

Worcester Township Board of Supervisors

Business Meeting Minutes

Date: August 20, 2025

Location: Fairview Village Community Hall

1. Call to Order and Pledge of Allegiance

The meeting was called to order at 7:00 PM by Chair Rick DeLello. Supervisors Lou Betz (Vice Chair) and Steve Quigley were present. Also attending were Township Solicitor Wendy McKenna, Township Engineer John Evarts, Township Manager Dan DeMeno, and Assistant Township Manager Christian Jones.

The Pledge of Allegiance was recited.

Christian Jones noted that the meeting was being video recorded for broadcast.

2. Public Comment

- Laurie Kish, Stony Creek Farm, raised significant concerns regarding the property at 1616 Whitehall Road, describing it as an active construction, storage, and waste site. She cited noise disturbances, environmental degradation, and misuse of the property that does not align with its stated agricultural use. She urged the Board to enforce existing regulations with penalties.
- Solicitor McKenna provided an update on the August 19, 2025 Zoning Hearing Board meeting, where the case related to 1616 Whitehall was continued until September 16, 2025. The applicant's attorney submitted a memorandum of law, which the Solicitor will respond to. The Township presented its case and intends to fully enforce zoning compliance.
- Chair DeLello and Supervisor Quigley both noted the frustration of residents with delays but emphasized that the Township must follow legal procedures carefully to avoid jeopardizing enforcement. The Board expressed sympathy for neighboring residents and reiterated its commitment to ensuring compliance.

No additional public comment was offered.

3. Consent Agenda

Motion: Supervisor Betz moved to approve the following:

- Minutes of the June 17, 2025 and June 18, 2025 Business Meetings
- Treasurer's Report and July 2025 Monthly Reports

- Bill Payment for July 2025 in the amount of \$373,366.39

Second: Supervisor Quigley

Vote: Motion passed unanimously (3-0)

4. Motions and Resolutions

a. 2026 Minimum Municipal Obligation (MMO) Pension Forms

Manager DeMeno explained the annual requirement to submit pension forms for non-uniformed employees and Township retirement plans. No changes from prior years were noted.

Motion: Supervisor Quigley moved to authorize the Township Manager to sign the 2026 MMO forms.

Second: Supervisor Betz

Vote: Motion passed unanimously (3-0)

b. Appointment of Building Code Official (BCO) – Barry Isett & Associates

Manager DeMeno summarized the RFP process, noting three proposals were received, with Barry Isett & Associates (BIA) recommended due to their ability to provide comprehensive inspection services, including electrical plan review and inspections, which the Township had previously outsourced. He explained the benefits of expanded scheduling (inspections available five days a week), project-based billing transparency, and improved efficiency for residents.

- Supervisor Quigley supported the change, citing positive feedback from other municipalities and the need for improved inspection availability.
- Supervisor Betz expressed reservations, particularly about linking the appointment to a new fee schedule mid-year, preferring such changes be considered during the January reorganization.
- Public Comment:
 - Bob Andorn strongly opposed the change, questioning transparency, potential cost increases, and loss of Township oversight.
 - Jim Mollick commended the Board's openness in discussing the matter compared to other agencies but stressed the importance of reevaluation if costs increase.

Motion: Supervisor DeLello moved to appoint Barry Isett & Associates as Building Code Official.

Second: Supervisor Quigley

Vote: Motion passed 2-1 (Yes: DeLello, Quigley; No: Betz)

c. Resolution 2025-16 – Amendment to the Worcester Township Fee Schedule

Manager DeMeno presented a revised Uniform Construction Code fee schedule, explaining:

- Some fees may appear higher, but many include costs previously paid separately to third-party electrical inspectors.
- For example, a new 2,500 sq. ft. home with plumbing and electrical inspections would now cost \$1,750 flat under BIA, compared to \$2,200–\$3,300 under the prior system.
- Some smaller projects (e.g., standalone decks) would be slightly more expensive.
- He argued the changes ensure fairness, ending the subsidization of developer permit costs by other taxpayers.
- Supervisor Betz opposed a mid-year fee change, reiterating his preference for adjustments only during the annual reorganization.
- Supervisor Quigley and Chair DeLello supported adoption, noting the Township can reevaluate fees if necessary.

