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At the Center of Montgomery County

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING MINUTES
JUNE 17, 2026**

The Worcester Township Board of Supervisors held its regularly scheduled Business Meeting on June 17, 2026, at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, Pennsylvania.

CALL TO ORDER

Chair Lou Betz called the meeting to order.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ATTENDANCE

Board Members Present: Lou Betz, Chair; Christine Steere, Vice Chair; and Rick DeLello, Supervisor.

Also Present: Dan DeMeno, Township Manager; Christian Jones, Assistant Township Manager; Wendy McKenna, Township Solicitor; and John Evarts, Township Engineer.

Planning Commission Members participating in the Joint Board of Supervisors-Planning Commission Work Session included Tony Sherr, Chair; Bob Andorn; Lee Koch; Jennifer Taylor; and Bill McGrane.

ANNOUNCEMENTS

Assistant Township Manager Christian Jones announced that the meeting was being video recorded for future broadcast.

WORK SESSION

Joint Board of Supervisors-Planning Commission Work Session

Township Manager Dan DeMeno introduced the joint work session and stated that the purpose was to discuss operational matters, future priorities, and communication between the Board of Supervisors and the Planning Commission. Mr. DeMeno noted that the Township had not held this type of joint discussion for several years and that the goal was to keep both bodies aligned and improve communication.

Planning Commission Chair Tony Sherr stated that the Planning Commission appreciated the opportunity to meet with the Board. Chair Sherr identified communication as a primary concern and stated that the information transmitted between the Board and the Planning Commission had been inconsistent. He noted that the Board generally receives the Planning Commission recommendation, but may not always receive the full background, discussion points, or issues that informed the recommendation. He also stated that



1721 S. Valley Forge Rd
Worcester, PA 19490



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610-584-8901

the Planning Commission would benefit from understanding the Board's direction and reasoning on matters referred to the Commission.

Supervisor DeLello stated that he supported a more structured cycle of joint meetings, potentially twice per year and more often if needed. He explained that, while the Planning Commission is an advisory body and should have space to make independent recommendations, the Board also wants to make sure the Commission has the resources and context needed to advise the Board effectively.

The Board and Planning Commission discussed the difference between structured matters, such as land development applications with statutory review timelines, and more open-ended projects, such as ordinance updates, Township-owned property review, and other policy initiatives. Members agreed that open-ended items sometimes lack a clear schedule or defined next step and can lose momentum.

Chair Sherr noted that the Township previously had regular assistance from Montgomery County planning staff and stated that a planning professional had been helpful in keeping open-ended projects on schedule. Commissioner Andorn stated that the Planning Commission would benefit from better direction on proactive projects, including Township-owned properties, sign regulations, small project review, data centers, and stormwater-related ordinance changes. He expressed the view that any ordinance amendment affecting Township ordinances should be reviewed by the Planning Commission before Board action, even if the proposed amendment is limited in scope.

Commissioner Andorn also discussed the proposed small project review process. He stated that he supports making the land development process more efficient for straightforward projects, but disagrees with removing Planning Commission review entirely. He suggested that smaller projects could still come before the Planning Commission for combined preliminary/final review while using a more streamlined process and fee structure.

Supervisor DeLello asked whether the Planning Commission believed it needed additional structure or resources, such as a planner, a facilitator, a dedicated liaison, or additional legal support. Chair Sherr responded that the Planning Commission has capable members and professional staff support, but needs clearer direction and better communication about what the Board wants the Commission to accomplish.

Commissioner Taylor stated that at least two joint meetings per year would be helpful, particularly if the Board could identify priorities for the next six-month period. She stated that the Planning Commission sometimes struggles to determine what should be reviewed when no land development application is on the agenda, and that a prioritized list would help avoid canceling meetings or losing momentum on pending items.

Commissioner Koch discussed the Township-owned open space review and asked whether the Board's goal was to preserve open space as-is, increase public access, identify future athletic field needs, or evaluate potential acquisitions. Supervisor DeLello explained that the original goal was to inventory Township-owned land, distinguish usable open space from smaller slivers or constrained parcels, identify the Township's recreational and open space needs, and create a framework for evaluating future

acquisitions. He suggested that the Planning Commission start with one property, complete the review exercise, and use that process to identify what works and what needs refinement before applying the process to other properties.

Commissioner McGrane stated that the Planning Commission needs timely legal advice and referenced the Municipalities Planning Code language that the solicitor shall serve the Planning Commission as legal advisor. Mr. DeMeno stated that the MPC requires an attorney to be assigned to the Planning Commission but does not require attendance at every Planning Commission meeting. Supervisor DeLello stated that the Board should consider the Planning Commission's collective request and determine what level of legal support is needed.

Chair Betz and Vice Chair Steere both expressed support for providing the Planning Commission with appropriate legal guidance if that is a resource the Commission believes it needs. Vice Chair Steere stated that she values the Planning Commission's role, experience, and community perspective, and that exchanging meeting minutes or other summaries may improve communication between the bodies.

Commissioner Koch asked whether the Township Solicitor could assist the Planning Commission with the Data Center Ordinance, noting the importance and timeliness of the issue. Township Solicitor Wendy McKenna explained that in many municipalities the Township Solicitor also attends Planning Commission meetings and that her firm would be available if that is the Board's direction. She stated that the appointment of separate counsel for the Planning Commission would be a decision for the Board of Supervisors and that, in most municipalities, the Township Solicitor serves both the Board and Planning Commission for continuity because the Planning Commission is advisory to the Board.

Commissioner Andorn stated that the Township-owned property review should include all Township properties, not only larger parcels, because small properties may have deed restrictions, easements, or other limitations that should be understood. He referenced Nike Park as an example of why a complete property review is important. Supervisor DeLello agreed that all properties should eventually be reviewed but reiterated that the Commission should begin with one property and use that review to develop a repeatable framework.

Vice Chair Steere stated that the Planning Commission has received several significant ordinance topics, including signs, small projects, and data centers, but that some items have not yet reached closure. She stated that data centers are a major priority, but that the Commission and Board should also try to close the loop on items already introduced. Supervisor DeLello stated that he regularly communicates with the Township Manager after Planning Commission meetings but is careful not to direct the Planning Commission's vote, because its advisory value comes from independent review and recommendation.

No formal action was taken during the work session.

PUBLIC HEARING

Adoption of the 2022 Worcester Township Comprehensive Plan

Township Solicitor Wendy McKenna opened the public hearing for consideration of the 2022 Worcester Township Comprehensive Plan. Ms. McKenna explained that a public hearing is required under the Pennsylvania Municipalities Planning Code as part of the comprehensive plan adoption process. She further stated that the Comprehensive Plan is a planning document, not an ordinance, and is reviewed periodically by the municipality.

Ms. McKenna marked the following exhibits for the public hearing record:

1. Exhibit T-1: Legal notice of the public hearing.
2. Exhibit T-2: Affidavit of publication showing publication in The Times Herald on June 3, 2026 and June 10, 2026.
3. Exhibit T-3: Worcester Township Planning Commission meeting agenda of November 10, 2022, when the Comprehensive Plan was reviewed by the Planning Commission.
4. Exhibit T-4: Worcester Township Board of Supervisors meeting minutes of May 20, 2026 authorizing advertisement of the public hearing.
5. Exhibit T-5: Montgomery County Planning Commission review letter dated May 7, 2026, supporting adoption of the Comprehensive Plan with one minor comment noting that the document was drafted in 2022 and is being adopted in 2026.
6. Exhibit T-6: Email correspondence from the Township Manager dated March 24, 2026 forwarding the Comprehensive Plan to surrounding municipalities and the school district for review and comment, as required by the Municipalities Planning Code.
7. Exhibit T-7: Response from Whitpain Township indicating that it had reviewed the plan, had no specific comments, and commended the Township for the plan's format and level of detail.
8. Exhibit T-8: Resolution providing for adoption of the Comprehensive Plan.

Ms. McKenna stated that the Comprehensive Plan had been reviewed by the Planning Commission and the Montgomery County Planning Commission and had been placed on hold for a period of time due to litigation unrelated to the Comprehensive Plan. She then opened the floor for public comment. No public comment was offered.

Vice Chair Steere asked for clarification that the referenced litigation was not litigation over the Comprehensive Plan. Ms. McKenna confirmed that it was not. Supervisor DeLello stated that the Comprehensive Plan was developed through a two-year task force process and commended the task force and Planning Commission for their work. Chair Betz stated that he supported moving forward with adoption and noted that the Township would soon begin the next comprehensive planning cycle.

Ms. McKenna closed the public hearing and returned the matter to the Board agenda for action.

ACTION TAKEN OUT OF ORDER

Resolution 2026-13 – Adoption of the 2022 Worcester Township Comprehensive Plan

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-13 adopting the 2022 Worcester Township Comprehensive Plan. No public comment was offered. The motion carried unanimously, 3-0.

PUBLIC COMMENT

No public comment was offered at the first general public comment period.

OFFICIAL ACTION ITEMS

Consent Agenda

The Board considered the consent agenda, including the May 20, 2026 Business Meeting minutes, the Treasurer's Report and other monthly reports, and monthly bill payment in the amount of \$329,658.51.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve the consent agenda. No public comment was offered. The motion carried unanimously, 3-0.

MOTION ITEMS

Resolution 2026-11 – Preliminary Land Development Approval for City View Apartments

Township Manager Dan DeMeno introduced the City View Apartments preliminary land development application and stated that the applicant and project team were present to answer questions from the Board and public.

Matt McHugh, land use attorney for the applicant, appeared on behalf of BET Worcester. He introduced members of the applicant's project team, including Pete Clelland on behalf of the developer, David Stewart of T&M Associates as civil engineer, and Matt Hammond of Traffic Planning and Design as traffic engineer. Mr. McHugh stated that the applicant was seeking preliminary plan approval for City View Apartments at 2974 Germantown Pike, at the intersection of Germantown Pike and North Park Avenue, on the property known as the Dubner property.

Mr. McHugh stated that the property is approximately 14 acres and is located in the C Commercial Zoning District and the Multi-Residential Use Overlay District. He explained that the project was originally submitted in 2022 as a 180-unit multifamily project and had since been revised and reduced to 144 units. He stated that the proposed multifamily use and density are permitted by right and that no zoning relief is required for the preliminary plan approval before the Board.

Mr. McHugh stated that the applicant had received review letters and that remaining comments were identified as "will comply." He specifically referenced the ARRO review letter dated February 20, 2026 regarding the sewer planning module, the ARRO preliminary plan review letter dated April 17, 2026, the Bowman traffic review letter dated February 5, 2026, the Fire Marshal review letter dated April 16, 2026, and the Montgomery County Planning Commission review letter dated April 22, 2026. He stated that the applicant agreed with the conditions in the draft resolution for conditional preliminary plan approval.

David Stewart of T&M Associates reviewed the proposed site plan. He stated that the site had previously been used for light commercial/light industrial purposes and that the applicant proposed redevelopment with two multifamily residential buildings. He explained that the plan provides one full-access driveway from Germantown Pike and one driveway from North Park Avenue that permits right turns in, left turns in, and right turns out, but not left turns out. He further reviewed a proposed 10-foot pedestrian path along Germantown Pike and pedestrian connections into the development.

Mr. Stewart stated that the proposed amenities include an internal courtyard area with a tot lot, dog park, bocce courts, pool, pool deck, and grilling areas. Trash rooms would be located inside the buildings, and dumpsters would be rolled out for collection. He stated that 289 parking spaces are proposed and 288 spaces are required. He further stated that the stormwater management plan includes two underground basins and one above-ground basin designed in accordance with Township requirements and DEP's managed release concept because site testing showed infiltration was not feasible. The site would be served by American Water for domestic and fire service, and sanitary sewage would flow to the Heritage Village pump station. Mr. Stewart also stated that the plan includes required buffers, basin plantings, street trees, and 12-foot pole lights.

