

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING\
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
TUESDAY, JANUARY 3, 2006 11 A.M.**

CALL TO ORDER

The reorganization meeting of the Board of Supervisors was called to order by Mr. Chase Kneeland at 11:00 A.M.

PLEDGE OF ALLEGIANCE

Mr. Chase Kneeland led the recitation of the Pledge of Allegiance

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS

None

**1. REORGANIZATION OF THE BOARD OF SUPERVISORS
A MOTION TO APPOINT A TEMPORARY CHAIRMAN**

A motion by Mr. Art Bustard, seconded by Mr. John Harris and passed unanimously to appoint Mr. Chase Kneeland as Temporary Chairman.

A MOTION TO APPOINT A TEMPORARY SECRETARY

A motion by Mr. Chase Kneeland, seconded by Mr. John Harris and passed unanimously to appoint Mr. Art Bustard as Temporary Secretary (to record these motions).

A MOTION TO APPOINT THE CHAIRMAN FOR THE YEAR 2006

A motion by Mr. Chase Kneeland seconded by Mr. Art Bustard, and passed unanimously to appoint Mr. John Harris to the position of Chairman of the Board of Supervisors.

A MOTION TO APPOINT THE VICE CHAIRMAN

A motion by Mr. John Harris, seconded by Mr. Art Bustard, and passed unanimously to appoint Mr. Chase Kneeland to the position of Vice Chairman of the Board of Supervisors.

A MOTION TO APPOINT THE SECRETARY

A motion by Mr. Chase Kneeland, seconded by Mr. John Harris and passed unanimously to appoint Mr. Art Bustard to the position of Secretary of the Board of Supervisors.

2. READING AND APPROVAL OF THE WORK SESSION MINUTES OF DECEMBER 5, 2005

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to dispense with the reading of, and approve, the Work Session minutes of December 5, 2005.

(Copies are available for review)

3. READING AND APPROVAL OF THE MINUTES OF DECEMBER 21, 2005

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to dispense with the reading of, and approve, the minutes of December 21, 2005.

(Copies are available for review)

4. THE FOLLOWING APPOINTMENTS TO BE MADE BY ONE MOTION:

TOWNSHIP MANAGER	CHARLES A. SARDO, SR.
ASSISTANT TOWNSHIP MANAGER	EUNICE C. KRIEBEL
ROADMASTER	CHARLES A. SARDO, SR.
TREASURER	EUNICE C. KRIEBEL
ASSISTANT SECRETARY	EUNICE C. KRIEBEL
TOWNSHIP ENGINEER	JOSEPH J. NOLAN
SANITARY ENGINEER	JOSEPH J. NOLAN
ZONING OFFICER	CHARLES A. SARDO, SR.
BUILDING INSPECTORS	GEORGE S. GARDNER CKS ENGINEERS

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the above appointments.

5. A MOTION TO APPOINT JAMES J. GARRITY TO THE POSITION OF TOWNSHIP SOLICITOR

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to appoint James J. Garrity to the position of Township Solicitor.

6. A MOTION TO APPOINT ROBERT L. BRANT TO THE POSITION OF ZONING HEARING BOARD SOLICITOR

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the appointment of Robert L. Brant to the position of Zoning Hearing Board Solicitor.

608246

7. A MOTION TO APPOINT A TOWNSHIP ELECTOR TO THE POSITION OF VACANCY BOARD CHAIRMAN

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the appointment of Gordon Todd to the position of Vacancy Board Chairman.

8. A MOTION TO APPOINT THE BOARD OF SUPERVISORS & TOWNSHIP MANAGER AS DELEGATES TO THE STATE CONVENTION

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the appointment of the Board of Supervisors and the Township Manager as delegates to the State Convention.

9. A MOTION TO APPOINT A VOTING DELEGATE TO THE STATE CONVENTION

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the appointment of Chase Kneeland as a voting delegate to the State Convention.

10. A MOTION TO APPROVE THE PROPOSED BOARD OF SUPERVISORS MEETING DATES FOR 2006

MONTH	BOARD 7:30 P.M. Community Hall	
MONTH	Work Sessions 8:00 A.M.	Regular Meeting
JANUARY	ORG MTG.	3 (11AM)
JANUARY		18
FEBRUARY	6	15
MARCH	6	15
APRIL	3	19
MAY	1	17
JUNE	5	21
JULY	5	19
AUGUST	7	16
SEPTEMBER	6	20
OCTOBER	2	18
NOVEMBER	6	15
DECEMBER	4	20
JANUARY	ORG. MTG.	2, 2007

The regular meetings will be held on the third Wednesday of each month (unless otherwise noted) at 7:30 p.m. in the Township Community Hall, and the work session meetings will be held on the first Monday of each month at 8:00 a.m. in the Community Hall (unless otherwise noted).

A motion by Mr. Art Bustard, seconded by Mr. John Harris and passed unanimously to approve the above-referenced 2006 meeting dates for the Board of Supervisors.

11. A MOTION TO APPROVE THE STAFF HOLIDAYS FOR 2006

FEBRUARY	20	MONDAY	PRESIDENTS DAY
APRIL	14	FRIDAY	GOOD FRIDAY
MAY	29	MONDAY	MEMORIAL DAY
JULY	04	TUESDAY	INDEPENDENCE DAY
SEPTEMBER	04	MONDAY	LABOR DAY
NOVEMBER	23,24	THUR. & FRIDAY	THANKSGIVING HOLIDAY
DECEMBER	25	MONDAY	CHRISTMAS HOLIDAY
JANUARY	01/ 2007	MONDAY	NEW YEAR HOLIDAY
6 PERSONAL DAYS			

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the above staff holidays for the year 2006.

12. A MOTION TO APPOINT THE DEPOSITORIES FOR TOWNSHIP MONIES

HARLEYSVILLE NATIONAL BANK
 UNION NATIONAL BANK
 PLGIT
 BANK OF AMERICA
 PNC BANK
 COMMERCE BANK
 WACHOVIA BANK

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the appointment of the above depositories for Township monies.

13. A MOTION TO APPROVE WORCESTER TOWNSHIP AS A ONE ROAD DISTRICT

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve Worcester Township as a One Road District.

14. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to pay the bills of the Township for January 2006.

15. A MOTION TO APPROVE THE TREASURER'S BOND IN THE AMOUNT OF TEN-MILLION DOLLARS

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the Treasurer's Bond in the amount of Ten-million dollars.

608246

16. **RESOLUTION NO. 06-01 ADJUSTING THE FEE SCHEDULE FOR YEAR 2006**
A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to adopt Resolution No. 06-01 adjusting the portions of the Worcester Township Fee Schedule as indicated in Exhibit "A" (attached).

PUBLIC COMMENTS
NONE

17. **ADJOURNMENT**
There being no further business to come before this Board, the public organizational meeting of the Worcester Township Board of Supervisors is adjourned (by Mr. John Harris at 11:16A.M.)

Respectfully submitted,



Arthur C. Bustard

**WORCESTER TOWNSHIP \ GROWING GREENER PRESENTATION
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
TUESDAY, JANUARY 31, 2006 7:30 P.M.**

CALL TO ORDER

The proposed Growing Greener ordinance presentation meeting was called to order by Mr. John Harris, Chairman of the Board of Supervisors of Worcester Township.

PLEDGE OF ALLEGIANCE

Mr. Harris led the recitation of the Pledge of Allegiance

ATTENDANCE

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

The Growing Greener committee and panel members were present as follows:

Monica Drewniany of Natural Lands Trust, Susan Caughlin, Worcester Township Open Space Coordinator, the Worcester Township Planning commission consisting of Gordon Todd, chairman, Robert Hayes, Patricia Quigley, William Fox and Frank D'Lauro.

Also present were James Garrity, Township Solicitor, Joseph Nolan, Township Engineer, Eric Jarrell, Montgomery County Planning commission and consultant for Upper Salford Township, and Craig Kologie, Township Engineer for West Vincent Township.

The meeting consisted of three parts:

- 1 Overview of the Growing Greener process and what it will do for the Township.
- 2 A presentation by Ms. Drewniany of Natural Lands Trust
- 3 Comments from the panel

Mr. Harris presented a background of how the township had become interested in the Growing Greener concept, contacts with Natural Lands Trust, applicable grants, and consultants and recommendations to the Board of Supervisors. He noted that the Worcester Planning Commission, Supervisors, and Growing Green Committee have been working on the draft of this ordinance for approximately eighteen months. There have been numerous open meetings by the committee with many hours of work developing the ordinance.

Monica Drewniany of Natural Lands Trust gave a presentation of the Growing Greener process. She explained the 4 steps for development as 1.) Define the location of the open space; 2.) Determine the location of the houses; 3.) Establish the road locations; 4.) Draw the lot lines.

Each member of the panel presented comments explaining the positive influence the Growing Greener ordinance would have on the future development in Worcester Township. All members of the Worcester Planning Commission were enthusiastic in their support of the ordinance.

Mr. Harris opened the floor for public discussion and comments. Many residents expressed their support and concerns. After much discussion, Mr. Harris adjourned the meeting at 10:02 P.M.

Respectfully submitted,


Arthur C. Bustard

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY FEBRUARY 15, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

The Growing Greener Hearing will be held on March 15, 2006, at 7:30 PM, at the Community Hall. Attendees were asked to hold their Growing Greener comments until the second Public Comment period.

Kenneth Lord, a builder and contractor who follows trends of the building process, stated he was in attendance to support the Ordinance.

A Valley Green resident also supported the Growing Greener Ordinance.

Oliver Smith of Fisher Road strongly urged the Board of Supervisors to put a referendum on the ballot to float a bond to purchase TDR's. Transfer development rights reduce developer's rights, resulting in open space, eliminates additional school taxes and additional population growth. Over 80% of residents voted for County Open Space.

Bill Kazimer asked about agenda item #5 (A motion to add Arthur C. Bustard to the Township health insurance policy). Specifically, he wanted to know if the Board members pay for their benefits. Mr. Jim Garrity, Township Solicitor, remarked that Pennsylvania Second Class Township code permits the Board of Supervisors to participate in the Township health plan at no cost to them.

Jim Phillips asked if the Growing Greener ordinance passes, will the township be liable if the Ordinance is challenged.

1. READING AND APPROVAL OF THE MINUTES OF JANUARY 3, 2006

A motion by Mr. Bustard and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of January 3, 2006.

608246

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's reports for the year 2005 to December, and year 2006 to January net change:

December 2005 Report:

General Fund	\$28,778.38
State	\$70,767.22
Capital Reserve	\$17,690.89

January 2006 Report:

General Fund	\$147,221.49
State	\$7.02
Capital Reserve	\$13,496.14

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Reports for 2005 to December, and 2006 to January net change.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 391,697.91.

4. A MOTION TO AWARD THE MONUMENT RELOCATION PROJECT

Two bids were received at the public bid opening on February 8, 2006 at 1:00pm.

Company	Location	Bid Amount
Gateway Project Management	Skippack, PA	\$12,800
Anthony Biddle Contractors	Ambler, PA	\$27,745

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to AWARD THE MONUMENT RELOCATION PROJECT to Gateway Project Management in the amount of \$12,800.

5. A MOTION TO ADD ARTHUR C. BUSTARD TO THE TOWNSHIP HEALTH INSURANCE POLICY

A motion by Mr. Kneeland, seconded by Mr. Harris and passed by both to add Arthur C. Bustard to the Township Health Insurance Policy.

6. RESOLUTION NO. 06-02 BLAKE KNEELAND SUBDIVISION PRELIMINARY/FINAL APPROVAL

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 06-02 Blake Kneeland Subdivision Preliminary/Final Approval.

7. RESOLUTION NO. 06-03 ZAVETA II SUBDIVISION PRELIMINARY/FINAL APPROVAL

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 06-03 Zaveta II Subdivision Preliminary/Final Approval.

8. DISCUSSION: TOWNSHIP STORMWATER PROGRAM

Mr. Joseph Nolan, Township Engineer, explained the following Stormwater Management Program.

1. DEP enacted the Stormwater Management Program in 2002 to comply with Federal stormwater regulations enacted in 1999.
2. Program was established by DEP to be implemented over a five year period, starting on March 10, 2003.
3. Year 1 requirements included adopting a new stormwater management ordinance (2004-02).
4. Year one requirements also included the mapping of all stormwater discharges and in applying for a General Permit covering all discharges.
5. Also, public participation and notification accomplished with information in the Township newsletter, web site and at a public meeting.
6. Pamphlets were also distributed with information to residents.
7. Year 2 requirements included sampling of 25% of storm outfalls, and notification and education of builders, developers and anyone applying for a building permit. Again, a pamphlet was distributed and information was posted on the web site and in the newsletter.
8. Year 3 is just wrapping up (March 10, 2006). This year, an additional 25% of outfalls were sampled, municipal housekeeping was highlighted, as well as education of associations, etc.

9. Components:

- a. Public education and outreach
- b. Public involvement
- c. Illicit discharge identification
- d. Construction stormwater runoff management
- e. Post construction stormwater management
- f. Pollution prevention and good housekeeping for municipal operation and maintenance.

A resident inquired as to what kind of pollutant resulted from sampling.

GENERAL PUBLIC COMMENTS

Monica Drewniany of Natural Lands Trust was present for any Growing Greener questions.

Dave Plager of Fieldcrest Ways indicated that he read the ordinance and likes the distribution of open space throughout the property, however, the Open Space maintenance by a small homeowners group is not realistic. He suggested that homeowners be billed for services of the township to maintain it instead. He stated that individual septic systems located in open space are not practical with many potential problems due to the small lot sizes and perk. He stated the TDR's defeat open space on the receiving lot and will require community sewers, which opens further development.

Mr. Harris responded that much of the Open Space will have Township ownership. Natural wooded areas, slopes and streams do not require maintenance and only active open space requires maintenance. Homeowners' agreements and Natural Lands Trust ownership will address this issue.

The septic issue was addressed by Joe Nolan indicating that only after all other systems proved not feasible would they be located in open space and it would be clearly designated on plan and will have in place controls.

Monica Drewniany addressed the TDR's and stated that the Township was not likely to utilize this feature unless sending parcel has unique features.

Steve Rock of 2885 Crest Terrace commented on the road improvement project and thanked the Board for the asphalt program. He indicated, however, that there have been curb cuts and water is coming through the binder and top, adding that mail boxes still have not been replaced and he would like to see public sewer in his area.

Bruce Baber of Potshop Road stated that he has a failing septic system and his property does not perk so he must keep pumping. He asked if there are new standards available and what can be done? Joe Nolan addressed.

Michael Libor of Kriebel Mill Road cited section 150-1010 of the Growing Greener ordinance and wanted clarification of what is open space, stating he feels that septic systems, ball fields and basketball court do not represent open space. He's concerned

about septic systems located in open space being transferred to the Township and raised the issue of who has liability to replace a failing system.

He also expressed serious concern for owners of surrounding parcels of the receiving TDR's but believes the ordinance is a great idea and thanked the panel for their time in developing the Growing Greener Ordinance.