Motion: Supervisor DeLello moved to adopt Resolution 2025-16 amending the fee schedule as presented.

Second: Supervisor Quigley

Vote: Motion passed 2-1 (Yes: DeLello, Quigley; No: Betz)

d. Letter to U.S. Army Corps of Engineers – Restoration Advisory Board (North Penn Reserve Center)

Manager DeMeno recommended sending a letter to the U.S. Army Corps of Engineers supporting the formation of a Restoration Advisory Board to address PFAS contamination at the former North Penn Army Reserve Base. He proposed appointing Assistant Manager Christian Jones as liaison due to his prior PFAS experience in Warrington.

- Supervisor Quigley recalled earlier efforts to acquire the base but supported avoiding ownership until environmental issues are resolved.

- Supervisor Betz and Chair DeLello agreed the letter would strengthen the Township's voice without risk or cost.

Motion: Supervisor Betz moved to authorize the Township Manager to send the letter as outlined.

Second: Supervisor Quigley

Vote: Motion passed unanimously (3-0)

5. Public Hearings

a. Ordinance 2025-302 – Accessory Structures Zoning Amendment

Solicitor McKenna entered Exhibits B1–B7 into the record, including Planning Commission minutes, legal notices, and Montgomery County review letters.

Manager DeMeno summarized the ordinance:

- Replaces the term *accessory building* with *accessory structure* for consistency.
- Adds definitions (barn, greenhouse, silo, agricultural products).
- Standardizes building height definitions.
- Establishes scaled setbacks:
 - ≤250 sq. ft. → 10 ft. setback
 - 251–1,200 sq. ft. → 15 ft. setback
 - 1,201–3,000 sq. ft. → 20 ft. setback
 - 3,000 sq. ft. → 30 ft. setback
- Limits accessory structure height below that of principal dwellings.
- Clarifies flagpole allowances (up to 25 ft.).
- Removes conflicting district-specific regulations.

The Planning Commission recommended adoption (3-2 vote).

Motion: Supervisor Betz moved to adopt Ordinance 2025-302 as presented.

Second: Supervisor Quigley

Vote: Motion passed unanimously (3-0)

b. Ordinance 2025-303 – Childcare Use Zoning Amendment

Solicitor McKenna entered Exhibits B1–B7 into the record.

Manager DeMeno summarized the ordinance:

- Introduces definitions: Childcare Center, Family Childcare Home, and School.
- Permits Childcare Centers by right in the C Commercial District.
- Permits Childcare Centers as accessory uses to places of worship (must be operated/licensed by the religious institution itself).
- Establishes off-street parking requirements and requires a traffic management plan for drop-off/pick-up.
- Allows combined Childcare/School facilities up to Kindergarten.

The Planning Commission recommended adoption (4-0-1 vote).

Motion: Supervisor Quigley moved to adopt Ordinance 2025-303 as presented.

Second: Supervisor Betz

Vote: Motion passed unanimously (3-0)

6. Other Business

No additional business was brought before the Board.

7. Final Public Comment

- Bob Andorn questioned the legality of a motion made under “Other Business” at the June 2025 meeting. Solicitor McKenna explained that the action was procedurally appropriate as it related to litigation already authorized.
- Andorn also disputed Supervisor Quigley’s characterization of prior Board positions on the North Penn Base, arguing that previous Boards had in fact supported acquiring the property and set aside \$1 million in reserves for that purpose.
- Supervisor Quigley responded that many decisions were 2-1 votes, and while he often opposed acquisition, he abided by majority decisions.
- Bill McGrane reported that he and his wife recently attended the Montgomery County Farmers Gathering, hosted by the County Planning Commission at an equine facility in New Hanover Township. He noted the primary focus was agritourism, as well as programs encouraging young farmers to take over legacy farms to preserve agricultural land. He emphasized that events like this highlight the role of equine business and agritourism in supporting open space preservation.
- Mr. McGrane also announced upcoming community events: the Volunteer Fire Department Chicken Barbecue Dinner and a local horse show being held that

weekend, encouraging residents to attend as part of a community “Worcester Day” celebration.

- The Board thanked Mr. McGrane for the update and reminded residents to support local organizations.

8. Adjournment

There being no further business, the meeting adjourned at 8:39 PM