

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, APRIL 21, 2021 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:31 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 had met in Executive Session on April 12, to discuss matters of litigation, in specific (1) Zoning Hearing Board Application 2021-02, Palmer Village LLC, a substantive validity challenge to the Zoning Ordinance; and, (2) 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 2021-02, Palmer Village LLC.
- Chair DeLello recognized Pennsylvania State Trooper Loretta Miree, in attendance at this evening’s meeting.

**PUBLIC COMMENT**

- Burt Hynes, Worcester, commented on matters pertaining to the closed segment of Kriebel Mill Road.
- Kim David, Worcester, commented on a potential open space referendum. Supervisor Quigley commented on the status of an active investigation regarding past land acquisition and preservation transactions.
- John Diesel, Worcester, commented vehicle speeds, speed limits on Landis Road, speed limit sign locations on Potshop Road, SpeedSentry sign inventory, and speed tables.
- Jim Mollick, Worcester, commented on a potential open space referendum, increased tax impact on Township residents, land available for acquisition, potential development of the

Palmer property, public access at preserved properties, and matters pertaining to the closed segment of Kriebel Mill Road.

## **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 March 2021, (b) bill payment for March 2021 in the amount of \$359,137.80, (c) the March 17, 2021 Work Session minutes, and (d) the March 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 8:02pm 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 8:05pm Chair DeLello closed the Public Hearing.

Ordinance 2021-283 – Chair DeLello made a motion to approve Ordinance 2021-283, to adopt a Franchise Agreement with Verizon. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Resolution 2021-15 – Mary Grace Sparango, Applicant, provided an overview of a two-lot subdivision at Skippack Pike.

Ms. Sparango commented on the recommended realignment of the shared driveway, so to offset this opposite an entrance road to the Reserve at Center Square development. There was general discussion on this issue, and the consensus of the Members was to not require the relocation of the shared driveway.

A resolution to grant Preliminary/Final Approval of the subdivision plan will be considered at the May 19 Business Meeting.

- d) Resolution 2021-16 – Kate Harper, Counsel for the Applicant, provided an overview of a proposed memory care facility at the Meadowood community. Ms. Harper commented on the requirement to conduct a traffic study after the facility is constructed, and pandemic-related

restrictions lifted, so to determine if a traffic signal is warranted at the property's entrance at Skippack Pike.

Supervisor Quigley commented on growth at the Meadowood community in recent years. Marlon Back, Applicant, noted the memory care facility would not result in an increase in residents at the community. Mr. Back commented on the organization's mission.

There was general discussion regarding the traffic study, and a possible second access to the community.

The consensus of the Members was to continue the discussion at the May 19 Business Meeting.

- e) Resolution 2021-17 – Mr. Ryan provided an overview of an amendment to ambulance response areas upon the stationing of an ambulance at the Meadowood. Mr. Ryan noted the ambulance would be located at this community Monday to Friday, 8am to 4pm, and the response areas proposed locate properties in the Township to the nearest stationed ambulance during this period.

Supervisor Quigley made a motion to approve Resolution 2021-17, to establish Emergency Service Response Areas. The motion was seconded by Supervisor Betz.

Maeve Vogan, Worcester, commented on ways to communicate the revised response areas to Township residents.

By unanimous vote the Board adopted the motion to approve.

- f) Resolution 2021-18 – Stacy Crandell, Assistant Township Manager, provided an overview of a grant application for funding to construct a community classroom facility at Heebner Park. Ms. Crandell commented on the project cost and proposed municipal match.

Supervisor Quigley made a motion to approve Resolution 2021-18, authoring submission of a grant application to the Greenway, Trails, and Recreation Program to fund a community classroom facility at Heebner Park. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Resolution 2021-19 – Ms. Crandell provided an overview of an updated testing policy for commercial driver licensed employees. Ms. Crandell noted the policy, prepared by the Pennsylvania State Association of Township Supervisors CDL Drug & Alcohol Testing Program, had been reviewed by the Township Solicitor.

Supervisor Quigley made a motion to approve Resolution 2021-19, to amend the Worcester Township Personnel Manual to include an updated testing policy for commercial driver licensed employees. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) waiver – Joe Nolan, Township Engineer, provided an overview of a waiver request to install an on-lot septic system in a setback at 1567 Potshop Road.

Supervisor Quigley made a motion to approve a waiver request to install an on-lot septic system in a setback at 1567 Potshop Road. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) waiver – Mr. Nolan provided an overview of a request to waive land development for the replacement of a sales trailer at 2972 West Germantown Pike. Mr. Nolan noted the improvement would increase building and impervious coverages by approximately 16sf.

Supervisor Quigley made a motion to approve a request to waive land development for the replacement of a sales trailer at 2972 West Germantown Pike. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) agreement – Bob Brant, Township Solicitor, provided an overview of a proposed valve assembly proposed to be installed atop an existing transmission line, which is located on Township-owned property, at the intersection of Skippack Pike and Shearer Road. Mr. Brant noted on Federal Law preempts most municipal and state zoning regulations regarding the siting of interstate transmission lines and related facilities. Mr. Brant noted the transmission line owner and operator, Texas Eastern, has prepared an easement agreement and plan of easement that encompasses the improvements to be made.

Supervisor Quigley made a motion to approve an easement agreement with Texas Eastern to allow installation of a valve assembly to be installed atop an existing transmission line at Skippack Pike and Shearer Road. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) Settlement Stipulation – Mr. Brant provided an overview of a Settlement Stipulation as to North Grange LLC v. Worcester Township Zoning Hearing Board and Worcester Township, Montgomery County Court of Common Pleas Docket No. 2020-15258. Mr. Brant noted the Zoning Hearing Board was expected to approve the Settlement Stipulation at its meeting on April 27.

Supervisor Quigley made a motion to approve a Settlement Stipulation for North Grange LLC v. Worcester Township Zoning Hearing Board and Worcester Township, Montgomery County Court of Common Pleas Docket No. 2020-15258. The motion was seconded by Supervisor Betz.

Dr. Mollick commented on past legal expenses incurred by the Plaintiff, and on the proposed improvements at the subject property.

By unanimous vote the Board adopted the motion to approve.

- l) Settlement Stipulation – Mr. Brant provided an overview of a proposed assessment appeal Settlement Stipulation for a property at Stump Hall Road.

Supervisor Quigley made a motion to approve a Settlement Stipulation as to Augustus and Carmella Mandracchia v. Montgomery County Board of Assessment Appeals, et al, Montgomery County Court of Common Pleas Docket No. 2020-19574. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- m) resignation – Supervisor Quigley made a motion to accept the resignation of Jack Civitella, Public Works Laborer. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- n) ratification of hire – Supervisor Quigley made a motion to ratify the hire of Mark Haedrich, Public Works Laborer, a full-time position. The motion was seconded by Supervisor Betz.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

## **OTHER BUSINESS**

- Mr. Brant provided an overview of Zoning Hearing Board Application 2021-02, Palmer Village LLC. Mr. Brant noted Township staff will be working with a planner in regard to this application. Mr. Brant recommended the Members authorize his office to intervene in the matter, which is scheduled to be heard by the Zoning Hearing Board in June.

Supervisor Quigley made a motion to authorize the Township Solicitor to intervene in the matter of Zoning Hearing Board Application 2021-02, Palmer Village LLC. The motion was seconded by Supervisor Betz.

Dr. Mollick commented on Township efforts to address apartment use, development history at the Reserve at Center Square subdivision, and proposed development at the Palmer property.

By unanimous vote the Board adopted the motion to approve.

## **PUBLIC COMMENT**

- Mr. Hynes commented on tree branch chipping services.
- Dr. Mollick commented on traffic calming measures, and on the estimated cost to install traffic calming measures.

## **ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:45 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager