

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, JANUARY 5, 2009 11 A.M.**

CALL TO ORDER Mr. John Harris at 11:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

- JOHN R. HARRIS
- ARTHUR C. BUSTARD
- STEPHEN C. QUIGLEY

INFORMATIONAL ITEMS

Mr. John Harris, Supervisor, announced the Worcester Township elected auditors were scheduled to meet as required by State law for reorganization at 9:00am on Tuesday January 6, 2009 at the Community Hall,

PUBLIC COMMENTS

In Summary:

Mr. James Mollick, Country View Lane, commented and questioned as to why the township held the reorganization meetings in the morning and suggested they be held at a different time, perhaps in the evening. The Board responded it had been tradition for the Supervisors to meet at 11:00 am and Mr. Harris noted the state requirement to reorganize.

Mr. Mollick commented on the December 1, 2008 minutes noting that his remarks had been lumped together with Mr. Gordon Todd's and that topics he had discussed were not reflected in the minutes in similar detail to other attendees. Mr. Mollick commented he had discussed the executive session held on October 30, 2008, the retention of attorney Melissa Weber by the Board, the presence of documents for the Cindy Haines property, comments regarding Mr. Harris as the Open Space Coordinator, distribution of Montgomery County data and tax rebates.

Mr. Mollick commented and questioned the drafting of resolution 09-01. Mr. Cornell responded he had produced the document based on the prior year with the inclusion of the newer employees. Mr. Cornell further noted the document had been circulated to the supervisors for input. Mr. Mollick questioned the process for creating the document, selecting the appointees, the wages for the employees in the budget, contractors listed in the resolution and the availability of their respective contracts. Mr. Mollick questioned if

discussions or emails between Board members had taken place outside any meetings. The Board responded they had not. Mr. Mollick questioned the position of Vacancy Board Chairman, and commented on the appointment of the planning commission members, and fee schedule.

**1. REORGANIZATION OF THE BOARD OF SUPERVISORS
A MOTION TO APPOINT A TEMPORARY CHAIRMAN**

A motion by Mr. Arthur Bustard, seconded by Mr. John Harris and passed to appoint Mr. John Harris as Temporary Chairman.

A MOTION TO APPOINT A TEMPORARY SECRETARY

A motion by Mr. Arthur Bustard, seconded by Mr. John Harris and passed to appoint Mr. Arthur Bustard as Temporary Secretary (to record these motions).

A MOTION TO APPOINT THE CHAIRMAN

A motion by Mr. John Harris, seconded by Mr. Art Bustard and passed to appoint Mr. Arthur Bustard to the position of Chairman of the Board of Supervisors.

At this point Mr. Garrity suggested the minutes reflect that Mr. Quigley was not present for the meeting and Mr. Harris and Mr. Bustard agreed.

A MOTION TO APPOINT THE VICE CHAIRMAN

A motion by Mr. Arthur Bustard, seconded by Mr. John Harris and passed to appoint Mr. John Harris to the position of Vice Chairman of the Board of Supervisors.

A MOTION TO APPOINT THE SECRETARY

A motion by Mr. Arthur Bustard seconded by Mr. John Harris and passed to appoint Mr. John Cornell, Township Manager, to the position of Recording Secretary of the Board of Supervisors.

2. MOTION TO APPROVE REORGANIZATION RESOLUTION 09-01.

Following discussion regarding the 2010 reorganization date by way of motion by Mr. John Harris, seconded by Mr. Mr. Arthur Bustard and passed to approve Reorganization Resolution 09-01 subject to verification of the 2010 reorganization date.

3. A MOTION TO APPROVE THE TREASURER’S BOND IN THE AMOUNT OF TEN-MILLION DOLLARS.

A motion by Mr. John Harris, seconded by Mr. Arthur Bustard and voted in favor by all to approve the Treasurer’s Bond in the amount of Ten-million dollars.

4. RESOLUTION NO. 09-02 AUTHORIZING FIRE DEPARTMENT ACTIVITIES

Following discussion regarding changing of the signature blocks to reflect the new Chairman and Recording Secretary, a motion by Mr. John Harris, seconded by Mr.

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Arthur Bustard and passed to adopt Resolution No. 09-02 authorizing the approval of fire department activities.

5. READING AND APPROVAL OF THE MINUTES OF DECEMBER 1, 2008

A motion by Mr. John Harris, second by Mr. Arthur Bustard to approve the minutes of December 1, 2008 as presented was passed.

PUBLIC COMMENTS

In Summary:

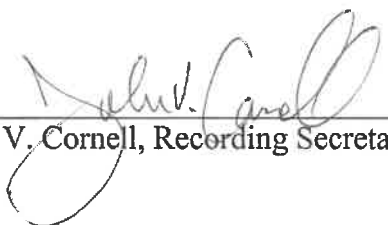
Mr. Mollick, Country View Lane, commented and questioned how the donations by Mr. Markel were received by the Township, where the funds were deposited, and how they were noted in the financial statements. Mr. Mollick commented on future sign enforcement with Mr. Bustard as Chairman.

Mr. Gordon Todd, Bustard Road, commented on signage that was placed along Route 73 in the area of the post office and requested removal.

6. ADJOURNMENT

There being no further business to come before the Board of Supervisors, the public reorganization meeting of the Worcester Township Board of Supervisors was adjourned by way of motion at 8:37 A.M.

Respectfully submitted,



 John V. Cornell, Recording Secretary

Approved: 2/2/09

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, FEBRUARY 2, 2009 8:00 am**

CALL TO ORDER: by Mr. Arthur Bustard at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	[X]
ARTHUR C. BUSTARD	[X]
STEPHEN C. QUIGLEY	[X]

Also present were: Township Solicitor, Mr. James Garrity, Township Engineer, Joseph Nolan, and Township Manager, John Cornell.

INFORMATIONAL ITEMS

Chairman Mr. Arthur Bustard reported he had no informational items and asked if anyone else did, being none the meeting resumed.

EXECUTIVE SESSION REPORT

Township Solicitor, Mr. Garrity, reported the Board of Supervisors met on Friday January 23, 2009 to review all the pending litigation and legal matters. He further reported no decisions were made. Mr. Garrity then announced the Board would meet in executive session following the mornings meeting for the purpose of personnel.

PUBLIC COMMENTS: REGARDING AGENDA ITEMS

In Summary:

Ms. Susan Caughlan, 2686 Overhill Drive, commented on item #4, T-Mobile Discussion. Ms. Caughlan requested the Board not change the zoning regarding cellular towers based on her legal understanding the township may regulate the use within the township.

Mr. James Mollick, Country View Lane, commented/questioned the purpose of the announced personnel executive session. Mr. Bustard responded it was for organizational purposes and Mr. Garrity noted an investigation regarding personnel. Mr. Mollick commented the minutes did not reflect the Board's response regarding the Markel matter that Mr. Harris had picked up a check for open space from Mr. Markel and delivered to Eunice Kriebel at the Township building.

Being no additional public comment the meeting resumed.

1. Approval of the January 5, 2009 re-organization meeting:

By way of motion, Mr. Bustard dispensed with the reading of the minutes and motioned to approve, seconded by Mr. Quigley, voted by all in favor of the January 5, 2009 minutes be approved as presented.

2. Meadowood Master Plan Discussion:

Attorney Kate Harper, Engineer Tim Woodrow and Meadowood Executive Director Paul Nordeman presented a sketch master plan for the facility. Mr. Bustard advised the Board and public that in 1999 he served on the Meadowood Board. Following discussion, it was agreed the township engineer would review the Plan and the applicant would appear at the February 18th, 2009 Board of Supervisors meeting to further discuss waiver of land development requests for two residential units and demolition of existing Blue Bird and Cardinal units. The applicant noted that a formal letter requesting to be placed on the agenda would be forwarded to the Township.

3. Allen Myers Land Development wavier consideration

Following an overview by Joseph Nolan and discussion regarding waiver of land development for a proposed addition, it was agreed to table any action until the February 18th Board of Supervisors meeting. No one was present on behalf of the property owner.

4. T-Mobile cellular tower discussion

Eric Goldberg from T-mobile discussed a proposed cell tower at the intersection of Township Line and Stump Hall Road. The applicant has a pending zoning hearing board application seeking relief from constructing a tower on Township owned property. Following discussion, it was agreed the applicant would evaluate constructing a tower at the township owned Nike property located on Trooper Road and the applicant would request a continuance of the zoning hearing application until the March 24th meeting.

5. Hollow Road "pioneer house"/spring house window discussion

Mr. Harris reported that a resident had shared concern that the building located on Hollow Road should not fall to disrepair and the installation of windows would help preserve the structure. Following discussion it was agreed to solicit quotations from skilled contractors for window construction.

6. Building Code of Appeals Board discussion

Mr. Cornell and Mr. Garrity provided an explanation on what the appeals board is and how it operates. Following discussion it was agreed the manager would investigate further what neighboring municipalities have done and report back with a recommendation.

7. Agricultural Security Area application – Gambone Farm

The Board acknowledged receipt of an application for the Gambone Farm to be included in the township’s Agricultural Security Area. Mr. Cornell briefly noted the ASA process.

8. SALDO Pdf. Amendment discussion:

Mr. Cornell and Mr. Nolan explained the need and benefit of amending the subdivision and land development ordinance to require applicants to provide plans in a PDF format as part of the plan submission. Following discussion it was agreed to develop language and proceed with formulating a proposed amendment. Mr. Jim Phillips questioned if the pdf. Plans could someday be projected during public presentations.

9. OTHER BUSINESS

- Mr. Quigley raised questions regarding the future use of the property owned by the Township on Germantown Pike (known as Dyka) and the possible evaluation of the building for park and recreation uses and also coordination with the local sports organizations.
- Mr. Quigley questioned if the township could establish email accounts for the Board of Supervisors.
- Mr. Quigley noted other municipalities, school boards and the County Commissioners have a public comment period prior to taking a vote and suggested the Board consider such an agenda change.
- Mr. Quigley questioned the use of the solicitor’s office by the Board of Supervisors, the interaction of the township with school district’s matters and noted his desire to control legal fees and to not intervene in the school district matters.

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PUBLIC COMMENTS

In Summary:

Ms. Susan Caughlan Overhill Drive commented/questioned if the Township would consider posting pdf. plans on the web. Ms. Caughlan also shared her concerns regarding the possibility of joining another municipality for a Building Code of Appeals.

Mr. Mollick commented favorably on the morning meeting and shared his agreement with Mr. Quigley’s comments on the public comment period. Mr. Mollick commented on the Board’s consideration of waivers for subdivision and land development. Mr. Mollick commented on the status of the zoning enforcement on Overhill Drive, and commented on his experiences with the Methacton School District and the Right To Know law and noted Mr. Cornell’s cooperation and professionalism with regard to information requests.

Mr. Phillips North Wales Road commented he was unable to attend the Park & Recreation Board Task Force and ask what conversation took place regarding the Heyser Tract. Mr. Bustard reported conversation took place regarding the configuration of tract. Mr. Phillips

commented on the riding rink and when the concepts of the project were reviewed and commented on the school district issue noted by Mr. Quigley.

Ms. Susan Caughlan commented regarding establishing a policy on personal attacks during public comment.

Mr. Mollick commented on free speech, the limiting of questions and on the Methacton School Board's refusal to answer questions.

Mr. Phillips commented on the Building Code of Appeals and code interpretations.

Mrs. Carol Allen commented on the proposed cellular tower for the property formerly owned by her family and a desire to keep Worcester green and reiterated the existing water tower was the result of eminent domain and a taking by the water authority.

8. ADJOURNMENT

There being no further business to come before the Board of Supervisors, the public meeting of the Worcester Township Board of Supervisors was adjourned by way of motion at 9:55 A.M into executive session for a personnel matter. Following the executive session, the Board dispersed with no formal action taken.

Respectfully submitted,


John V Cornell, Recording Secretary

Approved: _____

April 6, 2009

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY, FEBRUARY 18, 2009 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Mr. Bustard announced that he and the township manager had recently met with the representatives of the Worcester Fire Department regarding Act 7 of 2008 compliance and that Mr. Bustard would provide a report at a future meeting.
- Mr. Bustard announced that following this evenings meeting an executive session would be held regarding litigation.

PUBLIC COMMENTS ON AGENDA ITEMS

In Summary:

Mr. William Kazimer, Germantown Pike, commented on the announced executive session. Mr. Garrity responded the matters were Mollick Vs Worcester Township. Next Mr. Kazimer commented on agenda item #6. B. Mikelen Preliminary Subdivision consideration, and the recommendations of the Montgomery County Planning Commission, and also commented on a staff memo regarding roads related to agenda item #6 c.

Mr. Kim McClintock, North Wales Road, commented when the January 5th minutes would be available Mr. Bustard noted the minutes should be on the web site they were approved on February 2nd, 2009.

Being no additional Public Comments the regular meeting resumed.

1. READING AND APPROVAL OF THE MINUTES OF DECEMBER 17, 2008

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve the minutes of December 17, 2008 as written. (Copies were available for review.)

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2. TREASURER'S REPORT

The Treasurer's report for December, 2008 net change on cash basis:

December 2008 Report:

General Fund	\$212,938.00
State	\$28,496.21
Capital Reserve	\$26,983.48

A motion by Mr. Quigley, seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for December, 2008 net change on a cash basis.

