

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, JUNE 16, 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.
- Mr. Ryan announced the Board of Supervisors had met in Executive Session on June 8 and prior to this evening’s meeting. At each Executive Session the Members discussed two 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, the municipal cure project, as the Board will consider proposed Ordinance 2021-285.

**PUBLIC COMMENT**

- Jim Mollick, Worcester, commented on the contents of the Township file for the Harris easement purchase, accessibility to documents regarding the Township’s proposed acquisition of the former North Penn Army Reserve Base, the contents of the Township file for the Cuce easement purchase, management of Township records, and public records regarding past proposed development at a North Trooper Road property.
- Wini Hayes, Worcester, commented on Friends of Worcester access to Township records, past use of Township funds to preserve lands, and past use of grant funds to preserve lands.
- Ken Kristovich, East Norriton, commented on development-related concerns pertaining to proposed Ordinance 2021-285.

## 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 May 2021, (b) bill payment for May 2021 in the amount of \$223,024.43, and (c) the May 19, 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) Resolution 2021-24 – Bob Brant, Township Solicitor, confirmed his office made the requested revision to the resolution granting preliminary and final plan approval of a two-lot subdivision at Skippack Pike. Mr. Brant provided an overview of approval conditions.

Supervisor Betz made a motion to approve Resolution 2021-24, granting Preliminary/Final Plan Approval for Bethel Development Associates, LP, LD 2020-06, a two-lot subdivision at Skippack Pike. The motion was seconded by Supervisor Quigley.

By unanimous vote the Board adopted the motion to approve.

- c) Public Hearing – At 7:53pm Chair DeLello opened a Public Hearing to consider Ordinance 2021-285, to amend provisions of the MR Multi-Residential District, and to rezone additional property.

A court reporter was in attendance to transcribe the proceedings.

At 8:48pm Chair DeLello closed the Public Hearing.

Ordinance 2021-285 – Supervisor Quigley made a motion to approve Ordinance 2021-285, to amend provisions of the MR Multi-Residential District, and to rezone additional property. The motion was seconded by Chair DeLello.

Christine Gambone, Worcester, commented on the Montgomery County Planning Commission review letter, and on a study prepared by the Township planner.

The Board adopted the motion to approve, with Chair DeLello and Supervisor Quigley voting yes, and Supervisor Betz abstaining from the vote.

The meeting was recessed at 8:52pm.

The meeting was reconvened at 8:54pm.

- d) waiver – Mr. Nolan provided an overview of a waiver request to permit an on-lot septic system to be installed in a setback at 2073 Bustard Road.

Supervisor Quigley commented on the extension of public sewer service so to serve properties at which the installation of on-lot septic systems is problematic.

Chair DeLello commented on the condition to relocate the existing on-lot well so to meet setback requirements to the new septic system.

Supervisor Betz made a motion to grant a waiver to permit installation of an on-lot septic system in a setback at 2073 Bustard Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

#### **OTHER BUSINESS**

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

#### **PUBLIC COMMENT**

- Maeve Vogan, Worcester, commented on historical property preservation efforts, and on the Worcester Volunteer Fire Department bottled water drive.
- Jeremy Quinn, Worcester, commented on a storm sewer concern at Windy Hill Drive. Mr. Ryan noted the Township Engineer has reviewed the property in question.
- Ryan Duffy, Worcester, commented on a storm sewer concern at Windy Hill Drive.

#### **ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:18 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager