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At the Center of Montgomery County

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING MINUTES
JULY 15, 2026**

The Worcester Township Board of Supervisors held its regularly scheduled Business Meeting on July 15, 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; Wendy McKenna, Township Solicitor; and John Evarts, Township Engineer.

ANNOUNCEMENTS

Township Manager Dan DeMeno announced that the meeting was being video recorded for future broadcast.

INFORMATIONAL ITEMS

2025 Financial Audit Presentation

Stasia Devlin of Bee, Bergvall & Company presented the Township's audited financial statements for the year ending December 31, 2025. Ms. Devlin reviewed the Township's principal governmental and proprietary funds, including the General Fund, Highway Fund, Capital Fund, and Sewer Fund. She discussed major revenue and expenditure categories, the segregation of restricted funds, and the requirement that sewer revenues and expenses remain within the Sewer Fund.

Ms. Devlin reported that the Township received an unmodified audit opinion. She stated that the audit did not result in a management letter or material audit adjustments and that the Township remained in a sound financial position. She advised the Board to continue its existing financial management and internal control practices.

Supervisor DeLello asked Ms. Devlin to explain the purpose and limitations of a municipal financial audit. Ms. Devlin stated that the audit evaluates whether the financial statements are fairly presented in accordance with applicable governmental accounting standards. She explained that an audit uses sampling and is not a forensic examination designed specifically to detect every instance of fraud. She further explained that governmental accounting differs from private-sector accounting and follows standards applicable to public entities and governmental funds.



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Supervisor DeLello also discussed restricted and unrestricted funds. Ms. Devlin confirmed that revenues restricted by law, grant agreement, or fund purpose must be used for the applicable purpose. The Board discussed the Sewer Fund as a self-supporting enterprise fund whose costs are borne by system users rather than by transfers from unrelated Township funds.

Vice Chair Steere asked how audit samples are selected and whether the auditor independently verifies Township balances. Ms. Devlin stated that the auditing firm determines the samples and provides the Township with a list of records to be produced. She confirmed that the firm independently verifies account balances with financial institutions and uses other independent sources when appropriate, rather than relying exclusively on records supplied by the Township.

Chair Betz asked about the time devoted to the audit and whether the auditor had identified mismanagement or financial irregularities. Ms. Devlin stated that staff performed work both on site and remotely and that no material financial management issues had been identified. The Board thanked Ms. Devlin for the presentation.

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 June 17, 2026 Business Meeting minutes, the Treasurer's Report and other monthly reports, and monthly bill payment in the amount of \$381,864.14.

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

Escrow Release No. 7 - Huguenin Arden Reserve

Township Engineer John Evarts presented a request for Escrow Release No. 7 for Huguenin Arden Reserve in the amount of \$48,790.65. Mr. Evarts stated that the release primarily covered completed sidewalk, curbing, and landscaping improvements. He explained that the developer submitted the release request and supporting schedule and that the Township Engineer inspected the work and verified that the requested improvements had been completed.

Mr. Evarts stated that approximately \$273,946.47 would remain in escrow following the release. In response to questions from Supervisor DeLello, Mr. Evarts stated that most public improvements had been installed, several lots remained, final paving had not yet been completed, and temporary stormwater facilities still had to be converted to permanent facilities.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Escrow Release No. 7 for Huguenin Arden Reserve in the amount of \$48,790.65. No public comment was offered. The motion carried unanimously, 3-0.

Authorization to Advertise Ordinance 2026-304 - Stormwater Management Update

Township Manager Dan DeMeno stated that the proposed Stormwater Management Ordinance amendment had been presented to the Board the prior month and was referred to the Planning Commission at the Board's request. He reported that the Planning Commission unanimously recommended approval and that the action before the Board was authorization to advertise the ordinance for future consideration, not adoption of the ordinance.

Township Engineer John Evarts explained that DEP reviews municipal stormwater ordinances as part of the Township's MS4 permit cycle and had recommended updates to the Township ordinance. He stated that the proposed amendment revised Section 129-9 concerning modifications and Section 129-44 concerning prohibited discharges. Mr. Evarts further explained that DEP directly regulates disturbances of one acre or more, while the Township's local requirements also address smaller projects, including projects proposing 1,200 square feet or more of new impervious surface.