Monica Drewniany addressed the use of open space and maintenance of septic systems in open space and indicated that there would be monuments and agreements.

Gordon Todd, Worcester Township Planning Commission Chairman, addressed TDR's indicating that it provided flexibility and options to the Township to preserve favorable features and it is at the discretion of the Board of Supervisors to allow TDR's.

William Kazimer noted the ownership options and asked if the township assumes ownership, if anyone can utilize the grounds? He also asked if anyone will review these public comments and make ordinance changes.

He stated that he is a Methacton School Board member but speaks as a township resident tonight expressing concerns that residents will pay taxes on only 1 acre versus 2 acres and who will pay tax on open space?

Jim Garrity, Township solicitor, responded that if Township owned it is tax exempt, but that the ordinance is tax neutral stating that the houses in Growing Greener developments will have greater value with open space.

William Kazimer stated that he thinks it would be reducing tax revenue for the school and the county.

Mr. Kazimer also questioned why Mr. Kneeland seconded the motion of the Blake Kneeland Subdivision approval. If he is related, he should recuse himself.

James Mollick of 2114 Country View Lane inquired if the vote for the Blake Kneeland subdivision was proper and asked if it should have further action. He then inquired as to the available funds that the Township has to purchase TDR's and what is the annual gain?

Kim David of Berks Road supported the Growing Greener ordinance but acknowledged that there were many good questions raised and these issues are easier to manage on smaller developments.

Steve Quigley of Morris Road inquired as to how much ground is typically used for the septic system on each lot. Joe Nolan addressed. Mr. Quigley stated that farming open space with septic systems is not feasible.

Jim Phillips inquired as to what type of septic systems were utilized by the pictures of

Growing Greener developments that are featured on the Township's web site. Monica Drewniansy responded. Mr. Phillips asked how it effects estate planning.

Carol Allen of Trooper Road asked why owners of eight acres or more were not directly notified and stated she believes that this would reduce property value by 50%. She then asked if research had been done on drip irrigation systems designed to service more than one house.

John Heyer of Fairview Village noted that item #4 on the Power Point presentation of January 31 showed the open space being defined first, then lots drawn. If not watched, the septic systems will extend into open space.

Jim Phillips asked if research has been done on failed systems due to pools and extra buildings being built.

Jim Mollick asked about the difference of taxes on one acre versus two acre homes. The Board responded that open space will enhance the value of houses. Jim Mollick asked what if the open space is a cornfield? He inquired about the taxes on a house valued at 1 million dollars.

Steve Rock suggested that the Township needs to address liability for open space and asked if someone is hurt on community or township property, who will be responsible?

Mr. Harris stated that this ordinance effectively replaces one existing RPD ordinance with a new, better, and more up-to-date one.

Dorothy Mcgrane of Stump Hall Road stated the big picture is a positive.

Matt Ryan of Shutt Mill Road asked if the surrounding townships with Growing Greener ordinances have the same soil type as Worcester and asked about the availability of public sewer.

Marie Amato asked to see the complete photos and presentation from the Natural Lands Trust presentation that was cut short in the January 31st meeting and asked if they could be available for the next meeting?

Jim Phillips asked if all property owners of eight acres or more could be directly notified.

Jeanne Steigerwalt of Grange Avenue stated that either way, "X" number of houses will be built and development will be here. If the developments are not as visible, it is more desirable for the Township.

9. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 10:15 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD
PLANNING COMMISSION
GROWING GREENER
BOARD OF SUPERVISORS
WORK SESSION
JOINT MEETING
BOARD OF SUPERVISORS

February 28, 2006 6:30 P.M.
February 23, 2006 7:30 P.M.
March 2, 2006 7:00 P.M.
March 6, 2006 8:00 A.M.

March 6, 2006 9:30 A.M.
March 15, 2006 7:30 P.M.

W.T. COMMUNITY HALL
W.T. COMMUNITY HALL
W.T.COMMUNITY HALL
W.T. COMMUNITY HALL

W.T. COMMUNITY HALL
W.T. COMMUNITY HALL

Respectfully submitted,



Arthur C. Bustard, Secretary

608246

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
MINUTES
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
MONDAY, MARCH 6, 2006 8:00 A.M.

CALL TO ORDER

Mr. Harris called the regularly scheduled work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

Mr. Harris led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

Easter Egg Hunt at noon on April 8th; Philadelphia Phillies game bus and tickets for Sept 22nd

PUBLIC COMMENTS

Mr. Dennis Caglia addressed the Board on his application for a garage attachment to his house. There is a problem on the attachment by the pergola, and he asked Chairman Harris to visit to see the problem. Jim Garrity, Township Solicitor, reviewed the history of the problem, stating that the township had inadvertently issued a construction permit that was incorrect under the ordinance, which was subsequently changed. Mr. Caglia currently has filed suit against the Township to allow him to attach the garage as per the original construction permit.

Mr. Steven Sykes and his wife Kimberly of 3206 Hogarth Lane, Collegeville, PA 19426 presented a letter to the Supervisors detailing their problems with the sewage at their Center Point home, which they recently vacated. They wished to know if the agenda item #4 meant that municipal sewage would be run down Route 73 in Center Point? Chairman Harris explained that it was too early to say as item #4 was simply a feasibility study to determine need.

1. A MOTION TO APPOINT JOSEPH NOLAN, CKS ENGINEERS, AS TEMPORARY TOWNSHIP ZONING OFFICER

A motion by Mr. Bustard, seconded by Mr. Harris, and passed unanimously to appoint Joseph Nolan, CKS Engineers, temporary township zoning officer.

2. A MOTION TO APPOINT EUNICE KRIEBEL AS ACTING TOWNSHIP MANAGER

A motion by Mr. Bustard, seconded by Mr. Harris, and passed unanimously to appoint Eunice Kriebel as acting Township Manager.

3. RESOLUTION 06-04 BLAKE KNEELAND PRELIMINARY/FINAL SUBDIVISION APPROVAL

Mr. Harris stated that this resolution was designed to replace the previous resolution passed at the February meeting of the Board of Supervisors in which Supervisor Kneeland seconded and voted. Supervisor Kneeland asked that the Supervisors revote on this after discussion with Mr. Garrity about a potential conflict of interest.

A motion by Mr. Bustard, seconded by Mr. Harris and passed unanimously to approve Resolution 06-04 - Blake Kneeland Preliminary/Final Subdivision approval.

4. AUTHORIZATION TO HAVE CKS ENGINEERS PREPARE A FEASIBILITY STUDY OF THE CENTER POINT SEWER AREA

Mr. Rich Heebner of 3010 Skippack Pike stated that he was a neighbor to the Sykes and was also having difficulty with his sewage system and would appreciate if the municipal system was built.

A motion by Mr. Bustard, seconded by Mr. Harris, and passed unanimously to have CKS Engineers prepare a feasibility study of the Center Point Sewer Area.

5. KEYSTONE MUNICIPAL SERVICES, INC. – AUTHORIZATION TO DO A SEARCH

Mr. Harris explained that the Supervisors felt it best to employ a professional agency who specialized in executive searches to handle this for the Township. They will look into qualifications and do background checks of the individuals who wish to be considered.

A motion by Mr. Bustard, seconded by Mr. Harris and passed unanimously to authorize Keystone Municipal Services to do a search for a new township manager.

6. KIBBLEHOUSE / WEBER ROAD SKETCH PLAN – ROTELLE BUILDERS

A sketch plan was provided by Mr. Kevin Lenover for Rotelle Development Co. of Barto, PA for the Kibblehouse/Weber Road tract. The sketch plan was similar to what had been proposed before, when the issue of public sewer had been raised. Mr. Lenover said the plan would be sent to the township within the next 7 days, to be recorded before the proposed Growing Greener Ordinance would be voted on. Mr. Harris asked if the plan could be made to conform with the proposed Growing Greener Ordinance and was answered that it was possible, but not the preference of the developer. Discussion was held on the turnpike needing some of the property for the proposed widening of the northeast extension. Mr. Lenover stated that the plan will allow Rotelle to provide accurate pricing to the turnpike for the area that they want. Mr. Oliver Smith asked about the status of the current historical farmhouse and was told that the farmhouse would be preserved. Mr. Lenover stated that they had a meeting scheduled for March 8th at 10:30 with the Turnpike to go over the turnpike needs for the proposed widening.

7. DISCUSSION: WILLOW CREEK ORCHARDS SPRINKLER SYSTEM

Discussion was held with Mr. Drew Smith of Willow Creek Orchards on his proposed building of 4,000 sq ft. Mr. Smith felt that requiring him to put a sprinkler system in a small building of this size was a hardship. He asked the Supervisors to consider allowing him to build without the sprinkler system. He mentioned that a domestic head system would need a minimum of 380 gallons per minute for an hour to be effective and this was the least expensive system available. Joe Nolan stated that he did not recommend a domestic system for a commercial building. Discussion was held on the possibility of hooking up to public water. Mr. Smith mentioned that it would take about 400 yards of piping, plus hook-up fees bringing the total to over \$100,000 or about 25% of the entire cost of the building. Mr. Smith mentioned that the stairwells would be fire towers which would mitigate the problems of getting out of the building in case of fire. Mr. Harris mentioned that the use of sprinkler systems was something that the fire company was extremely interested in and asked Mr. Smith if he had talked with the fire chief about his situation. Mr. Smith said that he would do so, but was concerned that all this delay would cause him to miss having the building for a prime selling season this summer. He further stated that under the agricultural regulations passed in Harrisburg, he felt he had a good legal case that this regulation was onerous and would be overturned in a court.

8. OTHER BUSINESS

None

PUBLIC COMMENTS

None.

Mr. Harris adjourned the regularly scheduled work session at 9:10 A.M.

Respectfully submitted,



Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY MARCH 15, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS
CHASE E. KNEELAND
ARTHUR C. BUSTARD

INFORMATIONAL ITEMS

Dulcie Flaharty, Executive Director of Montgomery County Lands Trust, was in attendance to provide the Worcester Board of Supervisors with a membership certificate and to thank them for their membership and support. Mr. Harris acknowledged.

The Worcester Parks and Recreation department will sponsor an Easter Egg Hunt in Heebner Park on April 8 at 12:00 p.m.

UK Elite's petite soccer camp will start April 4, and registrations are still being accepted by contacting the township office.

The township will sponsor a bus trip to see the Phillies on September 22.

PUBLIC COMMENTS

Kim McClintock requested a 4-way stop to be installed at Whitehall and Bean Road.

William Kazimer questioned item # 9 on the agenda and stated that he believed the main object of the Agricultural Security Area (ASA) is to prevent eminent domain.

- 1. **READING AND APPROVAL OF THE MINUTES OF FEBRUARY 15, 2006**
A motion by Mr. Bustard, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of February 15, 2006. (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's reports for the year 2006 to February net change:

608246

February 2006 Report:

General Fund	\$197,127.18
State	\$13.70
Capital Reserve	\$13,496.14

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Reports for 2006 to February net change.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 269,803.11.

4. A MOTION TO AWARD THE EQUIPMENT RENTAL BID

EQUIPMENT RENTAL HARRIS GRAMM CONTRACTORS, INC. 1432 GRANGE AVENUE COLLEGEVILLE, PA 19426			
BID ITEM	UNIT	DESCRIPTION	RATE
1	Hour	580 E Backhoe	\$55.00
2	Hour	480 E LL Loader	\$52.00
3	Hour	755 Loader	\$80.00
4	Hour	450 Crawler Dozer	\$70.00
5	Hour	10-12 Ton 3-Wheel Roller	\$58.00
6	Hour	10 Ton Tandem Roller	\$58.00
7	Hour	252 Vibratory Roller	\$63.00
8	Hour	Blaw Knox Paver	N.B.
9	Hour	300 Maudlin Paver	\$68.00
10	Hour	Air Compressor Package	\$45.00
11	Hour	Tandem Axle Truck with Trailer	\$60.00
12	Hour	Single Axle Dump - 9 Tons	N.B.
13	Hour	Tandem Axle - 18 Tons	N.B.
14	Hour	Tri-Axle Dump - 22 Tons	\$55.00

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to award the equipment rental bid to Harris Gramm Contractors, Inc. of Collegeville, Pa.

5. A MOTION TO AWARD THE MATERIALS BID

STONE NACEVILLE MATERIALS 2001 RIDGE ROAD SELLERSVILLE, PA 18960					
ITEM NO.	APPROXIMATE QUANTITY	UNIT	DESCRIPTION	UNIT PRICE FOB-PLANT	UNIT PRICE DELIVERED
1	200	Tons	No. 10 Aggregate (#1)	\$5.15	\$9.16
2	300	Tons	No. 8 Aggregate (#1B)	\$9.15	\$13.16
3	400	Tons	No. 2A Modified Aggregate	\$6.90	\$10.91
4	300	Tons	No. 57 Aggregate (#2B)	N.B.	N.B.
5	300	Tons	No. 3 Aggregate	N.B.	N.B.
6	600	Tons	No. 3A Modified Aggregate	\$7.40	\$11.41
7	200	Tons	No. 1 Aggregate (#4)	\$7.20	\$11.71

608246

PAVING MATERIAL GLASGOW, INC. P. O. BOX 1089 GLENSIDE, PA 19038					
ITEM NO.	APPROXIMATE QUANTITY	UNIT	DESCRIPTION	UNIT PRICE FOB-PLANT	UNIT PRICE DELIVERED
1	400	Tons	Superpave 25.0 mm	\$28.75	\$34.50
2	400	Tons	Superpave 9.5 mm	\$34.50	\$40.25
3	400	Tons	PSP Cold Patch	\$59.00	\$63.30
4	400	Tons	Superpave 19.0 mm	\$31.80	\$37.75

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to award the stone bid to Naceville Materials of Sellersville, Pa.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to award the paving material bid to Glasgow, Inc. of Glenside, Pa.

6. A MOTION TO AWARD THE PARK MAINTENANCE PROJECT

Two bids were received at the public bid opening on March 6 at 1:00pm.

Company	Bid Amount
Jones Turf Management	\$39,875
J. Margerison Landscaping	\$85,718

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to award the park maintenance project to Jones Turf Management.

7. **PUBLIC HEARING: GROWING GREENER ORDINANCE**
OPEN PUBLIC HEARING

Mr. Garrity, Township solicitor, opened the Public Hearing at 7:45 p.m. and gave an overview of the ordinance.

Monica Drewniany of Natural Lands Trust gave a presentation.

The floor was opened to public questions and discussion.

An Official Court Reporter was present and will provide a transcript of the hearing.

CLOSE THE PUBLIC HEARING

The hearing will be continued on Wednesday, March 22, 2006. Mr. Harris closed the Public Hearing at 10:35 p.m. The ordinance was tabled to March 22, 2006 @ 7:30 p.m.

A five minute recess was taken.

8. **RESOLUTION NO. 06-05 WELLS/BROWN LOT LINE CHANGE**
PRELIMINARY/FINAL APPROVAL

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve resolution no. 06-05 Wells/Brown lot line change preliminary/final approval.

