

**MINUTES**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**BUSINESS MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**June 19, 2024 - 7:00 PM**

**CALL TO ORDER**

The meeting was called to order at 7:04 PM.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

All members of the Board of Supervisors were present.

**ANNOUNCEMENTS:**

The Interim Township Manager stated that the meeting was being recorded for future broadcast and informed the public of an executive session that occurred on May 23, 2024, to discuss personnel matters.

**INFORMATIONAL ITEMS**

Route 73 Construction & Traffic Pattern – Mike Snizik, Enbridge

Mike Snizik indicated that Enbridge is an interstate natural gas company which performs anomaly maintenance. There are two lines they are responsible for that run under Skippack Pike. Enbridge runs tooling through the lines to ensure safety. The sensors mark any issues, and the company excavates and repairs any damage. There are two 26-inch pipes and they are vital infrastructure. The work is anticipated to start around September 14<sup>th</sup>. There won't be any loss of service as there will simply be no gas charged in the pipe as the crews are working. PennDOT has granted a permit and Mr. Snizik is concerned about the traffic management from a speeding perspective. He also gave preliminary traffic strategies. The work will take a minimum of 20 days.

Mr. DeLello asked about safety concerns. Mr. Snizik responded that there are no more safety concerns than any normal construction site with diesel and hydraulic fluid.

Mr. Snizik stated that tooling ran through the lines identified a potential issue, however there is no guarantee the pipe needs maintenance.

Mr. Quigley asked if there was anywhere else that needed to be fixed. Mr. Snizik responded that these were the only two areas that needed additional investigation. Mr. Quigley asked what happens if the township says no. Mr. Snizik indicated that no one says no, he then elaborated that the department of energy has standards that they must meet.

## **PUBLIC COMMENT**

Doris Dixon of Bustard Road made a reference to the work session concerning the potential fire training facility and suggested that the fire department do a dry run in that area prior to deciding to use the Nike Park property. Ms. Dixon further discussed a dispute with her neighbor. She asked about whether her neighbor running a doggie daycare business at his residence was permitted. She went on to complain about a fence her neighbor erected.

Gary Volpe of Towamencin Township, the owner of 3238 W Germantown Pike, which is zoned AGR, spoke concerning his property. In 2002, by special exception, they were approved for a Roofing business. They have since moved out. In 2015, the Batter's Box was approved for Baseball skills by special exception and that lease has ended. Mr. Volpe has signed a new lease with Integrate for Good, an organization dealing with special education and workforce development. Mr. Volpe applied for a Use and Occupancy permit and was denied due to the proposed use not meeting use requirements within the AGR zoning district.

Mr. Volpe indicated that Integrate for Good will lose grant funding if they are not operational by July. Mr. Volpe requested the Board overturn the denial of the Use and Occupancy issued by the Zoning Officer.

Township Solicitor Wendy McKenna indicated that the proposed use required relief from the Zoning Hearing Board and that the Board of Supervisors does not have the authority to overturn the Zoning Officer's decision.

Dr. Bev Weinberg, Executive Director of Integrate for Good, explained that an extension would not work because the grant requirements are federally mandated. Dr. Weinberg stated that they are not a camp, school, or developmental center, and that they may need to take legal action.

Jay Finnigan, Interim Township Manager, indicated that the proposed use clearly fits the definition within the zoning ordinance based upon a review of Integrate for Good's website.

## **CONSENT AGENDA**

A motion to approve the consent agenda was made by Supervisor Betz and seconded by Supervisor Quigley. The motion passed unanimously.

## **MOTION**

- a) Motion to authorize Township Solicitor to prepare a Resolution approving the 1543 Trooper Road Lot Line Change with the condition that no prior deed restrictions are being broken.

Michael Bayinski an engineer from Robert Blue Consulting presented the minor subdivision of 1543 Trooper Rd. The purpose is to change the lot line so that the existing driveway to the house is on the user's property and combine two lots to make one conforming lot.

One waiver was requested for the plan size, so the engineers could fit the property on one sheet rather than extending onto multiple sheets.

Supervisor Betz made a motion to authorize the Township Solicitor to draft a resolution to approve the lot line changes assuming no prior deed restrictions are being broken. The motion was seconded by Supervisor Quigley, and the motion passed unanimously.

- b) Motion to approve a waiver of land development for the waiver of land development application 2024-01, Pennsylvania American Water Company, 2523 Skippack Pike, for a material storage structure.

Mr. Evarts informed the Board that a waiver of land development was granted for a water tank in 2018, and therefore, it was appropriate for the applicant to be in front of the Board for this project as well.

