquid Fuels money.

Supervisor Quigley inquired about the Stony Creek Farms Landscaping Meeting regarding the landscaping issues.

Mr. Nolan confirmed that he met with Ryan Homes, the homeowners, members of the Landscape Committee to address the issues and review final items that need to be addressed in order to complete Phases I and II. The builder and developer are working together on tree planting, common area restoration, and lawn restoration in Phase III. This will be initiated as of September 15, 2014, and the completion date is by the end of the year.

The Township strongly suggested that this be a coordinated effort between the residents, developer, and builder.

SOLICITOR'S REPORT

No update at this time.

OTHER BUSINESS

Supervisor Quigley inquired about 2568 Skippack Pike and if any progress had been made regarding the bid and indicated that the time frame is by December, 2014.

Supervisor Caughlan motioned that staff be allowed to create an informational packet be sent to the Hickory Hill residents. There was no second, and the motion failed.

PUBLIC COMMENTS

Mr. Dreher thanked Ms. Caughlan's motion to provide informational packets and further commented that he would withdrawal his appeal if another survey would be sent and the residents would be allowed to vote.

Mr. Kazimer commented on Stony Creek Farms, inquired about Zoning Hearing Board Application #14-08 and cars at the property and if it was permitted in a home occupation.

Dr. Mollick commented on Supervisor Caughlan's meeting with the Stony Creek Farms residents and requested that Hickory Hill be re-surveyed. He inquired as to who authorized the Township Solicitor to respond to the appeals and commented on the "Right to Know" process, and the need to have it revised.

Chairman Bustard agreed that the "Right to Know" process needs to be addressed in Harrisburg noting the legislation at hand.

Brad Tiffany, Worcester, addressed traffic flow at Water Street Road and Valley Forge Road and inquired if traffic lights can be placed on a blinking system after peak hours. He also inquired if township resident feedback would force PennDOT to make traffic lights more flow friendly.

Janet Chew, Worcester, commented she never received surveys or mail information regarding the Hickory Hill sewer project. Both she and her real estate agent called the Township prior to moving in and were informed that no projected sewer work proposed but she is in favor of the gravity system.

Jay McKeever, Worcester, commented on Hickory Hill Sewer project and stated that he was aware that a survey had been sent and is in favor of an additional surveys or information being sent out.

Mr. Goulding is appreciative of Mr. Nolan's efforts for the Stoney Creek Development noting Mr. Nolan is on-site more than some residents. Mr. Goulding will remain skeptical about the completion of the process until everything is finished. There being no further business to come before this Board, Chairman Bustard adjourned the meeting at 8:29 p.m.

Respectfully submitted:


Eunice Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Monday, September 8, 2014 AT 9:00 A.M.**

WORK SESSION CANCELLED

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, SEPTEMBER 17, 2014 – 7:30 PM

CALL TO ORDER by Arthur Bustard at 7:30 PM

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- The Zoning Hearing Board Meeting scheduled for September 23, 2014 has been cancelled.
- Methacton Conditional Use Meetings scheduled for October 6, 2014 and October 7, 2014 at 7:00 PM.

Motions & Resolutions

RECOGNITION OF SERVICE – MATTHEW SHELLY, MONTGOMERY COUNTY PLANNING COMMISSION

Chairman Bustard recognized Matthew Shelly, who was the Township's planning representative from Montgomery County, and has been actively involved with Worcester Township's Planning Commission. He will be the new Regional Planner in the western areas of Montgomery County. Chairman Bustard thanked Mr. Shelly for his years of service and contributions to multiple projects throughout the Township: Village Planning, Historic Structures, Open Space/Conservation, and more.

APPROVAL OF THE MINUTES OF AUGUST 20, 2014

Supervisor Caughlan corrected the minutes by stating that Mr. Kazimer is not a Stony Creek Farms resident.

A motion by Chairman Bustard, seconded by Supervisor Caughlan and Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of August 20, 2014.

James Mollick, Worcester, said that Chairman Bustard's comment regarding the Right to Know process is not in the minutes and stated that Worcester Township is profiling public requesters and requested that this activity be reflected.

TREASURER'S REPORT

August 2014

Chairman Bustard presented the information.

General Fund:	\$ 699,687.69
State Fund:	\$ 198,822.26
Capital Reserve:	\$ 1,288.08
Sewer:	(\$1,246,437.89)

Supervisor Caughlan wanted to clarify that the sewer fund is a net change, not a deficit in the fund.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the August, 2014 Treasurer's Report.

PAYMENT OF THE BILLS

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve the payment of the bills in the amount of \$303,833.93.

Dr. Mollick gave the Board of Supervisors a handout and inquired as to where the Solicitor's bills are reflected. He stated that the invoice review procedure is inaccurate, and commented on invoices he received through the Right to Know process to be in error.

APPROVAL OF MMO FOR 2015

Chairman Bustard presented information on the Minimal Municipal Obligation (MMO) Plan for 2015. F. Lee Mangan, Township Manager, stated that it is directly related to the obligations of the Township to file and show that the Township is meeting the requirements of our pension plan.

A motion by Supervisor Caughlan, and seconded by Supervisor Quigley and approved by all to approve the 2015 MMO for the Township Employee Pension Plan.

PETER WENTZ FARMSTEAD FEE WAIVER REQUEST

Mr. Mangan presented information on the Peter Wentz Farmstead Fee Waiver Request of two general building permits for a salt shed and pavilion, noting that the fees are minimal.

Supervisor Quigley inquired if this would be a distribution center for Montgomery County roads. Mr. Mangan said he would look into more details and make them available to the Board.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to waive the permit fees for the Peter Wentz Farmstead owned and operated by Montgomery County.

2014 PECO GREEN REGION GRANT

Mr. Mangan presented on the 2014 PECO Region Grant, which is now in its 10th year, and stated that there are a total of five grants available. The focus and intent on the grant are projects that benefit children. Consequently, Worcester is looking for an active and interactive project that works in relation to the completion of the Zacharias Trail. He is requesting \$10,000 for this project, which would consist of working with the environmental club at the elementary school.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve application, of the 2014 PECO Green Region Grant.

Steve Rock, Worcester, commented that are more grants available and the Township should make application and commended the Board for this grant application.

MANAGER'S REPORT**Zoning Hearing board Update**

Tiffany Loomis, Director of Planning and Zoning, provided the Zoning Hearing Board Update.

The Zoning Hearing Board meeting is cancelled for September 23, 2014. At the last hearing in August, the Zoning Hearing Board application #14-08 (1690 Valley Forge Road) was approved with conditions for a Yoga & Pilates studio. The applicant agreed and will be going forth.

Supervisor Caughlan inquired about off street parking at the site.

Ms. Loomis stated that based on the Township's investigation there are no issues regarding parking. The applicant was required to state logistics of the business (number of employees, number of people there at a time) to address any parking issues.

Subdivision Update

Ms. Loomis provided the Subdivision and Land Development Update. She stated that the planning commission will be reviewing the lot line change of 3040 Woodlyn Avenue on September 25, 2014.

She also stated that there has been a conditional use application submitted for the Center Square Golf Course. It was received at the end of August 2014. It will be discussed further in future meetings.

2568 SKIPPACK PIKE DISCUSSION

James Garrity, Township Solicitor, addressed the sale of this property containing a historic structure (also known as Unit #20). His office has been asked to write the bid specifications of this property's sale. This would include anything from photographs of the house and statements of environmental conditions if any. The property would be sold to the highest bidder unless the Township rejects all bids. His office is in the process of preparing specifications and bid packages.

Chairman Bustard addressed why the Township has requested that this be sold, as opposed to being torn down noting that the Historical Society is concerned with this building because it is the original parsonage used for the Bethel Hill Church. He wants to be sure that the process is done correctly and covered by all legal standpoints. If sold, the house cannot be torn down and rebuilt.

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Supervisor Caughlan stated that the church has documented that property from 1861, including a deed of transfer and old photographs.

Chairman Bustard clarified that Mr. Garrity is working on this document to protect the Township from any liabilities.

Supervisor Caughlan said that the church maybe interested in purchasing the property, and asked if the church could be placed on the list for information packets.

ENGINEER'S REPORT**Valley Green WWTP Update**

All of the tank work has been completed and the tanks have been sealed. Each compartment has been leak tested. The contractor will be starting to backfill within the next couple of days. They will be using conveyors to the back of the tank, and then the pipes will be installed. The internal will also be installed at the same time. Joseph Nolan, Township Engineer, stated the timeline is on schedule to be completed at the end of 2014.

Supervisor Caughlan asked if there will be any topsoil left over, and if so – what is the plan for disposition?

Mr. Nolan said that there is enough topsoil on the site to begin with. The site is all stone and blacktop. There will be no extra topsoil, but if there is he will notify the Board.

Zacharias Trail Project Update

The trail has been staked out. There is a 60-day contract that will be completed by the end of October.

Road Project

The contractor has a very aggressive schedule, and will be working every day except Sundays. The work is on schedule. All roads are seal coated before they are overlaid to get a better appearance – it may take a day or two for the look to settle out.

Zacharias Trail Bridge

The permit has been submitted to the DEP (joint permit between the DEP and Army Core of Engineers). An initial review letter was received, and a response is currently being worked on. Once the permit is received, the project will be put to bid. This should be bid this year as per Bustard's inquiry.

Chairman Bustard inquired about the storm water project in Fairview Village. Mr. Nolan said that they are in the process of design and has been in contact with some of the residents. They have prepared easements for four properties. The project should be able to be put to bid this year.

SOLICITOR'S REPORT

No update at this time.

OTHER BUSINESS

Mr. Wesselt greeted the Board of Supervisors and described his situation at 3441 Germantown Pike (AKA Former Tack Shop) and inquired if public sewer would be allowed to tap into Lower Providence's System.

Mr. Nolan said that there are manholes directly in front of the property and the only thing required is a lateral and a change to the Township's 537 Plan was discussed.

Chairman Bustard inquired if Lower Providence Township was opposed to this and Mr. Wesselt said that they are in favor of this.

Mr. Nolan stated that Terra Landscaping's intent is to hook into Lower Providence as well as the electrical union. An extension of the main would be needed for these two properties but not for the property at 3441 Germantown Pike and noted that some of the homes in Chadwick Place development tap into Lower Providence Sewers.

Supervisor Quigley addressed how sewer construction affects roadways. He inquired if the homes behind Terra Landscaping would be allowed to be connected.

Supervisor Caughlan moved to approve the request of 3441 Germantown Pike to connect to Lower Providence Township's sewer authority. Supervisor Quigley second and the motion was approved by all.

Mr. Rock commented and inquired as to why the Township didn't suggest low pressure grinder pumps.

Supervisor Caughlan moved for staff to prepare an informational packet regarding the Hickory Hill Sewer Project. Chairman Bustard clarified that this information is located on the Township website. Mr. Mangan concurred.

Public Comments

Daniel Dreher, Worcester, stated that he would drop the appeal that is pending with the DEP if the Township would re-survey the Hickory Hill area. He stated the appeal will cost the Township more money than to complete a re-survey. He further stated the residents need their input recognized and that he has reviewed the difference between gravity systems versus grinder pump systems.

Supervisor Quigley commented on previous meetings, surveys, and that doing another survey opens the door for all of the options to be re-evaluated. The decision has been made.

Chairman Bustard thanked Mr. Dreher for his comments.

Richard Earley, Worcester, commented on the Zacharias Trail. He asked if the plan was on the website and if the trail will be expanded over time.

Chairman Bustard replied that the intent is to tie Zacharias Trail into Evansburg State Park. This trail will be going to the edge of Worcester. The trail system is planned to be expanded.

The Manager will direct Mr. Earley on where the information is posted on the website.

Mr. Rock addressed the lighting issue at Methacton High School and the Conditional Use Hearings. He commented on the 2,000 page testimony that has occurred to date. The Rock family endorses the lights and is concerned about the children's safety.

Chairman Bustard clarified that the Township approved the lighting ordinance. The conditional use hearing is specifying the requirements.

Dr. Mollick commented about bullying allegations regarding the gravity system supporters of the Hickory Hill system. He further commented on the Right to Know process and addressed Chairman Bustard as to where Chairman Bustard obtained the figures mentioned in the last August business meeting. Dr. Mollick also commented on the purported invoices in error and stated he is concerned with the Township's process.

Chairman Bustard said that he does agree that there are some issues with the Right to Know process, and the amounts of requests submitted by Dr. Mollick are extensive.

The meeting was adjourned at 8:36 pm.

Respectfully submitted:

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

F Lee Mangan, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, OCTOBER 6, AT 9 AM

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced the following informational item:

- The Methacton Conditional Use Meetings are scheduled for October 6, 2014 and if necessary, October 7, 2014 at 7 PM.

Motions & Resolutions

APPROVAL OF THE MINUTES FOR AUGUST 4, 2014 AS AMENDED

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve the amended minutes of August 4, 2014.

Supervisor Caughlan amended the sentence "ordinances in violation of the property" striking half of the sentence on the second page, replaced the word "auction" to "bid".

Chairman Bustard corrected the name "Brandon" to "Brennan".

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The Zoning Hearing Board meeting scheduled for October 28, 2014 is cancelled due to no new applications.

Subdivision and Land Development Update

Ms. Loomis provided the report.

3040 Woodlyn Avenue was recommended by the Worcester Township Planning Commission for preliminary/final approval at their September 25, 2014 meeting. A draft resolution will be prepared for the Board's review at the October 15, 2014 meeting.

2568 Skippack Pike discussion

F. Lee Mangan, Manager, clarified that a bid package is being prepared by Mr. Garrity's office and referred Mr. Garrity to further expand on the matter.

James Garrity, Township Solicitor, prepared a draft bid package to restore this property with the property being subdivided no greater than 80,000 sq. ft.

Chairman Bustard inquired that the bid package specifications clarify that the home has to be restored and cannot be demolished.

Supervisor Caughlan inquired if restoration tax credits will be addressed in the bid packet.

Supervisor Quigley inquired if the footprint may be expanded. Mr. Garrity stated yes but the historical portion of the house must remain but the addition of 1950 can be altered or removed.

Center Square Golf Course Conditional Use application for Life Care Facility

Mr. Mangan reported that a conditional use application for the 157 acres golf course has been received by the Township. The hearing will be in conjunction with the October 15th regularly scheduled Board of Supervisors meeting.

David Pataki, Worcester, inquired as to what was proposed for the tract. Mr. Mangan responded the conditional use is for 400 plus units consisting of mixed life-care facility and apartments.

Paul Nordeman, CEO of Meadowood, inquired if healthcare would be offered.

US Army Reserve Base

Mr. Mangan stated that the environmental report for Phase II is complete and has been circulated to the Board.

ENGINEER'S REPORT

Mr. Mangan gave the report noting that the surveying is underway for the Adair stormwater project, as well as Ethel and Artmar Roads.

Ongoing meetings are taking place between the Township Engineer and Stony Creek Farm residents and committees. Phase III trees have been planted and lawn and common area restoration should be completed by the end of this week.

Chairman Bustard inquired if the road project will be completed soon. Mr. Mangan stated that the road project will be completed by the end of the month.

SOLICITOR'S REPORT

Mr. Garrity requested to have an executive session with the Board regarding a Right to Know matter – Docket #2014-1179.

An executive session began at 9:15 am and the Board of Supervisors returned at 9:35 am.

Mr. Garrity recommended there be a motion to appeal the order from the Office of Open Records because of the precedent it will set for all municipalities.

Supervisor Caughlan motioned to authorize the Township Solicitor to file the appeal for order 2014-1179 with Office of Open Records. Supervisor Quigley seconded the motion and it was approved by all.

OTHER BUSINESS

No other business at this time.

PUBLIC COMMENTS

Rick DeLello, Worcester, commented on the traffic and parking issues at Sunny Brook Park that Julie Lanzillo used to handle and inquired who will now follow up on this matter.

He also addressed speed within Sunny Brook Estates and referenced that one mailbox was taken out due to high speeds. He would like to see the position of Director of Parks & Recreation refilled.

Mr. Mangan stated that there is not adequate parking due to individuals showing up 15 to 20 minutes early. He recommended that the Township expand its facilities concerning soccer fields

Mr. Mangan will be proposing this within a month as part of the capital improvements program. He suggested Mt. Kirk Park expansion and will address the matter in the 2015 budget next month.

Carolyn Stedman, Worcester, addressed the Board about the rocky soil conditions, as well as limited trees in phase III. Chairman Bustard stated that more trees will be planted this week. Mr. Mangan confirmed.

Having no further business to come before this Board, the meeting was adjournment at 9:45 am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, OCTOBER 15, 2014 – 7:30 PM

CALL TO ORDER by Arthur Bustard at 7:30 PM

ATTENDANCE

PRESENT:

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

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INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- Both the Zoning Hearing Board and Planning Commission Meetings have been cancelled for October.

Motions & Resolutions

APPROVAL OF THE MINUTES OF SEPTEMBER 17, 2014

Supervisor Caughlan corrected the minutes by stating that in the second paragraph when referencing 2665 Skippack Pike, the term “accessed” should be “requested” and “parcel” should be “parsonage.”

In terms of the church’s interest in 2568 Skippack Pike, Supervisor Caughlan changed “is interested” to “may be interested.”

James Mollick, Worcester, commented that the minutes do not accurately reflect what occurred. He further commented on the Gravity System regarding the Hickory Hill Sewer. He said that the Board of Supervisors misled the public and that the Hickory Hill residents were not bullied.

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 17, 2014.

TREASURER'S REPORT

September 2014

Chairman Bustard presented the information

General Fund	\$ 973,106.10
State	\$ 198,840.98
Capital Reserve	\$ 1,330.11
Sewer Fund	(\$1,340,288.96)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the September 2014 Treasurer’s Report.

Dr. Mollick commented on the legal category section of the report stating that he believes there are inconsistencies. Dr. Mollick expressed that he has a problem with how the legal expenditures are categorized.

PAYMENT OF THE BILLS

Chairman Bustard presented the report.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the payment of the bills in the amount of \$1,170,724.02.

Dr. Mollick said that the invoices are stated in a manner where he perceives that they will be used in a political campaign. He further commented on closed appeals, payroll records requested under his name, that he never requested, along with other entries under his name in the billings. He further commented that the billing system is flawed.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, stated that the meeting scheduled for October 28, 2014 has been cancelled.