Environmental Remediation

Supervisor DeLello asked about environmental remediation. Mr. Stewart stated that Phase I and Phase II environmental studies had been completed and that five areas of soil contamination had been identified. He stated that the contaminated soil would be excavated and removed from the site to a treatment facility.

Mr. Clelland stated that all identified environmental items other than soil remediation had already occurred, including removal of tanks, asbestos, and in-ground lifts, and that reports had been provided to the Township before demolition. He stated that the remaining soil remediation was associated with the area of the above-ground stormwater basin, would be part of the first phase of construction, and would proceed in accordance with DEP requirements. He further explained that a notice of intent to remediate had already been filed and acknowledged by DEP, and that DEP would review final post-remediation sampling results after the soil removal was completed.

Supervisor DeLello stated that the Township wanted its environmental engineer to have adequate access during the process, not only after it was complete. Ms. McKenna stated that a mechanism could be addressed through the development agreement, escrow, or final plan conditions to ensure Township oversight. Mr. McHugh stated that the applicant was agreeable to appropriate language at final plan approval to ensure the property is brought into compliance.

Fire Access and Building Safety

Chair Betz asked whether the fire department could access the site with ladder and pumper apparatus and whether the fire department had reviewed the plan. Mr. Stewart stated that the plan includes vehicle turning templates, including for the Township's fire vehicle, and that a mountable curb provides fire truck access to the courtyard area. He stated that the buildings are four stories and approximately 44 feet in height.

Mr. Clelland stated that each building is divided into two major fire zones, with each building having its own fire egress routes. He further stated that the buildings are fully sprinklered and designed in accordance with applicable NFPA requirements.

Roadway Improvements, Traffic, and Access

Mr. Clelland stated that the plan includes significant roadway widening along both Germantown Pike and North Park Avenue. He explained that the Park Avenue access includes separate left-turn lanes into the site and into the adjacent Kinetic facility, and that the applicant would add a separate right-turn lane on northbound Park Avenue at Germantown Pike so that the intersection would have separate left, through, and right-turn lanes. Mr. Stewart also reviewed proposed widening along Germantown Pike, including an added right-turn lane and future potential for the widening to operate as a through lane if adjacent development occurs. The applicant also discussed new signal equipment and pedestrian crossings at the intersection.

Supervisor DeLello asked about outside roadway approvals. Mr. Clelland stated that the County had issued its permit and that the PennDOT submission had been resubmitted with only one final comment remaining.

Vice Chair Steere asked whether the water supply would support the sprinkler system. Mr. Clelland stated that the applicant had received information from American Water and that, if additional pressure was needed, a fire pump would be added as part of the building design.

Requested Waivers

The applicant reviewed five requested waivers. Township Engineer John Evarts provided comments regarding the technical basis for the requests.

1. Section 129-18.H.4, relating to the requirement that detention basins return to normal conditions within approximately 12 hours after a storm event. Mr. Stewart explained that infiltration is not feasible and that the plan uses DEP's managed release concept, including an underdrain for frequent storms and larger outlets for larger storm events. Mr. Evarts stated that managed release basins are common in southeastern Pennsylvania and are intended to mimic infiltration where soils do not support infiltration. The applicant stated that the basins will continue to meet Township release rate requirements for larger storms.
2. Section 129-18.G.6, relating to minimum distance from the top and bottom of slope to property lines or rights-of-way. Mr. Stewart explained that roadway and stormwater improvements require encroachment within the five-foot area. Mr. Evarts requested that the property line be staked in the field to ensure no encroachment onto adjacent property.
3. Section 129-18.H.10, relating to minimum two-percent slope in detention basin bottoms. Mr. Stewart explained that the proposed managed release design includes an underdrain and that the basin would be seeded with a meadow mix. Mr. Evarts stated that the use of underdrains has changed common basin design and can help reduce erosion. The applicant agreed that the meadow mix and basin treatment would be clearly shown on the final plan.

4. Section 130-16.C.1, relating to roadway classification and cartway width requirements. Mr. Stewart and Mr. Clelland explained that the proposed roadway widths vary because the improvements taper back to existing pavement conditions on North Park Avenue and Germantown Pike.