9 **PUBLIC HEARING TO CONSIDER FOR ADOPTION THE PROPOSED**
AMENDMENT TO THE AGRICULTURAL SECURITY AREA TO INCLUDE
LAND OWNED BY COPE B. WALBRIDGE AND WACHOVIA BANK, CO-
TRUSTEES

OPEN THE PUBLIC HEARING

Mr. Bustard opened the Public Hearing at 10:42 p.m.

Mr. Garrity gave a brief explanation stating that this is the first step in permanent agriculture preservation. It exempts the property from offensive odors associated with farming and prevents the property from condemnation by the government.

He explained that there are conditions in the resolution requiring all other municipalities with properties in the Worcester ASA to accept this property and comply with the resolution.

CLOSE THE PUBLIC HEARING

Mr. Harris closed the Public Hearing at 10:46 p.m.

A motion by Mr. Bustard, seconded by Mr. Kneeland, and passed unanimously to approve Resolution No. 06-06 to adopt the proposed amendment to the Agricultural

Security Area to include land owned by Cope B. Walbridge and Wachovia Bank, Co-Trustees.

10. WILLOW CREEK ORCHARDS SPRINKLER WAIVER REQUEST

Mr. Harris explained that a presentation by Drew Smith at the March 6th work session pointed out that the Township's ordinance requiring commercial buildings of 2,000 square feet or greater be equipped with sprinkler systems far exceeded the State's requirement of 10,000 square feet. The Township will take this information under advisement and review our current ordinance.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve the Willow Creek Orchards waiver request from Ordinance No. 116.

GENERAL PUBLIC COMMENTS

Doug Rotunda endorsed the Growing Greener Ordinance, Open Space and commented that non-residents should not have taken so much time.

Suzanne Rotunda inquired if the speaking time of each individual can be limited.

Marie Amato thanked the Board of Supervisors for their patience and time developing the Growing Greener Ordinance.

William Kazimer clarified that the non-residents who spoke at length during the Growing Greener Hearing were representing a client who is a Worcester Resident.

Gordon Todd inquired what would happen if the process was staled over to revise the Growing Greener ordinance based on tonight's comments.

James Garrity responded that it could take 45 more days at minimum to advertise and have the Worcester and Montgomery County Planning Commissions review the revised ordinance.

Dick Anderl complimented Susan Caughlan and the Board of Supervisors on their time and patience tonight.

11. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 10:56 P.M.

Respectfully submitted,



Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY MARCH 22, 2006 7:30 P.M.

CALL TO ORDER

The special meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

James J Garrity, Township Solicitor, read a Press Release in rebuttal of the recently published newspaper allegations regarding the former Township Manager and pending law suit.

**1. PUBLIC HEARING: GROWING GREENER ORDINANCE
 CONTINUED FROM MARCH 15TH, 2006,**

Mr. Garrity, Township Solicitor, opened the Public Hearing at 7:35 p.m.

Susan Caughlan, Township Open Space Coordinator made statements to clarify misunderstandings from the previous meeting.

Eric Jarrell, 14 year member of the Montgomery County Planning Commission and Consultant for Upper Salford Township spoke about the effects of Growing Greener ordinances in other Townships and how it is preserving open space.

The floor was opened to public questions and discussion.

An Official Court Reporter was present and will provide a transcript of the hearing.

Mr. Harris closed the Public Hearing at 9:09 p.m.

A motion by Arthur Bustard, seconded by John Harris to approve the Growing Greener Ordinance. All three supervisors commented on the Ordinance.

The ordinance was approved with a two-to-one vote with Chase Kneeland opposing.

The meeting was adjourned at 9:21

Respectfully submitted,


 Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, APRIL 3, 2006 8:00 A.M.

CALL TO ORDER

John Harris called the regularly scheduled work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

John Harris led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

1. There will be an Easter egg hunt on Saturday, April 8th at noon in Heebner Park
2. The Township had a new heater installed here, at the Worcester Community Hall
3. Township authorized to have the trail around the soccer fields in Heebner Park paved. This will be done within a few weeks under contracts awarded to Glasgow for materials and Harris Gramm for equipment.
4. Two members of the Board of Supervisors will attend the PSATS annual convention in Hershey April 23rd through April 26th.

PUBLIC COMMENTS

1. Oliver Smith commented on the significant attendance in Heebner Park and noted that the Historical Society has requested Eckerd Drug to install a sign acknowledging the Milner House that was demolished on that site for the store, and inquired how the Township sign ordinance would impact the installation. He also inquired about any artifacts that might remain in the Lenhart barn and asked about the agenda item regarding Fisher Road speeding
 2. Susan Caughlan representing the Historical committee indicated that they are requesting the drafting of an ordinance to eliminate demolition of historical buildings.
 3. Brian Kavanaugh of 13 Chadwick Circle, representing the Methacton United Soccer league requested a shed near the soccer fields for storage. He also requested restroom facilities that are visible and convenient for the soccer fields.
On another issue, he represented the Homeowners from Chadwick Place regarding the parking on Kriebel Mill Road by students attending Methacton High School. He indicated that the cars block the road for buses and the drivers frequently speed through the development.
The Board of Supervisors authorized Joe Nolan of CKS Engineers to perform a "No Parking" study.
1. **APPROVAL OF THE MINUTES OF MARCH 6, 2006**
A motion by Arthur Bustard, seconded by Chase Kneeland, and approved to dispense with the reading of, and approve as written, the minutes of March 6, 2006.
(Copies were available for review.)

608246

2. TORY MEITNER'S REQUEST FOR HORSESHOE DRIVEWAY ON BROADVIEW LANE

The Board of Supervisors reviewed a request for a horseshoe driveway at 1855 Broadview Lane. It was noted that the driveway was already cut and stoned on the parcel but in noting that Broadview Lane is a cul-de-sac road with only four houses, it did not pose a safety issue. James Garrity, Solicitor and Joseph Nolan, CKS Engineers, both stated that a revised site and plot plan must be submitted prior to proceeding, and subsequently, added to the building permit as a permanent record.

A motion by Chase Kneeland, seconded by Art Bustard, passed and unanimously to grant the request for a horseshoe driveway conditioned upon all future waivers to be granted prior to proceeding.

3. VERIZON FRANCHISE CABLE PRESENTATION

Joseph Bagley introduced Kristin Yohannan of Wiley Rein & Fielding, LLP and Mary Lou Frere of Verizon. Kristin Yohannan introduced Edward Kramer, a local Manager and building inspector for fiber installation in the region. They gave a brief presentation to the Board of Supervisors regarding the installation of fiber optics in Worcester, reviewed the progress in obtaining an agreement for franchise fees, and provided projected time tables for build out and activation of the system. There was discussion regarding two small areas in Worcester that are not currently covered and the "Most Favored Nation" clause. The Board of Supervisors requested a list of telephone exchanges that would not be included in the initial service area.

The Verizon representative indicated that it would be provided to the Board and requested to have the agreement approved at the April 19th Board of Supervisors meeting.

4. CINGULAR LEASE TERMINATION

Joseph Bagley informed the Board that Cingular has served notice to terminate the lease on a 120' monopole located on Township property. A discussion followed regarding the dismantling of the pole or a Township ownership.

5. MOTION TO APPOINT ARTHUR C. BUSTARD AS VOTING DELEGATE TO PSATS CONVENTION

It was noted that Chase Kneeland previously appointed as voting delegate would be unable to attend the convention.

A motion by Chase Kneeland, seconded by John Harris, and passed to appoint Arthur C. Bustard as voting delegate to PSATS convention.

6. ZELLER'S CATERING – USE & OCCUPANCY APPLICATION

A request for a commercial Use & Occupancy application was received for 2135 Bustard Road. It was noted that this property has received zoning relief in the past but has expanded operations without receiving additional variances. Arthur Bustard indicated the Owner stated to him that the building will be demolished in coming years to allow him to build a home on the site. The Board of Supervisors requested the Building Inspector perform an inventory on the business and operations at the location to set a benchmark, indicated that the 25% expansion has already occurred, and to allow no further expansion. Upon agreement with the Owner, the Use & Occupancy permit will be issued.

7. DISCUSSION: 2006 ROAD IMPROVEMENT PROGRAM

Joe Nolan, CKS Engineers, reviewed the proposal for the 2006 Road Improvement Program noting that the cost is higher than previous year. The budget was reviewed and noting that it reflected an increased amount for road repairs, all the projects were approved to be bid.

8. APPROVAL OF PUBLIC FIRE HYDRANT ON ETHEL AVENUE

PAWC has informed Worcester that they will be extending the water main approximately 400 feet on Ethel Avenue and requested the Board of Supervisors to authorize the installation of an additional fire hydrant. It was agreed that the installation of a fire hydrant should be granted and location approved by the Fire Chief.

9. DISCUSSION: STOP SIGNS ON PRIVATE ROADS

The Board was informed of several stop signs that have been recently installed on private roads and authorized Joseph Nolan, CKS Engineers, to prepare a formal list and pass an ordinance for enforcement.

10. DISCUSSION: PERMANENT REST ROOM FACILITIES – HEEBNER PARK

Chase Kneeland proposed the Township install permanent restroom facilities at Heebner Park noting that it currently pays monthly rentals for temporary facilities. Joseph Nolan stated that Phase III of the original park plans shows restrooms, but would require commitment to water, sewer, and electric. He also noted that an auxiliary park, soon to be dedicated to the Township, has permanent restrooms with heaters for year round use. The Board authorized Mr. Nolan to work with Julie Lanzillo, Park & Recreation director, to do a study of permanent structures in the park to include restrooms, storage sheds and pavilions.

11. DISCUSSION: FISHER ROAD SPEEDING

Chase Kneeland advised that Board of Supervisors about a speeding complaint on Fisher Road. Joseph Nolan confirmed that a speed study was performed by CKS and the speed limit is posted at 35 MPH. The Board agreed that there is little that can be done to slow down drivers.

12. DISCUSSION: CHRIS PANTANO – VARIETY CLUB EAGLE SCOUT PROJECT

Chris Pantano, a local Eagle Scout, sent a letter requesting \$2,500 from the Township for an Eagle Scout project located at the Variety Club Camp. The Board did not view this as a Township benefit as the Variety Club is a private organization. It was suggested he contact the Historical Society since they have several projects at the Historical Building and are currently pursuing a community project of identifying historical trees.

13. DISCUSSION: REVISION TO ORDINANCE 116 – FIRE SUPPRESSION COMMERCIAL BUILDINGS

This discussion was tabled to be reviewed at a later date and combined with the undated street sign ordinance.

14. DISCUSSION TO REVISE THE TOWNSHIP LAND DEVELOPMENT/SUBDIVISION APPLICATION

The Board of Supervisors agreed that the Subdivision application need to be re-designed and streamlined. Joseph Nolan, CKS Engineers, was authorized to collaborate with Township personnel to update the application.

15. OTHER BUSINESS

A letter was received from a resident regarding vandalism in Worcester Township and inquired about establishing a Town Watch Program. Arthur Bustard, Secretary, will respond to the letter and James Garrity, Solicitor, stated that a "Town Watch Program" does not need Township endorsement.

There was a discussion regarding the "wild flower field" in Heebner Park with regards to the multi flora rose and thistles that are growing in the fields. A decision was made to mow the field to prevent further germination.


PUBLIC COMMENTS

There were no public comments.

16. ADJOURNMENT

There being no further business to come before this Board, Mr. John Harris, adjourned the regularly scheduled work session at 10:10 A.M.

Respectfully submitted,



Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY APRIL 19, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

The trail around the soccer fields in Heebner Park is being paved.

Two members of the Board of Supervisors will attend the PSATS convention April 23-26.

The spring, 2006 issue of the Worcester Crier will be available in approximately two weeks.

PUBLIC COMMENTS

Chris Drummond of Anvil Drive issued a complaint about the timeliness of addressing zoning issues and inquired as to what time frame should he expect to receive action? John Harris, Board Chairman, responded that Joe Nolan, township engineer, will respond and inspect.

Daniel Connolly of Milestone addressed the Board concerning his current Eagle Scout project. He had already spoken with the Park and Recreation Director about a Korean and Vietnam War memorial. He indicated a bronze plaque would be donated, along with trees and flowers. He provided the Board with written proposals and requested their approval to proceed.

Phillip Burke of Grange Avenue expressed a concern over zoning issues involving a neighbor at 1074 Grange Avenue where the Zoning Hearing Board imposed 11 conditions, 2 subsequently being struck down by Commonwealth Court., where 9 of these incidents are violated daily. He inquired when the Township will enforce these conditions.

Mr. Burke also stated that from 1997 to the present, the owner of 1074 Grange Avenue has filled in floodplain. Joe Nolan, CKS Engineers, responded that the Department of Environmental Protection enforces floodplains and streams not building inspectors or zoning officers.

1. **READING AND APPROVAL OF THE MINUTES OF MARCH 15, 2006**
A motion by Mr. Bustard, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of March 15, 2006. (Copies were available for review.)

2. **READING AND APPROVAL OF THE MINUTES OF MARCH 22, 2006**
A motion by Mr. Bustard, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of March 22, 2006. (Copies were available for review.)

3. **TREASURER'S REPORT**

The Treasurer's reports for the year 2006 to March net change:

March 2006 Report:

General Fund	\$301,813.72
State	(\$4,506.01)
Capital Reserve	\$14,633.74

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Reports for 2006 to March net change.

4. **PAYMENT OF THE BILLS OF THE TOWNSHIP**
A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 186,498.91.
5. **PUBLIC HEARING: ORDINANCE NO. 209 AUTHORIZING A CABLE FRANCHISE AGREEMENT TO VERIZON PENNSYLVANIA, INC.**

Mr. Joe Bagley opened the public hearing at 7:45 P.M.

Mr. Bagley presented introductory remarks regarding Ordinance No. 209.

Discussion: The Board of Supervisors made a decision to enter into a non-exclusive agreement. It will provide a 5% franchise fee on 22 items of revenue. A free school and government channel will be included. This marks the introduction of competitive cable in Worcester.

No public comments.

Dan Reeve, Director of External Affairs for Verizon, introduced the team that negotiated the agreement and thanked the Board of Supervisors for their cooperation.

John Harris welcomed the competition in Worcester indicating that 90% of the Township will be covered by the initial service. In the last quarter of 2007, 93% will be wired to include telephone, internet and cable.

John Lynch of 262 Center Point Lane requested more information about the School Education channel. Carl Rotenberg asked when and how much revenue is involved.

The public hearing was closed at 7:56P.M.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 209.

6. RESOLUTION NO. 06-07 ESTABLISHING THE NORTH PENN USARC REDEVELOPMENT AUTHORITY

John Harris stated this is legal authority to oversee re-development of the Army base on Potshop Road. The US Army will be abandoning the base and the Township will apply for ownership. This is the first step in the process.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 06-07 establishing the North Penn USARC Redevelopment Authority.