January 2009 Report:

General Fund	(\$54,559.79)
State	(\$6,782.73)
Capital Reserve	\$296.33

A motion by Mr. Quigley, seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for January, 2009 net change on a cash basis.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Quigley, seconded by Mr. Harris and approved by all to pay the bills of the Township for January and February 2009 in the amount of \$501,801.54

4. MANAGER'S REPORT

a. EAGLE SCOUT RESOLUTION 09-03

Following a reading of a resolution acknowledging the accomplishments of Phillip Maniscalco earning the achievement of Eagle Scout, a motion by Mr. Quigley, seconded by Mr. Harris and approved by all to approve resolution 09-03.

b. ZONING HEARING BOARD REPORT

Mr. Cornell provided an overview of the pending applications before the zoning hearing board and announced the next hearing was scheduled for February 24, 2009. (A copy of the report for all pending applications was available in the packets). Following discussion it was agreed the Township Manager would determine if the application for a wholesale bakery warranted the Township opposing the application.

c. EAST NORRITON CONGRATULATORY RESOLUTION 09-04

Following a reading of the resolution acknowledging East Norriton Township reaching a 100 year milestone, a motion by Mr. Quigley, seconded by Mr. Harris and approved by all to pass resolution 09-04.

5. SOLICITOR'S REPORT**a. PRESERVE AT WORCESTER CONDITIONAL USE HEARING**

Mr. Garrity presided over the Conditional Use Hearing for the proposed subdivision Preserve at Worcester for riparian corridor crossings. The hearing was recorded by a court stenographer. With the record closed by Mr. Garrity, by way of motion by Mr. Harris, second by Mr. Quigley vote all in favor the Conditional Use was granted subject to a Riparian Corridor Plan submittal.

6. ENGINEER'S REPORT**a. MEADOWOOD SALDO WAIVER REQUEST**

Following discussion, by way of motion, the waiver of a formal land development plan was granted for construction of two single family dwellings, demolition and reconstruction of two existing buildings known as Cardinal Crest and Blue Bird Crossing, submittal of a landscape plan and subject to compliance with all the provisions of the Subdivision And Land Development Ordinance, Zoning Ordinance and the approval of the Township Engineer. The motion passed with Mr. Harris voting Nay.

b. MIKELEN PRELIMINARY SUBDIVISION CONSIDERATION

Mr. Nolan noted the plan had been revised twice since the Montgomery County Planning Commission review letter and noted compliance with their recommendations. Next Mr. Garrity requested the minutes reflect the property owner is an attorney with his law firm and therefore he, Mr. Garrity, was unable to comment on the plan. Following an overview of the plan and discussion, by way of motion vote all in favor the 4-lot subdivision plan located at 3141 West Germantown Pike received preliminary approval subject to resolution 09-05 and consideration of sidewalk waivers at the time of final plan approval.

c. MCMAHON ROAD PROJECTS DISCUSSION

Mr. Nolan presented an overview of three proposals submitted by McMahon Associates, the Township's traffic engineer. Following discussion it was agreed to table action until the next work session on the \$2,200.00 proposal to perform a site evaluation and study of the Trooper Road and Township Line Road intersection. It was agreed to not move forward on the \$2,500.00 proposal to prepare a plan at grade pedestrian crossing of Kratz Road and not move forward with the \$1,750.00 proposal to update the Act 209 Map and perform the mapping in-house.

d. MS-4 ANNUAL REPORT

Mr. Nolan provided an update on the township compliance activities for MS-4 as required by the Department of Environmental Protection regulations. The report included a status report on public education, public works education, website updates, building permit brochures and continued MS-4 reporting.

7. OTHER BUSINESS

Mr. Bob Steuer, Park & Recreation Task Force Chairman, provided a verbal status report of the Task Force activities and summarized some initial results of the recent survey distributed through the Township's newsletter. Mr. Steuer noted in excess of 200 surveys had been received and the deadline for survey submittals is February 20th, 2009.

Mr. Quigley noted he had recently met with Mr. Cornell and the public works staff and commented on the favorable work environment and the progress the department was making.

PUBLIC COMMENTS (ANY TOPIC- 2 MINUTE LIMIT)

In Summary:

Ms. Susan Caughlan, Overhill Drive, commented on the intersection of Township Line Road and Trooper Road and suggested installation of intersection ahead signs. Ms. Caughlan commented regarding the intersection of Bean Road and Whitehall and the recent traffic study performed by the Township.

Mr. Kim David, Whitehall Road, commented on the riparian corridor plan zoning regulations and the zoning hearing board application #08-14, 3250 Hedwig Lane. Mr. Nolan explained the regulations and how they apply to the referenced application. Mr. Nolan noted the property's encroachment was non-conforming and pre-existed the regulations. Further he noted the applicant proposed a reduction in the non-conforming encroachment.

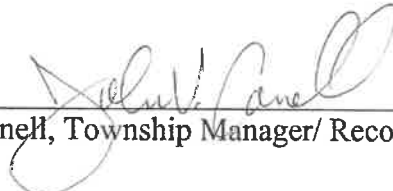
Mr. William Kazimer, Germantown Pike, commented on the 60 acres of proposed open space which would be dedicated to the township, the value, the proximity to the proposed Preserve at Worcester development and future maintenance. Mr. Kazmir commented on the January 5th, 2009 minutes and the passing of a motion when the vote was taken and commented on the making of a motion when someone recues themselves from voting.

Mr. Phillips, North Wales Road, commented on the opportunity for public comment during discussion of an agenda item.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting into executive session at 9:29 p.m. Following the executive session the evening concluded with no formal action being taken.

Respectfully submitted,


John V Cornell, Township Manager/ Recording Secretary

approved March 18, 2009

March 2, 2009
Meeting Cancelled
due to weather

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WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY, MARCH 18, 2009 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

1. State Representative Matthew Bradford introduced himself and invited residents to an open house next Saturday.
2. Worcester Township will be introducing an outdoor youth summer basketball league, in conjunction with Lower Providence and Upper Providence Townships.. Details will be forthcoming on the Township web site.
3. The local Boy Scout troop #133 will sponsor an Easter Egg Hunt in Heebner Park on April 4, 2009 at 11:00 a.m. The rain date is April 5, 2009 at 1:00 p.m.
4. James Garrity, township solicitor, announced an executive session was held on February 18 to discuss personnel issues and another was held on March 18 to discuss the three Mollick law suits and open records suit.

PUBLIC COMMENTS ON AGENDA ITEMS

In Summary:

Susan Caughlan, 2686 Overhill Drive addressed item #7, remarking that on a recent park and recreation task force survey, the top item of interest was trails, for walking, biking and hiking.

John House, 3023 Stump Hall Road, remarked he was in favor of the McGrane trail easement, as it is very accessible.

James Phillips, North Wales Road, inquired about item #5b, Resolution 2009-09 Tax Levy, and asked if it will be explained at that time & if residents can have input then. He commented the paper agendas had a smell and stink.

DeeDee McGrane, 3025 Stump Hall Road, remarked the trail is at the back of her property, and that she is very much in favor of it.

Being no additional Public Comments, the regular meeting resumed.

1. **READING AND APPROVAL OF THE MINUTES OF FEBRUARY 18, 2009**

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve the minutes of February 18, 2009 as written. (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for February, 2009 net change on cash basis:

February 2009 Report:

General Fund	\$139,671.15
State	(\$28,153.50)
Capital Reserve	\$ 553.69

A motion by Mr. Quigley, seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for February, 2009 net change on a cash basis.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Quigley, seconded by Mr. Harris and approved by all to pay the bills of the Township January and February in the amount of \$335,893.49.

5. **SOLICITOR'S REPORT**

Litigation Report

Mr. James Garrity announced since the last meeting, the Township has received a decision from the State on the Right to Know law that was partly in our favor, and partly against us. As a result, a decision should be made by the Board of Supervisors on how to proceed.

By way of motion by Mr. John Harris, to pursue an appeal for both issues.

Mr. Steve Quigley expressed concern about the fiscal welfare of the township and what it will cost.

A motion by Mr. John Harris, to pursue an appeal on the two decisions of the State of Pennsylvania, Mr. Arthur Bustard seconded. Motion passed by a vote of 2-1 with Supervisor Quigley voting against it.

5. **MANAGER'S REPORT - GIVEN BY EUNICE KRIEBEL, ASSISTANT MANAGER**

a. **Worcester Fire Department Act 7 of 2008 Compliance Report**

In compliance with Act 7 of 2008, the Township has received from the Fire Department an accounting of the expenditures made by them for the \$50,000 contribution made to the Fire Department in 2008.

b. Resolution 2009-05 Tax Levy

As part of the annual reporting with DCED the Township must prepare an annual resolution to send a copy to DCED noting the current real estate tax levy, even though it has remained unchanged.

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to pass Resolution 2009-05 Tax Levy.

c. Resolution 2009-06 Disposition of Records

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to pass Resolution 2009-06 Disposition of Records, for employment applications resumes for un-hired applicants.

At this point Mr. Steve Quigley shared his discussions with Mr. Cornell regarding how well the Worcester Fire Department records have been maintained.

Arthur Bustard announced that he attended the Fire Department Banquet and also was pleased at how they are conducting business.

d. Zoning Hearing Board Report

Presented by Mr. Joseph Nolan, township engineer:

Application 2009-03, Charles Caikoski, 3406 Skippack Pike, is requesting a special exception and or variance to expand non-conforming use for Cedars Country Store.

Mr. Steve Quigley questioned if Mr. Caikoski was the owner or tenant and who is the applicant.

Application 2009-01, T-Mobile, N.E. LLC, has a continuance from last meeting and will be heard at the March 24, 2009 meeting.

e. Revenue Status Report

Ms. Kriebel reported as of February 29, 2009, Worcester Township has not seen any decrease in township revenues as has been the case in other surrounding municipalities. Earned income tax, the township's primary source of revenue, is consistent with the 2009 budget.

Mr. Steve Quigley commented he spoke with Mr. Cornell, township manager, and Ms. Eunice Kriebel, assistant manager and treasurer, regarding quarterly budget updates to keep the tax payers informed.

6. ENGINEER'S REPORT**a. Mikelen Sidewalk Discussion**

Mr. Joseph Nolan, Township Engineer, presented.

He explained this is a 4-lot subdivision, and the applicant has requested a waiver of sidewalks. Mr. John Harris asked how it would work if we reserved the right to install the sidewalks at a later date, Joseph Nolan explained there would have to be a sidewalk fund, or it would go back on the owner.

Mr. James Garrity disclosed the applicant is a member of his law firm but he himself has no interest in this subdivision. He then responded that Hatfield Township handles this type of situation with a sidewalk fund or assesses the property owner.

Mr. Steve Quigley said he would rather have the sidewalks installed now instead of later as future residents might resist, and this way the price will then be absorbed in cost of home. He indicated that this is an area of future development and needs a safe walking area.

A question was raised if a motion was need now Mr. Garrity and Mr. Nolan stated a motion would be part of the final plan approval.

Mr. Nolan then noted there are three road frontages and inquired it the Board wants sidewalks on all three frontages. Mr. Harris responded yes as the area will develop into a community with safety first. Mr. Joseph Nolan will pass the decision onto the developer.

b. Road Materials and Equipment Bid Award consideration

Having been duly advertised, bids were opened at 1:00pm on March 11, 2009. The low bid for stone was received from Highway Materials, Inc. located in Blue Bell, PA. The low bid for paving material was received from Glasgow, Inc. of Glenside, PA. The low bid for equipment rental was received from Harris Gramm Contractors of Collegeville, PA.

Mr. Joe Nolan presented.

The material bid contains 7 categories for stone and 6 for paving materials. There were only two bidders. Prior years had 7-8 bidders. This year's bid reflects a small increase in price, especially in the paving materials.

Mr. James Garrity revealed that Highway Materials, Inc. is a client of his firm.

The equipment rental bid has been in existence for 15 years, and involves renting equipment on an hourly basis to supplement the township road crew. The lowest bidder, Harris Gramm Contractors, has been awarded the bid in years past.

A motion by Mr. Steve Quigley, seconded by Mr. John Harris, and passed by all to award the bid for stone to Highway Materials, Inc. of Blue Bell, PA.; the bid for paving material

to Glasgow, Inc. of Glenside, PA.; and the bid for equipment rental to Harris Gramm Contractors of Collegetown, PA.

7. OTHER BUSINESS

a. McGrane Trail Easement Discussion

Mr. John Harris explained the Zacharias Trail, and that it was built with funding from the County. The McGrane property is under agreement with farmland preservation program and this trail is along the perimeter of the property. He is proposing a purchase of an easement for \$5,012, not ownership.

Arthur Bustard remarked it was in coordination with the county open space program.

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to authorize purchase of McGrane Trail easement.

PUBLIC COMMENTS (ANY TOPIC)

In Summary:

Mr. James Phillips, North Wales Road, remarked that at a meeting for the park and recreation task force, it was discussed that a cell tower could be going on the Dyke property on Germantown Pike and asked if it is possible to have T-Mobile improve the entrance from Germantown Pike. He inquired about the two issues the township is appealing. Mr. Garrity explained, and Mr. Phillips further asked if the township appeals and loses, will the township be responsible for plaintiff legal fees? He also asked about the tax levy, and if it was a new tax or a change.

Mr. James Mollick, Country View Lane, remarked the State said the township did not act in good faith and the township will be responsible for attorney's fees. He noted that the State did not find the Right to Know request to be too broad. He also asked if the Kumpf-Bell case has been settled.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:15 p.m.

Respectfully submitted,



 John V. Cornell/Recording Secretary

Note: The minutes 3/18/09 were transcribed from audio recording.

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, WORCESTER, PA
 MONDAY, April 6, 2009 8:00 am**

CALL TO ORDER: by Mr. Arthur Bustard at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	[X]
ARTHUR C. BUSTARD	[X]
STEPHEN C. QUIGLEY	[X]

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INFORMATIONAL ITEMS

Chairman Mr. Arthur Bustard reported he had no informational items and asked if anyone else did. Mr. Harris reported the Montgomery County Board of Commissioners had approved the open space funding for the acquisition of the Heyser Tract located behind the Community Hall.

EXECUTIVE SESSION REPORT

Township Solicitor, Mr. James Garrity informed the public that since the last meeting the Board had not met in executive session.

PUBLIC COMMENTS: REGARDING AGENDA ITEMS

In Summary:

Mr. Gordon Todd, Bustard Road, Chairman of the Worcester Township Planning Commission, commented on item #4.c. the sidewalk issue for Mikelen and clarified the planning commission's position regarding waiver and the applicant contributing to a sidewalk fund should sidewalks be needed in the future.

Mrs. Winnie Hayes, Fisher Road commented on item 5.b. sign ordinance amendments status, supporting a conservative sign ordinance. Ms. Hayes commented on item #2.a. Mollick Vs. Worcester regarding taking action on the suit and encouraged the Township to think long and hard before backing away from the law suit, she does not think it is the right thing to do.

Mr. Jim Phillips, North Wales Road commented if the Board was going to take action on any agenda items and noted his prior comments on an opportunity to share comments during discussion of an agenda item.

Mr. Bustard commented he was unsure if action would be taken on any items.

Next Mr. Phillips commented on the Heyser Tract and noted his attendance at the County Commissioner's meeting and commented on when the Township discussed a 50 foot easement to access the property.

Mr. Harris commented the easement was a condition the County imposed on the approval process for funding.

Mr. Phillips commented on when the Supervisors voted to accept the condition.

Mr. Harris commented his recollection in March of 2008 the Supervisors granted the authority of one board member to sign documents on behalf of the township.

Mr. Phillips commented on future access by the County and future commercial use of the tract.

Mr. Harris commented there are no formal plans for commercial use and the township did intend to acquire the additional two acres for the benefit of future Supervisors should they need to access the 5 acres of open space.

Mr. Phillips commented on item #3.d. new fire truck discussion.

Mr. Bustard commented the fire company had requested funding toward a new ladder truck.

Mr. Phillips commented on the age of the current truck, Fire Chief Dave Cornish commented the existing truck was 20 years old.

Mr. Phillips commented on item #5.b. sign ordinance discussion, and the intended discussion.

Mr. Bustard commented Mr. Quigley had requested the item.

Mr. Phillips commented on Black Lab flyers that have been posted around the township and neighboring community and commented on the township enforcing the ordinance regulations and commented on granting relief for such signage or amending the sign ordinance provisions.

Mr. Phillips commented on how much the township has spent on Mollick Vs. Worcester.

Mr. Bustard commented he could not recall the exact figure at least \$35,000.00.

Mr. Phillips commented on Mollick Vs. Worcester on the protection of assets, a proposed settlement, integrity, and counter suit.

Mr. Harris and Mr. Bustard commented the law suits could be withdrawn by the plaintiff at any time.

Mr. Garrity raised concerns regarding the discussion of litigation in the public meeting.

Mr. Phillips commented on the Right-to-Know law and the appeals filed by Mr. Mollick and the States determination on Mr. Mollick's Right-to Know appeal.

Mr. Quigley commented he was elected to serve the residents of the township and he attended an executive session two weeks prior which raised some questions and he asked the Board to consider obtaining his own legal counsel. Mr. Quigley commented he was not involved in the sunshine law suit and the counter law suit. Mr. Quigley commented he was in office for 3 months when he believed the township was wrong when the Board did vote on a non-agenda item without benefit of public comment and noted that meeting was closed and then reopened to allow public comment which may have also been wrong and expressed the need to have separate legal counsel. Mr. Quigley stated he strongly believed the Township needed to settle the law suit and spend the taxpayer's money wisely.

Mr. Phillips commented Mr. Bustard should resign if the Township loses the law suit because it would question his integrity.

Mr. Jim Mollick, Country View Lane commented his understanding there had been an agreement but comments were shared with Mr. Landis connecting the Right To Know appeal with the suit. Mr. Mollick distributed to the Board and read out loud an email obtained through the Right To Know law regarding establishing a videotaping policy. Mr. Mollick commented on questions he asked Mr. Garrity in the suit regarding when in a public meeting authorization to a counter claim was given.

Mr. Quigley commented he had the same question.

Mr. Garrity commented there was no vote taken the decision was made by the solicitor on how to handle the law suit.

Mr. Harris and Mr. Bustard commented concurring with the response the solicitor provided.

Mr. Mollick commented on when litigation does need Board approval.

Mr. Garrity commented that starting litigation, appealing and ending litigation in his opinion need Board action, other legal matters are the solicitor's responsibility.

Mr. Mollick commented on legal expenditures by the solicitor and commented when executive sessions were held regarding the suit.

Mr. Mollick commented if the Board had heard of a web site Worcester Pa Politics and commented on how information of the suits was placed on the web site.

Mr. Bustard commented he has heard of the web site.

Mr. Garrity commented on the email distributed by Mr. Mollick and commented no emails had been released by the township.

Mr. Cornell commented some emails had been released with the approval of the solicitor's office.

Mr. Quigley commented regarding solicitor's bills for the past two years and bills for discussion between the solicitor's office and the other members of the Board not involving him in the suit and commented the public deserves a fair shake.

Mr. Bustard commented he agreed with Mr. Quigley in part and commented Mr. Quigley had been invited to discuss the matters.

Mr. Harris commented the plaintiff could withdraw their suit at anytime.

Mr. Garrity commented the suit could be withdrawn at any time.

Mr. Phillips commented on the law suit and commented on who would drop the suit first and does the solicitor have a blank check.

Mr. Mollick commented on withdrawing the counter claim and the need for Board action.

Mr. Garrity commented his reiterated position as solicitor when litigation matters need Board action.

Being no additional public comment the meeting resumed at 8:34 am

1. Approval of the February 2, 2009:

Mr. Bustard called for dispensing with the reading of the minutes and by way of motioned by Mr. Quigley, second by Mr. Harris vote all in favor of the February 2, 2009 minutes be approved as presented.

2. Solicitor's Report:

a. Mollick Vs. Worcester discussion:

Mr. Bustard questioned if Mr. Quigley wished to proceed with discussion based on the lengthy public comment. Mr. Quigley presented and read aloud a letter from Mr. Chase Kneeland former Township Supervisor. [Editor Note: The letter is attached to the minutes] Following discussion by Mr. Harris and Mr. Quigley on the merits of settling the law suits and the history leading up to the law suits, Mr. Bustard then asked to move onto the Manager's Report with no action taken.

3. Manager's Report

a. Cellular Towers

1. DYKA Tower location: Mr. Dennis White requested the township consider placing a 150 foot high tower on the site to the west side of the existing vacant home with a 50x60 foot fenced compound enclosing the equipment with screening as desired by the township, and stated the type of pole was the choice of the township. Following discussion by way of motion by Mr. Quigley, second by Mr. Harris vote all in favor to approve the property and location of the tower on the DYKA property.
 2. 1721 Valley Forge Road Tower abandonment: Mr. Cornell explained the owner of the 120 foot cellular tower, Tower Assets has informed the township they plan to abandon the tower and have offered the tower to the township for \$1.00 if the township desires to own the tower. Mr. Cornell noted should the township choose to keep the tower future removal cost would be borne by the township. Following discussion by way of motion by Mr. Quigley, second by Mr. Harris vote all in favor to have the cellular tower removed by the company.
 3. NIKE Park Tower status report: Mr. Cornell provided an update on the concept of locating a cellular tower on the township owned NIKE Park. It was reported the township office in conjunction with Congressman Gerlach's office was seeking approval to place a tower on the site which was acquired from the Department of Defense in the 1970's. It was first determined the deed prohibited such a use however amending the deed was being explored. It was reported the Department of Defense had determined the matter should handled by the U.S. Department of the Interior National Park Service and that Congressman's Gerlach's office was assisting in the process.
 4. Request for microwave dishes on tower at 1721 Valley Forge Road: Mr. Cornell noted there was an email from Mr. Bagley conveying a request to place microwave dishes on the tower, following discussion by way of motion by Mr. Quigley, second by Mr. Harris vote all in favor the request was approved.
- b. Pioneer House Window discussion: Mr. Stockey Allen introduced Mr. Wesley Sessa from 18th Century Restorations. Mr. Sessa provided a photo presentation of the township owned pioneer house located along Hollow Road near the Hawks Nest development and explained the existing condition of the structure and provided handouts for the Board.
 - c. Farming Sun Power {solar panels} Paul Heck Property Discussion: Mr. Paul Heck and Attorney Mr. Ed Mullin provided a description of the concept of solar farming on Mr. Heck's property located on Bethel Road. The concept would collect solar energy, excess energy is sold to the PECO electrical grid and the property owner would propose to sell

electric energy to the township at a reduced rate for the variously township owned facilities. It was agreed Mr. Garitty's office and Mr. Mullin would need to explore the concept related to zoning.

- d. **New Fire Truck discussion:** Mr. Bustard explained that he and Mr. Cornell had met with the Worcester Volunteer Fire Department representatives regarding their future equipment needs. Currently the Department is requesting funding for a new ladder truck to replace a 20 year old truck. Fire Chief Dave Cornish explained the Department had located a truck at a reduced cost of \$720,000 rather than the \$950,000 truck originally contemplated. Chief Cornish discussed the need for replacement and responded to questions from the Board. Following discussion it was agreed to table any action and discuss the matter at the next regular meeting.
- e. **EMA Towamencin Township discussion:** Mr. Cornell and Mr. Bustard reported on a meeting they had attended in Towamencin Township regarding joint municipal emergency management planning. The focus of the meeting was to begin discussion on formulating a collective effort to minimize confusion and duplication of EMA planning.

4. **Engineer's Report**

- a. **Allan Myers waiver of Land Development request:** Attorney Ed Mullin on behalf of Allan A. Myers Inc. requested the township grant a waiver from submittal of a formal land development plan for a proposed 2,600 square foot addition. Mr. Mullin stated the organization would comply with the ordinance requirements under the direction of the township engineer but requested the waiver of the formal planning process in light of the size of the property and the remoteness of the proposed addition from the public. Following discussion by way of motion by Mr. Quigley, second by Mr. Harris, vote all in favor subject to the conditions put forth by Mr. Mullin.
- b. **Mr. Wizard Car Wash Land Development waiver request:** Mr. Nolan explained previously the Board granted a waiver for the car tunnel, this request is for a 16X17 foot enclosure. Mr. Nolan recommended the Board consider requesting an as built to insure compliance with the impervious surface requirements. Representatives from the car wash stated they would be pre-treating and recycling 75% of the wastewater with the new facilities. Following discussion by way of motion by Mr. Quigley, second by Mr. Harris, vote all in favor the waiver was granted subject to the satisfaction of the township engineer.
- c. **Mikelen Sidewalk waiver discussion:** Mr. Nolan reminded the Board the matter had been discussed at the last meeting but representatives of the owner had requested the opportunity to revisit the matter. Since no one was present at the meeting for the applicant, it was agreed to table discussion until a future meeting.

5. **Other Business**

- a. **County Commissioners Meeting Report:** Mr. Quigley reported recently he had been attending the County Commissioner meetings to stay informed, and it was reported the Township's open space project had been approved but noted his understanding

that funding for such projects may be reduced in the future due to the difficult financial times. Mr. Harris concurred with Mr. Quigley however noted his understanding that because of the open space funding formula projects and the bond issues for open space funding, already submitted projects such as the next portion of the trial project would receive funding unless the County was in dire financial straits.

- b. Sign Ordinance amendments status discussion: Mr. Quigley noted previously the Board had discussed possible revisions to the sign ordinance and questioned the status. Mr. Quigley commented on a recent news article regarding neighbors suing one another in a neighboring municipality over signage and suggested the township make sure the ordinances are in order. Mr. Harris commented it is difficult to keep everyone happy.

PUBLIC COMMENTS

In Summary:

Mr. Craig Eberbach commented on the Board of Supervisors choice to defend litigation when they have been sued.

Mr. Quigley commented he agreed with Mr. Eberbach and commented he has asked for his own legal counsel. Mr. Quigley commented regarding the 2 minute rule, voting on matters without public comment, closing and reopening public meetings, voting on a non-agenda item without public comment.

Mr. Eberbach commented the Board has no choice but to defend a law suit.

Mr. Quigley commented on the law suit Mollick Vs. Worcester, discussions with the Board of Supervisors in executive session, discussion he had with Mr. Mollick, a proposed settlement and his support for settling the law suit.

Mr. Bustard commented he would reevaluate his position on the lawsuit.

Mr. Gordon Todd, Bustard Road commented on who was subject to sunshine law.

Mr. Garrity commented elected offices in the state of Pennsylvania are subject the sunshine law.

Mr. Todd commented on discussing items in public and the difficulties with it.

Mr. Quigley commented on the County Commissioners meeting, disputes between the commissioners and honesty in government and his election to serve all the residents.

Mr. Bustard commented both he and Mr. Harris are also elected to serve all the residents.

Mr. Todd commented on the increasing lack of civility in government.

Mr. David Brooks, Overhill Road commented the sunshine law is available on line, and on the legal distinction between discussion and deliberation,

Mr. Quigley commented on public discussion and decision making.

Mr. Harris commented on what constitutes discussion and deliberation, and commented on discussion over the past five years.

Mr. Quigley commented on discussions and deliberation by prior Boards and supervisors.

Mr. Quigley commented his request to obtaining legal counsel on the next agenda.

Mr. Phillips commented on what would happen had the township not defended the lawsuit.

Mr. Bustard commented the Board would have paid a fine.

Mr. Garrity commented a judgment would have been entered against the township on multiple counts as listed in the complaints.

Mr. Phillips commented on why the township did not attempt to resolve the complaints early on with Mr. Mollick and commented on a three member board vs. 5 member board.

Ms. Susan Caughlan commented on executive sessions and attorney client privilege and discussions outside of the executive session.

Mr. Bruce Pancio commented regarding acting of the proposed lawsuit drafted by the township solicitor and the waiver of executive privilege.

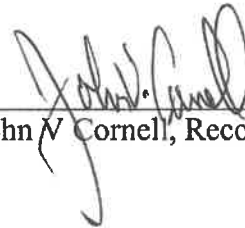
Mr. Garrity commented on waiving of the attorney client privilege by a supervisor cannot waiver it for the entire board. Mr. Garrity commented on voting to settle the law suit by only two named members.

Mr. Mollick commented on discussion versus discussion by quorum, supervisors meeting in private, the Right-to-Know law and the Open Records Decision and the request for emails between Board members.

8. **ADJOURNMENT**

There being no further business to come before the Board of Supervisors, the public meeting of the Worcester Township Board of Supervisors was adjourned by way of motion at 10:40 A.M

Respectfully submitted,



John V Cornell, Recording Secretary

Approved: 8/3/2009

608746

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY, APRIL 15, 2009 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS ON AGENDA ITEMS

In Summary:

Mr. David Brooks, Overhill Drive commented by reading a prepared statement urging the Board to not settle the sunshine law suits, citing no impropriety, no net savings against law suits.

Mr. William Kazimer, Germantown Pike commented on Mr. Brooks advance knowledge on settlement discussion and listing on the agenda.

Mr. Bustard responded it had been discussed at the work session and there was an item under the solicitor's report.

Mr. Kazimer commented on item #4.e, zoning hearing report, difficulty locating the property from the legal advertisement. Mr. Kazimer commented on item 6.a, public hearing ASA Gambone tract, and a tax reduction in the ASA.

Mr. Bagley responded his understanding that the tax reduction would not be automatic.

Mr. Jim Phillips, North Wales Road, commented on the law suit, a \$100 fine, integrity, spending \$50,000 to save \$100, on the 2-minute rule no longer on the agenda. Mr. Phillips commented on the executive session and legal counsel requests.

Mr. Steve Quigley responded on his request for legal counsel.

Mr. Phillips commented on the Kibblehouse project, public comment on each item as they are discussed and was there items for other business.

Mr. John Harris responded he received a request from the Montgomery County Lands Trust asking for a letter of support for preservation of the Angstat property on Water Street.

Mr. Cornell stated under his report there would be discussion regarding a request by the Historical Society to utilize the township's email blast to advertise a society event.

Mr. Jim Mollick, Country View Lane, commented if the Board would entertain questions about the law suit. Mr. Mollick commented on the law suit counterclaims, read portions out loud, amendments to the counterclaims, and paying for solicitor mistakes. Mr. Mollick commented on frivolous action versus bad faith, and responses not filed in a timely fashion.

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Being no additional Public Comments, the regular meeting resumed.

1. READING AND APPROVAL OF THE MINUTES OF MARCH 18, 2009

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve the minutes of March 18, 2009 as written. (Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for March, 2009 net change on cash basis:

March 2009 Report:

General Fund	\$54,090.62
State	(\$32,368.38)
Capital Reserve	\$ 829.52

A motion by Mr. Quigley seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for March, 2009 net change on a cash basis.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Quigley seconded by Mr. Harris and approved by all to pay the bills of the Township in the amount of \$257,897.98

4. MANAGERS'S REPORT

a. Public Presentation to Phil Maniscalco

Mr. Phil Maniscalco completed his Eagle Scout project by placing decals on the storm water inlets in the Sunny Brook development, as part of the NPDES regulations.

Chairman Arthur Bustard read aloud the resolution, passed in March, honoring his service and presented it Mr. Maniscalco.

b. Fire Truck Funding Request-Continued Discussion

Mr. Bustard reminded the Board and public the Worcester Volunteer Fire Department has requested additional funds from the township for replacing their ladder truck, the Department was proposing to contain costs by purchase of a demo model that will save about \$200,000 on the purchase price of a new truck. Following discussion it was agreed the township will increase the annual contribution to \$75,000 and direct the manager work out some suggested loan terms and annual payments for the next meeting.

c. Heyser Field Use Request

Mr. Cornell reported a letter of request has been received from Michelle Romano of the Worcester Horse Company for use of the Heyser field for three events this year. Following discussion regarding the pending purchase and insurance, it was agreed to permit the use following ownership and subject to the typical insurance provisions.

d. Road & Parks Report

Mr. Cornell noted in both the Board and public packets there is a road and park & recreation report for activities since the beginning of the year.

e. Zoning Hearing Board Report

Mr. Cornell reported the next meeting, April 28th, will have the continued hearing from Chuck Caikoski, Cedars Country Store, along with new applications from 1044 Nicole Drive (swimming pool) and in May, the ZHB will hear from MJE Builders concerning a sign on Hollow Road.

f. Use of email blast request

Mr. Cornell reported The Worcester Historical Society has requested the township use its email list for an announcement for an upcoming event. Following discussion regarding non-profit, setting precedents, email privacy. The Board agreed to post the announcement only the township web site.

5. ENGINEER'S REPORT

a. Kibblehouse Rotelle subdivision sketch plan discussion

Mr. Joseph Nolan, township engineer provided background on the project, the project is a 13 lot subdivision on a 60-acre tract, with access on Weber and Berks Roads. Attorney David Shafkowitz appeared on behalf of the property owner. Mr.

Shafkowitz noted the Worcester Township Planning Commission made suggestions, the applicant made the changes but desired to have the Board of Supervisors comments before submitting full plans. No formal action was taken on the plan.

6. SOLICITOR'S REPORT

a. Public Hearing ASA Gambone Tract

The Public Hearing was opened at 8:20 pm by Township Solicitor Mr. James Garrity who presided over the hearing. Mr. Garrity reported the three tracts are a total of 117 acres, the application was reviewed by the Agricultural Security Committee, the public hearing was scheduled to allow resident input, and the tract is compatible with Comprehensive Plan and the Agricultural Security Area Law.

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Mr. Garrity then opened the hearing for public comment for or against on the application.

- Mr. Harris commented that this is a preliminary step and a first step before approval by the Montgomery County Farm Land Preservation Board.
- Mr. William Kazimer, Fairview Village, stated his understanding that ASA property must be available for agricultural use and this property is a horse farm and questioned if it met the criteria. Mr. Garrity responded in the affirmative. Mr. Kazmir then asked if the owner would receive a tax reduction. Mr. Garrity responded the property owner could apply for consideration.
- Mr. Jim Phillips, North Wales Road, asked how long it would take for the County & Township to purchase development rights. Mr. Harris responded that determination would be made by the Farm Board. Mr. Phillips questioned if there was anything residents or the public could do to accelerate the process, Mr. Harris responded the applicant could speed the process by moving on the various steps set by the County, such as soils testing and an appraisal, to help move the project higher on the county list.
- Mr. Rob Hayes, Fisher Road, noted that when this application was reviewed by the Planning commission, Mrs. Allen expressed concern about the maintenance building on the property and suggested acreage should be excluded from the ASA. Mr. Bustard noted that the ASA made a recommendation Mr. Quigley and James Garrity confirming that that acreage would be carved out of the ASA.

Being no further public comment, the ASA Public Hearing was closed at 8:30 p.m. by Mr. Garrity.

A motion by Mr. Quigley seconded by Mr. Harris and passed unanimously to accept the property into the ASA.

b. Executive Session Report

Mr. James Garrity reported that there were no executive sessions to report.

Mr. Bustard noted an attempt to hold an executive session to discuss the sunshine lawsuits, but Mr. Quigley was not available. Mr. Bustard stated that he was willing to discuss settling the law suit matter.

Mr. Harris read a prepared statement regarding the concept of settling the law suits, stating his reasoning and opposition to settling the litigation. [Editor Note: statement attached]

Mr. Quigley stated he appreciated and respects Mr. Harris' statement but since he himself is not a lawyer, he wants outside legal advice. He wants open government and admitted his belief that the Board voted on a non-agenda item without public comment and he has questions of the law.

Mr. Bustard read a prepared statement for considering the settlement of the Mollick/Landis law suits. [Editor Note: statement attached]

Following discussion, by way of motion by Mr. Quigley, seconded by Mr. Bustard to settle the Mollick/Landis law suits passed with a two to one vote with Mr. Harris voting against.

6c. Request for Legal Counsel

Mr. Quigley stated that he believes it is in his best interest to seek separate legal advice. A motion by Mr. Quigley to seek separate legal advice received no second. The motion failed.

7. OTHER BUSINESS

Mr. Harris reported he received a request from the Montgomery Lands Trust to preserve the Angst property on Water Street Property and requested the Board contemplate a future letter of support.

Mr. Quigley questioned when a letter from the Friends of Worcester is received by The Zoning Hearing Board or Township if all members of the organization are aware of the letter or just the author.

Mr. Kim David responded that not all members are aware. All their meetings are open to the public and they stand to preserve open space and development of the Village Concept.

PUBLIC COMMENTS (ANY TOPIC)

In Summary:

Ms. Jeannie Steigerwalt, Grange Avenue, commented on Mr. Quigley's comments earlier and his changing on issues from the election.

Mr. Quigley responded that it's about Township issues, endorsements and he is trying to do good for the Community.

Mr. Bustard commented on false perception of decisions being made behind closed doors, all the supervisors trying to represent the residents to the best of their ability.

Mr. Mike Simenon, Kriebel Mill Road, commented on Lymes's Disease screening and a film to be held at the Worcester community Hall for the disease with three professionals in attendance.

Mr. William Kazimer, Fairview Village, commented on transparency in meetings, being aware of law suits, \$100 fines for each violations, the cost of fighting the law suits.

Mr. Bustard responded the law suit cost was approximately \$30,000.00

Mr. Craig Eberbach, Mill Road, commented on the Board decisions, government dealing with terrorists and giving them what they want.

Mr. Quigley responded to Mr. Eberbach about the sunshine suits, problems with federal law suits, not wanting to answer any more questions, and desiring to put the law suits behind us and move on.

Ms. Maeve Vogan, Dell Road, thanked the Board for making Woodlyn Avenue one way and suggested that Mr. Quigley obtain a different lawyer in the township's firm.

Mr. Brooks, Overhill Drive, commented on Mr. Quigley's discussion with Dr Mollick regarding the law suit and on attorney/client privilege and the sunshine law.

Mr. Phillips commented on the attorney client privilege, attempting to extort money from developers and residents asking questions and transparency.

Ms. Steigerwalt commented on Heyser Field being used by the Horse Company and thanked the Board honoring them by saving the field.

Mr. Simenon, Kriebel Mill Road, commented on the Friends of Worcester and their principles and written correspondence.

Mr. Quigley commented on his wife's statement regarding trails on a working farm, the Friends of Worcester and offensive statements posted on the internet.

Mr. Jim Mollick, Country View Lane, commented on being referred to as a terrorist, participation in the endorsement committee, an e-mail he previously handed the Board between supervisor's computers believed to be deliberation. Mr. Mollick commented on residents enforcing the sunshine law.

Mr. Phillips commented on attorney client privilege.


Mr. Kazimer, Fairview Village, commented on the sunshine law, and on money being spent to settle the law suit.

Mr. Garrity, responded there is no monetary settlement in the settlement agreement.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 9:32 p.m.

Respectfully submitted,



John V Cornell/Recording Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, WORCESTER, PA
 MONDAY, MAY 4, 2009 8:00 am**

CALL TO ORDER: by Mr. Arthur Bustard at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	[X]
ARTHUR C. BUSTARD	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS

Chairman Arthur Bustard reported the spring Township Newsletter will be in the mail in about a week.

EXECUTIVE SESSION REPORT

Township Solicitor, Mr. James Garrity informed the public that since the last meeting the Board had not met in executive session.

PUBLIC COMMENTS: REGARDING AGENDA ITEMS

In Summary:

Mr. Jim Phillips, North Wales Road commented if there were any items were under "other business", commented if there is a draft of the newsletter available and commented on the email from Mr. Chase Kneeland attached to the minutes read by Mr. Quigley. Mr. Phillips commented on the cell tower discussions, if the Board was taking action, what was involved with the Central Schwenkfelder Church waiver and what about the Mikelen sidewalks.

Mr. Jim Mollick, Country View Lane, commented on the minutes and did not see references to acts of terrorism mentioned at the last meeting, questioned why names are being redacted from the minutes but not from the information request forms published on the web, and ask who made that decision. Mr. Mollick commented the minutes left out key specifics regarding discussion on authorization on the counter claim law suit. Mr. Mollick commented if the Board had held an executive session prior to the counter claim.

Mr. Oliver Smith, Fisher Road, commented on the Pioneer House, encouraging the Board to secure windows to prevent damage and remarked that a swale should be built upstream.

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1. Approval of the Minutes of April 6, 2009:

Following a motion, by Mr. Quigley, Mr. Harris noted he had not received advance copies and requested time to review the minutes. Following discussion it was agreed to table action until the June 1, 2009 meeting.

2. Solicitor's Report:

a. McGrane Trail Easement Discussion:

Mr. Garrity commented that the cost of the easement to the township is \$5,012.81. Mr. Harris remarked this has been previously discussed and the easement provides for a continuation of the trail system.

Following discussion, by way of motion by Mr. Harris, seconded by Mr. Quigley, vote all in favor to pass resolution 2009-09, McGrane Trail Easement.

b. Heyser Resolution to accept County Grant

Mr. Garrity reported The Green Fields grant from the county is \$420,000 with a match from the township. The parcel is 5 acres with 2 acres wrapping around it. It will remain a park forever. There will be county signage and restrictions on use. A 50-foot easement is provided through Worcester Township property at 1031 Valley Forge Road to provide access to Valley Forge Road in the event the Township sells the property.