Subdivision and Land Development Update

Ms. Loomis stated that the Planning Commission meeting scheduled for October 23, 2014 has been cancelled.

Planning Commission Report

F. Lee Mangan, Township Manager, introduced Gordon Todd, Chairman of Worcester Township's Planning Commission.

Mr. Todd stated that the Worcester Township Planning Commission has recommended that the Board of Supervisors adopt the Master Plan of Center Point Village and authorize John Kennedy and Montgomery County Planning Commission to draft a zoning ordinance on behalf of the Township.

He addressed that the Worcester Township Planning Commission is working on an invasive species ordinance regarding Bamboo and a new historic ordinance from the ground up to include the entire public.

Mr. Mangan addressed that the TCDI grant program was not successful, and that further funding will be looked into.

Chairman addressed Resolution #2014-32: Authorizing Formal Approval of the Master Plan for Center Point Village

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution #2014-32.

Chairman Bustard addressed Resolution #2014-33: Authorizing the Attempted Development of Zoning Ordinance Amendments to Reflect the Master Plan for Center Point Village

Mr. Mangan clarified that the master plan will be addressed by quadrants where zoning will be applied.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution #2014-33.

John Kennedy introduced himself and further explained the process. He will be taking a secondary role to the Montgomery County Planning Commission. He referenced Brandon Rudd as the planner for the project. He has submitted a proposal from August 25, 2014 that stated rates and terms that applied during the master plan process. He said that there would be a request for a work order. He further explained the breakdown of rates being charged.

Chairman Bustard requested that he further explain how John Kennedy & Montgomery County Planning Commission will interact with the Worcester Township Planning Commission. He further explained that the quadrant plan is currently being implemented.

Mr. Kennedy has proposed a total schedule of 12 months and looks forward to working with the Planning Commission. Between 12 and 18 months, he would like to have a proposed Zoning Ordinance to present to the Board.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, presented Resolution# 2014-34: 3040 Woodlyn Avenue Lot Line Adjustment.

He has reviewed the plan and this is considered a simple lot line plan. A series of waivers were proposed and there are no objections.

Supervisor Caughlan inquired if the smaller lot were to be sold, what regulations would the buyer have to comply with?

Mr. Nolan stated that it would become a building lot and the owner would have to comply with the Township's building code requirements. No new lots are being created, one lot is being made bigger and the other lot is being made smaller.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution #2014-34.

2014 Road Project Update

The 2014 Road Improvement Program is 70% complete. Only four more roads need to be paved, which will be completed next week.

Valley Green WWTP Update

Construction is on schedule, and all testing has been done. Pipes are being installed and equipment within the tanks is also being installed. The electrical contractor is onsite installing all conduit for the plant. The plant should be operational by the end of the year. Landscaping still needs to be addressed.

Zacharias Trail Project Update

The trail project is under construction, and the grading and excavation of the site and adjacent areas are complete. The large culvert and under drain has been installed. The path will be paved as of next week and be completed within the next three to four weeks.

Zacharias Trail Bridge Update

The Bridge in conjunction with the trail project has had a few Department of Environmental Protection requests to revise the plans. The plans have been revised and submitted to Department of Environmental Protection. They are currently reviewing the project and the permit is forthcoming.

Chairman Bustard confirmed that this was part of the grant.

Storm Sewer Project for Adair Update

Letters have been sent to homeowners letting them know that the Township will be doing survey work to access their properties, and the work is progressing. They are in the design phase.

Stony Creek Farms Update

Chairman Bustard inquired about Stony Creek Farms. Mr. Nolan stated that the contractor will be completing the work shortly. He has been completing walkthroughs, and is very pleased with what he sees. He has been working with the Landscape Committee and taking issues as they come up. All items have been addressed due to the amount of time being spent with site visits.

SOLICITORS REPORT

James Garrity, Township Solicitor, referenced that it would be best to complete the rest of the meeting before the Conditional Use hearing begins. The Board of Supervisors agreed.

OTHER BUSINESS

Supervisor Caughlan moved to create an informational packet for the 70+ residents affected by the Hickory Hill Sewer area. The motion did not receive a second and it failed.

PUBLIC COMMENTS

Daniel Dreher, Worcester, stated that if a re-survey would be done he would drop his appeal regarding the Hickory Hill Sewer issue. If the appeal is open, sewers cannot proceed. Mr. Dreher stated that Supervisor Quigley was originally in favor in gravity systems.

Supervisor Quigley stated that more was being required by the residents by opening up another survey. This issue has been addressed the past two and a half years. Supervisor Quigley went on to explain that all of the options were weighed regarding this matter and that the formal process was adhered to.

Mr. Dreher would like someone to step up, and he will withdrawal the Department of Environmental Protection appeal due to the financial consequence.

Dr. Mollick commented on his Right to Know request and stated the Department of Environmental Protection requested the surveys but when he requested these surveys, the Township redacted information. Within two days the Department gave him the un-redacted surveys.

Dr. Mollick inquired who called the State Police to be there for September 9, 2014 conditional use hearing.

He commented on the Board of Supervisors going to the Commonwealth Courts regarding an in camera review of documents by the Right to Know office. He cited Mr. Clement's verbiage in a Right to Know response and took offense of being call abusive. An appeal has been further filed regarding the recordings for the Conditional Use Hearings.

William Kazimer, Worcester, inquired as to the depth of the topsoil at Stony Creek Farms and further commented on the trees and to be careful planning too many.

William Goulding, Worcester, addressed the rocky soil, turf issues, and missing trees in the Stoney Creek Development. He confirmed that Mr. Nolan has been actively involved and things have improved. He referenced that there is a looming conveyance where significant issues need to be addressed before dedication.

The Board of Supervisors Meeting was adjourned at 8:25 p.m.

Mr. Garrity opened the Conditional Use Hearing at 8:31 p.m. A court reporter was present for recording and transcripts.

Respectfully submitted:



F Lee Mangan, Secretary

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**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, NOVEMBER 3, 2014 AT 9:00 AM**

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced that the next Conditional Use Hearing regarding Center Point Golf Course is scheduled for November 19, 2014.