A motion was made by Rick DeLello, seconded by Christine Steere, to authorize advertisement of Ordinance 2026-304, the Stormwater Management Ordinance update. No public comment was offered. The motion carried unanimously, 3-0.

Authorization to Advertise Ordinance 2026-305 - Data Centers

Township Manager Dan DeMeno introduced the proposed Data Center Ordinance. He stated that municipalities may not completely exclude a lawful land use and that municipalities without express data center regulations may be vulnerable to applications asserting exclusionary zoning. He explained that Montgomery and Chester Counties had prepared a model ordinance framework and that the Township draft was intended to establish a legally defensible location and detailed standards before an application was filed.

Mr. DeMeno summarized the draft provisions. The ordinance would permit data centers in the LI Light Industrial District by conditional use before the Board of Supervisors. The draft included a minimum tract area of 90 acres and standards addressing separation distances, building scale, electricity and water demand, noise, heat generation, emergency response, traffic, buffering, and decommissioning. He emphasized that authorization to advertise would not approve a data center or select a particular property. It would allow the Township to move the ordinance forward after additional review.

Chair Betz asked whether the ordinance was mandated by the County and questioned whether the Township had sufficiently evaluated its LI districts and potential sites. Mr. DeMeno and Township Solicitor Wendy McKenna stated that the County model was advisory, not mandatory. Ms. McKenna nevertheless strongly recommended that the Township establish a defined use and safeguards rather than remain without specific regulations. She explained that a conditional use applicant would be required to present evidence and demonstrate compliance with each ordinance standard at a public hearing before the Board.

The Board discussed the pace of the review process and the role of the Planning Commission. Chair Betz expressed concern that authorization to advertise might be premature before the Planning Commission completed its review. Vice Chair Steere stated that she strongly supported Planning Commission review but did not want the Township to remain unnecessarily exposed while the ordinance was being refined.

Supervisor DeLello stated that authorization would preserve flexibility and save time without committing the Board to adoption or to a hearing in August.

Ms. McKenna stated that the working draft would be reviewed by the Worcester Township Planning Commission, Montgomery County Planning Commission, and Township staff before advertisement. She explained that the advertised version, rather than the current working draft, would be the version presented at a future public hearing.

Bob Andorn commented that he was speaking individually and not on behalf of the Planning Commission. Mr. Andorn asked whether the authorization applied to the current draft and stated that the Planning Commission should receive adequate time to review significant revisions. He cautioned that the Township should pursue a well-developed ordinance rather than assume that any ordinance would necessarily be preferable to no ordinance. He also asked whether a municipal curative amendment could provide protection if an application were filed.

Mr. DeMeno stated that a municipal curative amendment can be useful when a zoning deficiency is identified before an application is filed, but it may be too late if an applicant files first. He cited the importance of putting a basic framework in place while maintaining the ability to amend it later. Ms. McKenna recommended that the motion expressly condition advertisement on comments from the Township Planning Commission, Montgomery County Planning Commission, and staff review.

A motion was made by Rick DeLello, seconded by Christine Steere, to authorize advertisement of Ordinance 2026-305, the Data Center Ordinance, subject to comments from the Worcester Township Planning Commission, Montgomery County Planning Commission, and review by Township staff. No additional public comment was offered. The motion carried unanimously, 3-0.

Resolution 2026-09 - Preliminary/Final Land Development Approval for Myers Legacy Museum

Michael Gill of Hamburg, Rubin, Mullin, Maxwell & Lupin appeared on behalf of Ross Myers and introduced Steve Shanahan and Alex Barlow of Howell Engineering. Mr. Gill stated that the applicant proposed an approximately 12,000-square-foot private museum at 1805 Berks Road, at the rear of the existing Myers office campus. The museum would house historic construction equipment and would be available for scheduled educational group visits. The building would replace an existing outdoor storage area and reduce impervious coverage.