Following discussion, by way of motion by Mr. Harris, seconded by Mr. Quigley, vote all in favor to pass resolution 2009-10, Acceptance of County Green Fields Grant for Heyser Field.

c. Cell Towers Discussion

a. Dyka Property Tower Type, lease discussion

Mr. Garrity noted the location for the 120 foot tower was approved at the previous meeting with the type of tower to be determined (flag pole, tree, mono pole). Discussion took place regarding, co-location, pole type, public notification, it was agreed the flag pole was preferred. Mr. Dennis White, representative for T-Mobile, provided graphics illustrating the different pole types. Mr. Phillips commented the Park and Recreation Task Force would like an entrance provided by T-Mobile on Germantown Pike. Mr. Bustard requested the Park & Recreation Director, Julie Lanzillo, review the layout and driveway plans. Following discussion no formal action was taken, awaiting resolve of the lease agreement.

b. Nike park status report discussion

Mr. Garrity explained there is currently an zoning hearing board application for a cell tower on the water tower property at Stump Hall Road and Township Line Road. It has been suggested to place it at Nike Park instead, if the Federal Government would consider allowing cell towers with a tradeoff of equal ground somewhere else. Heyser Field was proposed as a possible option for the trade off. The consensus was in favor of the swap. No formal action was taken.

At this point Mr. White interjected remarks regarding lease items for DYKA property, noting there were four "deal-killing points" in the lease and that the Board will receive a memo later in the detailing the obstacles. No formal action was taken by the Board.

3. Manager's Report

a. Pioneer House window discussion

Projected costs of the repairs were included in the meeting materials. There are no doors or windows on the 1700s-era house. Mr. Bustard wants to move ahead but expressed concerns about the costs. Mr. Quigley agreed. Mr. Bustard suggested securing the building but at lower costs agreeing that a swale should be built up stream to protect the building but there is no money in the budget for the pioneer project this year.

Mr. Harris commented it is a Worcester treasure and needs to be maintained and suggested a fund raising campaign. The total projected cost is \$45,000, including \$18,000 to \$20,000 for windows. Mr. Bustard suggested getting a quote on stabilizing the building for now. Mr. Quigley agreed with Mr. Bustard noting that vandalism is a concern and that the board should make it a budget item for next year. Mr. Phillips suggested consulting with Peter Wentz Farm for input. Following discussion it was agreed to obtain a price to secure the building.

b. New Fire Truck Discussion

Mr. Cornell reported Mr. Craig Markel, from the Worcester Township Volunteer Fire Department, has requested an increase in the annual budget for donations for future years. The department is facing a \$600,000 cost for new truck and is able to finance a portion of that cost with the Township's assistance. Mr. Dave Cornish, Fire Chief, noted the Department had contacted four financial institutions. Mr. Quigley remarked on bidding, safety of the residents, questioned loan repayment and repossession. Mr. Garrity requested to view any documentation noting that they may not lien the truck. Mr. Mollick raised the issue regarding the township's reserves and a capital expenditure.

Following discussion, by way of motion by Mr. Quigley, seconded by Mr. Harris, all voted in favor to award \$50,000 for period up to 10 years and guarantee the loan. By way of motion, vote all in favor the solicitor was directed to send a letter to the fire company confirming the township's commitment.

c. Zoning Ordinance Update Discussion

The manager noted since the Comprehensive Plan was updated the MPC requires the Zoning Ordinance to be compatible, in addition Mr. Cornell noted the need to cover zoning issues relative to solar panels, signage, outdoor furnaces, etc.

Mr. Bustard requested the staff begin the process and present it to the Planning Commission. Mr. Gordon Todd, Worcester Township Planning Commission Chairman, remarked that this is one of the items for discussion at the joint meeting

Mr. Quigley referred to the development of corridors in the comprehensive plan and questioned if there will be discussion of the Planning Commission's "Village Concept." and if areas like a "hamlet" will be defined.

Following discussion it was agreed the staff would begin the process of identifying amendment items.

4. Engineer's Report

a. Central Schwenkfelder Waiver of Land Development request discussion

Mr. Tim Woodrow, engineer for applicant, presented copies of aerial photos showing a concept of a 17,000 square feet building to be used for a student center and community groups. Mr. Woodrow stated it is all on private grounds and land development is costly, time consuming and they are a non-profit organization.

Mr. Gordon Todd remarked the township is giving out freebies right and left and the land development process in place for a reason. The Montgomery Presbyterian Church down the street was required to go through land development and they are also non-profit. This process provides the Planning Commission to review the design and building.

Mr. Joe Nolan, township engineer, remarked it is a very large building and sewer, water, and parking need to be addressed. Land development process gives security to the township for future projects. Mr. Quigley said there were two separate issues. Montgomery Presbyterian Church is located at the intersection of two major roads, and their proposed building use.

Mr. Craig Eberbach, Mill Road, stated that he had to go through land development for a 5 foot height variance on a building.

Following discussion, by way of motion by Mr. Quigley, seconded by Mr. Bustard, voted in favor to waive land development for Central Schwenkfelder Church. Mr. Harris voted against.

b. Mikelen Sidewalk waiver discussion

Mr. Tim Woodrow, engineer for the applicant, remarked there are no sidewalks in the area on Plumlyn Road, Methacton Avenue, or Germantown Pike. The builder would consider an "in lieu" payment to installing sidewalks that presently connect to nowhere. There are two views on the sidewalks; do it now and disrupt Germantown Pike twice or do it when sidewalks are installed through out the area.

Mr. Nolan suggested a fund for sidewalks can be established and contributions held until such time as they are installed. Following discussion, by way of motion by Mr. Quigley, seconded by Mr. Bustard, vote all in favor to have a contribution to a sidewalk fund to be established and retained for future subdivisions.

c. MS-4 TMDL Status Report

Mr. Joseph Nolan reported on the MS-4 requirements for storm water and noted the five year permit. We are now in the sixth year of the program. The State DEP has proposed revised regulations and has extended the permit while the new regulations are being adopted. Mr. Nolan noted Montgomery County municipalities are working together to generate public comments on the proposed regulations. The deadline for review comments has been extended to July 1, 2009

5. Other Business

Mr. Quigley thanked the township for allowing him to attend PSATS meeting. The networking with other supervisors was invaluable.

PUBLIC COMMENTS

In Summary:

Susan Caughlan, 2686 Overhill Drive, commented if the Park and Recreation Task force could review the Nike Park cell tower information and make recommendations.

Mr. Jim Phillips commented thanking the Board for allowing his comments during the Pioneer House discussion.

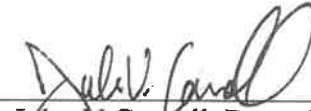
Mr. Jim Mollick commented agreement with Mr. Philips. Next Mr. Mollick commented concerning the Right to Know law, an email from the county to John Harris is being denied access and asked why can't he get it from the township. He asked if the Board of Supervisors is communicating through emails and how can he get a list of the email addresses and when will he get a formal notice of the law suit settlement.

Craig Eberbach commented if the property for the proposed cell tower consideration is posted to advise the public.

8. **ADJOURNMENT**

There being no further business to come before the Board of Supervisors, the public meeting of the Worcester Township Board of Supervisors was adjourned by way of motion at 9:49 A.M

Respectfully submitted,



John V Cornell, Recording Secretary

Approved: 6/1/2009

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY, MAY 20, 2009 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS
STEPHEN C. QUIGLEY
ARTHUR C. BUSTARD

INFORMATIONAL ITEMS

- Chairman Arthur Bustard announced the Heyser Field settlement was scheduled for Friday, May 22, 2009.
- Mr. Bustard announced Ms. Elizabeth Emlen representing the Montgomery County Farm Land Preservation Program was present to address the Board and public. Ms. Emlen explained the make-up of the Farm Board and commented on Worcester Township's participation in the program and the preservation of seven farms within Worcester Township. Mr. Jonathan E. Rinde, President of the Farm Board, read a resolution recognizing, thanking and commending the recent service of Mr. John R. Harris on the Montgomery County Farm Board which concluded in February 2009. Mr. Harris thanked Mr. Rinde and the Farm Board and shared comments regarding the farming history of the Township and a desire to continue to see farm land preserved.

PUBLIC COMMENTS ON AGENDA ITEMS

In Summary:

Mr. James Mollick, Country View Lane, commented on the first public comment period within the April 15th minutes stating his displeasure that his comments are reported in more detail in the minutes. Mr. Mollick commented on the second comment period within the April 15th minutes regarding an email he had handed to the Board and the issue of deliberation. Mr. Mollick commented on the electronic media policy and noted he had been recording prior to the meeting in conflict with the policy and questioned enforcement.

Being no additional public comments, the regular meeting resumed.

609423

1. **READING AND APPROVAL OF THE MINUTES OF APRIL 15TH, 2009**

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve the minutes of April 15th, 2009 as written. (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for April, 2009 net change on cash basis:

March 2009 Report:

General Fund	\$161,250.33
State	\$177,614.22
Capital Reserve	\$ 829.52

A motion by Mr. Quigley seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for April, 2009 net change on a cash basis.

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Quigley seconded by Mr. Harris and approved by all to pay the bills of the Township in the amount of \$549,675.17

4. **MANAGERS'S REPORT**

a. **Park & Recreation Task Force Report Presentation**

Mr. Rob Steuer, Chairman of the Task Force, and Julie Lanzillo, Park & Recreation Director, presented an overview of the Task Force report and provided recommendations for future use and development of the Heebner Park, Sunnybrook Park, Nike Park and Mt. Kirk Park including the DYKA property. Following the slide presentation, there was a time for questions and discussion. No formal action was taken.

b. **Zoning Hearing Board Report**

Mr. Cornell announced the next zoning hearing was scheduled May 26, 2009 at 6:30 pm in the Community Hall. Mr. Cornell reported the following applications:

#08-14, 3250 Hedwig Lane, #09-03, 3406 Skippack Pike, #09-05, 1044 Nicole Drive, 09-07, 1477 Kriebel Mill Road, #09-08, 1686 Wood Bridge Lane and withdraw of Application #09-06 by MJE Builders.

c. **Road & Parks Report**

Mr. Cornell noted there was a report available for the Roads and Parks activities for the benefit of the Board in their packets.

5. ENGINEER'S REPORT

- a. Mr. Joseph Nolan, township engineer, provided the public bidding results for the proposed traffic light at Valley Forge Road and Water Street Road. Mr. Nolan noted the bids were opened and read aloud on May 12, 2009 at 2:00 pm By McMahon Associates Inc., the Township Traffic Engineer. Mr. Nolan reported six bids were received and recommended the Board award the project to the lowest qualified bidder, Wyoming Electric & Signal Inc. in the amount of \$93,641.50 with the alternatives as per the May 19, 2009 McMahon Associates letter. By way of motion by Mr. Harris, second by Mr. Quigley, vote all in favor the Board awarded the bid as recommended.

6. SOLICITOR'S REPORT

- a. Mr. Garrity stated he had nothing to report, no executive sessions had been held since the last meeting, but requested a brief executive session to discuss litigation; Worcester Township vs. John Cassel regarding sewer connections.

7. OTHER BUSINESS

Mr. Quigley shared comments regarding his discussion with Mr. Garrity in reference to an email requested by a resident.

PUBLIC COMMENTS (ANY TOPIC)

In Summary:

Mr. Jim Mollick, Country View Lane, commented on an email he had previously provided to the Board regarding deliberation versus discussion. Mr. Garrity advised the Board to not answer the question because of pending litigation. Mr. Mollick commented regarding the Susan Caughlan campaign web site, and the cost of Right To Know litigation costs for the month of April. Mr. Mollick presented a copy the Pa Rules of Conduct to the Board.

Mrs. Chris David commented she appreciates the efforts of the Park & Recreation Task Force Committee.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 8:23 p.m. into executive session at requested by the Township Solicitor for litigation. Following the Session, the evening concluded with no formal action.

Respectfully submitted,



John V. Cornell/Recording Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, JUNE 1, 2009 8:00 A.M.

CALL TO ORDER

The regularly scheduled work session of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS ON AGENDA ITEMS

In Summary:

Mr. James Mollick, Country View Lane, commented if the April 6, 2009 minutes tabled from the last work session meeting would be acted on at today's meeting. Mr. Mollick questioned addresses being redacted in the minutes and on the right to know requests on the website. Mr. Mollick questioned if the right to know requests on the web are being used for political purposes. Mr. Mollick again commented that he unhappy that his comments were not more fully detailed in the minutes. In the second public comment period Mr. Mollick requested the minutes reflect Mr. Harris did not wish to give him (Mr. Mollick) his private email.

1. READING AND APPROVAL OF THE MINUTES OF MAY 4, 2009

A motion by Mr. Quigley and seconded by Mr. Bustard, approved to dispense with the reading of, and approve the minutes of May 4th, 2009 as written. (Copies were available for review.) The minutes were approved with a vote of two, with Mr. Harris abstaining.

2. MANAGER'S REPORT

a. Pioneer House Window & Door Discussion

Mr. Cornell, Manager, introduced a proposal by 18th Century Restoration to secure the Pioneer House for \$4,300. Mr. Bustard noted at the prior meeting it was agreed to obtain a price to secure the building and have monies in the budget next year for permanent repairs.