MOTIONS & RESOLUTIONS

Approval of the Minutes of October 6, 2014

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve the amended minutes of October 6, 2014.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The Zoning Hearing Board meeting scheduled for November 25, 2014 has been cancelled.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to grant the Extension of Time for 1207 Hollow Road Subdivision and Land Development Plan.

Joseph Koslowski, Worcester, is requesting relief for a re-roofing permit fee. He further explained that he has had issues the past nine years with his roof.

Chairman Bustard confirmed that this fee is to cover the building inspection fees. Lee Mangan, Township Manager, confirmed this. Supervisor Caughlan further explained that if this fee is not covered, it would be forwarded onto the tax payers thus it must be paid.

Mr. Koslowski thanked the Board for their time.

Authorization for Towamencin Fire Police

Mr. Mangan provided the report.

He explained that an official action is required for the fire police to be present at the entrances of Fisher Park for traffic control on November 22, 2014 for the Towamencin Township 5k Turkey Trot.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to grant the request for fire police to be present at the entrances of Fisher Park on November 22, 2014.

Supervisor Quigley inquired if the Township was ever reimbursed for Worcester's portion of the use of our land.

Chairman Bustard further explained the land transaction of Fisher Park.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, provided the report.

Road Improvement Project

All of the overlay work was completed as of last week for the 2014 Road Improvement Project. Bean Road is temporarily shut down on November 3, 2014.

Zacharias Trail Project

The trail project has been stoned from Green Hill Road to Evansburg Park and will be paved within the next two weeks. He confirmed that he has heard nothing from DEP on the bridge permit.

Supervisor Caughlan inquired about the parking lots and if paving notifications have been given.

Valley Green Wastewater Treatment Plant

The site piping is being installed and then the back fill will be completed. Everything is on schedule.

Stony Creek Farms

All of the work was to be completed on Saturday, but did not occur due to the rain. It will be completed on November 3, 2014, and November 4, 2014. There were three pages of comments, and which, most was agreed to. At this point all work will be considered completed.

Supervisor Caughlan inquired if there was a warranty on the work and about the rocks in the lawn. Mr. Nolan replied that the trees are guaranteed for one year and that 30 truckloads of rock have been removed. The overall comments from residents indicate they are happy with the results.

Release of Liability

Mr. Nolan presented this concept to the Board by preparing an example of this liability waiver. He further explained that builders finish homes in the middle of winter, where the home is not completed yet, but the new home owners want to move in. This releases the Township of the liability of the unfinished driveways, lawns, cracking concrete, etc. Both the homeowner and builder sign off. This waiver will clarify the U&O process.

All Board members think this is a good idea. James Garrity, Township Solicitor, clarified what a temporary U&O is and how the liability waiver will help in this process.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve a release of liability form for the Township subject to the Solicitor's review.

OTHER BUSINESS

Supervisor Caughlan inquired as to the status of 2568 Skippack Pike. Mr. Mangan requested more time regarding the December 31, 2014 deadline date due to the advertisement being prepared.

Chairman Bustard inquired if three months from the time of advertisement, as the deadline needs to be set, and if that would be fair. Mr. Garrity further clarified that time would be needed to walk through the home, inspect the property, etc. as well as if the following bidder does not follow through.

Supervisor Caughlan addressed that a structural engineer and other professionals would need to access the house. She inquired if a pre-approval would be required. Mr. Garrity stated that we are not at the moment, due to wanting a quick closing. If they don't close the Township would sell to someone else.

Supervisor Caughlan inquired about the two-step process. Chairman Bustard said that he needs to see how this plays out. Supervisor Caughlan moved to have the bid date deadline extended three months from the date of advertisement, Supervisor Quigley seconded this motion and it was a unanimous decision.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to grant an extended bid date deadline three months from the date of advertisement.

James Mollick, Worcester, commented that he can object at any time during the meeting regarding the Sunshine laws.

Supervisor Caughlan addressed the Hickory Hill matter with the appeal being withdrawn and motioned that an informational packet be prepared for the residents concerning the timeline and how the system works in their home.

Chairman Bustard is in agreement when the system actually gets approved. Mr. Mangan urged the Board that the Township should not be choosing the single player and an information packet will be provided upon the proper timeline.

Mr. Mangan has been directed to do so.

PUBLIC COMMENT

Dr. Mollick inquired about what the executive sessions will be about. Mr. Garrity explained that the first subject matter will be the Methacton School District Conditional Use Application decision.

The second being that the Board advised on their rights regarding the Conditional Use Hearing for Center Square Golf Course and obtaining additional counsel.

Dr. Mollick commented on the Right to Know process and what harassment is considered. He quoted various cases and facts. He is in disagreement with the opinion that he is abusing the Right to Know process. He thinks there should be a new Right to Know Officer and Solicitor. He further expressed his discontent.

William Goulding, Stony Creek Farms, commented on the closings and responsibilities of the Township waiver and fully understands why this Township is going in this direction. He feels there should be various protections to the buyers. Mr. Garrity further clarified the U&O process and why both the builder and buyer must sign the waiver. Discussion and questions ensued.

Mr. Goulding gave a perspective on the status of the Stony Creek Farm issues, stated that Mr. Nolan's report is accurate, and expressed a continued concern about the remaining three buildings and lawns.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:52 am.

Respectfully submitted:



Eunice C. Kriebel, Assistant Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS SPECIAL MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
FRIDAY NOVEMBER 7, 2014, AT 9:00 AM

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

NONE

MANAGER'S REPORT

Chairman Bustard explained that the purpose of the special meeting is for discussion and possible appointment of special council for Center Square Golf Course / Cutler Conditional Use Hearings.

F. Lee Mangan, Township Manager, asked that the Board enter Executive Session relative to possible attorney choices and possible appointment.

Supervisor Caughlan asked James Garrity, Township Solicitor, to explain the reasoning behind obtaining separate council prior to going into Executive Session.

Mr. Garrity stated that there should be a separation of the functions between representing the Board of Supervisors and representing the Conditional Use criteria in the ordinance. The purpose of the special meeting is to obtain advice from himself and the Township Manager about possible people who could act as council to the ordinance in order to make the best possible decision.