7. REQUEST FOR WAIVER: SEWAGE DISPOSAL SYSTEM – JASON BUSTARD, 2185 BUSTARD ROAD.

Arthur Bustard recused himself, as the applicant is a distant relative.

A motion by Mr. Kneeland, seconded by Mr. Harris and passed by both to approve the request for waiver for set back for the location of the sewage disposal system for Jason Bustard, 2185 Bustard Road.

8. A MOTION TO AUTHORIZE THE TOWNSHIP SOLICITOR TO OPPOSE ZONING HEARING BOARD APPLICATIONS:

NO. 06-08 STEDMAN-EVANS
NO. 06-09 BELL KUMPF INVESTMENTS
NO. 06-10 VINCE GALET

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to authorize the Township Solicitor to oppose Zoning Hearing Board Applications No. 06-08; 06-09 and 06-10

GENERAL PUBLIC COMMENTS

Doug Rotunda of 2937 Woodlyn Road inquired as to the location and nature of ZHB applications 06-08 and 06-10 oppositions.

Chris Drummond of Anvil Drive questioned the retention basin located in the Wynntree Development stating he has concerns about standing water in the basin. Joe Nolan addressed his concerns indicating that a concrete low flow channel will be constructed in the basin.

David Mozley stated that his property included basin and confirmed that the basin holds deep water for long periods of time indicating there is a safety issue and mosquitoes are also an issue posing a health risk to upstream and downstream neighbors.

He stated that in addition to the health issue, when changes were proposed for the basin, neither he nor his neighbors were consulted. He questioned who determines if the basin is working properly?

Mark Constable of 2204 Oak Terrace thanked the Board for the time it took to establish the LRA. What is the time frame of the base closing?

11. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:50P.M.

Respectfully submitted,



Arthur C. Bustard, Secretary

608246

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, MAY 1, 2006 8:00 A.M.

CALL TO ORDER

Chase Kneeland called the regularly scheduled work session to order at 8:03 A.M.

PLEDGE OF ALLEGIANCE

Chase Kneeland led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS

Philip Burke of 1068 Grange Avenue asked when the Township will enforce Zoning Hearing Board regulations on neighbors. He indicated that work was being done all day Sunday with trucks starting at 6:00 AM.

1. **APPROVAL OF THE MINUTES OF APRIL 3, 2006**

A motion by Arthur Bustard, seconded by Chase Kneeland, and approved by both to dispense with the reading of, and approve as written, the minutes of April 3, 2006.
(Copies were available for review.)

2. **VISTEON PLANT – J. EDMUND MULLIN**

J. Edmund Mullin, of Hamburg Rubin Mullin Maxwell & Lupin and Kevin Flannery of BPB were present stating Visteon of Morris Road has vacated 40,000 square feet of the building. A new tenant, Icon Clinical, has been acquired, exchanging office space for office space. Visteon is required to give a 1 year notice for vacating additional space that may transpire over three years. Mr. Mullin requested a waiver of land development indicating they will prepare a detailed plan of all changes. If additional signage is needed, they will make application to the Township.

A motion by Arthur Bustard, seconded by Chase Kneeland, and approved by both to dispense with Land Development for this tenant only, upon receipt of detailed plans from applicant.

3. **METHACTON HIGH SCHOOL SIGN**

William Jacobie, facilities manager for Methacton High School and Dr. Jeffery Miller, Superintendent of School proposed to replace the school sign in conjunction with the Home and School Association. They proposed a brick wall with an interior fixed text message board.

A motion by Arthur Bustard, seconded by Chase Kneeland, and passed by both to approve the sign as represented with fixed text replaceable letters.

4. 2135 BUSTARD ROAD – ZELLER’S – LAND DEVELOPMENT

Joe Nolan, Township Engineer, produced a report indicating numerous safety violations and a mixed use with in-law suites over commercial applications. There are code violations with safety and egress issues. The report cited nine offices, two in-law suites, a landscaping business, and a storage building. Long-range plan is to meet with owner to discuss options.

5. DISCUSSION: NEW BUILDING PERMIT REGULATIONS

Joe Nolan proposed the Board of Supervisors adopt additional requirements for as-built plans before issuing a Certificate of Occupancy. This would eliminate grading and drainage issues and elevation of house changes resulting in development grading problems. He proposed the following two changes for better control:

1. Foundation as-built, to verify elevation and set backs on new development houses
2. Final grading as-built

6. WORCESTER FIRE COMPANY

The Board of Supervisor agreed to support the Fire Company with a contribution of \$50,000 presently and wait for the consultant's input regarding any new facility for further contribution of funds.

7. OTHER BUSINESS

Daniel Connolly, Eagle Scout, had proposed a volunteer project creating a new war memorial in Heebner Park. Due to the relocation of two other memorials in the township, the Board deemed the park is not ready for this project.

Arthur Bustard raised the question of the Township Community Hall being utilized for a Community Day proposed by the Farmers Union Horse Company in conjunction with the Worcester Horse Parade and show. They requested Township sponsorship of a square dance through a \$600 contribution. The Worcester Historical Society, local township businesses and the fire department will participate. Issues of third party insurance, building clean up and traffic controls were discussed. The board approved based on a complete presentation of activities at the May 17th general meeting.

8. EXECUTIVE SESSION TO DISCUSS LEGISLATION

No decisions were made.

PUBLIC COMMENTS

There were no public comments.

9. ADJOURNMENT

There being no further business to come before this Board, Mr. Chase Kneeland, adjourned the regularly scheduled work session at 9:20A.M.

Respectfully submitted,


 Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY MAY 17, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

All summer camp information is available on the Township web site along with applications.

Two war monuments are being relocated to the Heebner Park gazebo area.

The spring 2006 issue of the Worcester Crier was mailed last week and is also available for download on our web site.

Speed signs were installed in the Milestone Development this week in accordance with Penn DOT specifications.

The wood trim is being painted on the Township Community Hall.

PUBLIC COMMENTS

James Boswell of Grange Avenue in Skippack introduced himself as a neighbor of Dominick DePhillippo, owning 12 acres across the street. He stated that residents from Anvil Drive, in Worcester have complained about the hours of Mr. DePhillippo's operations. He was here to support his neighbor's compliance with the Zoning Hearing Board decision and confirm that the elevation of the property is not being changed. He challenged the Board to note hours of operation and elevation of the DePhillippo property.

He also noted that the new development has increased water flow on the DePhillippo property and the deer population on his own property destroying his trees.

Jean Steigerwalt of 1028 Grange Avenue confirmed her attendance at meetings 4-5 years ago. She said in 1999, all the neighbors supported Mr. DePhillippo. Mr. Burke is a new resident who trespasses on Mr. DePhillippo's property while photographing him. She stated that Mr. Burk is operating a painting business from his house and uses the same type trucks and barn for commercial use. She asked if a variance was ever offered to Mr. DePhillippo.

John Lynch of 262 Center Point Lane, informed the Board that Lower Providence Township received a grant for a part time police officer that they had wished to place at the High School with the cost shared by Lower Providence and Worcester Township and inquired if Worcester would consider cost sharing for an officer at the high school in future years?

Floyd Nellett of 1607 Berks Road lives across from the US Army Base and asked about the progress and acquisition of the base. Mr. Harris responded that an LRA was established and that the base consists of 19 acres and to have it remain open space is ideal. He also indicated that the fire department and school district are interested in possible uses stating that it will be three years or longer before acquisition after researching alternative uses.

William Kazimer warned about a homeless shelter use for the US Army base indicating that there are many in the area.

Susan Caughlan addressed John Lynch's request indicating that police officers should interact with students and teach children roles of officers in the community, not stroll halls with firearms.

Susan Caughlan announced the upcoming Worcester Day in conjunction with the 66th horse show, the oldest in Montgomery County.

Jean Steigerwalt, past president and member of the Farmers Union Horse Company operating for 66 years, stated that the tradition is being lost. They want to get the community involved. She gave the history of the Farmers Union from the late 1800's as they gathered in Fairview Village. She provided a list of activities for June 3, 2006 involving community groups and residents throughout Worcester that make the Township unique. She requested the Township sponsor the square dance, which was granted at the May 1st work session.

Dominic DePhillippo of 1074 North Grange Avenue introduced himself to the Board.

Dave Plager, of Fieldcrest Way stated that Dominic DePhillippo does good work.

1. READING AND APPROVAL OF THE MINUTES OF APRIL 19, 2006

A motion by Mr. Bustard, seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of April 19, 2006. (Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's reports for the year 2006 to April net change:

April 2006 Report:

General Fund	\$413,424.88
State	\$177,125.79
Capital Reserve	\$14,633.74

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Reports for 2006 to April net change.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 257,570.94.

**4. RESOLUTION NO. 06-08 ZAVETA SUBDIVISION:
PRELIMINARY/CONDITIONAL FINAL APPROVAL**

John Harris reviewed this subdivision on Hollow Road stating that it was a previous 3-lot subdivision separating the house on the property which has subsequently been sold. This subdivision consists of 6 lots from the remaining tract and was approved by the Planning Commission.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 06-08 Zaveta Subdivision: Preliminary/Conditional Final Approval.

**5. A MOTION TO WITHDRAW THE OPPOSITION TO ZONING HEARING
BOARD APPLICATION 06-10 – VINCE GALET**

John Harris provided background stating that he believes it borders on manufacturing in a residential area and opposes this action. Chase Kneeland said he's cautious about the scope of operation indicating that Mr. Galet spoke with the acting manager and he believes it is a small endeavor and will let the Zoning Hearing Board decide. Arthur Bustard added there are no employees, it is a hobby and is in favor of the home-based business.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed 2-1 to withdraw the opposition to Zoning Hearing Board application 06-10, Vince Galet with John Harris voting against it.

GENERAL PUBLIC COMMENTS

William Kazimer researched the Worcester Township Supervisor's Manual, Article 15-3 and inquired as to when Charles Sardo was removed as township manager. John Harris said Mr. Sardo was reappointed at the January meeting and the matter was dealt with in Executive Session. Mr. Kazimer inquired as to the date of the vote for his severance pay and stated that he thought the Board to be in violation of the Sunshine Law and asked why Mr. Sardo was reappointed on January 3, 2006 if he was to be removed? John Harris said the Township Solicitor would give Mr. Kazimer the details.

Burt Hynes of 1591 Valley Forge Road, asked about the date of the conditional use hearing for the Mike Evans subdivision on Heebner Road.

6. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:42.

Respectfully submitted,


Arthur C. Bustard, Secretary

608246

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
MONDAY, JUNE 5, 2006 8:00 A.M.

CALL TO ORDER

John Harris called the regularly scheduled work session to order at 8:05 A.M.

PLEDGE OF ALLEGIANCE

Chase Kneeland led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

- JOHN R. HARRIS
- CHASE E. KNEELAND
- ARTHUR C. BUSTARD

INFORMATIONAL ITEMS

John Harris described the very successful Farmer's Union Horse Show, the Historical Society Open House and the Square Dance that was held on Saturday June 3rd. He mentioned with appreciation the participation of the Worcester Fire Department who brought several trucks to the Community Hall in Fairview Village for the children to see.

On a less positive note Chairman Harris also mentioned the fact that Heebner Park was the victim of vandalism in the form of turfing on the Soccer and Baseball fields. He mentioned with gratitude that the Pennsylvania State Police had caught two of the perpetrators.

PUBLIC COMMENTS

Oliver Smith from the Worcester Historical Society mentioned the successful open house on Saturday June 3rd. He stated that 4 classes from the Worcester Elementary also toured the facility during the past week and the children were very interested in the machinery. Oliver asked that we contact the North Penn Water Authority about the water in the Historical Society Building. The water smells like sulfur at times and he wanted them to verify that it is acceptable. Chairman Harris said that the township would check with the Water Authority. Oliver mentioned that the little church that the Historical Society owns is almost fully restored and will be one of the stops on the road rally they are planning for the fall. He also mentioned that he would like to see the Township put a referendum on the fall ballot to raise money for open space, saying that as time goes by the cost of land keeps increasing.

1. APPROVAL OF THE MINUTES OF MAY 1, 2006

A motion by Arthur Bustard, seconded by Chase Kneeland, and approved by all to dispense with the reading of, and approve as written, the minutes of May 1, 2006.
(Copies were available for review.)

2. Request for Waiver for Center Point Village Land Development.

Discussion was held on the importance of Commercial Developments following the land development procedures.

A motion by Chase Kneeland and seconded by John Harris and passed unanimously to deny the waiver request for Land Development by Center Point Village.

3. **George Heck/Wentz Church Road Subdivision Waiver Request**

George Ozorowski, attorney for the applicant, made a presentation on the request for waiver. The applicant is taking two lots and creating a total of three from them. He provided several photographs stating the desire of the applicant to maintain the barn on the one property which was slated to be demolished as it was too close to the new side lot line. He stated that the denial of this variance by the Zoning Board was currently being appealed. Discussion was held on ways it would be possible to keep the historic structure. The Board decided to table the discussion.

4. **Discussion of Board of Supervisor Review of Demolition Permits**

Chairman Harris announced that the Board of Supervisors will now review any requests for demolition permits. He directed Joe Nolan to work with the Township Staff to develop the proper procedure to make everyone aware of this in the township paper work process.

5. **ZHB Application 06-12; Sparango Land Partnership/2205 North Wales Road**

The applicant was asking for a waiver to put a second house on a property of 6 acres that had been created in a subdivision several years ago. The original subdivision that was agreed to by the township and the owners stated the property would not be subdivided further. The applicant was asking for a zoning board variance to allow two homes on one lot. Chairman Harris gave a brief history of the property. Michael Gambone asked what the problem was with two houses on one lot. After much discussion on the problems of creating a precedent in which developers could attempt to do this on innumerable lots in the township it was decided that the township would authorize the solicitor to oppose Zoning Hearing Board #06-02 Sparango Land Development.

A motion by Art Bustard seconded by Chase Kneeland and unanimously approved to oppose the variance.

6. **McMahon Associates Traffic Light Proposal for Woodland and Valley Forge Rd.**

Joe Nolan discussed the estimate by MacMahon Associates for the proposed light at the intersection. Estimate is based on creating turn lanes and reworking the entire intersection. Costs from McMahon for the design and permits are substantial and represented only a portion of the total cost. After discussion Joe Nolan was directed to inquire about providing names of other companies that might want to bid on the design.

7. **Reassignment of Masonry Contract for Greenway Spring House**

Discussion was held on the original contractor not responding to requests for a date to commence work. After hearing from Joe Nolan that another bid had been received after the first was awarded, that was comparable, it was decided to replace the original contractor with the 2nd bidder. This was to be contingent on the 2nd bidder being able and willing to start work on it promptly.

8. **LRA Public Notice and Work Session Date**

Susan Caughlan reported on the need to place the required ad by June 9th. She was directed to place it as soon as practicable before the 9th. She also confirmed the date of June 29th at 7:30 for the required workshop and information session. It was confirmed that the cut off period for submission of plans would be December 9th.

9. **OTHER BUSINESS**

Chairman Harris brought up the matter of the turfing of Heebner Park and initiated discussion on how to handle the situation. Chase Kneeland responded that there have been several other incidents in the park,

including the turfing of the wild flower area last year. Joe Nolan was asked about the possibility of a fence around some of the fields. Discussion followed that mentioned the fact that there are gates off of Heebner Road, which apparently are not shut at night all the time. It was felt that this would not deter the 4 wheeler crowd. Following discussion a motion was made by Art Bustard and seconded by Chase Kneeland and passed unanimously to prosecute the offenders.

PUBLIC COMMENTS

There were no public comments.

10. ADJOURNMENT

There being no further business to come before this Board, Mr. John Harris, adjourned the regularly scheduled work session at 9:10A.M.

Respectfully submitted,


Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY JUNE 21, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

608746

INFORMATIONAL ITEMS

An Executive Session was held last week to resolve the vacant manager's position. A decision was made and an offer was extended. There will be further announcements.

Matt Schelly from the Montgomery County Planning Commission clarified that agenda item #7 is a public hearing, not a meeting.

Chris David inquired about agenda item #6 and asked if further explanation of ordinance changes could be provided.

PUBLIC COMMENTS

No public comments

1. **READING AND APPROVAL OF THE MINUTES OF MAY 17, 2006**
 A motion by Mr. Bustard, seconded by Mr. Harris and approved by both to dispense with the reading of, and approve as written, the minutes of May 17, 2006. (Copies were available for review.)
2. **TREASURER'S REPORT**
 The Treasurer's reports for the year 2006 to May net change:

May 2006 Report:

General Fund	\$816,288.30
State	\$177,143.38
Capital Reserve	\$30,001.83

A motion by Mr. Bustard, seconded by Mr. Harris and passed by both to accept the Treasurer's Reports for 2006 to May net change.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Bustard, seconded by Mr. Harris and approved by both to pay the bills of the Township in the amount of \$ 187,475.67.

4. AWARD BID: 2006 ROAD IMPROVEMENT CONTRACT ITEMS 1-17

Having been duly advertised and opened publicly at approximately 1:00PM on June 14, 2006:

A motion by Mr. Bustard, seconded by Mr. Harris and passed by both to award the 2006 Roadway Improvement Program as follows:

ASPHALT PAVING SYSTEMS, INC., Items 1-17, in the amount of \$716,391.00

A motion by Mr. Bustard, seconded by Mr. Harris and passed by both to reject all bids on the 2006 Roadway Improvement Program, Items 18-20 and re-advertise for new bids on same.

5. ACCEPT FOR REVIEW: McKEOWN FARM TO AGRICULTURAL SECURITY AREA

The property is located in Plymouth Township. The first step is for the county to allow farms of 10 or more acres to award "nuisance" ordinances. Plymouth Township does not have an ASA, and therefore, it can be added to that of Worcester. Whitpain, West Norriton and now Plymouth Township have done so.

A motion by Mr. Bustard, seconded by Mr. Harris and passed by both to accept for review" McKeown Farm to Agricultural Security Area.

6. ORDINANCE 06-210 BUILDING PERMIT PROCEDURES

The Public Hearing was opened at 7:40 PM.

Joe Nolan, township engineer, explained the new ordinance. It primarily requires additional plans for the construction of new houses in the Township. Currently, only a grading plan is required before a permit is issued. This ordinance will require the builder to provide an "as build" for the foundation, prior to framing. It will also require a final "as build plan" and surveyor's grading plan prior to issuance of Use and Occupancy

This new ordinance allows the Township more control and allows for issuance of a temporary Use & Occupancy with escrow posted with the Township.

Pat Quigley inquired as to whether or not there were any exceptions to these steps and what is the review procedure. Joe Nolan responded.

William Kazimer asked if this would increase the costs payable to the Township. Joe Nolan said that the developer will pay the cost. For single houses, it will be in the building permit fee.

Jim Garrity, township solicitor, added that most surrounding townships have a similar ordinance in place.

Mr. Kazimer asked about garages. Joe Nolan replied that it would not include accessory structures because they do not result in grading changes.

The Public Hearing was closed at 7:47 PM

A motion by Mr. Bustard, seconded by Mr. Harris and passed by both to pass Ordinance 06-210 Building Permit Procedures.

7. PUBLIC HEARING: WORCESTER TOWNSHIP OPEN SPACE PLAN UPDATE
Mr. Bustard opened the public hearing at 7:48PM

Mr. Harris gave a brief presentation of the facts. He provided a background of the process, describing the Open Space Committee and County Senior Community Planner, Matt Schelly, spent two years working to produce the final draft. The County Open Space Board reviewed the draft on April 28, 2006 and rated it one of the best they had seen.

Matt Schelly, of the Montgomery County Planning Commission, provided a slide presentation, including the history of Worcester, acknowledgement of the committee members, the process and plan goals. He stated the existing protected land in Worcester totals 975 acres out of 10,000 but indicated there are still vulnerable resources. The slides showed potential trail linkages, unprotected resources, build outs scenarios, an inter-community trail networks and provided recommendations.

The first goal of the Open Space Plan is to preserve high priority open space. The next goal is to preserve the Township's rural character. The third goal is to create a network of trails and parks. The fourth goal is to provide Greenway linkages.

Doug Rotondo inquired about the criteria for establishing priority.

William Kazimer asked what two properties were on the National Historical Register?
Matt Schelly named the Peter Wentz Farmstead and the Anthony Morris House

Mr. Kazimer also inquired about the accessibility of the PECO right of way being used for trails and questioned the slides referred to a build out of 2,608 more housing units.

John Harris gave a special thanks to Matt Schelly, the Open Space Committee, Susan Caughlan and Pat Quigley for their time and commitment to the plan indicating that this is the first step to qualify the Township for County money for Open Space purchases..

Kim David asked if there were recommended changes in ordinances to prevent build out?

Matt Schelly entered the following to be entered in the record:

1. A letter from Towamencin Township endorsing the plan.
2. Change of maps for implementation and added value
3. List of items and photo change suggestions
4. A map of modifications to the Township trail plans.

The Public Hearing was closed at 8:35PM

A motion by Mr. Bustard, seconded by Mr. Harris and passed by both to pass resolution 06-09 Worcester Township Open Space plan, as amended tonight with four items submitted by Matt Shell, enumerated above.

GENERAL PUBLIC COMMENTS

None

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:38.

Respectfully submitted,



Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY, JULY 5, 2006 8:00 A.M.

CALL TO ORDER

John Harris called the regularly scheduled work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

John Harris led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS
CHASE E. KNEELAND
ARTHUR C. BUSTARD

608746

INFORMATIONAL ITEMS

John Cornell will be joining Worcester Township as Township manager. He has 20 years municipal experience in Bucks County and will begin part time. He will start full time starting Wednesday, July 12, 2006.

PUBLIC COMMENTS

Oliver Smith of Fisher Road inquired about the procedure for a sign commemorating a historical house torn down for the Eckerd Pharmacy in Fairview Village.

1. APPROVAL OF THE MINUTES OF JUNE 5, 2006

A motion by Arthur Bustard and seconded by Chase Kneeland and passed unanimously to dispense with the reading of, and approved as written the minutes of June 5, 2006.
(Copies were available for review.)

2. RESOLUTION 06-10 – MOTION TO APPROVE LAND DEVELOPMENT FOR ALLEGIANCE BANK

A motion by Arthur Bustard and seconded by Chase Kneeland and passed unanimously to approve Resolution 06-10, Land Development for Center Point Shopping Center /Allegiance Bank.

3. MOTION TO AUTHORIZE CKS ENGINEERS TO REVIEW STORMWATER ISSUES

Joseph Nolan, CKS Engineers, stated that recent rains have revealed many areas within the Township that are in need of stormwater drainage changes and some are Township responsibility. He proposed a time frame of two months at an estimated cost of \$3,000 including field work to complete the study and make recommendations.

A motion by Arthur Bustard, seconded by Chase Kneeland, and passed unanimously to authorize CKS Engineers to review stormwater issues.

4. REVIEW OF 3100 GERMANTOWN PIKE/CHURCH ROAD STREAM STABILIZATION

Joseph Nolan referenced a letter from resident Mr. Hershey of Germantown Pike and Church Road. CKS evaluated the swale and deteriorating road base at the intersection and stated that it is becoming a safety issue. Two proposals were discussed with the Board of Supervisors authorizing the repairs to be made using 36" pipe with an estimated cost of \$25,000 including road restoration and paving.

5. DISCUSSION: CKS ENGINEERS – REST ROOMS AT HEEBNER PARK

Plans regarding Phase 3 of Heebner Park including restroom and a pavilion were discussed. Next step would involve CKS to prepare plans and specifications to bid. The estimated cost is \$466,000. The Board of Supervisors deferred discussion to the next work session.

6. DISCUSSION: ZELLER – CKS MEMORANDUM JUNE 12

Discussion of the Zeller Property on Bustard Road was held in executive session as it could involve litigation.

7. DISCUSSION: HELIPORT ON BERKS ROAD

Discussion of the heliport on Berks Road was held in executive session as it could involve litigation.

8. DISCUSSION: DAN HOEY REALTY – CONTRACT FOR HOLLOW ROAD HOUSE

The Board authorized execution of the contract for leasing of Township property located on Hollow Road.

9. DISCUSSION: INDEPENDENT BLUE CROSS – VISION PLAN CHANGES

John Cornell, Township Manager, was authorized to review proposal and make recommendations.

10. DISCUSSION: T MOBILE RESPONSE TO OFFER

John Harris, Chairman, stated that correspondence received from T-Mobile regarding cell tower fees was not acceptable to the Board of Supervisors compared to other fees Township is receiving, and authorized Joseph Bagley, zoning solicitor for Township, to continue negotiations with T-Mobile.

11. OTHER BUSINESS

A motion by Arthur Bustard and seconded by Chase Kneeland and passed unanimously to appoint John Cornell as Township Manager as per agreement effective today.

Joseph Nolan, CKS Engineer, will remain Zoning Officer for three months pending further review.

PUBLIC COMMENTS

There were no public comments.

12. EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS

The Board of Supervisors held an executive session to discuss personnel matters in addition to the Zeller property and the Berks Road heliport.

13. ADJOURNMENT

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 8:50 A.M.

Respectfully submitted,



Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY, JULY 19, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS
CHASE E. KNEELAND
ARTHUR C. BUSTARD

608746

INFORMATIONAL ITEMS

The summer edition of the Township Newsletter is now available on the Township web site.

The 5th annual Ice Cream Sundae Sunday will be at 12 noon on Sunday August 6th at Heebner Park.

The Park and Recreation department is sponsoring a bus trip to the Phillies game on Friday September 22nd. Tickets can be purchased through the Township office.

PUBLIC COMMENTS

James Boswell of Grange Avenue alleged that Richard Burke is operating a home business and he runs a generator all hours of the night for pumping water out of his new addition. Joe Nolan, Township engineer, responded to allegations.

Richard Burke responded. He does not own a generator or operate one. He has an air conditioner that is running and had a sump pump in the addition during construction only. He claimed that Dominic DePhillippo is using the township to harass him.

James Boswell stated that Jeannie Steigerwalt's property on Grange Avenue suffers from run off from Anvil Road development. Mill Road water run-off washes gravel onto Grange Avenue. John Harris asked Joe Nolan to investigate drainage.

Richard Burk, in reference to stormwater and DEP permit requirements, inquired about stream bank stabilization and what permits are required.

Chris Drummond of Anvil Drive inquired about the status of the Gambone development basin, roads, and stream bed. Joe Nolan addressed.

William Kazimer of Germantown Pike asked where Anvil Drive was located.

He also asked about agenda item number 5, a motion to approve the fire police inquiring if there is a connection?

Dominic DePhillippo of Grange Avenue stated that since 1973 when he moved in, he has not had a problem with neighbors until the last several years when Mr. Burke moved next door.

1. READING AND APPROVAL OF THE MINUTES OF JUNE 21, 2006

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to dispense with the reading of, and approve as written, the minutes of June 21, 2006. (Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's reports for the year 2006 to June net change:

June 2006 Report:

General Fund	\$945,198.46
State	\$182,601.22
Capital Reserve	\$31,248.05

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept the Treasurer's Reports for 2006 to June net change.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 160,388.95.

4. AWARD BID: HEEBNER PARK 90 FOOT BASEBALL FIELD

Mr. Harris announced the item was submitted for bid and Joe Nolan added that 8 bids were received.

Having been duly advertised and opened publicly at approximately 1:00PM on July 12, 2006:

A motion by Mr. Bustard, seconded by Mr. Kneeland passed by all to award the Heebner Park 90 foot baseball field to James R. Kenney Excavating and Paving in the amount of \$180,571.25.

5. A MOTION TO AUTHORIZE WORCESTER FIRE POLICE FOR TRINITY LUTHERAN CHURCH COUNTRY FAIR, AUGUST 23-27, 2006.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to authorize the Worcester Fire Police for Trinity Lutheran Church Country Fair, August 23-27, 2006.

6. ORDINANCE 06-211 STOP SIGN AND NO PARKING

The Public Hearing was opened at 8:04 PM.

Joe Nolan, township engineer, summarized the new ordinance stating that the placement of the stop signs is for safety reasons. And the parking along Kriebel Mill Road provided a traffic hazard.

William Kazimer inquired about the location on Kriebel Mill Road, asking if it was south of Germantown.

The Public Hearing was closed at 8:09 PM

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to pass Ordinance 06-211 Stop Sign and No Parking.

GENERAL PUBLIC COMMENTS

William Kazimer commented on the Heebner Park Bid stating the low bid was approximately \$180, 000 and the high bid was approximately \$374,000, showing the value of getting quotes.

7. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:10.

Respectfully submitted,



Arthur C. Bustard, Secretary

608746

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, AUGUST 7, 2006 8:00 A.M.

CALL TO ORDER

John Harris called the regularly scheduled work session to order at 8:02 A.M.

PLEDGE OF ALLEGIANCE

John Harris led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

John Harris reported Montgomery County came to terms with Willow Creek Farms for preservation. The Township has agreed to provide \$787,866. It is hoped the process will be complete by the end of the year.

PUBLIC COMMENTS

Oliver Smith of Fisher Road noted the museum school house needed a plumber to repair a leaking pipe, and stated the Historic Tour was slated for September.

1. APPROVAL OF THE MINUTES OF JULY 5, 2006

A motion by Arthur Bustard and seconded by Chase Kneeland and passed unanimously to dispense with the reading of, and approved as written the minutes of July 5, 2006.
 (Copies were available for review.)

2. DISCUSSION: DUBNER PROPERTY – GERMANTOWN PIKE & VALLEY FORGE ROAD

Mr. Dave Dubner was present to receive the Board's direction on future development of the property located at the southwest corner of Germantown Pike and Valley Forge Road. Mr. Dubner noted that he was currently preparing to have the buildings painted and the roofs repaired. Mr. Dubner indicated he had been approached by a real estate broker inquiring if an age 55+ facility would be acceptable, also a possible Wawa-type convenience store was discussed. Chairman Harris stated the Board would take the discussions under advisement. No formal action was taken.