Anthony Carmassi and Michael Evenson were in attendance from PA American Water Company. Mr. Carmassi presented the site plan and what they intended to build.

Mr. Quigley asked about screening and Mr. Carmassi indicated that they plan on adding more evergreen to an already forested site.

Mr. Carmassi added that PA American planned on adding stormwater structures.

Supervisor Betz made a motion to approve the waiver of land development. The motion was seconded by Supervisor Quigley, and the motion passed unanimously.

- c) Motion to appoint Environmental Engineer and authorize Interim Township Manager to execute agreement.

Supervisor DeLello provided background for the Board and those in attendance indicating that the Board was interested in hiring an Environmental Engineer to review the City View environmental situation.

Supervisor Betz indicated that AET is local and is qualified to do the job.

Supervisor DeLello thinks Pennoni is better because they can do more and they have a team of environmental people. He thinks that Pennoni suits the township's needs better.

Supervisor Quigley has been concerned about the property for a couple of months. He is deeply concerned about the potential soil contamination at the property but, he was not prepared to make a motion to hire an environmental engineer that evening.

Supervisor Betz made a motion to hire AET. There was no second.

Supervisor DeLello made a motion to hire Pennoni. There was no second.

Both motions failed.

- d) Motion to authorize Interim Township Manager to execute an Agreement for Traffic Engineering Services – Data Collection and Evaluation for Traffic Signal Retiming at Skippack Pike and Bustard Road – in the amount of no-to-exceed \$5,100.

Mr. Finnigan, the Interim Township Manager, gave background on the issue. At the traffic signal at Skippack Pike and Bustard Road, there have been multiple complaints from residents and from state elected officials. The timing has not been analyzed since 2004. Mr. Finnigan received a quote of \$5,100.

Supervisor DeLello clarified that this would be the first step in changing the timing of the lights.

Supervisor Betz asked how the township decides what intersections to modify.

Mr. Finnigan clarified that this is mostly in response to resident complaints.

Supervisor Betz asked if this intersection is particularly bad.

Township staff indicated that this intersection has had several bad collisions and a total of 16 in the past 12 months.

Supervisor Betz moved to authorize the Interim Township Manager to execute the agreement. The motion was seconded by Supervisor Quigley. The motion passed unanimously.

- e) Motion to authorize CKS and Township staff to prepare and advertise the Bid Documents for the test boring, excavation, grading, slab installation, electrical work, drainage, etc. for the installation of a band shell at Heebner Park.

Supervisor DeLello stated that it was a bit early to advertise for this bid.

Supervisor Betz indicated that the Planning Commission should take a look at other sites or positions on Heebner Park.

The Board reached a consensus to have the Planning Commission look at the band shell project.

- f) Motion to authorize Intercounty Investigations & Solutions to provide an Executive Level Pre-Employment Background Investigation for the Worcester Township Manager Candidate upon the issuance of a Conditional Offer in the amount of \$3,495.

Supervisor DeLello gave some background information concerning the background check for the future Manager.

Supervisor Betz asked if this was standard procedure which was confirmed by Supervisor DeLello.

Supervisor Betz made a motion to approve Intercounty Investigative Solutions to do a background check of an eventual final candidate for Township Manager at the cost of

\$3,500.00 and the Interim Township Manager is authorized to sign the proposal. Supervisor Quigley seconded the motion. The motion passed unanimously.

- g) Motion to authorize submittal of Matching Funds Commitment Letter to fund approximately \$296,000 for Skippack Creek Alliance project located in Worcester Township in anticipation of submitting a Growing Greener grant application for up to \$500,000 in grant funding.

Mr. Evarts gave background on the Skippack Creek Alliance. The township would be responsible for approximately 16.25% of the \$296,000, or about \$50,000. Some municipalities would be responsible for more.

This project is a stream bed restoration on Zacharias Creek.

Supervisor Betz asked if the other municipalities had approved their commitment letter. Mr. Evarts did not know at that time.

Supervisor Betz made a motion to approve the submittal of a commitment letter. The motion was seconded by Supervisor Quigley.

Bob Andorn of Worcester made comment that he thought the agenda and the commitment letter was unclear.

The motion passed unanimously.

- h) Motion to authorize Interim Township Manager to execute Land Rental Agreement between Worcester Township and Drew R. Bechtel for the property located at 2955 Fisher Road for the period of May 28, 2024, through December 31, 2024.

Mr. Finnigan provided background concerning the field cutting, hay bailing, and removal agreement. He stated that this allows township personnel to avoid mowing the fields.