Supervisor Caughlan commented that the Board asked the applicant questions in the first Conditional Use Hearing for Center Square Golf Club, and it did not feel like the right process to make a record.

Mr. Garrity said that the witness presented by the Cutler Group was not cross-examined by anybody. It could appear that the Board has a biased position if they are too involved in the proceedings.

Executive Session began at 9:07 am.

Executive Session ended at 9:17 am.

James Garrity suggested the Board appoint Robert Brant, Esquire at the rate of \$200 per hour.


A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to appoint Robert Brant, Esquire as special counsel for the Township for the Center Square Golf Course Cutler Conditional Use Hearings.

James Mollick, Worcester, suggested that someone independent be appointed because Mr. Brant is the Solicitor for the Worcester Township Zoning Hearing Board and he believes Mr. Brant to have a conflict of interest. He further inquired as to how Mr. Brant was appointed.

Stuart Land, Worcester, stated he has trust in the Board's decision and supports it.

No further business to come before the Board, Mr. Bustard adjourned the meeting at 9:26 am.

Respectfully submitted:



Eunice C. Kriebel, Assistant Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, NOVEMBER 19, 2014 – 7:30 PM

CALL TO ORDER by Arthur Bustard at 7:30 PM

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

- The Conditional Use Hearing for the Center Square Golf Club will continue at the conclusion of the Board of Supervisors meeting.
- The Zoning Hearing Board scheduled for November 25, 2014 has been cancelled.

MOTIONS & RESOLUTIONS

Approval of the Minutes of October 15, 2014

Supervisor Caughlan made a correction under the Engineer's Report, where survey work should be changed from "them" to "the Township."

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 15, 2014.

William Kazimer, Worcester, corrected his comment from "soil" to "topsoil."

Treasurer's report

October 2014

Chairman Bustard presented the information:

General Fund	\$ 296,868.93
State Fund	\$ 199,003.19
Capital Reserve	\$ 1,693.96
Sewer Fund	(\$1,445,643.41)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the October 2014 Treasurer's Report.

Payment of the Bills of the Township

Chairman Bustard presented the report.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the payment of the bills in the amount of \$1,133,156.71.

James Mollick, Worcester, commented on auditing on the bills regarding his past comments. Chairman Bustard said that these bills have been further evaluated and that the Treasurer monitors the bills closely.

Dr. Mollick referenced a check register, the invoices of the Township, and how the Township staff handles these matters. He feels that the information provided is inadequate for the public to be able to make public comment. He further commented on the Right to Know process and explained the time period of particular invoices were not made available to him.

Pump and Haul Agreement

Joseph Nolan, Township Engineer, explained the pump and haul agreement. The Toll Brothers development (The Preserve at Worcester) will be served by public sewers by Upper Gwynedd Township and this is done through a force main. Toll Brothers has contracted with a waste water management company for pump and haul until the construction can take place. By March, 2015, the sewer pump station and connections will be complete. Mr. Nolan has reviewed the agreement and it is standard procedure.

Supervisor Caughlan inquired if there have been any provisions made for any possibility of overflow in the holding tank should a storm happen. Mr. Nolan explained that the capacity far exceeds the need of these units. Pump and haul has fail-safes built into this unit.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize the execution of the application and submission of the Pump and Haul agreement application for the Preserve at Worcester to the DEP.

James Reese, Worcester, inquired if this agreement is a tax-funded kind of agreement. Chairman Bustard clarified developer expense. Mr. Nolan confirmed.

3455 Germantown Pike – IBEW

Bernadette Kearney, Attorney, presented on behalf of the applicant and request to hook into Lower Providence Sewer Authority (LPSA) public system.

Chairman Bustard stated that the Board gave permission to 3441 Germantown pike in September 2014. Mr. Mangan had Mr. Nolan explain the most recent meeting between LPSA and Worcester Township regarding an inter-municipal agreement. They would like Worcester Township to be a bulk customer and bill the end users individually. Two of the five properties do not need sewer main extensions and the others need an extension of the main sewer line.

Supervisor Caughlan asked how this affects the tack shop property. Mr. Nolan explained that we addressed the request conceptually and then explained that we are being required to do an inter-municipal agreement and they have requested a specific way for us to proceed.

Ms. Kearney said that the unique nature of the property requires them to hook up to public sewer. She expressed that they would be willing to put up an escrow to secure payments regarding this kind of the agreement. Mr. Garrity stated that there are many implications regarding this matter.

Ms. Kearney inquired if they could hook up sooner since they do not require an extension of the line. Mr. Nolan said that is reasonable. Supervisor Quigley impressed that it very important to get the IBEW to move forward as quickly as possible.

Preliminary Proposed Budget for 2015

Mr. Mangan presented this information in its entirety. All information was in the PowerPoint presentation. The Township residents have requested that trails and recreation be a focus per Mr. Mangan. Chairman Bustard asked if this proposed budget would be available on the website.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and accepted by all to advertise the proposed budget for 2015.

Both Supervisor Caughlan and Mr. Garrity clarified this is not the public hearing of the budget and is a preliminary introduction.

Dr. Mollick commented on reconciling the budget, how the Township budgets its money, and the public's involvement. Dr. Mollick addressed reconciling the budgets and suggested the Township look at how reconciling was performed in 2005.

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning & Zoning, provided the report. The Zoning Hearing Board meeting is cancelled for November 25, 2014.

Sub-Division and Land Development Update

Ms. Loomis met with the Planning Commission and reviewed the lot-line adjustment at 1207 Hollow Road. They recommended a preliminary final approval due to the nature of the application.

2665 Skippack Pike, Swiss Chalet

Mr. Mangan presented the information. There are discussions of groundwater issues, and what has to be done to address it. This matter has not been discussed, as the building has not been occupied for seven years. Before the new tenant occupies the property, a request for Mr. Nolan to further evaluate the stormwater was recommended. A brief PowerPoint presentation took place showing photos of the site ranging from 1942 to 2010.

Mr. Mangan asked for the consent of the Board to have Mr. Nolan investigate the site. Supervisor Caughlan and Chairman Bustard agree, and Supervisor Quigley is against it

Engineer's Report

2014 Road Improvement Program

The 2014 Road Improvement program is completed. There were a few minor issues on Merrybrook Road that are being addressed and taken care of.