3. RESOLUTION 06-11: AGRICULTURAL SECURITY AREA COMMITTEE

Chairman Harris asked Mr. Cornell, Township Manager to explain the purpose and background of Resolution 06-11. Mr. Cornell explained the purpose of the ASA Commission and resolution in light of the pending application from Lower Providence Township.

A motion by Arthur Bustard, seconded by Chase Kneeland, and passed unanimously to approve Resolution 06-11 Agricultural Security Area Committee.

4. JOSEPH KUHL'S RE: SKALECKI ZONING DECISION

Michael Skalecki was accompanied by his lawyer, Joseph Kuhls. Mr. Kuhls addressed the Board and explained the proposed two lot subdivision on Bethel Road. He requested the Supervisors reconsider their opposition to the Zoning Hearing Board application, which requests relief to allow a reduction in minimum lot size from 60,000

square feet to 55,176 square feet. Following discussion, the Board reiterated its desire to oppose the requested relief. No formal action was taken.

5. DISCUSSION: REST ROOMS AT HEEBNER PARK

Joe Nolan, township engineer, reviewed his report on the Heebner Park development. Discussion took place regarding restrooms, water, sewer and electric. Following discussion, it was agreed the Board members and staff would evaluate potential costs and also individually visit neighboring park facilities. No formal action was taken.

6. DISCUSSION: HEEBNER PARK MONUMENT REALIGNMENT

Discussion took place regarding realignment of the one war monument. Following discussion, it was agreed that Joe Nolan would prepare bid specifications and bid the realignment.

7. MANAGERS ACTIVITY UPDATE

Mr. Cornell provided an update on the Fairview Village Historic Sign in light of comments by Mr. Oliver Smith.

Next, Mr. Cornell requested permission to proceed with joining the Montgomery County Consortium of Communities. Following discussion, permission was granted.

Lastly, Mr. Cornell offered to serve as the Township representative to the PCAA Municipal Review Board.

8. OTHER BUSINESS

Mr. Arthur Bustard raised the status of the Berkheimer and Lower Providence earned income tax issue. It was agreed that Mr. Jim Garrity, township solicitor, would review the matter.

Mr. Garrity then requested an executive session and noted that no action would be taken.

PUBLIC COMMENTS

There were no public comments.

9. ADJOURNMENT

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 9:25 A.M. into executive session.

Respectfully submitted,


Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, AUGUST 16, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

An agreement has been reached between the County, State and Willow Creek Orchards for the development rights of 150 acres to be purchased.

PUBLIC COMMENTS

John Stanton of 3144 Water Street Road wanted to know why his request for a permit to sell sunglasses from a non-permanent structure in Worcester on weekends was not granted. Joseph Bagley, township solicitor, addressed.

- 1. READING AND APPROVAL OF THE MINUTES OF JULY 19, 2006**
 A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to dispense with the reading of, and approve as written, the minutes of July 19, 2006. (Copies were available for review.)

- 2. TREASURER'S REPORT**
 The Treasurer's reports for the year 2006 to July net change:

June 2006 Report:

General Fund	\$933,296.24
State	\$182,620.19
Capital Reserve	\$31,248.05

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept the Treasurer's Reports for 2006 to July net change.

- 3. PAYMENT OF THE BILLS OF THE TOWNSHIP**
 A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 149,999.55.
- 4. AWARD BID: 2006 PAVING CONTRACT**
 Having been duly advertised and opened publicly at approximately 1:00PM on August 9, 2006:

A motion by Mr. Bustard, seconded by Mr. Kneeland passed by all to award the 2006 Paving Contract to James D. Morrisey, Inc. in the amount of \$224,650.00.

5. RESOLUTION 06-12: MONTGOMERY COUNTY CONSORTIUM OF COMMUNITIES

John Cornell, township manager, would like to represent Worcester Township at county meetings. It provides beneficial resources and opportunities for communication with other townships in the community.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 06-12 Montgomery County Consortium of Communities.

6. PUBLIC HEARING: AGRICULTURAL SECURITY AREA AMENDMENT – LAND IN PLYMOUTH TOWNSHIP

Mr. Harris opened the Public Hearing at 7:44 PM.

Mr. Bagley gave a brief explanation. Since Plymouth Township does not have an Agricultural Security Area, these lands are eligible to join the ASA of Worcester.

Dave Plager inquired about the downside to the township.

The Public Hearing was closed at 7:47 PM

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve the application.

7. BERKHEIMER EARNED INCOME TAX ADJUSTMENT

John Harris addressed the issue to pay back EIT remitted to Worcester Township that should have been paid to Lower Providence Township for Methacton School District employees. It was agreed that there is no interest or penalty due Lower Providence. Mr. Bagley will coordinate how and to whom the monies will be made payable.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to repay the Lower Providence Earned Income Tax based on Berkheimer calculations after verification of the amounts from Berkheimer.

GENERAL PUBLIC COMMENTS

None.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 7:49 PM.

Respectfully submitted,


Arthur C. Bustard, Secretary

608746

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, SEPTEMBER 6, 2006 8:00 A.M.

CALL TO ORDER

John Harris called the regularly scheduled work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

John Harris led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS
 CHASE E. KNEELAND
 ARTHUR C. BUSTARD

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS

Susan Caughlan requested an update on Farmer's Union Hall and the leaking pipe.

1. APPROVAL OF THE MINUTES OF AUGUST 7, 2006

A motion by Arthur Bustard and seconded by Chase Kneeland and passed unanimously to dispense with the reading of, and approved as written the minutes of August 7, 2006.
 (Copies were available for review.)

2. MANAGER'S REPORT

I. Brennan Marion, representing American Infrastructure, inquired as how to get involved in the closure of the Army base. Mr. Harris responded that an NOI needs to be filed. He proposed that they would tear down the building and farm the land utilizing a conservation easement to transferred development rights elsewhere in the township for future development by Homsher Hill.

He also stated that American Infrastructure will demolish and reclaim materials for historical sites. He asked how American Infrastructure can be informed of demolition permits to reclaim material for use later.

Mr. Marion also asked for an interpretation on Stony Creek Farms parking proposal for the bed and breakfast. Rolf Graff, Engineer for Story Creek, asked for a definition of parking lot versus spaces.

II. Proposed ordinance changes by Keystone and CKS Engineers:

- i. Accessory structure setbacks to clarify ordinance reference.
- ii. Setbacks for pools which are currently 50 foot side and rear setbacks.
- iii. RPD impervious coverage limits of 18%. Growing Greener has 25%. Change RPD to 25%.
- iv. Staff was authorized to evaluate other restrictions.

III. Demolition permit for 1530 Valley Forge Road. James Garrity, township solicitor, waiting for call back from Gambone Construction.

IV. Eckerd historical recognition sign location has been approved.

V. John Cover from Montgomery County Planning Commission held a brief discussion regarding the upcoming comprehensive plan.

VI. Worcester Fire Company is in process of establishing sub-committee to represent company moving ahead with proposed new building specifications.

Chase Kneeland inquired about the culvert and traffic light at The Stables. Joe Nolan, township engineer, responded that the Township has received a proposal from McMahon Associates for the light. Mr. Nolan agrees with the recommended proposal. The culvert is being coordinated with Penn DOT.

VII. Berkheimer Associates earned income tax issue is being resolved by Joseph Bagley and Eunice Kriebel.

3. TOWNSHIP ENGINEER'S REPORT

Joseph Nolan reported that the 2006 road reconstruction will start within one week.

The construction of the 90-foot baseball field in Heebner Park will begin within two weeks, weather permitting.

The storm water issues at Adair Drive and Church Road are being investigated and correction measures designed.

Monument redesign is out to bid. John Harris stated that the installation of a pole building cover might be considered to protect the monuments.

4. TOWNSHIP SOLICITOR'S REPORT

James Garrity has reviewed mutual aid agreement proposal and inquired about an agreement with Lower Providence.

The Kumpf-Bell litigation is on going and there are still injunctions on two lots.

Monica Drewniani, Natural Lands Trust, and Matt Schelly, Montgomery County Planning Commission, presented a proposal for the property owned by Carol Allen. The property consists of 14.9 acres and by-right plans and potential growing green subdivision where demonstrated showing equal lot

Revisions to the sign ordinance were discussed including modification and classification of signs.

An ordinance identifying historical structures was discussed and is being drafted by the Historical Structures Committee. Potential issues and possible alternate uses were suggested with possible incentives to maintain structures.

5. OTHER BUSINESS

None

PUBLIC COMMENTS

There were no public comments.

9. ADJOURNMENT

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 9:29 A.M.

Respectfully submitted,


Arthur C. Bustard, Secretary

608746

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, SEPTEMBER 20, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None.

PUBLIC COMMENTS

Stuart Sherk of 1261 Valley Forge and Woodlyn roads asked when the Board of Supervisors will have a public hearing for residents to express concerns about the closure of Woodlyn Road.

Frances Recchuiti 1310 Dell Road recommends the closure of Woodlyn Road and thanked the Board for having the study done. He added the road is a hazard, being used as a cut-through and would like to see a speed hump installed on Dell Road to slow traffic to 35 mph.

Marlene Gaudio of 1301 Valley Forge Road is interested in receiving more information on the closure. When can it be available and how would the closure be constructed? Joe Nolan, Township Engineer, indicated a T-intersection, not accessible from Valley Forge Road is the proposed design.

William Kazimer of Germantown Pike asked if it is spelled W-O-O-D-L-Y-N and if the report is available to all residents?

Douglas Rotundo of 3922 Woodlyn Avenue asked when the closure will happen. He suggested limiting trucks on Woodlyn. Joe Nolan responded that it is a public road for use by all vehicles. They can do an engineering study for weight and justification.

Stephen Stubinski of Germantown Pike state that law prohibits tractor trailers over 28,000 pounds from using a local road unless for a local delivery.

1. READING AND APPROVAL OF THE MINUTES OF AUGUST 16, 2006

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to dispense with the reading of, and approve as written, the minutes of August 16, 2006. (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's reports for the year 2006 to August net change:

August 2006 Report:

General Fund	\$1,181,769.27
State	\$182,639.28
Capital Reserve	\$31,248.05

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept the treasurer's Reports for 2006 to August net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 335,287.93

4. **DISCUSSION: NEW COUNTY TRAIL AT MORRIS ROAD BRIDGE**

Don Steele of the Pennsylvania State Turnpike Commission said the trails are organized by the Montgomery County Planning commission. The Northeast Extension of the Turnpike is being widened. Considerations of the trail in proposed for Upper Gwynedd side of Morris Road. This is the result of a meeting with Penn DOT, PS Turnpike Commission and Montgomery County when the Morris Road Bridge is widened to allow 6 lanes under the overpass. The decision was base on three items:

1. Upper Gwynedd side has sidewalks.
2. The trail will cross Morris Road at mid-block which is safer.
3. There is an existing driveway on Worcester side southeast side of bridge.

Montgomery County believed that the Upper Gwynedd side allows more flexibility.

All Board members concur that Upper Gwynedd is the best location.

5. **TOWNSHIP MANAGER'S REPORT**

John Cornell, Township Manager, recommends action on the resolutions.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 06-13 Designation of the National Incident Management System

The Township Emergency Management Plan was updated. By John Kelly, EMA Resolution 06-14 represents the adoption of that plan.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 06-14 Emergency Management Plan

6. **TOWNSHIP ENGINEER REPORT**

1. **REQUEST FOR WAIVER: ON-SITE SEPTIC SYSTEM, 1745 GREENBRIAR DRIVE**

608746

This is in conjunction with side and front yard setbacks. Piedmont Environment has done study reviewed and CKS recommends approval.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve the request for waiver: on-site septic system for 1745 Greenbrier Drive

PENDING ZONING HEARING BOARD APPLICATIONS:

SKALECKI 2023 BETHEL ROAD

Township has already approved the Township Solicitor to oppose.

BETZ, GENSTAR LLC 3000 GERMANTOWN PIKE

Hearing for a Special exception for permitted use with 2 things established. 1. Meets zoning ordinance and 2., does not create un-anticipated adverse effect. Still needs to go to land development to impose conditions.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve the solicitor to outline conditions on property and attend hearing.

GOODSON 2514 STONY CREEK RD - Setbacks

KANDIL/GOUGA 2121 COUNTRY VIEW LANE -Setbacks

7. TOWNSHIP SOLICITOR REPORT

RESOLUTION 06-15 STONY CREEK FARMS LAND DEVELOPMENT FINAL APPROVAL

Corner of North Wales Road and Township Line Road consisting of 209 units and club house. CKS has reviewed plans and is ready for approval.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 06-15 Stony Creek Farms Land Development Final Approval.

RESOLUTION 06-16 HECK SUBDIVISION PRELIMINARY/FINAL APPROVAL

Consists of a 3-lot subdivision on Wentz Church and Barley Lane. The application was appealed to Zoning Hearing Board and denied. All conditions were worked out and the barn and house will be preserved for period of 20 years with a conservation easement..

Mike Organski asked what will be required in the developer's agreement. Joe Nolan addressed.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 06-16 Heck Subdivision Preliminary/Final Approval.

8. DISCUSSION: WORCESTER FIRE DEPARTMENT 2007 WATER BATTLE

John Harris said the executive committee requested to host the event. It is educational, training and fun to be held on front field of Heebner Park next July.

It was determined that the board needs more details and John Cornell, Township Manager, is to meet with officials.

GENERAL PUBLIC COMMENTS

Stuart Sherk of 1261 Valley Forge asked if there was an official format to express concerns on Woodlyn Road closing. He asked about a Cul-de-sac with no turn-around and if the Township will maintain the landscape and road? He also inquired if widening was considered? He asked if the Township could deed the road to himself and the Gaudios'. John Harris requested that he make proposal.

William Kazimer said he was having trouble hearing the Board and their representatives at the table and suggested microphones for everyone.

He than confirmed if the Betz/Genstar ZHB application was to sell used cars at that site and that the Township engineer agreed with storm water management for Stony Creek Farm?

Doug Rotundo inquired if subsequent owners of the Heck tract are required to prevent the house and barn from being torn down for 20 years from now.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:35 PM.

Respectfully submitted,


Arthur C. Bustard, Secretary

608746

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, OCTOBER 2, 2006 8:00 A.M.

CALL TO ORDER

John Harris called the regularly scheduled work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

John Harris led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None.

PUBLIC COMMENTS

Oliver Smith reported that the historic sign has been installed at the Eckerd Pharmacy and thanked the township. He questioned if a flag pole could be erected at the museum site. Following discussion, it was agreed the Historical Society would discuss the issue of lighting. Mr. Smith discussed an updated security system for the museum. After discussion, it was agreed the cost would be shared equally. Mr. Smith questioned the status of the Spring House repair.

1. APPROVAL OF THE MINUTES OF SEPTEMBER 6, 2006

A motion by Arthur Bustard and seconded by John Harris and passed by both to dispense with the reading of, and approved as written the minutes of September 6, 2006.
(Copies were available for review.)

2. MANAGER'S REPORT

I. WEBER ROAD TRAFFIC STUDY

In response to a letter from Paul & Julie Ziegler of Weber Road, the Board authorized Joe Nolan, township engineer, to investigate and evaluate his prior speed study.

II. 1705 BERKS ROAD DEMOLITION PERMIT

John Cornell, township manager, reported he had spoken with property owner and that Mr. Denicola had reported discussion with Brennan Marion regarding material reuse or retention.

Mr. Cornell suggested the Board consider the use of an independent planning consultant on an as-needed basis. The Board noted they would take it under advisement.

3. TOWNSHIP ENGINEER'S REPORT

I. DISCUSSION: WORCESTER OFFICE PARTNERS SEWER CONNECTION

Following discussion, it was agreed the connection to public sewer would be permissible subject to an agreement outlining the time frame for connection.

Mr. Nolan presented a placard for identifying inlets to prevent pollution. It was agreed the topic would be placed in the township newsletter and the boy scouts would be contacted for installation.

Mr. Nolan discussed the location of the trail easement for the Paddocks subdivision by Zaveta.

4. TOWNSHIP SOLICITOR'S REPORT

I. RESOLUTION TO ADD MCKEOWN FARM (2630 NARCISSA RD., PLYMOUTH TOWNSHIP) TO AGRICULTURAL SECURITY AREA

A motion by Arthur Bustard and seconded by John Harris and passed by both to approve Resolution #06-17, adding McKeown Farm (2630 Narcissa Rd., Plymouth Township) to Agricultural Security Area.

II. EXECUTIVE SESSION TO DISCUSS LITIGATION

5. OTHER BUSINESS

None

PUBLIC COMMENTS

Susan Caughlan expressed her concern over horses using pedestrian bridges. She also questioned if a traffic study had been performed for Bean Road and Whitehall intersection. It was believed a study had not previously been performed.

6. ADJOURNMENT

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 9:45 A.M.

Respectfully submitted,


Arthur C. Bustard, Secretary

608746

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, OCTOBER 18, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS
 CHASE E. KNEELAND
 ARTHUR C. BUSTARD

INFORMATIONAL ITEMS

The fall, 2006, township newsletter will be mailed this week and is available on line.

Montgomery County is repaving Germantown Pike from Mr. Kirk to West Norriton. It will begin October 20th and will involve night time road closures. All the work is to be done between 7:00 p.m. and 6:00 a.m., so as not to impact traffic flow.

PUBLIC COMMENTS

Susan Rotunda requested signage on Woodlyn Road to stop big trucks from using the road.

William Kazimer asked about Genstar Zoning Hearing Board (ZHB) application and stated that he did not want a used car lot with four bays at that intersection. John Harris responded.

Mr. Kazimer further commented that work was performed on the building on at least two occasions without permission and inquired if that will enter into the decision? John Harris replied that was up to the ZHB, not the Board of Supervisors.

1. **READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 20, 2006**
 A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to dispense with the reading of, and approve as written, the minutes of September 20, 2006. (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's reports for the year 2006 to September net change:

September 2006 Report:

General Fund	\$1,269,599.87
State	\$188,702.49
Capital Reserve	\$32,607.37

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept the Treasurer's Reports for 2006 to September net change.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 386,518.76.

4. **TOWNSHIP MANAGER'S REPORT**

REQUEST FOR 5K RUN IN HEEBNER PARK

John Cornell, township manager, explained this is a project proposed by a young lady as a fundraiser for Camp Sunshine. It will attract 50-100 people as a one-time event, not to be repeated annually.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to allow the 5K Run in Heebner Park.

WEBER ROAD TRAFFIC STUDY

Paul Ziegler of 2122 Weber Road read a letter sent to the Township Manager and thanked the Board of Supervisors for hearing the problems on Weber Road. His wife monitored traffic on Weber Road on and off peak time. He requests traffic calming devices to be placed on Weber Road and produced an IT Engineering study requesting reflective measures, road closures, or speed restrictions. Installing a speed hump or three-way stop have community support. He submitted a petition with signatures and stated that traffic calming devices do not interfere with emergency vehicles. Reduction of noise is also important. Noise will be reduced by slower traffic. Costs are rarely significant for speed bumps but a road closure will reduce traffic 80% and save road maintenance costs.

Mr. Ziegler stated that he is trained to recognize risk and sees that changes are needed on Weber Road. It is not anger, it is safety.

John Harris replied that the Board will research and act in the near future. Joe Nolan, township engineer, responded to traffic calming devices. If the Board authorizes a traffic consulting study, it must establish criteria for speed bumps and procedures. The estimated cost could run \$2,000-\$4,000. Mr. Nolan was authorized to get quotes.

Dr. Richard Minehart of 2215 Weber Road stated that he has 7 children and the Board must do something now. He is all for closing the road.

Steve Stubinski of Germantown Pike and Mt. Kirk Avenue, stated that he is familiar with the traffic problems in the township and the solution is a police department. He further claimed the state police only patrol main roads.

Sharon Basore of 2141 Weber Road claimed there have been 5-6 fatalities within a two mile radius. This documents the problem.

Lee Basore of 2141 Weber Road asked if McMahon (traffic consultants) will speak with the residents. He's concerned that they will not get the whole picture.

Alyce Pitts of 2811 Curtis Road has been a 44-year resident and sees Visteon employees making illegal left turns.

608746

Susan Alloway of 2812 Curtis Road said her daughter was run off the road and to whom should they address their concerns? She asked about the status of Visteon real estate that is using Weber Road as industrial access.

Richard Land of 2127 Weber Road said Ford made many promises and Ford should solve the problem since Visteon is rebuilding tenants. He stated that he would be adversely affected if the road closed, but favors closure.

Arlene Andreacola of 2130 Weber Road said it is narrower than most roads with no sidewalks or shoulders.

Maria Cranciulli of 2221 Weber Road, near Schultz and Weber stated that they have a wide driveway that is now a u-turn site. Children are not safe on their own property. Joe Nolan said additional signage might help.

Dr. Minehart asked if Penn DOT has given up on a slip ramp.

Richard Brunt of Weber Road said it is safest to close Weber Road at Route 73 since it's not safe now to exit there.

Another resident said the guard rail at 73 is continually being fixed due to the accidents.

Alyce Pitts asked what will happen when the Kibblehouse development moves forward with more children and traffic.

Paul Ziegler asked who will McMahon Associates address; the residents or pass-through traffic. He is not in favor of widening the road.

Wayne Brunt of 2165 Weber Road said he can't cross the road to get his mail. Visteon has a traffic light on Morris Road so why can't trucks use that entrance? Joe Nolan addressed.

Lance Asher of 2160 Kriebel Mill Road said he feels their pain. He would like to see something done on Kriebel Mill Road, but will filter down to every road in Worcester. Better intersections at main roads would reduce back road traffic.

Sharon Basore asked if Worcester has the authority to close a road. Joe Nolan and John Harris answered that a legal procedure must be followed.

Art Bustard said he has lived on Bustard Road all his life. It is not a rural road any more with several accidents occurring there. He will follow up and do everything to keep Weber Road residential.

Chase Kneeland remarked that every one is in the same boat and thanked for the thorough report.

5. TOWNSHIP ENGINEER'S REPORT

BEAN LOT LINE CHANGE

Joe Nolan said this is located at 3028 Germantown Pike with the subdivision consisting of two parcels; one with the existing house and the second a rear lot that is not a building

lot. It will be joined to existing lot of Vince Cane. The only outstanding issue is the applicant is not offering ultimate Right of Way for dedication. The house extends into right of way and is more than 200 years old.

Adam Fernandez, legal counsel for the applicant, stated that if the county needs it later, the owner would then be compensated.

Clinton Bean, applicant, asked if there are any other properties along Germantown Pike that have right of way.

No action was taken. The applicant will come back at a future date. Township has extension letter.

Joe Nolan explained the code as to why ROW dedication is necessary. Germantown Pike has a 100 foot right of way with most rural roads having a 60-foot right of way. He is not aware of it being utilized in past 20 years but it is a vehicle to acquire right of way for future development or widening without cost to township or county.

PENDING ZONING HEARING BOARD REPORT

Zoning Hearing Board has 2 issues:

A. Continuance of Genstar application with the testimony being complete. The ZHB wants to see a dwelling rendering. Mr. Betz has agreed to a list of restrictions that the township suggested.

B. The Skalecki subdivision is for an under sized lot on Bethel Road and it may be continued.

6. TOWNSHIP SOLICITOR REPORT

RESOLUTION 06-17 MERRYBROOK SUBDIVISION DEDICATION

Mr. Fry received bond that is satisfactory. Joseph Nolan stated that it is ready for dedication upon solicitor's review of bond. The punch list is complete and an 18 month maintenance bond is posted.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 06-17 Merrybrook Subdivision Dedication pending solicitor approval of bond.

RESOLUTION 06-18 SUNNYBROOK SUBDIVISION DEDICATION

Letter of Credit received today. Joe Nolan indicated everything on punch list was completed with exception of field re-seeding. Mr. Paone will post money to re-seed field in Spring, 2007.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 06-18 Sunnybrook Subdivision Dedication pending solicitor review of letter of credit. Mr. Nolan will withhold release of escrow until fields are satisfactory.

GENERAL PUBLIC COMMENTS

Steve Stubinski asked if there any right of way on his side of Germantown Pike.

608746

II. AGRICULTURAL SECURITY AREA (ASA) APPLICATION ACKNOWLEDGEMENT – 1093 GRANGE AVE (SKIPPACK PROPERTY)

This will begin the process of review. James Garrity, township solicitor, stated that Skippack Township has refused the property, therefore Skippack must approve Worcester's acceptance, along with any other municipalities that are members of the Worcester ASA. James Garrity will review and report to John Cornell, Township Manager, before we begin the process of review.

3. TOWNSHIP ENGINEER'S REPORT

I. DISCUSSION: LETTER OF REQUEST FOR LOCAL TRAFFIC ADVISORY COMMITTEE (LTAC)

There is a request from Weber Road residents to form a LTAC. John Harris indicated that the township supervisors want to be involved, as in the past, and keep roads in the control of the Board. Chase Kneeland wants it to stay centralized. Arthur Bustard remarked it is another level of bureaucracy that will slow down the process.

All agreed that John Cornell will send a letter to Paul Ziegler of the decision.

II. AUTHORIZATION TO PREPARE CONTRACT BID DOCUMENTS: ADAIR PUMP STATION GENERATOR

The cost is approximately \$60,000 for a stand-alone generator with automatic power transfer. This area has been a problem in the past, and has frequent power outages. This will prevent sewer backup and excessive flows that could result in DEP and County Health Department violations. The generator must be exercised utilizing an auto timer for ½ hours intervals, about once a week. Arthur Bustard asked how long it will run without re-fueling and Joe Nolan responded it had a one-day fuel supply. It will be in a sound and secure enclosure and will be publicly bid.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to authorize CKS to prepare bid documents for Adair Pump Station generator.

III. SUNNYBROOK COMMUNITY ASSOCIATION DISCUSSION: SIGNAGE, DAM FUND, BALLFIELD MOWING

This discussion took place under public comments.

IV. VALLEY FORGE ROAD AND WOODLYN AVENUE INTERSECTION REVISED DESIGN PROPOSAL-MCMAHON ASSOCIATES

A traffic light at this intersection has been discussed for a year as part of Gambone Developer's Agreement for the Kumpf Bell tract. Act. 209 Study indicates turning lanes and many other improvements along with McMahon's recommendation of Woodlyn Road closure. An October 17th proposal from McMahon gave the go ahead for bid documents. The design and preparation of documents will be \$64,640 cost for McMahon for items 1-4 tasks only. Tasks 5-8 will be addressed later. The Gambone's contribution is \$100,000 for position of light.

Arthur Bustard requested that the widening lanes be shifted to the east to preserve trees on west, if possible. Joe Nolan will ask McMahon to evaluate the request.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to authorize the cost of \$64,640 to McMahon.

5. OTHER BUSINESS

Cindy Haines approached the township about a 14 acre conservation easement on her interior property located on North Wales Road. The National Lands Trust (NLT) rated the parcel as the tenth most desirable in the county.

Jay Froehlich, Perkiomen Water Shed member and private consultant working for conservation, gave a description of the property consisting of a 1718 farm house in near original condition and an "Indian fort" made of stone. This structure has slits in the wall for defense. It also has two barns and sheds. Environmentally speaking, it houses the head waters of the Stony Creek. Ms. Haines proposes to preserve the property and structures and on the corner of property, build one additional house. Cindy Haines will contribute the property but requests assistance for the \$20,000 in costs and asked if the Township would make a contribution towards the conservations? She has made application for other grants in the amount of \$5,000.

John Harris asked what role the township would play in this conservation, i.e. beneficiary or holder. Mr. Frolick indicated that NLT is the backup beneficiary. John Harris asked if the township would incur maintenance costs. Ms. Haines replied no, that the property was privately owned and maintained.

John Harris said the Board will discuss with solicitor.

PUBLIC COMMENTS

Susan Caughlan reported a public meeting next week for the LRA. There will be a presentation by the Animal Welfare Project. The school district transportation department will present in December. She provided information to the Board about both parties interests in the property.

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 9:35 A.M.

Following adjournment, the Board of Supervisors held an executive session to discuss real estate and no formal action was taken.

Respectfully submitted,


Arthur C. Bustard, Secretary

608746

He also reported credit problems resulting from the township sewer liens that are reported as civil judgments affecting his credit rating.

Joe Bagley, township solicitor, said a letter to the county will be drafted to change the way they record liens.

Mr. Stubinski wants letters sent to all residents who took advantage of the loan.

7. **ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 9:16 PM.

Respectfully submitted,


Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
MONDAY, NOVEMBER 6, 2006 8:00 A.M.

CALL TO ORDER

John Harris called the regularly scheduled work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

John Harris led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

608746

INFORMATIONAL ITEMS

None.

PUBLIC COMMENTS

Cheryl Sattin, of 2541 Crestline Drive, is the Sunnybrook Homeowners' Association President. She was in attendance to discuss lowering the dam fund and signage for the development.

Joe Nolan, CKS Engineers, stated that the state required a dam, not a retention basin because there was over 100 acres of drainage. Dams require annual inspections and emergency response documentation from DEP and FEMA. The original agreement was for \$340,000 to be in the fund, which currently has \$274,000. Joe Nolan will research the formula and criteria to determine if it can be lowered. The Township engineer and solicitor will research and report back to the Homeowners' Association.

Regarding signage, the township previously desired a township-wide identity, not individual developments. The current Board recognizes residents want development signage for identity. A new sign ordinance is currently being drafted, and it may allow signage at entrances. Sunnybrook has three entrances on North Wales Road and wants to request small signs at each entrance. The Worcester Township Planning Commission has a final draft of the ordinance and it will be another 3-4 months for ordinance adoption. Ms. Sattin indicated that Sunnybrook would wait for the adoption of the new ordinance before pursuing the signage.

