

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, MARCH 17, 2021 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:35 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

|          |               |     |
|----------|---------------|-----|
| PRESENT: | RICK DELELLO  | [X] |
|          | LOU BETZ      | [X] |
|          | STEVE QUIGLEY | [X] |

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced this evening’s Business Meeting was being recorded for rebroadcast.
- Mr. Ryan announced the Board of Supervisors met in Executive Session prior to this evening’s meeting to discuss three matters of litigation – (1) Zoning Hearing Board Application 2021-01, Berg; (2) North Grange LLC v. Worcester Township Zoning Hearing Board and Worcester Township, Montgomery County Court of Common Pleas Docket No. 2020-15258; and, (3) the municipal cure project as was set forth at the January 20 Business Meeting. Mr. Ryan noted a decision is expected to be made at this evening’s meeting on one matter only, Zoning Hearing Board Application 2021-01, Berg.

**PUBLIC COMMENT**

- Wini Hayes, Worcester, commented on a potential open space referendum and police services.
- Jim Mollick, Worcester, commented on the former Township Solicitor, Executive Session announcements, the timing of a potential open space referendum, and development history of the Center Square Golf Course.
- Burt Hynes, Worcester, commented on the timing of a potential open space referendum.

**OFFICIAL ACTION ITEMS**

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Chair DeLello made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for February 2021, (b) bill payment for February 2021 in the amount of \$330,808.82, and, (c) the February 17, 2021 Business Meeting minutes. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – At 7:48pm Chair DeLello opened a Public Hearing to consider Ordinance 2021-283, to approve a Franchise Agreement with Verizon.

A court reporter was in attendance to transcribe the proceedings.

At 7:49pm Chair DeLello closed the Public Hearing.

- c) Ordinance 2021-283 – The proposed ordinance was not considered, as this Public Hearing was continued to the April 21 Business Meeting.
- d) Kriebel Mill Road – Supervisor Quigley provided an overview of safety and flooding concerns in the vicinity of the Kriebel Mill Road closure. Supervisor Quigley commented on pedestrian traffic, emergency vehicle accessibility, and school bus circulation at this location.

Chair DeLello commented on roadway and crossing conditions at this location. Supervisor Quigley commented on the possible development of trail and passive recreational facilities in this area. Supervisor Betz commented on large vehicle circulation concerns at this location. Mr. Ryan and Joe Nolan, Township Engineer, were directed to review these issues.

Jim Garrity, Counsel for John Harris, abutting property owner, commented on improvement costs, and on the possible development of trail and passive recreational facilities in this area.

John Debiasio, Worcester, commented on large vehicle circulation and safety concerns at this location.

- e) Proclamation 2021-01 – Mr. Ryan provided an overview of a proclamation to recognize April 2021 as Pennsylvania 811 Safe Digging Month.

Supervisor Betz made a motion to approve Proclamation 2021-01, to recognize April 2021 as Pennsylvania 811 Safe Digging Month. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) motion – Carl Weiner, Counsel for the Owner, provided an overview of request for a three-year extension to the plan approval status for Stony Creek Village, a commercial development at Township Line Road and North Wales Road. Mr. Weiner commented on the market for office, retail and restaurant uses, and the pandemic’s impact to non-residential development in the region.

Supervisor Betz made a motion to approve a three-year extension to the plan approval status, to July 1, 2024, for Stony Creek Village, a commercial development at Township Line Road and North Wales Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Settlement Stipulation – Mr. Brant provided an overview of a proposed assessment appeal Settlement Stipulation for a property at Deer Creek Road.

Supervisor Betz made a motion to approve a Settlement Stipulation for Christian N. & Ann M. Bottcher v. Montgomery County Board of Assessment Appeals, et al, Montgomery County Court of Common Pleas Docket No. 2020-19083. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Settlement Stipulation – Mr. Brant provided an overview of a proposed assessment appeal Settlement Stipulation for a property at Hillside Circle.

Supervisor Betz made a motion to approve a Settlement Stipulation for Nicola Stepanian v. Montgomery County Board of Assessment Appeals, et al, Montgomery County Court of Common Pleas Docket No. 2020-15846. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) Settlement Stipulation – Mr. Brant provided an overview of a proposed assessment appeal Settlement Stipulation for a property at Little Creek Lane.

Supervisor Betz made a motion to approve a Settlement Stipulation for Richard & Debra Diener v. Montgomery County Board of Assessment Appeals, et al, Montgomery County Court of Common Pleas Docket No. 2019-23989. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) ratification of hire – Supervisor Betz made a motion to ratify the hire of Stephanie MacInnes, Codes Clerk, a full-time employee. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) appointment – Supervisor Betz made a motion to appoint Tommy Ryan to the position of Zoning Officer. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- l) authorization – Chair DeLello made a motion to authorize the Township Solicitor to attend the Zoning Hearing Board meeting for Zoning Hearing Board Application 2021-01, Berg. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

## **OTHER BUSINESS**

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

## **PUBLIC COMMENT**

- Dr. Mollick commented on the closure of Kriebel Mill Road, emergency vehicle access at this portion of Kriebel Mill Road, and public access to properties preserved with Township funds.

**ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 8:31 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager