



Erected Into a Township in 1733
At the Center of Montgomery County

Worcester Township
Board of Supervisors
Business Meeting Minutes
January 21, 2026

Call to Order

The Worcester Township Board of Supervisors Business Meeting was called to order on January 21, 2026 by Chair Lou Betz. The Pledge of Allegiance was recited.

Roll Call

Supervisors present were Chair Lou Betz, Vice Chair Christine Steere, and Supervisor Rick DeLello. Also present were Township Manager Dan DeMeno, Assistant Manager Christian Jones, Township Engineer John Evarts, and Township Solicitor Wendy McKenna.

Announcements

The Township Manager announced that the meeting was being recorded for future broadcast.

Informational Items and Presentations

Montgomery County–Norristown Public Library Presentation

Eileen Hallstrom, Director of Development for the Montgomery County–Norristown Public Library, provided an informational presentation regarding the history, structure, and services of the Montgomery County library system. The presentation reviewed the library's origins, countywide role as a district center, and expansion of outreach services including bookmobiles, Books-by-Mail, senior services, early literacy programs, and digital resources.

The presentation also outlined the planned renovation of the Norristown library facility, including temporary relocation during construction, accessibility upgrades, expanded community and meeting spaces, updated technology, and new program areas such as makerspaces, recording studios, and outdoor learning spaces. No Board action was taken.

Allen Myers – Waiver of Land Development Process (Informational Only)

Michael Gill, Esq., on behalf of Allen Myers Corporation, presented a request for a waiver of the land development process related to a proposed private legacy equipment museum at 1805 Berks Road. The proposal involved the conversion of an area currently used for outdoor equipment storage into a museum facility, a reduction in impervious coverage, and limited public access by appointment only. Board members asked clarifying questions. The Township Manager confirmed that the item was informational only and that no action was scheduled or taken.

Public Comment

Jim Mollick, Worcester Township resident, commented that the item was appropriately listed as



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informational only and stated that action on such matters must be clearly identified on the agenda to comply with Sunshine Act requirements.

Captain Carwash – Waiver of Land Development Process (Informational Only)

Josh Castillo of Wilkinson Design Group presented a proposal for a minor expansion at Captain Carwash, including the addition of five parking spaces and vacuum equipment along Park Avenue. The applicant requested a waiver from the land development process due to the limited scope of improvements.

Board members discussed zoning sequencing, land development thresholds, and the Municipalities Planning Code.

Public Comment

Jim Mollick, Worcester Township resident, questioned whether the Chair had a conflict of interest due to proximity to the subject property and raised concerns regarding consistency in land development enforcement. The Chair acknowledged adjacency to the property. No Board action was taken.

Action Items

Consent Agenda

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to approve the Consent Agenda, including the December 17, 2025 Business Meeting Minutes, the January 5, 2026 Reorganization Meeting Minutes, the Treasurer's Report and monthly financial reports for December 2025, and payment of bills for December 2025 in the amount of \$1,157,518.06.

Public Comment

Jim Mollick commented that the January 5, 2026 Reorganization Meeting Minutes were inaccurate and requested that the Board review the meeting recording.

Motion carried unanimously, 3–0.

Pay Estimate – Heidelberg Materials

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to approve Pay Estimate No. 3 (final) to Heidelberg Materials Northeast LLC in the amount of \$45,045.71 for the 2025 Road Paving Program, with 1% retainage remaining pending final inspection.

Public Comment

No public comment was offered.

Motion carried unanimously, 3–0.

Resolution 2026-02 – 2026 Fee Schedule

The Township Manager summarized administrative changes to the 2026 Fee Schedule, including reclassification of certain fees, restoration of seasonal field rental fees at existing rates, and sewer fee adjustments previously approved through the 2026 budget process.

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to adopt Resolution 2026-02 approving the 2026 Township Fee Schedule.

Public Comment

No public comment was offered.

Motion carried unanimously, 3–0.

Resolution 2026-06 – Planning Commission Alternate Appointment

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to adopt Resolution 2026-06 appointing Bill McGrane as an Alternate Member of the Worcester Township Planning Commission.

Public Comment

No public comment was offered.

Motion carried unanimously, 3–0.

Other Business

America250 Discussion

The Board discussed potential Township participation in activities commemorating the 250th anniversary of the founding of the United States, including community events, partnerships with historical organizations, and regional coordination.

Public Comment

Cindy Smith, Worcester Township resident, recalled the Township’s 1976 bicentennial celebration and suggested a parade and historical reenactments.

Tom DePaul, Worcester Township resident, recommended coordination with the Peter Wentz Farmstead, citing its historical significance.

Winnie Hayes, Worcester Township resident and representative of local historical organizations, described regional planning efforts and encouraged Township participation, partnerships, and financial support for educational outreach.

Primrose Childcare – Zoning Hearing Board Application

The Township Manager summarized a pending zoning application for a proposed childcare facility at 1501 North Wales Road, including requests for variances related to building size and signage.

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, authorizing the Township Manager and Township Solicitor to prepare and transmit a written communication to the Zoning Hearing Board outlining the Board’s concerns regarding the application, without formally opposing the application or appearing at the hearing.

Public Comment

Tim Creelman, Worcester Township resident of Stony Creek Farms, expressed concerns regarding sewer service assumptions and requested confirmation that the development would not connect to private sewer infrastructure serving neighboring developments.

Motion carried unanimously, 3–0.

Open Space Discussion

The Board discussed Township-owned open space properties, long-term planning needs, and the pursuit of grant funding to update the Township’s Open Space Plan.

Public Comment

Burt Hynes, Worcester Township resident and President of the Friends of Worcester, expressed support

for professional planning assistance, trail connectivity, and community engagement.

Kim David, Worcester Township resident, urged consideration of permanent preservation mechanisms for Township-owned open space.

Winnie Hayes commented on the importance of surveys, historic context, and long-term planning for recreation and conservation.

Adjournment

There being no further business, the meeting was adjourned at approximately 9:45 p.m.