It was stated that all public roads, easements, buildings, and ball fields at the Sunnybrook development, were dedicated to the township three weeks ago. The township will maintain streets, restrooms, and ball fields.

Jay Patterson, ACI, Engineer, supports fact that 30 year cash flow will be sufficient at current level of \$277,000.

Oliver Smith requested the status on Fawn Creek spring house. Joe Nolan has sent a letter reminding the contractor of the commitment and date of completion.

1. APPROVAL OF THE MINUTES OF OCTOBER 2, 2006

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to dispense with the reading of, and approved as written the minutes of October 2, 2006.

(Copies were available for review)

2. MANAGER'S REPORT

I. DISCUSSION: FARMER'S UNION HALL SECURITY SYSTEM

Worcester Historical Society voted to place a security system in the historical building at a cost of \$199 to install, and \$35 per month for monitoring. The invoice will be the responsibility of the township and the historical society will annually reimburse the township for 50%.

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, NOVEMBER 15, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

The Township is sponsoring a bus trip to New York City on Saturday, December 9 for a free day. The bus will leave the township building at 7:30AM and the cost is \$30 per person. Space is limited.

PUBLIC COMMENTS

Charles Kinsky of 3220 Fisher Road, commented that the contractor for the road re-construction on Fisher Road left a mess on his property and removed 47 feet of base material from his driveway and did not replace it with top coat.

James Boswell of Grange Avenue stated that he received a certified letter today indicating that Worcester will not accept his property in their Agricultural Security Area (ASA). John Harris, Board chairman, stated that if the township in which the property is located has an ASA, Worcester can not accept it into ours.

1. **READING AND APPROVAL OF THE MINUTES OF OCTOBER 18, 2006**
A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to dispense with the reading of, and approve as written, the minutes of October 18, 2006. (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's reports for the year 2006 to October net change:

October 2006 Report:

General Fund	\$1,192,995.55
State	\$188,722.01
Capital Reserve	\$32,607.37

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept the Treasurer's Reports for 2006 to October net change.

2007 PRELIMINARY BUDGET

Summary was included in board and public packets.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept the 2007 Preliminary Budget.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 571,948.33.

4. TOWNSHIP ENGINEER'S REPORT**BEAN LOT LINE CHANGE**

Joe Nolan, CKS Engineers, said this is located at 3028 Germantown Pike. The proposal calls for the six acres being split into two parcels. The rear lot will be joined in common deed with property owned by Vince Cane.

All issues have been resolved. Joe Nolan, township engineer, recommends approval.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 06-20, BEAN LOT LINE CHANGE PRELIMINARY/FINAL APPROVAL.

PENDING ZONING HEARING BOARD (ZHB) REPORT

Zoning Hearing Board has a regularly scheduled monthly meeting on November 27.

A. The Genstar LLC application decision will be announced at the ZHB meeting.

B. A new application by T-Mobile East has been received for a cell tower to be located on the DiPrinzio property located on Bean Road and Berks Road. This hearing may be continued, but it is not definite.

In the past, the Board of Supervisors has not approved of cell tower locations on private residential property and recommended sending the solicitor to oppose this application.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to oppose T-Mobile East ZHB Application.

5. TOWNSHIP MANAGER'S REPORT**LRA PRESENTATION**

Susan Caughlan premised the assumption that township will obtain this land. The National Park Service mandates no fees for any lease, but lessor must maintain and be responsible for improvements.

At 7:44PM, the Board of Supervisors sat as LRA Board.

608746

ANIMAL WELFARE PROJECT

Linda Adkins presented information regarding the organization. In 2004, they obtained a non-Profit status. They will retrain horses and dogs for placement in the community in practical, competition, search and rescue missions. This organization would need on-site housing for animal caretakers and will work with the community towards mutual goals.

METHACTON COMMUNITY THEATER

Mark McElwee and Kim Hersberg presented information regarding this non-profit organization. This is the start of acting for young performers. The MCT has four productions per year, offering entertainment and arts. They offer scholarships to surrounding school districts for students pursuing arts.

Their needs are a large area for staging area, storage, rehearsals, and a small office area. This space will not be needed at all times therefore they can share areas with other organizations. They have a Summer 2007 show planned without home. They believe in the three "C's": Curiosity, Communication, and Cooperation.

At 8:14 PM, Board returned as acting Township supervisors.

GENERAL PUBLIC COMMENTS

None

7. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:15 PM. The Board adjourned into an executive session to discuss personnel and real estate issues where no decisions were made.

Respectfully submitted,


Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, DECEMBER 4, 2006 8:00 A.M.

CALL TO ORDER

John Harris called the regularly scheduled work session to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

John Harris led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

608746

INFORMATIONAL ITEMS

The road paving project started this morning, December 4th.

PUBLIC COMMENTS

Oliver Smith indicated the flagpole for the Farmer's Hall has arrived and wants to erect it with the Township's input as to location.

1. APPROVAL OF THE MINUTES OF NOVEMBER 6, 2006

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to dispense with the reading of, and approved as written the minutes of November 6, 2006.

(Copies were available for review)

2. TRANSFER OF FUNDS FROM GENERAL TO CAPITAL RESERVE IN THE AMOUNT OF \$1,487,000.

John Harris stated that these funds are already marked for development rights.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve the transfer of funds.

3. MANAGER'S REPORT

I. DISCUSSION: MIKE MALONE WORCESTER FARMS CONDITIONAL USE

Mike Malone, the applicant, is looking for open space funds. He submitted a report to the Board showing financial subsidies for golf courses in the area and stated that he is currently losing \$80,000 a year. Chase Kneeland inquired as to how the sale of the development rights would benefit the owner. Mr. Malone replied that taxes would be offset and that would be a benefit to the residents. It is currently a low-cost 9-hole course. John Harris asked how many acres and Mr. Malone stated that there is approximately 55-56 acres. Membership at Worcester Golf Club consists mostly of seniors, women, and 30-40 teenagers from Worcester Township and the Methacton High School league. The Board will review and consider. Mike Malone will also explore options and report back to the Board.

II. BOY SCOUT CHRISTMAS TREE SALE APPROVAL

The annual tree sale will be December 8th - 10th at the Community Hall.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve the Boy Scout Christmas Tree Sale at the Community Hall, December 8th - 10th, 2006.

III. SUSAN CAUGHLAN AND CINDY HAINES

Ms. Haines wants to donate the conservation easement to the township for her 14+ acres on North Wales Road, but needs one additional lot to preserve the existing house. It currently has two dwelling units on 14 acres. James Garrity, township solicitor, stated that a plan is needed to review at a future time. John Harris said the township is on board with the project and a \$15,000 contribution.

IV. BRENNAN MARION – Homsher Hills

Six years ago, the age restricted project was started on the former Schlosser property and the original house was to be used as a bed and breakfast for residents of the development. Jake Lee of Montgomery County Lands Trust is interested in additional space and Homsher Hills is interested in donating the house to MCLT to maintain house and property. Joe Nolan said it is a zoning issue of office versus residential. Matt Schelly of the Montgomery County Planning Commission said to rezone first, then use development rights to donate to the township and use the rights elsewhere.

The Board supports the idea of having the Montgomery County Lands Trust utilize the building, but how to get it done is a legal issue. Jim Garrity said the township wants financial assurance for maintenance of property so it does not fall upon the residents of Stony Creek. The MCLT current lease has nine more months and will need time to raise the money.

Arthur Bustard asked about the use of the barn and how many people would be occupying the property at one time? Mr. Garrity suggested changing the ordinance as the easiest way to achieve this use and that a subdivision of the property would be necessary to protect the homeowners. Mr. Brennan responded that this parcel is already a separate condo.

The Board announced it will adjourn to executive session to discuss personnel issues after agenda items are complete.

4. TOWNSHIP ENGINEER'S REPORT

I. DISCUSSION: STONY CREEK VILLAGE PLANNING MODULE

Joe Nolan, township engineer, stated that a wastewater treatment plant will serve the AQRC development and the commercial site at the corner of North Wales Road and Township Line Road. The Township needs DEP's approval to revise their 537 Plan to have the property served by public sewer.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve planning module for Stony Creek Village to amend 537 Plan.

II. ARCADIA ESTATES / MICHAEL ORGANSKI DEFAULT DECISION

This is a three-lot subdivision off Skippack Pike that has many problems with completion. A Certified letter was sent on October 10th to the developer. He had thirty days to complete the project and it is not yet completed. The Township has the right to take escrow funds and complete the punch list. Mr. Nolan stated that there are a handful of items to be finished.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to seize the money in escrow to complete this development.

III. ECKERD DRUG STORE/BALDRIDGE DEFAULT DECISION

James Garrity stated that a letter was sent September 20th via certified mail to complete subdivision and traffic light. Subcontractors indicated they were never paid so they will not complete the work. The Township has received as-built plans, but there is more work to be completed. There remains \$60,000 - \$70,000 in escrow and the Township proposes to seize the funds to complete the job.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to seize the escrow from Baldrige/Eckerd Drug to complete project.

5. OTHER BUSINESS

John Harris inquired about the repairs to the spring house on Hollow Road. Mr. Nolan indicated that he has received no response from the contractor. The Board will re-bid and Joe Nolan said to get the bid out now so it is ready for Spring.

John Harris asked about the trail through the Kumpf-Bell property known as The Stables and where we stand? Joe Nolan responded that Gambone will give easements, not build the trail. Mr. Cornell, Township Manager will verify the note on the plans for the easement prior to recording. Upon verification the Township will move ahead with rough cut out of trails and signage.

Arthur Bustard asked about the status of the Weber Road traffic survey. Joe Nolan remarked that McMahon finished it and it should be in the township office this week. He will review it and have a representative from McMahon Associates at the December Board meeting to explain.

Chase Kneeland reminded the Board about a septic solution for DEC on Trooper Road which is currently connected to Army base. Susan Caughlan, Open Space coordinator, is to get copy of agreement.

John Harris asked about adopting an ordinance to require trails for future subdivisions. James Garrity remarked that he was not aware of any townships with that type of ordinance. Matt Schelly, Montgomery County Planning Commission, indicated that Lower Salford Township had added language to their LDS ordinance to achieve trails. He will address this issue with the township Planning Commission.

John Harris inquired about the status of the Heebner Park restroom installation. Joe Nolan said the proposal will be updated for current specifications. Mr. Harris wants to review the plans at a future meeting.

Joe Nolan remarked that the new 90-foot baseball field in Heebner Park is complete and it should be ready for spring 2008 usage. We should install signage to that effect to prevent unauthorized usage. Mr. Nolan stated that the contractor will leave up the fencing.

John Harris remarked an executive session will be held after the December 20 Board meeting to discuss terms of members of the Zoning Hearing Board and Planning Commission.

PUBLIC COMMENTS

Oliver Smith stated that the Historical Society spent \$20,000 in repairs on the Dutchie Church and are looking for possible uses.

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 9:30 A.M.

Following adjournment, the Board of Supervisors held an executive session and no formal action was taken.

Respectfully submitted,


Arthur C. Bustard, Secretary

608746

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, DECEMBER 20, 2006 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Harris at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

For the 6th year in a row, the township received an anonymous \$50,000 donation for Open Space conservation.

PUBLIC COMMENTS

None

1. TOWNSHIP MANAGER'S REPORT

LRA PRESENTATION-METHACTON SCHOOL DISTRICT

Dr. Jeffrey Miller, Superintendent of Methacton School District presented a proposal for Transportation use and bus depot for the Army base to the LRA

Chase Kneeland inquired about road improvements, and if fuel storage would be above or below ground.

Arthur Bustard asked if the proposed ingress and egress access represented a new driveway and asked for an explanation. Dr. Miller explained that it represented the fence around the current fenced in area.

Chase Kneeland asked if other sites have been researched for the School transportation expansion. Dr. Miller responded in the negative, that 5-10 acres are needed and this site would serve the need.

John Harris asked if they had use for the other property or buildings on the site. Dr. Miller responded no

John Cornell asked if employee parking was included in the proposed are for Methacton. James Garrity, township solicitor, expressed concerns about security.

John Harris stated that the growth of the school mandates more athletic fields and asked if off site location were considered to expand the transportation department on site.

Dr. Miller stated that moving students poses time, money, and safety issues.

Susan Caughlan, LRA representative, stated that the School Board proposal is for the school to own their portion. The LRA must hold a public hearing to review all NOI and give the public an opportunity to ask questions.

The LRA must:

1. Schedule public meeting to review NOI
2. Schedule public meeting to have two owners of site
3. Review informal proposals for site usage.

The formal presentation to Army is due by September, 2007. The Township must also submit application to National Park Service for approval if we propose to use it as a park. Susan Caughlan will prepare the application to be reviewed by the LRA.

2. READING AND APPROVAL OF THE MINUTES OF NOVEMBER 15, 2006

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to dispense with the reading of, and approve as written, the minutes of November 15, 2006. (Copies were available for review.)

3. TREASURER'S REPORT

The Treasurer's reports for the year 2006 to November net change:

November 2006 Report:

General Fund	\$916,661.59
State	\$188,744.02
Capital Reserve	\$32,607.37

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept the Treasurer's Reports for 2006 to November net change.

2007 FINAL BUDGET

Summary was included in board and public packets. John Cornell, township manager commented it was amended from the preliminary budget presented in November.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept the 2007 Final Budget.

4. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 852,657.18.

5. TOWNSHIP ENGINEER'S REPORT

PENDING ZONING HEARING BOARD (ZHB) REPORT

No new applications this month.

T-Mobile application has made a request for indefinite continuance.

608746

James Garrity suggested the Zoning Hearing Board does not consider indefinite continuance of T-Mobile application, but place a date on the request.

The Skalecki application still has no decision, because additional issues have been presented. The applicant may withdraw application.

WEBER ROAD TRAFFIC CALMING STUDY

The Township received the draft study but will need additional information from McMahon. The board requested a meeting with McMahon Associates for clarification.

Schultz Road is a County road so any changes will need approval from Montgomery County Roads and Bridges. John Harris authorized Joe Nolan of CKS Engineers to make county contact to eliminate left turns from Visteon driveway on Schultz Road.

John Cornell will research purchase of radar machine.

6. TOWNSHIP SOLICITOR'S REPORT

ZONING ORDINANCE AMENDMENT

Public hearing was opened at 8:29 P.M.

James Garrity, solicitor, presented a review of the changes that this ordinance proposes. John Harris stated that this ordinance will affect RPD areas, with Joe Nolan indicated that it will make RPD areas equal to the Growing Greener ordinance requirements.

Closed hearing at 8:34 pm

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to accept Ordinance #212, Zoning Ordinance Amendment.

SUNNYBROOK FINANCIAL SECURITY SUBSTITUTION

The Letter of Credit originally presented for security is being changed to a bond. The bond has been received and approved.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to substitute bond in lieu of Letter of Credit.


GENERAL PUBLIC COMMENTS

None

7. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:40 PM.

Respectfully submitted,


Arthur C. Bustard, Secretary