Zacharias Trail

The Zacharias Trail work is continuing, weather permitting. All of the stone work is completed, and it is progressing.

Valley Green Wastewater Treatment Plant

Valley Green Treatment Plant's piping is nearing completed and electrical work is underway. It is estimated that the plant will be operational by the end of the year. Due to the weather, the final restoration will be deferred until the spring.

Supervisor Caughlan inquired as to the buffer. Mr. Nolan stated that the plans show a berm and trees on top of the berm.

Stony Creek Farms

The trees in phases III & IV have been completed, in addition to phases I & II are completed. He gave the timeline for paving of Phase III. The last unit in Phase IV has been sold. The last home settlement will occur in June and eventually the dedication of the roads to the Association.

Supervisor Cauglan inquired about the remediation. Mr. Nolan responded that there is a positive impact.

Chairman Bustard inquired about the proposed salt shed expense. Mr. Nolan explained that last year's winter was severe and there was a drastic salt shortage. Worcester currently has the ability to store salt for approximately one storm, utilizing the storage capacity built 27 years ago. The back wall is structurally compromised at this time and a new facility needs to be built. He further explained washing down vehicles is now regulated by DEP. Townships handle this situation by building wash bays that separate the chemical components and is a self-contained environment that is humane for employees.

The new proposed facility is being built to store salt and cinder. The concept shown is not the final draft. Mr. Nolan gave an in depth explanation of the plan shown to the public. The building is 45'x90', which includes outside storage as well as storage for liquid application, such as brine application. This is extremely cost effective. The goal is to keep this cost under \$500,000. Mr. Nolan explained that all of the walls in the facility need to be reinforced concrete; it is an extremely large building that needs to be structurally sound for operational cost effective purposes.

Supervisor Quigley asked if other Township's build structures of this sort and if there is condensation. Mr. Nolan referenced that many other Townships have salt bins of this nature. Mr. Nolan explained all of the technical components.

Supervisor Quigley inquired about the gas and diesel fuel storage. Mr. Nolan said this has not been designed for this point in time and all the requirements that are involved. Mr. Nolan clarified that fuel storage has not been included.

Supervisor Quigley inquired about the safety of the pumps referencing the prior Pump & Haul agreement referencing emergency services calls on weekends and holidays. Mr. Nolan clarified that the first call will be to the environmental hauler and that we will be notified due to being party to the agreement. The hauler is contacted directly.

Other Business

3441 Germantown Pike public sewer issue was addressed in conjunction with 3455 Germantown Pike.

Public Comments

Mr. Reese commented on the road work regarding county, state, and township owned roads. He addressed the color of the stone for patch work. He suggested that the color of the stone match.

Dr. Mollick commented on the Swiss Chalet and its current status. He further addressed the surplus of the budget last year and how it should be distributed. He commented about the office of open records. Dr. Mollick further commented about a suit filed in the office of open records. Dr. Mollick questioned the board and had various comments about the tax payer funds. He commented on the Nike base regarding the Phase I and Phase II studies, and further inquired about his Right to Know requests regarding these studies.

Chairman Bustard requested Mr. Mangan to address the Phase I and Phase II studies on the Nike base. He addressed that the environmental firm is reviewing the information and there is a time for them to do so. There will be finalization in the up and coming months.

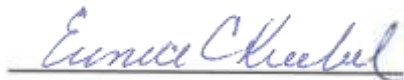
Supervisor Caughlan asked if Mr. Mangan anticipated any action before the first of the year. Mr. Mangan stated likely not.

Fred Oskanian, Worcester, inquired about having 3427 Germantown Pike hooking into LPSA. Mr. Garrity explained that we need to work this out procedurally.

James Phillips, Worcester, commented on the public sewer issue for Germantown Pike brought up this evening. He believes it is an easy decision and recovering unpaid bills is easy. Mr. Garrity explained that typically that there is not a Municipal guarantee involved in this type of agreement.

The meeting was adjourned at 8:51 pm.

Respectfully submitted:



Eunice C. Kriebel, Assistant Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Monday, December 1, 2014 AT 9:00 A.M.**

WORK SESSION CANCELLED

130105

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, DECEMBER 17, 2014- 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:

- **Conditional Use: Methacton High School Lights** - Chairman Bustard introduced the Decision and Order. James Garrity, Esquire, Township Solicitor, read the Decision and Order. The lights at Methacton High School are contingent upon specific requirements.

A motion was made by Supervisor Caughlan, seconded by Chairman Bustard, and opposed by Supervisor Quigley to approve the Conditional Use Application of Methacton School District Lights. The vote was 2-1.

Chairman Bustard read a statement that commented on the overall process of this Conditional Use Application starting in 2011. He stated that the purpose of passing the lighting ordinance with a conditional use process is to address the concerns of the school, Worcester Township, neighbors, and community.

Comments were not taken due to the numerous hearings held per the advisement of the Solicitor.

The meeting adjourned for five minutes at 7:53 pm.
The meeting reconvened at 7:58 pm.

MOTIONS AND RESOLUTIONS

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of, and approve as amended the written minutes of November 7, 2014 and November 19, 2014.

James Mollick, Worcester, inquired about taping of the meeting, objected to no public participation regarding the Decision & Order for Methacton School District, and stated that in his opinion the minutes do not reflect what happened.

Mark Landis, Worcester, commented on the correction process of the minutes.

Steve Rock, Worcester, commented on the correction process of the minutes and requested that meetings be videotaped.

Daniel Dreher, Worcester, requested that the draft minutes be provided prior to the meeting on the Township website.

TREASURER'S REPORT

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Treasurer's Report for November 2014.

General Fund:	\$494,664.70
State Fund:	(\$165,195.27)
Capital Reserve:	\$ 25.44
Sewer:	(\$1,845,315.88)

PAYMENT OF THE BILLS TO THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills to the Township in the amount of \$482,401.32.

Dr. Mollick requested a line item breakdown of the payment of the bills of the Township and commented on \$204,000 of legal bills paid regarding Right to Know. He further commented on the Right to Know process in Harrisburg, as well as his campaign mailer that was sent in to the Office of Open Records. He read a response that was filed with the Office of Open Records, and suggested the Township secure a different law firm and Right to Know Officer, and commented on an on-going law suit.

