

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**BUSINESS MEETING MINUTES**  
**MAY 21, 2025 – 7:00 P.M.**

**CALL TO ORDER**

Chairman Rick DeLello called the meeting to order at 7:00 p.m. in the main meeting room of the Worcester Township Building. The Pledge of Allegiance was recited.

**ROLL CALL**

Supervisors present:

- Rick DeLello, Chair
- Lou Betz, Vice Chair
- Steve Quigley, Supervisor

Staff present:

- Dan DeMeno, Township Manager
- Wendy McKenna, Township Solicitor
- John Everts, Township Engineer
- Dustin Schreiber, Special Projects Manager

**ANNOUNCEMENTS & INFORMATIONAL ITEMS**

Chair DeLello reported that all three supervisors attended the 2025 PSATS Conference in Hershey. Supervisor Quigley highlighted key statewide topics including proposed centralized zoning and the statewide EMS funding crisis.

The Township's 2024 Audit has been completed and posted to the website. In response to a question from Bob Andorn, Manager DeMeno confirmed that the auditor will attend the June work session to present the audit findings.

**PUBLIC COMMENT (General)**

Christine Steere, Dayton Road, expressed appreciation to poll workers, student volunteers, and election hosts for a successful Primary Election.

Jane Voss, Stony Creek Farms, requested an update on enforcement at 1616 Whitehall Road. Manager DeMeno explained the current zoning determination, land development submission deadline, and continuing oversight under the Court of Common Pleas.

Cheryl Brumbaugh, Stony Creek Farms, inquired about interagency enforcement. Manager DeMeno and Chair DeLello confirmed the Township has been working with DEP and the Montgomery County Conservation District.

Tim Creelman asked about fines and enforcement history at 1616 Whitehall Road. Solicitor McKenna explained that the Township proceeded through civil enforcement in the Montgomery County Court of Common Pleas to obtain injunctive relief not available through the district court.

## **CONSENT AGENDA**

Motion by Supervisor Quigley, seconded by Supervisor Betz, to approve:

- April 17, 2025 Business Meeting Minutes (corrected to reflect 38 units at Meadowood)
  - April 2025 Treasurer's Report
  - April 2025 Bill Payment List in the amount of \$494,444.17
- Motion passed unanimously.

## **OFFICIAL ACTION ITEMS**

### **1. Developer Escrow Releases – The Reserve at Center Square**

Motion by Supervisor Betz, seconded by Supervisor Quigley, to approve Phase 1 – Release #9. Motion passed unanimously.

Motion by Supervisor Betz, seconded by Supervisor Quigley, to approve Phase 2 – Release #7. Motion passed unanimously.

Motion by Supervisor Betz, seconded by Supervisor Quigley, to approve Phase 3 – Release #7. Motion passed unanimously.

Engineer Everts confirmed all items released were field-verified and that substantial escrow remains held for outstanding work.

### **2. Resolution 2025-11 – Minor Subdivision at 2991 Mohill Road**

Motion by Supervisor Betz, seconded by Supervisor Quigley, to approve Resolution 2025-11 approving land development application LD-2025-03 for a two-lot minor subdivision on Mohill Road, including a flag lot and associated waiver of the traffic impact fee. Motion passed unanimously.

### **3. Resolution 2025-12 – Adoption of Montgomery County 2022 Hazard Mitigation Plan**

Motion by Supervisor Betz, seconded by Supervisor Quigley, to approve Resolution 2025-12 adopting the Montgomery County 2022 Hazard Mitigation Plan as the official hazard mitigation plan of Worcester Township.

Manager DeMeno explained that the plan maintains the Township's eligibility for FEMA and PEMA disaster relief funds. He will post a link to the plan on the

Township's website.

Motion passed unanimously.

**4. Authorization to Advertise – 2025 Road Program Bid Package**

Motion by Supervisor Quigley, seconded by Supervisor Betz, to authorize advertisement of the 2025 Road Improvement Program bid.

Engineer Everts stated the base bid includes ten roads (primarily in Sunnybrook Estates), with an alternate for three roads off North Wales Road. Motion passed unanimously.

**PUBLIC HEARING**

**Proposed Ordinance 2025-13 – Comcast Franchise Agreement**

Solicitor McKenna opened the public hearing and entered Exhibits B1 through B5 into the record. She summarized the proposed 10-year agreement with Comcast, including a 5% franchise fee, reporting and audit rights, non-exclusivity, and breach penalties.

Supervisor Betz raised concerns regarding Comcast's failure to address a long-standing utility pole maintenance issue at Church and Germantown Pike.

Supervisor Quigley expressed a desire to hold Comcast to a higher standard, similar to how the Township holds private developers accountable.

The Board agreed to table action on the ordinance and leave the hearing open. Manager DeMeno and Solicitor McKenna will revisit the agreement with the Cohen Law Group and Comcast to discuss possible additions related to service and maintenance accountability. The hearing will resume at the June meeting.

**OTHER BUSINESS**

None.

**FINAL PUBLIC COMMENT**

Bob Andorn reiterated his concern that the Township is not enforcing its prohibition on internally illuminated signage. He noted that some businesses have turned off signage while others, including a supervisor's property, remain lit in contradiction to the ordinance. He asked the Township to either enforce the code or repeal it.

**ADJOURNMENT**

Motion by Supervisor Quigley, seconded by Supervisor Betz, to adjourn. Motion passed unanimously. The meeting adjourned at approximately 9:35 p.m.