Supervisor Betz clarified that the township is getting paid to allow someone else to do maintain the field.

Supervisor Betz moved to authorize the hay lease. It was seconded by Supervisor Quigley.

Mr. Andorn clarified that the township was getting paid.

The motion passed unanimously.

- i) Motion to authorize advertisement for amendment to Zoning Ordinance related to fence height, accessory structure height, and size.

Supervisor DeLello gave some background information concerning the subject of the zoning ordinance amendment.

Township Solicitor Wendy McKenna presented the amendments. She also clarified the process of ordinance amendments and added that her office performed research to draft these amendments.

Supervisor Betz commented that the that he agrees with most of the ordinances, but thinks the accessory structures are probably the most complex.

Supervisor DeLello stated that the purpose behind amending the ordinance is to reduce the number of people that need to go to the Zoning Hearing Board for similar matters.

The Board redirected the ordinance amendment discussion to the Planning Commission.

- j) Motion to authorize Interim Township Manager to execute agreements with Triad Truck Equipment for purchase and installation of two Galion Model 130U Municipal Dump Body packages, lights, hydraulics, and Boss 10-foot Heavy Duty Straight Blade Plow.

Supervisor DeLello and Mr. Finnigan provided background on the matter. Mr. Finnigan stated that this was part of the 2024 budget and the total cost of the purchase is \$120,000.

Supervisor Betz moved to authorize Interim Township Manager to execute agreements with Triad Truck Equipment for purchase and installation of two Galion Model 130U Municipal Dump Body packages, lights, hydraulics, and Boss 10-foot Heavy Duty Straight Blade Plow. The motion was seconded by Supervisor Quigley and passed unanimously.

- k) Motion to ratify the hires of Douglas Lapine and Jaden Newman as Public Works Laborers; full-time employees.

Supervisor Betz made a motion to ratify the hires of Douglas Lapine and Jaden Newman as Public Works Laborers; full-time employees. The motion was seconded by Supervisor Quigley and passed unanimously.

- l) Motion to accept resignation of Fire Marshal Andrew Raquet.

Supervisor DeLello expressed his thanks to the fire marshal for his service.

Supervisor Betz made a motion to accept the resignation of the fire marshal. Seconded by Supervisor Quigley. The motion passed unanimously.

- m) Motion to accept a Deed of Dedication, Temporary Construction Easement, Stormwater Management Facilities Easement Agreement, and Shared Use Path Easement Agreement, with the Natural Lands Trust, Parcel # 67-00-03736-00-4.

Supervisor DeLello gave some background on the Valley Forge Road improvements project which this easement is part of.

Ms. McKenna clarified that the agreements were ready to be signed and this is the last easement expected for this project

Supervisor Betz made a motion to accept the Deed of Dedication, Temporary Construction Easement, Stormwater Management Facilities Easement Agreement, and Shared Use Path Easement Agreement, with the Natural Lands Trust, Parcel # 67-00-03736-00-4. The motion was seconded by Supervisor Quigley. The motion passed unanimously.

- n) Motion to authorize Final Pay app to D.J. Pinciotti Co., Inc. for the Weber Road Culvert Replacement project in the amount of \$72,116.35.

Mr. Evarts provided background on the project, mentioning that PECO construction delays had impacted the cost of this project to the township.

Supervisor Betz checked to make sure the road was complete, and the engineer was happy with the result. Mr. Evarts confirmed that the work was complete and that it was satisfactory.

Supervisor Betz made a motion to approve the Final Pay Application to D.J. Pinciotti Co., Inc. for the Weber Road Culvert Replacement project in the amount of \$72,116.35. Supervisor Quigley seconded the motion. The motion passed unanimously.

## **OTHER BUSINESS**

Supervisor Betz asked about money spent on Community Day in the amount of \$6,179. Mr. Finnigan confirmed that he would look into it.

## **PUBLIC COMMENT**

Bob Andorn commented on the need for an environmental engineer. He also appreciated the restraint of the Board regarding the band shell and asked that they clarify what they want so there is a better idea of where to put it. Mr. Andorn questioned the ordinance language as it was not supplied to the public. He asked for more information on all items that come before the Board.

Mr. Andorn also indicated that he raised an issue about lighted signs in November of 2023. He stated that there were illegally lit signs in the township, and that only some of them have removed the illegal lighting.

Bill McGrane from Worcester stated that the 84<sup>th</sup> annual Farmers Union Horse Show was a success. He thanked the township and other community partners for their support.

## **ADJOURNMENT**

The meeting was adjourned at 9:35 PM.