ORDINANCE 2014-251 (PSATS) –Eunice Kriebel, Treasurer, explained the PSATS Board of Trustees have changed the policy regarding the Employer's Unemployment Group Trust and this ordinance is required to remain a participant in the Group.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Ordinance 2014-251 PSATS Unemployment Compensation Trust.

ORDINANCE 2014-252 (FIREARMS) – Mr. Garrity introduced this ordinance and explained that this law gives citizens the right to file a private cause action if there are any ordinances regulating firearms. Worcester Township has a firearms ordinance and therefore this ordinance must be adopted.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Ordinance 2014-252 Firearms.

John Diesel, Worcester, commented on the current law and stated that he believes in the right to protect yourself and is in support of the action of the Board.

Scott Misus, Worcester, encouraged that Worcester not adopt any firearm regulations that run contradictory to state law. Mr. Garrity confirmed that this is what is happening by adopting this ordinance.

Michael Libor, Chairman of the Zoning Hearing Board, cited the section of the current ordinance that is unconstitutionally vague. He referenced state law pertaining to hunting and the ordinance is contrary to slide and stated that he is support of the Township's actions.

RESOLUTION 2014-35 TAX RATE 2015 –Mr. Mangan gave the introduction noting that there has been no increase in the proposed real estate tax.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to pass resolution No. 2014-36: Tax Rate 2015.

2015 BUDGET ADOPTION – Mr. Mangan presented the budget via PowerPoint presentation.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to adopt the 2015 Budget.

Dr. Mollick handed out a copy of 2006/2007 budget information to the Board of Supervisors, presented Lower Gwynedd's budget and commented on the budget for legal services. He also inquired if the Army Base expenses are factored into the budget, commented on the Right to Know process, and gave suggestions on ways the Township can save money.

Mr. Rock inquired if the budget was reviewed previously at a public meeting. Chairman Bustard stated that it was reviewed at the last meeting and has been advertised.

RESOLUTION 2014-36: 1207 Hollow Road Lot Line Adjustment –Motion for Preliminary/ Final Approval

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to pass resolution No. 2014-36: 1207 Hollow Road Lot Line Adjustment.

INTERMUNICIPAL AGREEMENT WITH LOWER PROVIDENCE SEWER AUTHORITY REGARDING 3441 AND 3455 GERMANTOWN PIKE –

Mr. Mangan presented this information and requested that Mr. Garrity and staff be authorized to work out an understanding with Lower Providence Sewer Authority for connections of 3441 and 3455 Germantown Pike properties. These two addresses are to be dealt with first, and then three additional connections will be addressed later due to their complicated expansion.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to authorize Mr. Garrity coordinate connections with Lower Providence Sewer Authority for the properties on Germantown Pike.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, discussed 3238 Germantown Pike.

SALDO Update

Ms. Loomis presented information on Willow Creek and its Conditional Use Application and SALDO use.

Supervisor Caughlan commented on the Approval of the Farm Bureau being necessary.

Mr. Garrity stated this is a complicated matter and is currently being reviewed.

Mark Landis, Worcester, commented that the property owner has come back many times for concessions regarding this property.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, provided the report.

The Zacharias Trail is complete from Hollow Road to Heebner Park and from Green Hill to Evansburg Park. The parking lot has been paved and line striping has been completed.

Valley Green Wastewater Treatment plant – Hydraulic testing has been completed, and the plant will be filled with effluent. The plant will be operational within the next week. It will be providing capacity by the end of the year.

Design of Stormwater from Adair is complete. The next step is to get easements from property owners.

Zacharias Bridge –a crossing permit has been submitted to DEP. The Corp of Engineers is still reviewing the project and will offer comments by the end of the year. Trail is complete however the trail from Fawn Road to the pioneer house will be completed in house by Staff.

Chairman Bustard inquired about the Stormwater in Fairview Village and when it will be evaluated noting that money has been budgeted for next year. Mr. Nolan will be evaluating this area during the heavy rain season.

Supervisor Quigley inquired of Chairman Bustard about the trails pertaining to Hawks Nest Lane and if Robert D'Hulster, Public Works Director, is securing this area to prohibit four-wheeler traffic with the parks and trails.

SOLICITOR'S REPORT

No Report

PUBLIC COMMENTS

William Kazimer, Worcester, commented on the Decision & Order of Methacton School District referencing declining property values due to lights being installed.

Mr. Rock commented on having a task force to work with the Board of Supervisors. He referenced open space, building regulations, increased tax revenues, and infrastructure to include the Township's ACT 537 plan from 1996. He also mentioned the following topics: Mr. Harris, fair employment practices, gas prices, the Army base, potholes, certified letter signatures, and cars being broken into and stolen.

Mr. Diesel commented on yielding time (i.e. five minutes) as in Washington, he believes Worcester Township should do this. He also commented on the Right to Know process.

Ronald Evans, Worcester, commented on the Decision & Order for Methacton School District regarding the vote that took place and expressed disappointment with Supervisor Quigley's vote.

Dr. Wini Hayes, Worcester, commented on the tax base, and stated that education costs are always more than property taxes. She went on record asking the Methacton School District to not appeal the Decision & Order.

Supervisor Quigley commented on the cost and process of the Conditional Use Application.

Dr. Mollick commented on taxation, and the recent school facility being built for 6,500 students with only 4,500 attending. He also commented on the Decision & Order for the Methacton High School, the Boston Tea Party and Federalist papers, and the overall process. He inquired about his campaign pamphlet being distributed to the Right to Know office in Harrisburg.

Mr. Misus inquired about the low pressure system for Hickory Hill and the overall procedure. He requested that the Act 537 plan be amended by the Board of Supervisors to include the gravity system.

Chairman Bustard and Supervisor Quigley both stated they are not interested in amending the decision.

Supervisor Caughlan clarified earned income taxes, open space regulations in relation to development and how it relates to income generation, the 2013 surplus to the budget, and how it was invested in capital improvements.

The meeting was adjourned at 9:34 P.M.

Respectfully submitted:



Eunice C. Kriebel
Assistant Secretary