609423

Following discussion it was agreed to table action until the Wednesday June 17th to obtain other options such as shutters.

b. Request for Fire Police (Towamencin Township)

A letter was received from Towamencin Township requesting assistance of Worcester fire Police for the 5th District Water Battle. By way of motion of Mr. Quigley, seconded by Mr. Harris, the request was unanimously approved.

c. Zoning Hearing Board Report

Mr. Cornell, Manager and Zoning Officer, reported on the cases heard at the last meeting on May 26th, 2009 with the following results:

08-14-Country Building & Design, 3250 Hedwig Lane was granted with conditions

09-01-T-Mobile Northeast LLC – continued

09-03-Charles Caikoski, Cedars Country Store – Denied

09-05-Brian Kilmartin, 1044 Nicole Drive- swimming pool setbacks granted

09-07-1477 Kriebel Mill Road – horse barn & shed enlargement – granted

09-08-1686 Woodbridge Lane – George Schmidt-swimming pool and fence variance granted

09-09 – William Malin & Sharon Smith – 2153 Weber Road – new application requesting set back & height variance for fence

3. ENGINEER'S REPORT

Culvert & Drainage Report

Mr. Joseph Nolan, Township Engineer, presented a report on the inspection of township road's culverts and drainage pipes. He noted the report prioritized culverts that need to be repaired or cleaned & flushed and some will require replacement that is beyond the public works capabilities. Mr. Harris questioned what constitutes failure and what the average cost would be. Mr. Bustard questioned if State Liquid Fuels money can be utilized for this project and Mr. Quigley asked if all the items on the report indicated by "#1" were emergencies.

4. SOLICITOR'S REPORT

Mr. James Garrity, Township solicitor, noted that at settlement, the County requested a resolution condemning the Heyser Property to eliminate transfer tax. By motion of Mr. Harris, Mr. Quigley seconding, the motion was passed approving the resolution to condemn the Heyser Property located in Fairview Village.

5. OTHER BUSINESS

None

PUBLIC COMMENTS (ANY TOPIC)

Mr. Craig Eberbach, Mill Road, commented on removal of election signs by the staff and noted that there are still signs up for Pancio.

Mr. Rick DeLello, Stoney Creek Road, stated that he was told that there would be discussion on the sign ordinance. Mr. Cornell suggested that he submit an application for the signs and it will be reviewed prior to the next agenda.

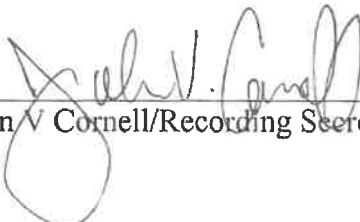
Mr. Jim Mollick, Country View Lane, distributed a copy of a letter to the Editor signed by Arthur Bustard questioned if he acted as an individual or Board Member. Mr. Mollick questioned how the dollar figure mentioned in the article was obtained. Mr. Mollick stated his understanding under the Right To Know, everything is presumed to be public record and stated the Township was using the Solicitor to prove that it is not public record. He further stated his belief Mr. Bustard is using his public office to write editorial letters to the editor. Mr. Mollick then distributed a copy of an e-mail between Mr. Harris and Mr. Bustard about the electronic media policy and enforcing it. Mr. Mollick questioned if this was a deliberation, Mr. Garrity noted that it is a public comment period and not an interrogation period and advised the Board not to respond because the matter was in litigation. Mr. Mollick refuted the matter was in litigation.

Mr. Mollick then read from the rules of professional conduct and offered comments claiming the lawsuit counterclaim was full of untrue statements.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 8:35 a.m.

Respectfully submitted,



John V Cornell/Recording Secretary

609423

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, JUNE 17, 2009 @7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Chairman Arthur Bustard announced there was a power failure earlier so the sound system would not be used this evening.
- The July 6th work session has been cancelled.
- The Montco Summer Basketball League, hosted by Worcester Township, will begin play next week in Heebner Park. Over 150 kids are registered in the league's first season.

PUBLIC COMMENTS ON AGENDA ITEMS

None

1. READING AND APPROVAL OF THE MINUTES OF MAY 20, 2009

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve the minutes of April 15th, 2009 as amended. One typographical correction was to be made in the first sentence under public comment insert the word "not" between "are" and "reported". *(Copies were available for review.)*

2. TREASURER'S REPORT

The Treasurer's report for May, 2009 net change on cash basis:

May 2009 Report:

General Fund	\$369,992.54
State	\$177,614.88
Capital Reserve	(\$295,407.73)

A motion by Mr. Quigley seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for May, 2009 net change on a cash basis.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Quigley seconded by Mr. Harris and approved by all to pay the bills of the Township in the amount of \$334,495.88

4. MANAGERS'S REPORT

a. Pioneer House, Continued Discussion

Mr. John Cornell, Township Manager, explained that at the last 4 meetings, there has been discussion about securing the building and making repairs. A letter from Century Restoration is included for review with revised proposals. Mr. Arthur Bustard spoke with the owner of Century Restoration today to verify the revisions and proposed replacing the windows only this year since this was not in the budget and eliminating the plywood closure since it would need to be removed later.

The windows and shutters can be repaired for \$7,000 and the door for an additional \$6,000 to \$7,000, for a total approximate price of \$14,000, this amount would need to be bid. A drainage ditch needs to be located around the foundation to prevent further deterioration and a Township volunteer has offered to do this project. He proposed that the window frames be installed for \$4,800 by Century and the contractors will show the township public workers how to protect without damaging the historical nature of it.

Mr. Steve Quigley asked if the Worcester Historical Society has ever done fund raising for major projects.

Ms. Susan Caughlan, 2686 Overhill Drive, said the Historical society has not done that in the past but the president, Oliver Smith, has suggestions for fund raising which will be discussed at future meetings.

A motion by Mr. John Harris, seconded by Mr. Steve Quigley, passed by all to authorize \$4,800 for the Pioneer House window replacement

b. Road and Parks Reports

Mr. Cornell noted the report was in the Board's packets for review.

c. Zoning Hearing Board Report

The next meeting is scheduled for June 23, 2009.
Application 09-01, T-Mobile has been continued.

New application 09-09, 2153 Weber Road, variance for a fence, will be heard on June 23, 2009 for relief from side and rear yard setbacks.

There will be two hearings in July for T-Mobile applications.

5. ENGINEER'S REPORT

a. John CZOP subdivision final approval resolution consideration

2-lot subdivision on Dell and Valley Forge Roads with total size of 3.94 acres. Was granted preliminary approval on July 21, 2004. The WTPC recommended final approval on May 28, 2009 contingent upon replacement of proposed trees with a non-invasive species. CKS Engineers submitted their approval on May 12, 2009, recommending consideration of the waiver requests.

CKS Engineers recommends construction escrow for stormwater and landscaping. Mr. Harris asked if these lots will have sand mounds or spray irrigation systems. Mr. Nolan indicated that the applicant has started planting trees during the past year.

A motion by Mr. Harris, seconded by Mr. Quigley, passed by all to approve resolution 09-10, John Czop subdivision final approval.

b. Sewer Manhole repair bid award consideration

Having been duly advertised, three bids were opened at 1pm on June 15, 2009.

Township must rehabilitate 15 man holes to eliminate gases and infiltration. The three bids received ranged from \$32,400 - \$60,373 utilizing different products and methods. CKS Engineers recommend the low bidder who has a new process, contingent upon CKS reviewing the process to verify compliance and longevity.

Mr. Harris asked about the processes. Mr. Nolan stated there are three methods: PVC lining that fits the sleeve, a three coating system, and cement sprayed on with corrosion resistant, all three processes must resist infiltration and have a 10-year warranty. He indicated that the Township will have similar contracts in the future to repair additional manholes.

Mr. Quigley inquired as to when the manholes were installed, did developers install and pay for them with a warranty and did the engineer inspect them at the time of installation.

Mr. Nolan confirmed that developers installed them and they were inspected with an eighteen month maintenance bond. They will deteriorate over time and some are over 15 years old.

Mr. Quigley inquired if the bid specified a method of installation and why different methods were bid. Mr. Nolan indicated that the bid was written to encourage competition because there is only one company that used the PVC lining method. Mr. Harris inquired about the progress of Carroll Engineering's evaluation of the wastewater plants and systems.

Mr. Quigley noted that the Township should evaluate the raising public sewer costs and maintenance and consider raising the rates, stating that residents with private sand mounds should not pay for public sewer residents.

A motion by Mr. Quigley to move ahead to award the bid to low bidder contingent upon CKS research, seconded by none. Mr. Harris commented to delay the decision for 4 weeks, to compare methods.

The item was tabled until CKS Engineering reviews the methods.

c. Preserve at Worcester Subdivision Planning Module resolution approval

Carroll Engineering recommended adoption by the Board of Supervisors on June 8, 2009.

The property is located on North Wales Road and Montgomery County Planning Commission has reviewed the documents. This resolution provides a revision to the Township's 537 Plan by adding the sewer treatment plant.

A motion by Mr. John Harris, seconded by Mr. Steve Quigley, passed by all to approve resolution 09-12, Preserve at Worcester Subdivision Planning Module.

d. 2121 Weber Road (Holden Residence) Planning Module resolution

Carroll Engineering recommended adoption by the Board of Supervisors on June 12, 2009.

Similar to the previous item, but this is for a single-family residence, whose sand mound failed and the only solution is a small package plant. This will revise the 537 plan.

Mr. Harris asked Mr. Nolan if this is a problem in other municipalities and if the Township will receive similar requests as 25-30 year old sand mounds fail. Mr. Nolan responded that maintenance is a key factor of longevity.

Mr. Quigley asked what is the size of the system and is it visible. Mr. Joseph Nolan responded that it is designed for single capacity and will not be visible.

A motion by Mr. Harris, seconded by Mr. Quigley, passed by all to approve resolution 09-13, 2121 Weber Road (Holden Residence) Planning Module.

e. 2223 S. Valley Forge Road (O'Byrne residence) replacement septic system setback waiver request

A waiver request was received on May 8, 2009 from the Township's 30 foot setback requirement. There is a sketch in the binders showing the test holes being 17.5 feet from rear lot line. This is a drip system and not visible above ground.

Mr. Nolan reported he recommends approval.

A motion by Mr. Harris, seconded by Mr. Quigley, passed by all to approve 2223 S. Valley Forge Road (O'Byrne residence) replacement septic system setback waiver request

6. SOLICITOR'S REPORT

a. Executive Session Report

Mr. Garrity stated at the end of the last meeting there was an executive session to review the Cassel law suit.

7. OTHER BUSINESS

None

PUBLIC COMMENTS (ANY TOPIC)

In Summary:

Mr. Dave Plager remarked that he is on the Park and Recreation task force, and has researched the Army Reserve Base. Some future use ideas have been raised, but they are costly. Plymouth Township has a community center, but it cost \$4 million. This could be a financial drain on the township and asked what happens if we refuse acceptance of the property?

Mr. John Harris noted it is available for use, but we do not need to develop it, but it is a resource for the future.

Mr. Steve Quigley noted he did not have enough information on the subject to comment.

Mr. Plager wanted to know if we can simply refuse to accept the property, Mr. Cornell was asked to research the question.

Mr. William Kazimer, Fairview Village, asked about the 5/20/09 minutes stating the withdrawal of the ZHB application from MJE Builders and inquired if the location of the property was at Germantown Pike and Plumlyn Avenue. He further inquired as to the location of the pioneer house and if sashes are included in the bid and who will paint them? He noted the proposal has fine print stating "private funds" will pay for it and asked why the Board voted on it if township money is being used? Mr. James Garrity, Township solicitor, stated that the fine print referred to grant money guarantee and Township money was acceptable.

Ms. Susan Caughlan commented on the Pioneer House proposal and mentioned that Rick Morrow is also a contractor of older houses. She further questioned the T-Mobile application under the Zoning Hearing Board report and asked if the proposed site has been established leading to the postponement. She questioned the manhole repair project being paid by capital reserves, but noted that the financials for the wastewater funds were not part of the monthly disclosures.

Mr. Chase Kneeland, Berks Road, asked if the township is doing any cold mill recycling and paving of roads this year.

Joseph Nolan responded that the township is repairing culverts and pipes on many roads this year but will not do a road repair bid. The road analysis showed culvers and pipes had 21 priorities with fourteen of them being classified as #1 emergencies. Mr. Arthur Bustard said it is part of ongoing maintenance to eliminated unplanned road closures like Wentz Church Road last year.

Mr. Cornell noted the winter brought exceptional freeze and thaw conditions and the public works department is working on pothole repairs as needed.

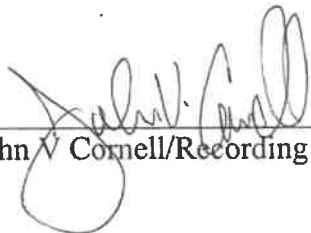
Mr. Kneeland, Berks Road, asked if there was any thought given to moving the pioneer house to a different location since the site is wet and compromised.

Mr. Steve Quigley said he appreciated Mr. Plager's remarks and concerns regarding the Army base site.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 8:35 p.m.

Respectfully submitted,



John V. Cornell/Recording Secretary

609423

The
July 6, 2009
Work Session
was cancelled

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, JULY 15, 2009 @7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- None

PUBLIC COMMENTS ON AGENDA ITEMS

William Kazimer, Fairview Village, inquired about item 5a, the Public Works Building and asked if it was advertised in the December 2008 Times Herald, why is it just being awarded now? Arthur Bustard explained that was the new building shell, and this is for the interior construction fit out.

1. READING AND APPROVAL OF THE MINUTES OF JUNE 17, 2009

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve as written, the minutes of June 17, 2009 (*Copies were available for review.*)

2. TREASURER'S REPORT

The Treasurer's report for June, 2009 net change on cash basis:

June 2009 Report:

General Fund	\$414,711.70
State	\$178,530.69
Capital Reserve	\$ 2,129.68

A motion by Mr. Quigley seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for June, 2009 net change on a cash basis.

609423

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Quigley seconded by Mr. Harris and approved by all to pay the bills of the Township in the amount of \$ 176,032.66.

4. MANAGERS'S REPORT

a. Sewer System Evaluation Discussion

Mr. John Cornell, Township Manager, explained that this item refers to issues related to the wastewater treatment plant, pump station for upgrades, compliance, etc.

Two quotes were received in the amount of \$21,000 from Carroll Engineering and \$45,000 from CMX Engineers.