5. Section 130-18.A, relating to sidewalks. Mr. Stewart stated that the applicant is providing sidewalk improvements along Germantown Pike and pedestrian connections into the site. The applicant stated that sidewalk along North Park Avenue is pulled into the site for ADA compliance and that the applicant is no longer extending sidewalk into the floodplain area because prior zoning relief for that extension was not continued.

Amenities, Ownership, and Final Approval Process

Supervisor DeLello asked about project amenities, ownership, and management. Mr. Clelland stated that the project includes outdoor amenities in the internal courtyards and approximately 10,000 square feet of interior amenity space, including a leasing center, work-from-home areas, fitness areas, and common rooms. He stated that BET owns and manages its properties, has its own residential management and maintenance staff, and would have on-site personnel supported by a local corporate office.

Supervisor DeLello asked for confirmation that the applicant would comply with all applicable review letters and asked for clarification on the difference between preliminary and final plan approval. Ms. McKenna stated that preliminary plan approval gives the applicant the right to develop in accordance with the preliminary plan, but the applicant must still submit final plans, receive further review by Township staff and consultants, return to the Planning Commission, and return to the Board for final plan approval. She stated that preliminary plan approval does not authorize construction.

Ms. McKenna also reviewed the zoning history. She stated that the property is subject to the multi-residential overlay district and that the applicant complies with applicable density and height requirements. She explained that the Township previously undertook a curative amendment process to address multifamily housing requirements under Pennsylvania law and adopted Ordinance 2021-285 on June 16, 2021. She stated that the ordinance did not rezone the property but revised applicable zoning provisions to address multifamily housing density, height, and related requirements.

Mr. Clelland also reviewed architectural elevations, building materials, window lines, and rooftop terrace areas intended to take advantage of views from Fairview Village.

Public Comment on City View Apartments

Angela Draghici commented regarding impacts to neighboring properties, including light, noise, stormwater runoff, and views from her rear yard. Chair Betz stated that environmental and stormwater matters would be reviewed and verified by Township professionals.

John Evarts and Dan DeMeno responded to public questions regarding wastewater capacity and treatment. Mr. Evarts stated that sanitary sewage would flow by gravity to the Heritage Village pump station and then to the Township treatment plant, and that the plant had capacity for the additional flows associated with the projects before the Board. Mr. DeMeno stated that the Township's planned wastewater

studies are intended to provide a broader review of long-term maintenance and system condition, rather than to determine capacity for the specific development applications before the Board.

A resident asked where stormwater would be released and raised concerns regarding the grilling area and indoor trash rooms. Mr. Evarts stated that stormwater may not discharge to the sanitary sewer and must discharge to the nearby stream, and that the stormwater ordinance requires the applicant not to worsen existing conditions.

Greg Draghici of Windy Hill Road asked about unit types, parking per unit, whether the development could require the Township to establish a local police department, traffic signals, displaced wildlife, and parking lot security. Mr. DeMeno stated that there is no population threshold requiring the Township to replace State Police coverage with a local police department. He also stated that the applicant proposed replacement signal equipment at the existing intersection, not new traffic signals elsewhere.

Bill Moran raised concerns about odor from the wastewater treatment plant, whether upgrades or expansion are needed, snow storage and removal, and emergency access during winter conditions. Mr. DeMeno stated that odor can occur during sludge pumping and that the Township could include the issue in its broader review of the wastewater system. Mr. Evarts stated that the applicant is responsible for aeration upgrades at the treatment plant before connecting to the system and that those upgrades are required as part of DEP-related corrective action.

Chris Lake of Griffith Road asked about sidewalk connections along Park Avenue and traffic congestion on the north side of the intersection and along Germantown Pike. He stated that the area already experiences significant congestion and asked whether additional roadway improvements could be provided in the broader intersection area.

Mr. Clelland responded to the public comments. He stated that the portion of the site closest to the intersection would sit approximately 13 feet below the intersection grade, that the applicant does not install lights on the buildings, and that parking lot lights would be limited to 12 feet in height. He stated that stormwater conditions would improve because the existing site has no stormwater management, while the proposed plan includes two underground basins and one above-ground basin to reduce peak runoff and control volume. He stated that the site includes a 75-foot buffer along Heritage Village and the street frontages, and a larger buffer toward Providence Crossing.

Mr. Clelland further stated that the applicant would be responsible for blower upgrades at the treatment plant to increase organic treatment capacity before the project proceeds. He stated that the grilling area is controlled, built in, located away from the building, and that residents would not be permitted to have individual grills on decks. He explained that indoor trash management is climate controlled, more closely monitored, and reduces problems associated with exterior dumpsters. He stated that the buildings would be card-secured, security cameras would be provided, snow would be managed on site, and parking is provided at two spaces per unit. He also stated that the applicant would construct the traffic improvements attributable to the project and pay a traffic impact fee toward broader Township traffic improvements.

Following the discussion and public comment, the Board proceeded to vote on Resolution 2026-11.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-11 granting preliminary land development approval for City View Apartments. Public comment was taken before the vote. The motion carried unanimously, 3-0.

After the vote, Supervisor DeLello stated that broader road capacity and congestion issues on regional roadways, including traffic moving through the Township, remain a significant and expensive long-term infrastructure challenge. He stated that the Township seeks roadway improvements when improvements can be tied to specific development impacts, but that broader through-traffic issues require larger planning and funding efforts.

Resolution 2026-12 – City View Apartments Sewage Planning Module

The Board considered Resolution 2026-12 approving the City View Apartments sewage planning module. Mr. Evarts explained that DEP requires municipal approval of planning modules for revisions to the Township's Act 537 Plan. He stated that the Township submits the planning module to DEP on behalf of the applicant, and DEP reviews and approves the planning module. Supervisor DeLello stated that the planning module process accounts for the flows generated by new development and any improvements needed to accommodate those flows.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-12 approving the City View Apartments sewage planning module. No public comment was offered. The motion carried unanimously, 3-0.

Resolution 2026-09 – Trooper Ridge Sewage Planning Module

The Board considered Resolution 2026-09 approving the Trooper Ridge sewage planning module. Mr. Evarts explained that the Township previously granted preliminary approval for the Trooper Ridge townhome development and that, as part of final plan approval, the applicant must submit a planning module to DEP. He stated that the process is the same as the City View Apartments module and that DEP review is required before the development may connect to the Township treatment plant.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-09 approving the Trooper Ridge sewage planning module. No public comment was offered. The motion carried unanimously, 3-0.

Ordinance 2026-304 – Stormwater Ordinance Update

The Board discussed authorization to advertise Ordinance 2026-304, an update to the Township Stormwater Management Ordinance. Mr. DeMeno stated that the proposed amendments generally originate from DEP requirements and relate to the Township's MS4 permit obligations. Mr. Evarts stated that MS4 stands for Municipal Separate Storm Sewer System and that the Township's permit requires reductions in sediment and nutrient loads to streams.

Mr. Evarts stated that DEP is requiring the Township to update the stormwater ordinance with two limited revisions: one relating to when deviations from the stormwater ordinance may be handled, and one relating to discharges allowed under the Township's MS4 permit. He stated that the revisions are minor and administrative in nature and must be completed by September 2026.

Supervisor DeLello stated that, even if the revisions are minor, the matter should be provided to the Planning Commission for review, particularly because stormwater is a frequent public concern. Vice Chair Steere asked whether stormwater ordinance updates had historically gone to the Planning Commission. Mr. Evarts stated that the larger stormwater ordinance rewrite likely went to the Planning Commission, although he was not present at the time. The Board agreed to table the item and send it to the Planning Commission, with the understanding that the ordinance must be adopted by September 2026. No formal action was taken.

Resolution 2026-14 – Growing Greener Grant Application for Zacharias Creek Streambed Restoration

The Board considered Resolution 2026-14 authorizing application to the Growing Greener Grant Program for construction of the Zacharias Creek Streambed Restoration Project. Mr. DeMeno stated that the project relates to the Township's participation in the Skippack Watershed Alliance with surrounding municipalities and helps meet MS4 sediment reduction requirements. He explained that participating municipalities may receive credit for qualifying projects completed by members of the alliance and share project costs.

Mr. DeMeno stated that a prior Growing Greener grant supported design work for a segment of Zacharias Creek and that the proposed grant application would seek funding to move from design to construction. He stated that the grant program has an attractive five-percent match and that the Township has had success with grant applications through its alliance participation. Mr. Evarts stated that the Township would request \$500,000, the maximum request allowed, to cover a portion of estimated construction costs.

Vice Chair Steere asked whether the project was connected to the Zacharias Trail project. Mr. Evarts confirmed that it is a separate streambank restoration project and is not the trail project.

Bob Andorn asked for the specific location of the work. Mr. Evarts stated that the project is along Zacharias Creek off Skippack Pike, between Green Hill Road and Hollow Road, near the Zacharias Creek Trail. Mr. Andorn referenced a significant amount of debris in the creek in that area. Mr. Evarts stated that removal of a large tree and debris, along with streambank stabilization, is part of the proposed project. Mr. Andorn requested that future agenda items include more specific location information when possible.

A motion was made by Rick DeLello, seconded by Christine Steere to approve Resolution 2026-14 authorizing application to the Growing Greener Grant Program for construction of the Zacharias Creek Streambed Restoration Project. Public comment was taken before the vote. The motion carried unanimously, 3-0

OTHER BUSINESS

No other business was discussed by the Board.

FINAL PUBLIC COMMENT

Bob Andorn commented on the stormwater ordinance item that had been tabled. He requested that the Planning Commission be provided a redlined version of the affected ordinance provisions or an executive summary so the Commission can focus its review on the specific proposed changes rather than reviewing the full ordinance without guidance. Mr. Evarts stated that the two revised pages could be provided in redline format.

Ed Moore of Worcester commented that, as the Township evaluates development, sewer capacity, and infrastructure impacts, it should also consider impacts on volunteer emergency services. He stated that projects such as City View Apartments and Trooper Ridge may raise questions beyond whether a ladder truck can reach a roof, including whether volunteer fire and EMS organizations have sufficient people and resources to respond to emergencies at larger facilities.

Amy Smith of Hollow Road thanked the Township for organizing the upcoming concert in the park and stated that community-based programming will benefit the Township. She echoed Mr. Moore's comments regarding volunteer services and stated that, as the Township grows, it should remain mindful of regionalization, mutual aid, response planning, and related issues. She also referenced watershed and stormwater opportunities, including regional initiatives that may support flooding and stormwater management improvements.

Mr. DeMeno responded that the Township Fire Marshal reviews plans with members of Worcester Fire, and that the Township has mutual aid agreements with surrounding fire and EMS providers. He explained that fire and EMS responses are dispatched through the county box system, which determines responding agencies and calls for additional resources as needed. Ms. Smith stated that it is helpful for residents to understand that process and suggested that such information be included in planning discussions where appropriate.

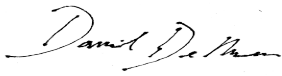
Vice Chair Steere thanked the Farmers Union for its successful horse show on June 6, 2026 and for creating a nonprofit midway that included local organizations such as the Ladies Auxiliary, Historical Society, SPCA, Peter Wentz Farmstead, and Friends of Worcester. She also recognized FC Montco for the Mark Smalls Soccer Tournament at Heebner Park and stated that the event highlighted the Township's park facilities and soccer tradition.

Vice Chair Steere reminded residents that the Township's concert in the park was scheduled for June 24, 2026 at Heebner Park, featuring Mike Greer & Company. Mr. DeMeno noted that food trucks would include Mister Softee and hot dog/Americana-style food. Vice Chair Steere encouraged residents to attend and help spread the word.

ADJOURNMENT

A motion to adjourn was made and seconded. There being no further business before the Board, the meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Dan DeMeno".

Dan DeMeno
Township Secretary