Mr. Gill stated that the Planning Commission had recommended approval and that the applicant had previously obtained necessary zoning relief. He confirmed that all remaining professional review comments were “will comply” items and that the applicant accepted the conditions in the draft resolution.

Supervisor DeLello asked about a required amendment to an existing conservation easement with Natural Lands. Mr. Gill explained that portions of the property were subject to the easement and that the easement would have to be amended to allow the proposed construction area. He stated that the amendment was a condition of approval and would be completed before the applicant requested execution and recording of the land development plans.

The applicant requested six waivers included in the draft resolution. Mr. Evarts stated that the waivers had generally been granted for prior improvements on the already-developed campus and were being carried

forward for the current project. He stated that he was comfortable with approval subject to compliance with the professional review letters and completion of the conservation easement amendment.

Supervisor DeLello thanked the applicant for proceeding through the full land development review process after the Board declined an earlier request for a waiver of land development.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-09 granting Preliminary/Final Land Development Approval for the Myers Legacy Museum, subject to the conditions and waivers contained in the resolution. No public comment was offered. The motion carried unanimously, 3-0.

Resolution 2026-10 - Final Land Development Approval for Trooper Ridge Townhomes

The Board considered final land development approval for Trooper Ridge Townhomes. Rob Gundlach appeared for the applicant. Supervisor DeLello asked how the Board could grant final approval while the sewage planning module remained under DEP review. Ms. McKenna stated that the resolution expressly conditioned approval on receipt of all required outside agency permits and approvals, including DEP approval, and that the plans could not proceed to recording until those conditions were satisfied.

Supervisor DeLello asked whether the applicant intended to construct the development in phases. Mr. Gundlach stated that the applicant intended to construct the project as one development rather than in separate phases.

The Board discussed the responsibilities that would be assigned to the homeowners association, including private roads, internal sanitary sewer facilities, grinder pumps, force mains, stormwater facilities, and other common improvements. Supervisor DeLello emphasized the importance of clearly transferring information to future homeowners and association boards so that residents understand long-term inspection, maintenance, repair, and replacement obligations. Mr. Gundlach stated that the association documents, disclosure materials, management structure, and periodic maintenance requirements would identify those responsibilities.

Chair Betz asked where Township ownership and responsibility would begin for the sanitary sewer system. Mr. Evarts confirmed that the homeowners association would be responsible for the grinder pumps, force mains, and other sewer facilities within the development. The Township would be responsible for the public sewer facilities after the connection leaves the property and enters the public system, including the line toward the Heritage Village pump station and treatment plant.

The applicant requested waivers concerning sidewalks and partial roadway widening. Mr. Gundlach stated that sidewalks would be installed throughout the development except in front of an adjoining property where topography and other conditions affected the connection. He also stated that the roadway widening would be completed to the extent shown on the plans. The Board noted that the Township Traffic Engineer supported the partial widening waiver because the proposed condition was consistent with the existing Trooper Road configuration in that area.

Mr. Evarts stated that the remaining issue for Board discussion concerned recreation amenities. Mr. Gundlach described the project as age-targeted, though not legally age-restricted, and stated that the expected residents would generally prefer private yards rather than extensive common recreation amenities. The Board discussed the adequacy of parking and the possibility of overflow parking during

gatherings. Chair Betz noted that the plan met the current ordinance but expressed concern that parking could be tight in practice. Mr. Evarts confirmed that the proposed parking complied with the Township ordinance.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-10 granting Final Land Development Approval for Trooper Ridge Townhomes, subject to the conditions and waivers contained in the resolution. No public comment was offered. The motion carried unanimously, 3-0.

OTHER BUSINESS

Zoning Ordinance and SALDO Rewrite

Vice Chair Steere asked for an update on the Township's proposed Zoning Ordinance and Subdivision and Land Development Ordinance rewrite. She noted that funding had been included in the budget and that the year had reached July without a consultant selection.

Mr. DeMeno stated that the Board had previously reviewed three proposals and provided feedback, including the need for a strong steering committee component. The firms had revised their proposals or confirmed that the requested component was already included. He stated that one proposal was from Pennoni and two were from smaller firms. Based on capacity and available resources, he recommended either proceeding with Pennoni or issuing a more targeted request for proposals to larger firms.

Vice Chair Steere stated that the Board should establish a clear path forward. Mr. DeMeno stated that he could provide the updated Pennoni proposal well in advance of the August meeting and that the Board could consider action in August if it wished. Supervisor DeLello stated that he supported moving promptly and was comfortable with Pennoni's resources, while recognizing the general concern that can arise when comparing a larger firm to smaller firms. He stated that the Township needed a sustained process extending beyond the initial meeting.

The Board discussed prioritizing urgent ordinance topics, including data centers and other matters already pending before the Planning Commission, within the larger rewrite. Mr. DeMeno confirmed that the consulting firms were willing to prioritize critical topics before proceeding through the full ordinance update. Chair Betz recommended that the Board hold a discussion before formal action. Mr. DeMeno stated that he would circulate the revised proposal and place the matter on a future agenda if the Board wished to proceed.

Summer Concert Series and Park Improvements

Vice Chair Steere thanked Mr. DeMeno and Township staff for organizing the Township's first summer concert in many years. She stated that the event had an excellent turnout, favorable weather, food vendors, participation by the Worcester Volunteer Fire Department, and a well-received band. She encouraged residents to attend the next concert scheduled for August 5, 2026.

Mr. DeMeno thanked staff, volunteers, and the Fire Department and stated that he had received positive feedback. The Board discussed continuing and expanding the concert series. Chair Betz encouraged the Township to include design funding in the next budget for a permanent pavilion or bandshell at Heebner Park. Mr. DeMeno stated that draft design funding would be included for Board consideration.

PUBLIC COMMENT

Wini Hayes commented on the summer concert series and asked whether community organizations, including the Worcester Historical Society and Friends of Worcester, could participate in future events. She suggested that organizations could host informational tables or offer Township-related materials without competing with food vendors.

Supervisor DeLello stated that the first year of the concert series was intended in part to measure the natural level of public interest and that the strong turnout was encouraging. He expressed some hesitation about adding too many elements immediately but stated that community participation could be incorporated as the series develops. Mr. DeMeno stated that a nonprofit or civic organization area could be considered, subject to Board direction.

Ms. Hayes recommended more visible advertising, including a large sign at Heebner Park, because some residents had not heard about the concerts. Mr. DeMeno stated that the Township was developing event signage and a more consistent communications plan. Chair Betz discussed a proposed programmable digital sign at the firehouse that could advertise Township and Fire Department events. Mr. DeMeno stated that plans were being developed and that electrical information remained outstanding. Vice Chair Steere and Supervisor DeLello supported broader communication through physical signage, the website, social media, email, and other channels. Mr. DeMeno also introduced Aidan Ryan as a new Township staff member and stated that staff was working on a more consistent social media and public outreach plan.

Ms. Hayes requested an update on the Zacharias Creek Trail project. Mr. Evarts stated that design was approximately 85 percent complete and that construction could potentially begin in spring 2027 if outstanding coordination proceeded as expected. He explained that the project required coordination among Montgomery County, PennDOT, DEP, the Montgomery County Conservation District, DCNR, PECO, Evansburg State Park, and the participating municipalities.

Mr. Evarts stated that the original trail alignment had been planned within a PECO easement based on earlier discussions, but PECO subsequently changed its requirements and would permit only perpendicular crossings of its right-of-way. The trail therefore had to be redesigned outside the PECO right-of-way, resulting in additional design work and agreements with Evansburg State Park and other entities. He stated that infiltration testing had been completed and that stormwater permitting remained necessary because the project would disturb more than one acre. Ms. Hayes asked whether legislative assistance had been sought regarding PECO's change in position. Mr. Evarts stated that it had not been sought to date.

No additional public comment was offered.

ADJOURNMENT

A motion was made by Rick DeLello to adjourn. The meeting was adjourned.

Respectfully submitted,

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

Dan DeMeno
Worcester Township Secretary