John Harris asked about the CMX financial component if township decides to sell. Would we need extra evaluation from Carroll Engineering to determine the value?

Steve Quigley noted that the Carroll Engineering proposal cited the financial statement component as an extra item.

Arthur Bustard has spoken with both firms requesting completion by October 2009 indicating that a two week delay will not make a difference so the township should get financial statement component from Carroll Engineering.

b. Zoning Hearing Board Report

Mr. John Cornell gave his report.

The next zoning hearing board meeting is scheduled for July 28, 2009.
Application 09-01, T-Mobile has been continued until September 22, 2009

New Application 09-10, 1164 Valley Forge Road, variance for garage to be constructed less than 10 feet behind the closest part of the main structure, will be heard on July 28, 2009.

5. ENGINEER'S REPORT

a. Public Works building bid results

Having been duly advertised, the bids were opened at 10:00 a.m. on July 13, 2009. The low bid for the general construction contract was submitted by Center Point Contracting of Lansdale, PA in the amount of \$78,000.

The low bid for the electrical construction contract was submitted by JEB Electrical Contracting of Chalfont, PA in the amount of \$7,763. This bid was delivered to the Worcester Post Office Box prior to 10AM on July 13, but not received by the township staff until after 10AM.

John Harris inquired as to how much was budgeted.

J.J. Kelso, CKS Engineers replied.

A motion by Mr. Quigley, seconded by Mr. Harris, passed by all to award the general construction contract of the public works building to Center Point Contracting of Lansdale, PA in the amount of \$78,000.

It was discussed that the matter surrounding the electrical construction bid is unusual. The bid award for this component has been tabled until the August 3, 2009 Board of Supervisors' Meeting to allow time to review the bids.

b. Sewer Manhole repair bid award consideration

Having been duly advertised, three bids were opened at 1pm on June 15, 2009.

The matter was tabled at the June 17, 2009 meeting to allow CKS Engineering to review the different methods included in the three bids.

Having reviewed the bids received, CKS Engineering recommends the second lowest bidder, Advanced Rehabilitation Technology, in the amount of \$35,470, as their bid met the specifications in the contract documents specifying a "true lining system," which the lowest bidder, SWERP, Inc. did not. The difference in the bid amounts was \$2,990. The high bidder was \$60,373.

The second lowest bidder included a 10 year warranty with a system that is currently being utilized in Tredyffrin Township. The low bidder proposed a coating, not a lining.

Steve Quigley questioned the differences in the systems.

John Harris asked James Garrity, township solicitor, if we were comfortable with not awarding the bid to the lowest bidder. Mr. Garrity remarked that he spoke with Joseph Nolan of CKS Engineers and understands the difference in systems and the bid award is justified.

A motion by Mr. Quigley, seconded by Mr. Harris, passed by all to award the Sewer Manhole repair bid award consideration to Advanced Rehabilitation Technology, in the amount of \$35,470.

6. SOLICITOR'S REPORT

a. T-Mobile Northeast LLC lease agreement consideration

James Garrity explained that Joseph Bagley, WPTGP, has been negotiating with T-Mobile for approximately one year and an agreement has been reached with a \$3,000 fee for the 1st month option and a \$4,000 second month option with a \$1,500 co-locator fee thereafter payable to the Township.

The cell tower will be a flag pole design located on Worcester Township property at 3224 Germantown Pike.

Steve Quigley asked how the co-locator fee is determined. James Garrity indicated that 15% is the current going rate.

A motion by Mr. Quigley, seconded by Mr. Harris, passed by all to accept the T-Mobile Northeast LLC lease agreement consideration.

b. Executive Session Report

Mr. Garrity stated there have been no executive sessions since the last meeting.

7. OTHER BUSINESS

None

PUBLIC COMMENTS (ANY TOPIC)

In Summary:

Lois Imperial, Fisher Road, stated that they have a commercial business with 16 employees, trucks and port-a-potties located behind her property. She mistakenly received a letter immediately upon complaining but Reimel Landscaping, 3214 Fisher Road, the offender, has received nothing and asked why. John Cornell explained.

Arthur Bustard remarked the zoning of this property is a gray area since the operation is a agricultural/nursery and the township is trying to work it out, noting that Reimel Landscaping has been there 15 years.

Lois Imperial replied it has been 1 year, as the business was in Lansdale prior to that but was moved to Fisher Road within the past year.

John Cornell said answers will be available by the middle of next week.

Steve Quigley said there were files back in the township confirming pole barn use for the storage of landscaping vehicles.

Nick Imperial, Fisher Road, asked the Board if they would like a port-a-potty and strangers in their backyard with an ongoing business every day five feet from the property border.

William Kazimer said he was having trouble hearing tonight and asked who the perpetrator is.

James Mollick, Country View Lane, remarked in response to the Imperial's comments that he had similar neighbor problems.

Mr. Mollick also asked about a letter that appeared in the Times Herald by Chairman Bustard stating \$12,000 in tax payer money has been spent on right to know matters. He questioned why he did not publish the cost of law suits and Harrisburg's remarks. He asked how Mr. Bustard managed to single him out as costing the township money and not other individual who had right to know requests. He then asked if a Use and Occupancy permit is the same as a highway use permit. John Cornell, Township Manager, responded.

Mr. Mollick further inquired if the Board of Supervisors members had their own email address now as a result of the right to know law and does the board intend to enforce the video recording policy, stating that it is invalid.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 8:11p.m.

Respectfully submitted,



John V Cornell, Recording Secretary

609423

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
MONDAY, AUGUST 3, 2009 8:00 A.M.

CALL TO ORDER

The regularly scheduled work session of the Board of Supervisors was called to order by Chairman Arthur Bustard at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS ON AGENDA ITEMS

In Summary:

Mr. James Mollick, Country View Lane, commented on the office of open records appeal decision and cited several sections from the decision rendered requesting further explanation of the Township's reasoning. Mr. Bustard stated further detail and clarification would be given at the time the Solicitors report is introduced.

1. READING AND APPROVAL OF THE MINUTES OF APRIL 6, 2009 and JUNE 1, 2009

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve as written, the minutes of April 6, 2009 and June 1, 2009. *(Copies were available for review.)*

2. MANAGER'S REPORT

a. On-Line Truck Sale Bid Awards

Ms. Loomis, Land Use Officer, introduced the proposal for the online truck sale bid awards. The 1990 GMC 3500 Dump Truck was secured at \$5,290 and the 1993 Ford 150 Pickup was secured at \$450. A motion by Mr. Harris, seconded by Mr. Quigley, the request to sell the vehicles was unanimously approved.

b. Dyka Property

Mr. Bustard, Chairman of the Board, introduced the three (3) bid quotations for the Dyka Property demolition. Harris Gramm Contractors, Inc quoted \$9,850, Geppert Bros., Inc. quoted \$9,630, and Hartland Demo & Restoration quoted \$9,475. The Board of Supervisors discussed awarding the contract to the lowest bidding agency, Hartland Demo & Restoration for \$9,475. A motion by Mr. Quigley, seconded by Mr. Harris, the request was unanimously approved.

c. Energy Services Discussion

Mr. Bustard, Chairman of the Board, introduced the CMX proposal for professional energy services. The Board of Supervisors discussed with the Township Engineer the application process for grant funding regarding alternative energy such as solar and an energy audit. Following discussion it was agreed to table action until the August 17th meeting for Mr. Bustard to obtain further information and prepare a presentation for the public.

609423

3. ENGINEER'S REPORT**a. Carrol Engineering Wastewater "Value" Cost Proposal**

Mr. Nolan, Township Engineer, introduced Carroll Engineering's evaluation for Worcester Township's sanitary sewer system. Mr. Bustard, Chairman of the Board questioned Mr. Nolan as to whether the price quoted of total services to not exceed \$25,700 was an accurate assessment. Mr. Nolan stated this was a typical fee and roughly equaled 40 to 50 hours worth of work. The Board approved moving ahead with the proposal from Carrol Engineering.

b. Valley Forge Road & Water Street Traffic Light Construction Schedule

Mr. Nolan, Township Engineer, introduced McMahon's traffic light construction schedule for Valley Forge Rd & Water Street. The contractor will commence with the underground conduit and foundations for the mastarm and controller the week of August 17th. The signal equipment may take up to 10 weeks for arrival, putting the arrival date at the week of September 28th, and installation taking place upon arrival.

c. Public Works Building "Fit-Up" Electrical Service****Exterior Electrical Service Cost Proposals**

Mr. Nolan, Township Engineer, introduced the four (4) bid quotations for the exterior electrical service. Lederach Electrical, Inc quoted \$5,300, Leni Electric quoted \$7,708, Ammann & Son Inc. \$8,900, and Progeer quoted \$9,900. The Board of Supervisors discussed awarding the contract to the lowest bidder, Lederach Electrical for \$5,300. A motion by Mr. Quigley, seconded by Mr. Harris, the request was unanimously approved.

****Interior Electrical Service Bid Award**

Mr. Nolan, Township Engineer, introduced the four (4) bid quotations for the exterior electrical service. Lederach Electrical, Inc quoted \$4,400, Ammann & Son Inc. \$5,590, Lenni Electric quoted \$6,177, and Progeer quoted \$6,200. The Board of Supervisors discussed awarding the contract to the lowest bidder, Lederach Electrical for \$4,400. A motion by Mr. Quigley, seconded by Mr. Harris, the request was unanimously approved.

4. SOLICITOR'S REPORT

a. Executive Session Report: July 22, 2009

Mr. Jim Garrity, Township Solicitor, introduced the agenda for the executive session held on July 22, 2009. The Board of Supervisors discussed the landscape business located at 3214 Fisher Rd and all outstanding/ pending court cases.

b. Office of Open Records Appeal Discussion

Mr. Jim Garrity, Township Solicitor, introduced the final determination made by Pennsylvania Open Records for the appeal made by Worcester Township. The supervisors agreed to appeal to the Court of Common Pleas.

5. OTHER BUSINESS

PA Turnpike Bethel Road Landscape Discussion

Mr. Bustard, Chairman of the Board, introduced Mr. & Mrs. Martin & Geraldine Pulli, residents of 2110 Bethel Rd, regarding the unfinished restoration created by the Pennsylvania Turnpike Commission's involvement with their property. The commission was using the property as a station area at Bethel Rd Bridge. Pictures were presented. The photos depict debris, fencing in need of repair, and ground ruts which have been left behind as a result. Following discussion it was agreed upon the Township shall write a letter to the Pennsylvania Turnpike Commission on their behalf regarding the situation.

PUBLIC COMMENTS (ANY TOPIC)

Ms. Louis Imperial, Fisher Road, commented to Mr. Bustard of an email he had written to Ms. Loomis questioning whether the property owners located at 3214 Fisher Rd were in violation of operating a landscaping business due to the business being located in an AGR zoning district. Mrs. Imperial stated she felt her concerns were not being addressed and that she was being discriminated against due to being a newer resident of Worcester Township.

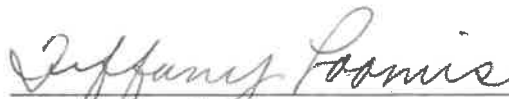
Mr. Steven Rock, Crest Terrace, commented on a letter that was sent to him by the Township regarding his un-registered vehicles stating he felt that he was being singled out in the Township. Mr. Bustard, Chairman of the Board, denied Mr. Rock was being signaled out and directed Ms. Loomis to speak with Mr. Rock after the meeting adjourned to further discuss the violation in question.

Mr. Jim Mollick, Country View Lane, commented on the 3214 Fisher Rd Landscaping Business regarding the Township Zoning Ordinance needing to be uniformly enforced in Worcester Township.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 8:33 a.m.

Respectfully submitted,



Tiffany Loomis for John V. Cornell/Recording Secretary

609423

**WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, AUGUST 19, 2009 7:30 P.M.**

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

- Late summer, early fall township newsletter went to press this week.
- Under "Other Business" an ASA request from Daniel Rieger is to be considered for acceptance.

PUBLIC COMMENTS ON AGENDA ITEMS

Susan Caughlan, 2686 Overhill, expressed pleasure on item #6c, stating that it is a unique piece of property having been purchased parcel by parcel. The Cuces' are taking a new direction in farming, not producing standard crops. They are doing cutting-edge farming and hopes the Board approves funding.

William Kazimer, Fairview Village, asked what an open space easement is. He further asked the dollar amount that the township is contributing. John Harris explained and confirmed the amount of \$126,898. With reference to item 6b, Mr. Kazimer asked to which land the item refers.

James Mollick, Country View Lane, asked if any executive sessions were held on August 4, 2009 at approximately 2:00 pm stating that he saw John Harris' car at Arthur Bustard's office and questioned if township business was discussed. He also asked about the ASA proposal and if there is a size restriction or minimum. James Garrity explained the proposal, stating a 10 acre minimum is required, and it protects against nuisance ordinances and condemnation. Mr. Mollick asked from what budget item the Township contribution would be coming from on Item 6c.

Steve Quigley noted that the Cuce purchased the parcels individually and consolidated them to preserve that corner of the Township open space.

1. READING AND APPROVAL OF THE MINUTES OF JULY 15, 2009

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve as written, the minutes of July 15, 2009 *(Copies were available for review.)*

2. TREASURER'S REPORT

The Treasurer's report for July, 2009 net change on cash basis:

July 2009 Report:

General Fund	\$376,032.77
State	\$178,531.27
Capital Reserve	\$ 1,644.53

A motion by Mr. Quigley seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for July, 2009 net change on a cash basis.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Quigley seconded by Mr. Harris and approved by all to pay the bills of the Township in the amount of \$ 228,077.74

4. MANAGERS'S REPORT

a. Solar Power continued discussion

Arthur Bustard gave a short slide presentation, along with a representative from CMX.

