

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, MAY 19, 2021 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:30 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.
- Supervisor Betz commented on a potential Township-led open space initiative. Supervisor Quigley noted that before discussion on a potential Township-led open space initiative the Township need review past open space acquisitions and land preservation measures, so to determine if there are any outstanding issues on this front. Supervisor Quigley commented a recently-issued order from the Pennsylvania State Ethics Commission that found former Township Supervisor Susan Caughlan had violated the Public Official and Employee Ethics Act regarding a matter of official business that had come before her in her position of Township Supervisor. Mr. Ryan was directed to compile information on past open space acquisitions and land preservation measures.
- Chair DeLello noted the Township had received the Governor’s Award for Local Government Excellence for its efforts to support the Worcester Volunteer Fire Department.
- Supervisor Quigley commented on a potential use at a Township-owned rental property.

**PUBLIC COMMENT**

- Jim Mollick, Worcester, commented on the primary election, a recently-issued order from the Pennsylvania State Ethics Commission that found former Township Supervisor Susan Caughlan had violated the Public Official and Employee Ethics Act regarding a matter of official business that had come before her in her position of Township Supervisor, and previously proposed, and future potential, developments at the Palmer property.

## 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.

Supervisor Betz made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for April 2021, (b) bill payment for April 2021 in the amount of \$100,697.82, and (c) the April 21, 2021 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – At 7:51pm Chair DeLello opened a Public Hearing to consider Ordinance 2021-284, to revise various provisions of the Township Code.

A court reporter was in attendance to transcribe the proceedings.

At 7:58pm Chair DeLello closed the Public Hearing.

Ordinance 2021-284 – Supervisor Betz made a motion to approve Ordinance 2021-284, to revise various provisions of the Township Code. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Resolution 2021-20 – The Applicant seeking Preliminary/Final Plan Approval for a two-lot subdivision at Skippack Pike was not present at this evening's meeting. As such this approval will be considered at a future meeting.
- d) Resolution 2021-21 – Paul Nordeman, Applicant, provided an overview of a proposed memory care facility at the Meadowood community. Mr. Nordeman commented on the organization and structure of Meadowood Senior Living, and on the Meadowood's ongoing efforts to address the pandemic.

Supervisor Quigley commented on public use of certain facilities at Meadowood. Supervisor Quigley commented on the stationing of an ambulance at the Meadowood campus, and on State regulation of the facility. Supervisor Quigley commented on a traffic study that is a condition of plan approval, and the possible installation of a traffic signal at the community entrance to Skippack Pike.

Supervisor Betz made a motion to approve Resolution 2021-21, granting Final Plan Approval for Meadowood Senior Living, LD 2021-01, for a memory care facility at Skippack Pike. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the proposed construction on open space in the Meadowood community, Grove building size, plan compliance with Township ordinances, and the required traffic study.

By unanimous vote the Board adopted the motion to approve.

- e) Resolution 2021-22 – Stacy Crandell, Assistant Township Manager, provided an overview of a grant application for bridge repair funding. Ms. Crandell commented on the project cost and proposed municipal match.

Supervisor Betz made a motion to approve Resolution 2021-22, authoring submission of a grant application to the Montgomery County Transportation Program, to fund bridge repairs. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

Chair DeLello commented on grants awarded to Worcester Township in recent years.

- f) agreement – Joe Nolan, Township Engineer, provided an overview of a maintenance and operations agreement for a small flow treatment facility at 3421 Skippack Pike. Mr. Nolan commented on the use of these facilities at properties possessing challenging soils.

Supervisor Betz made a motion to approve a maintenance and operations agreement for a small flow treatment facility at 3421 Skippack Pike. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

Supervisor Quigley noted the Pennsylvania Department of Environmental Protection's preference for public sewer, and the Township working to provide public sewer in areas with malfunctioning on-lot septic systems.

- g) Resolution 2021-23 – Mr. Nolan provided an overview of a Planning Module submission to the Pennsylvania Department of Environmental Protection for approval to permit a small flow treatment facility at 3421 Skippack Pike.

Supervisor Betz made a motion to approve Resolution 2021-23, authoring submission of a Planning Module to the Pennsylvania Department of Environmental Protection to permit a small flow treatment facility at 3421 Skippack Pike. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) bid award – Mr. Nolan commented on bid results for the 2021 Road Program. Mr. Nolan commented on the low bid received for a base bid and five alternate bids. Mr. Nolan commented low bidder qualifications and experience.

Supervisor Betz made a motion to award a bid for the 2021 Road Program, base bid and five alternate bids, to Allen Myers, Worcester, PA, the lowest responsive and responsible bidder, in the amount of \$917,777.77. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on road surface life expectancy. Mr. Nolan commented on road construction methodologies and volume classifications.

By unanimous vote the Board adopted the motion to approve.

- i) bid award – Mr. Nolan commented on bid results for the Adair Storm Sewer Project. Mr. Nolan commented on the low bid received for a base bid and two alternate bids. Mr. Nolan commented low bidder qualifications and experience.

Supervisor Betz made a motion to award a bid for the Adair Storm Sewer Project, base bid and two alternate bids, to Eagle Contracting, Inc., Downingtown, PA, the lowest responsive and responsible bidder, in the amount of \$372,069.50. The motion was seconded by Supervisor Quigley.

By unanimous vote the Board adopted the motion to approve.

## **OTHER BUSINESS**

- Supervisor Quigley commented on misinformation regrading past proposed projects at the Palmer property. Mr. Brant commented on substantive challenge procedures, in specific an Applicant's option to file this challenge with the Zoning Hearing Board. Mr. Brant noted the party status of Worcester Township.
- Mr. Ryan noted the April 21 bill payment amount approved earlier this evening was incorrect.

Supervisor Betz made a motion to approve bill payment for April 2021 in the amount of \$333,478.28. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

**PUBLIC COMMENT**

- Deb Walker, Worcester, commented on information available for the Palmer Village LLC application to the Zoning Hearing Board.
- Dr. Mollick commented on the Township's past experiences in matters of litigation involving developers.

**ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:20 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager