

Worcester Township Board of Supervisors
Business Meeting Minutes
April 16, 2025

Call to Order

- Meeting called to order by Chair Rick DeLello at 7:00 PM.
- Pledge of Allegiance recited.

Attendance

- Chair Rick DeLello
- Vice Chair Lou Betz
- Member Steve Quigley
- Township Solicitor Wendy McKenna
- Township Engineer John Evarts
- Assistant Township Manager Christian Jones
- Township Manager Dan DeMeno

Informational Items

- Mr. Jones announced that the meeting is being video recorded for broadcast.

Public Comment

- **Robert Fesnak (2203 Alaback Lane)** raised questions regarding the status of the 300 by 300 Open Space Preservation Program. Chair DeLello explained that while there isn't a public list of targeted properties due to privacy considerations, the township collaborates with land trusts and private landowners. Supervisor Quigley added context about land availability becoming scarcer.
- **Kim David (1704 Berks Road)** asked about re-establishing an Open Space Committee and citizen involvement through groups like Friends of Worcester (FOW). Chair DeLello stated the township currently relies on internal resources but welcomed informal citizen engagement, directing interested parties to Township Manager DeMeno.
- **Bill McGrain (Stumphall Road)** reported an increased presence of coyotes, including aggressive behavior. The Board agreed to alert the Game Commission and asked Manager DeMeno to coordinate responses.

Consent Agenda

- **Approved:**
 - March 19, 2025, Business Meeting Minutes
 - Treasurer's Report and Monthly Reports (March 2025)
 - Bill Payment: \$405,004.02

Action Items

- **Resolution 2025-09 (Preliminary Land Development - Meadowood Healthcare Northeast Expansion)**
 - Presentation by Tim Woodrow, Engineer with Woodrow & Associates, regarding the proposed addition of 30 skilled care and 8 personal care beds.
 - Township Engineer Evarts confirmed all outstanding issues were "will-comply" items.
 - Supervisor Quigley questioned bed count discrepancies, clarified by Woodrow as 38 total new beds.
 - A motion to approve the preliminary plan conditional on compliance with review letters from Township Engineer, Traffic Engineer, and Montgomery County Planning Commission was made by Vice Chair Betz and seconded by Supervisor Quigley. The Board unanimously approved the motion.
- **Resolution 2025-10 (PA Small Water & Sewer Grant Application - Quarry Hall Road Drainage)**
 - Manager DeMeno detailed a stormwater repair grant application totaling approximately \$255,000, with a township match of around \$38,300.
 - Resident Bob Andorn queried urgency and budget considerations, to which Mr. DeMeno explained funding timelines and prioritization.
 - Vice Chair Betz made the motion to approve the resolution it was seconded by Supervisor Quigley. Resolution unanimously approved.
- **Ordinance 301 (Cable Franchise Agreement with Comcast)**
 - Solicitor McKenna reviewed the new 10-year franchise agreement maintaining the 5% revenue fee structure.

- A motion to approve the advertisement was made by Vice Chair Betz and seconded by Supervisor Quigley. The Board unanimously authorized advertisement for an upcoming public hearing.
- **Zoning Text Amendment (Child Care Centers in C District)**
 - Manager DeMeno outlined the proposed amendment to permit childcare centers in the C Commercial District, highlighting the need for precise definitions and conditions.
 - The Board instructed staff to perform further research, draft clear definitions, and propose conditions before moving forward.

Other Business

- **International Property Maintenance Code Discussion**
 - Manager DeMeno discussed adopting the 2024 International Property Maintenance Code to improve township code enforcement capabilities, particularly addressing nuisances and maintenance issues.
 - Board members requested additional detailed information for further discussion.
- **Zacharias Creek Trail Update**
 - Mr. Evarts gave an update on the trail route and process.

Supervisor Comments

- **Supervisor Betz**
 - Supervisor Betz asked if there was an appetite for a bandshell. Chair DeLello said that it would be a budgeting discussion with a public input process.

Public Comment

- **Bob Andorn** made comment on the Childcare Text amendment. He also made comment about the Property Maintenance Code.
- **Ed Moore** made comment about the Property Maintenance Code and about the possibility of a bandshell

Adjournment

- Meeting adjourned by Chair DeLello at approximately 8:47 PM.
-

Respectfully submitted,
Dan DeMeno
Township Manager