



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

WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING MINUTES
MARCH 11, 2026

Call to Order

Chair Lou Betz called the meeting to order. Assistant Manager Christian Jones announced that the meeting was being video recorded for future broadcast.

Attendance

Chair Lou Betz was present.

Vice Chair Christine Steere was present.

Supervisor Rick DeLello was present.

Also present were Township Manager Dan DeMeno, Township Solicitor Wendy McKenna, Township Engineer John Evarts (CKS Engineers), and Assistant Manager Christian Jones.

Work Session

2022 Comprehensive Plan

Township Manager Dan DeMeno provided an overview of the 2022 Comprehensive Plan. He stated that the Planning Commission formally recommended adoption in 2022 following stakeholder input and multiple public meetings. Adoption was delayed due to legal considerations, which have since been resolved, and he recommended moving forward.

Supervisor DeLello provided historical context, noting that a task force worked for approximately two years with public input, including open houses. He stated that while the document is not perfect, it reflects substantial effort and should be advanced, noting that it will be revisited within the next decade.

Vice Chair Steere expressed concern that further delay could impact other initiatives, including the SALDO rewrite.

Mr. DeMeno advised that continued delay would hinder modernization of Township ordinances and expose the Township to development pressures due to outdated regulations.

Solicitor McKenna advised that adoption requires a public hearing and confirmation that the plan was transmitted to the Montgomery County Planning Commission and the school district.

Mr. DeMeno stated that due to advertising requirements, adoption would likely occur in May.

No action was taken. Direction was provided to proceed.



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Wastewater Treatment System Review

Mr. DeMeno reviewed the need for a comprehensive evaluation of the Township's sanitary sewer system to support long-term capital planning and rate setting.

The Board expressed consensus to obtain multiple proposals.

Zoning and SALDO Rewrite

Mr. DeMeno reviewed proposals for a comprehensive zoning and SALDO rewrite, noting the current ordinance is outdated.

Supervisor DeLello supported a full rewrite but recommended addressing critical items in the short term while pursuing a comprehensive update.

Vice Chair Steere supported inclusion of public input through a steering committee.

No action was taken.

Public Comment

Wini Hayes, resident and former Comprehensive Plan Task Force member, expressed support for both the Comprehensive Plan and SALDO rewrite. She raised concern that Chapter 5 of the Comprehensive Plan did not reflect the Task Force's consensus and recommended a final review prior to adoption.

Ms. Hayes further commented on emerging land use issues, including data centers, and encouraged the Township to consider regional planning impacts and changing conditions since the plan was last reviewed.

Ms. Hayes also encouraged Township participation in the America250 initiative and noted contributions by neighboring municipalities.

Ellen Kirkner, resident, expressed support for participation in the America250 initiative and highlighted the Township's historic assets.

Bob Andorn, resident, raised concerns regarding poor audio quality in the meeting room and requested improvements. He also questioned the delay in adopting the Comprehensive Plan and recommended a current review prior to approval. He further supported using a consultant and steering committee for the SALDO rewrite and recommended reviewing neighboring municipalities' ordinances.

Burt Hynes, resident and former Task Force member, reiterated concerns that Chapter 5 of the Comprehensive Plan did not reflect the Task Force's work and appeared rushed. He urged the Board to review that section prior to adoption.

Mr. Hynes also encouraged participation in the America250 initiative and referenced the Township's historical resources and open space goals.

Ed Moore, resident, stated that the lack of an adopted Comprehensive Plan had been raised during the Palmer litigation and requested confirmation that those concerns have been addressed.

Mr. Moore also requested an update on the Palmer appeal. Solicitor McKenna advised that oral argument was held on March 3, 2026 and the matter is under advisement.

Richard Allen, resident, requested Township participation in the America250 initiative and referenced Worcester's historic significance.

Jim Mollick, resident, asked about the cost of the Palmer litigation. Mr. DeMeno stated that it is in the six-figure range.

Mr. Mollick asked whether settlement discussions had occurred. Solicitor McKenna stated that no formal settlement discussions have occurred.

Mr. Mollick also raised concerns regarding potential conflicts of interest related to the Captain Carwash matter, records retention practices, and alleged improper sharing of Township information by the Township auditor.

Amy Smith, resident, expressed support for participation in the America250 initiative and noted regional collaboration efforts.

Official Actions

Consent Agenda

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to approve the consent agenda, including February 18, 2026 Business Meeting Minutes, Treasurer's Report and monthly reports, and payment of bills in the amount of \$1,036,541.09.

Motion carried 3-0.

Resolution 2026-06 – Acceptance of Improvements (Reserve at Center Square)

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to approve Resolution 2026-06 accepting dedication of improvements.

Motion carried 3-0.

Final Escrow Releases – Reserve at Center Square

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to approve final escrow release for Phase 1 in the amount of \$305,273.63.

Motion carried 3-0.

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to approve final escrow release for Phase 2 in the amount of \$224,218.33.

Motion carried 3-0.

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to approve final escrow release for Phase 3 in the amount of \$103,657.64.

Motion carried 3-0.

Waiver of Land Development – Captain Carwash

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to deny the waiver of land development for Captain Carwash.

Public Comment

Jim Mollick, resident, stated that a prior project at the site may not have required land development approval and suggested that should be considered. Solicitor McKenna advised that waivers are discretionary and prior actions do not establish precedent.

Motion carried 2-0, with Chair Betz abstaining.

Waiver of Land Development – Allan Myers

Motion was made by Supervisor DeLello, seconded by Chair Betz, to deny the waiver of land development for Allan Myers.

Public Comment

Michael Gill, attorney for the applicant, stated that the waiver request had been pending since July 2025 and that the project could have already proceeded through land development. He noted that multiple rounds of professional review had occurred without major issues.

Mr. Gill requested that the Board refrain from acting to allow Planning Commission review while preserving the waiver request. Solicitor McKenna advised that the applicant may proceed directly with land development submission.

Motion carried 3-0.

Public Comment

Jim Mollick, resident, asked why Chair Betz abstained from the Captain Carwash vote. He also raised additional comments related to the school district and prior matters discussed at Township meetings.

Mr. Mollick reiterated his earlier comments and emphasized his desire for the Township to adopt a formal Code of Conduct addressing ethics, Sunshine Act compliance, and records retention practices.