William Kazimer asked how long the panels last. The CMX rep indicated they were virtually maintenance-free requiring annual inspection and they are metered at all times.

James Mollick noted that the key is the money from the state and asked what happens if the state pulls the plug on credits payable to the Township. He stated that Methacton School District went geo-thermal and suggested the Board look into that.

Chase Kneeland, Berks Road, noted that the study cost was approximately \$7,000 and stated that Upper Merion & Lansdale Borough had applied for a grant.

Steve Quigley said a resident approached the Board about 4-5 months ago regarding a solar farm and the township is still wrestling with use of commercial or AGR property.

Susan Caughlan thanked Mr. Bustard for the time and effort put into the presentation.

Don Richardson, Kriebel Mill Road, asked if solar power is required for back up system and asked why we need it. He inquired about peak or sunny days and if we will need to

buy back electricity from PECO on cloudy days. He asked clarification of the \$16,000 mentioned in the presentation as savings.

Steve Quigley said Montgomery County is going green by buying credits from Arizona.

CMX said the energy market is being deregulated and we will see double digit increases in rates, the grants will dry up and we are taking advantage of the money.

Chase Kneeland asked if the township researched wind power.

Steve Quigley said he has a 75 foot windmill in his pond but he looks at it differently since the PSATS meeting. He realized it does not generate power, but it just sits there.

A motion by Mr. Quigley, seconded by Mr. Harris, passed by all to authorize a solar energy study for the township administration and maintenance buildings.

b. Request for fireworks display

Eric Walker requested permission to have fireworks at Center Square Golf Course on Skippack Pike. Worcester Volunteer Fire Company has indicated they would like to do fireworks to celebrate their 50th anniversary.

Joseph Nolan, township engineer, said other townships handle it the same way with a request from the township

John Harris said this would be setting precedent and noted that the neighbors may not be happy with noise.

Steve Quigley asked where we draw the line stating that 8:30 on a Saturday night is offensive to surrounding areas, and it opens it to all who request permission. He must look at safety issue with cars traveling past on Route 73 and cars pulling over to the side of the road.

A motion by Mr. Quigley, seconded by Mr. Harris, passed by all to deny the fireworks request.

c. PECO Green Region Grant Resolution 09-17

The Park and Recreation Department is submitting a grant proposal to the 2009 Bonus Round of the PECO Green Region Grant program, for proposed use towards Sunny Brook Park, on North Wales and Long Meadow Roads. As part of the application process, a resolution must accompany the completed application.

A motion by Mr. Quigley, seconded by Mr. Harris, passed by all to approve resolution 09-17, PECO Green Region Grant Resolution.

d. Zoning Hearing Board Report

Joseph Nolan, township engineer, and deputy zoning officer, provided a report.

The next meeting is scheduled for August 25, 2009.

Application 09-01, T-Mobile has been continued until September 22, 2009

Application 09-10, 1164 Valley Forge Road, variance for garage to be constructed less than 10 feet behind the closest part of the main structure, was granted on July 28, 2009.

Three new applications will be heard on August 25:

09-11, 1039 Nicole Drive. A variance to permit installation of a 6-foot fence within the front, rear and side yard setbacks.

09-12, 1428 Green Hill Road. Variance to construct a storage building and garden shed, outside the building envelope, encroaching on yard setbacks.

09-13, 3229 Germantown Pike. Variance for relief to permit a 6 foot vinyl fence with front and side yard setbacks.

One new application, 09-14, will be heard on September 22: 1811 Hollow Road, variance to install pool fence greater than allowed by ordinance.

5. ENGINEER'S REPORT

a. Acceptance for Dedication: Marx and Herzog Tract Resolutions

Joseph Nolan commented this is a subdivision off of Bethel Road. CKS Engineers has certified that the projects and punch lists are complete

There are three separate resolutions: open space, roads in Marx Tract and roads in Hertzog tract.

A motion by Mr. Quigley, seconded by Mr. Harris and passed by all to approve Marx Tract Acceptance of Open Space Resolution 09-16.

A motion by Mr. Quigley, seconded by Mr. Harris and passed by all to approve Marx Tract Deep Meadow Lane and Bethel Road Ultimate Right-of-Way Resolution 09-15, contingent upon receiving original letter of credit.

A motion by Mr. Quigley, seconded by Mr. Harris and passed by all to approve Hertzog Tract Deep Meadow Lane, Bethel Road Right-of-Way and Brandon Court Right-of-Way Resolution 09-14, contingent upon receiving letter of credit original.

6. SOLICITOR'S REPORT

a. Act 32 Appointment Resolution: County Tax Collection District Resolution 09-19

James Garrity explained that Act 32 regulates the collection of Earned Income Tax. Montgomery County is seeking city-wide operations so the School Board representatives and township officials met. All agreed to elected Denis McCall from Methacton School district to act as representative with township administration serving as alternates.

A motion by Mr. Quigley, seconded by Mr. Harris, passed by all to pass resolution 09-19, Act 32 Appointment Resolution: County Tax Collection District Resolution.

b. Proposed Clearwire sublease on American Tower consideration

This is for co-location of a three microwave dishes 26" in diameter at 140 feet high on the cell tower behind the township building on Valley Forge Road. The Township will receive \$45 a month in fees. FCC requires Township must approve co-location and can only refuse for a good and reasonable reason.

Steve Quigley asked how the height compares to others in the area. James Garrity replied.

A motion by Mr. Harris, seconded by Mr. Quigley, approved by all to allow the proposed Clearwater sublease on American Tower.

c. Cuce Farm Agricultural Easement Resolution 09-18

The purchase will require \$126,898 from the township and \$719,088 from the county and state.

This is a formal advice to the county that the township will commit to the money.

Steve Quigley remarked on Dr. Mollick's comment about being diligent with township finds, but stating that Cuce's were creating a farm on their own from adjacent land and he thinks the Township should help with situation as they've been burdened for a long time.

James Garrity said it is 35.2 acres and the township's cost is \$3,600 per acre.

A motion by Mr. Harris, seconded by Mr. Quigley, passed by all to pass resolution 09-18, Cuce Farm Agricultural Easement Resolution.

John Harris remarked that surplus money has been allocated into an account for open space preservation and this was one of the properties being discussed. This action preserves farming and open space.

d. Executive Session Report

No executive sessions were held since the last meeting.

7. OTHER BUSINESS

Acceptance for review, Agricultural Security Area application of 3239 Water Street Road and 1443 Hollow Road by Lauren and Daniel Rieger

A motion by Mr. Harris, seconded by Mr. Quigley, passed by all to accept for review the ASA application of Lauren and Daniel Rieger.

PUBLIC COMMENTS (ANY TOPIC)

In Summary:

Charles Kinsky, 2250 Fisher Road, called the office about loose stones at each end of the Fischer Road and at the PECO substation entrance and asked when they will be removed. He also asked if it is possible to get the boy scouts to get picnic tables or benches on the Zacharias Trail.

Dave Plager asked if a "no vehicles" sign can be placed at the Hollow Road entrance of the trail to prevent ATV's from accessing the trail. Arthur Bustard will follow up with the director of parks and recreation.

Ms. Jackson asked if there was any progress on the Reimel property issue and who had investigated the site. Arthur Bustard responded.

James Mollick referenced a remark at last meeting's that the Board relied on legal advice, He quoted James Garrity's statement on decisions for the Right to Know law indicating that most are decided on the side of the requestor. Mr. Mollick inquired as to where he got his information because Mr. Mollick checked the records and stated that the Office of open records is not biased in the favor of the requestor and stated numbers and added that the decision Mr. DePhillippo was in favor of the township and Mr. Garrity's information was faulty.

Mr. Imperial asked if Mr. Bustard inspected the Reimel property and if he is the zoning officer with knowledge of the code. Mr. Bustard replied he had zoning officer and township manager look at property.

Mr. Mollick inquired as to who went on the Jackson/Imperial's property to measure. The board confirmed that Steve Quigley, Supervisor, and John Cornell, township manager, went to the property, to meet with the Imperials. Steve Quigley replied that both he and Art Bustard went as neighbors and John Cornell and Tiffany Loomis, Land Use Office, went as zoning officials.

James Mollick stated that the township must start make zoning uniform.

Chase Kneeland, Berks Road, said the Board should be commended for going to the property and meeting with neighbors. He asked if there is documentation for Mr. Reimel's operation. James Garrity said a letter went to Mr. Reimel, and the burden is now on him to prove he has the right to operate a business at that location.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 8:59 p.m.

Respectfully submitted,



Eunice C. Kriebel, Recording Secretary

Attest:


Arthur Bustard, Board Chairman

**WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 TUESDAY, SEPTEMBER 1, 2009 8:00 A.M.**

CALL TO ORDER

The regularly scheduled work session of the Board of Supervisors was called to order by Chairman Arthur Bustard at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD

JOHN R. HARRIS

STEPHEN C. QUIGLEY

INFORMATIONAL ITEMS

None

EXECUTIVE SESSION ANNOUNCEMENT: TOWNSHIP SOLICITOR

James Garrity reported that an executive session was held on Friday, August 28, 2009 to discuss personnel.

PUBLIC COMMENTS ON AGENDA ITEMS

Mr. James Mollick, Country View Lane, remarked the solicitor responded to the open records statistics at the last meeting and Mr. Mollick's statement to the solicitor is not in the August 3 minutes. Those statistics were the basis of his decision. He also inquired about the content of the zoning hearing board report to be presented by the manager.

1. **READING AND APPROVAL OF THE MINUTES OF AUGUST 3, 2009**
 A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve as written, the minutes of August 3, 2009.
(Copies were available for review.)
2. **MANAGER'S REPORT**
 1. **Manager's Report:**
 - a. **Zoning Hearing Board Report**
 The next meeting is scheduled for September 22, 2009.
 Application 09-01, T-Mobile was withdrawn August 14, 2009

609423

Three new applications were heard on August 25:

09-11, 1039 Nicole Drive: A variance to permit the installation of a 6-foot fence within the front, rear and side yard setbacks. Granted.

09-12, 1428 Green Hill Road: Variance to construct a storage building and garden shed, outside the building envelope, encroaching on yard setbacks. Granted.

09-13, 3229 Germantown Pike: Variance for relief to permit a 6 foot vinyl fence with front and side yard setbacks. Application was continued to September 22.

New applications to be heard on September 22:

09-14, 1811 Hollow Road, variance to install pool fence greater than allowed by ordinance.

09-15, 1316 Dell Road, variance to build a 4-foot wide pergola to satisfy definition of attached garage.

09-16, Grace Baptist Church, 1030 Quarry Hall Road, special exception to install 5 light poles in the parking lot and 2 low-level lights to illuminate sign.

09-17, 3214 Fisher Road, variance to continue operation of a landscaping business at this location. Variance by estoppels (Reimel)

John Harris requested more information on application 09-16 and 09-17 to review prior to the next meeting, to determine if there will be opposition by the township.

3. ENGINEER'S REPORT

a. Road Repair Bid Award Consideration

Having been duly advertised, a public bid opening took place on August 26, 2009. Five bids were received with the lowest bid received by S&H Landscaping Contractors of Chalfont, PA in the amount of \$201,205. A summary of bids received was available for review.

Joseph Nolan, township engineer, remarked that the bid and bond documents for S&H Landscaping Contractors were in order. This is for base and repairs along the edge of roads only. This work will be done now, prior to the winter, to prevent further deterioration.

Arthur Bustard asked if the road repair work would address drainage issues.

Joseph Nolan replied that drainage and swale work are in the bid and this work will utilize funds from liquid fuels.

Steve Quigley asked if it was part of the program in the past to do swales.

Joseph Nolan responded that in past contracts swales were not a big part of the contract.

A motion by Steve Quigley seconded by John Harris and approved by all to award the Road Repair Bid to S&H Landscaping Contractors of Chalfont, PA in the amount of \$201,205.

b. Montgomery Presbyterian Church Final Land Development

The property is located at Morris and Wentz Church Roads. Originally submitted in July, 2007, the latest revision is May 29, 2009. The applicant proposes a building addition, play area and 237 parking spaces on gross acreage of 38.899 acres. The Worcester Township Planning Commission recommends final approval. CKS Engineers has reviewed the latest submission and recommends that requested waivers be considered by the Township.

In a letter dated August 26, 2009, CKS Engineers included a list of waivers and minor items to be addressed. These were items from the original submission to be completed. Preliminary approval was granted previously.

John Harris asked if CKS was satisfied that the previous items will be addressed. Mr. Nolan responded that they are dealing with a new congregation and they want to move ahead with the project. Mr. Harris noted that the Church has requested 9 waivers of which four deal with landscaping and street trees and asked why are they requesting landscaping waivers.

Joseph Nolan said they will use existing landscaping and that it is a very large lot. The existing street trees are evergreen, not deciduous, so a waiver was requested.

John Harris asked about waiver items G, H and I, and wanted to know why the Township should grant the waivers?

Steve Quigley stated that from a farmer's point of view, an open field is preferred with the plow line pushed back from edge of road. It helps prevent soil run off.

Joseph Nolan has the landscape plan showing the parking lot buffered around the building towards the Milestone Development. The Planning Commission had no issues with the waivers and CKS can hold the final payment until the work is complete.

Steve Quigley suggested a notation be made in the motion or the Land Development agreement to assure completion of prior conditions.

A motion by Steve Quigley and seconded by John Harris and approved by all to award final land development approval to Montgomery Presbyterian Church.

4. SOLICITOR'S REPORT

a. Executive Session Report

Mr. Jim Garrity, Township Solicitor, reported that an executive session was held was on Friday, August 28, 2009, as previously reported.

PUBLIC COMMENTS (ANY TOPIC)

Dave Plager thanked the Board for covering the bereavement center named after his step-son in the last township newsletter. He has received many calls with people showing interest.

James Mollick stated that at the last meeting, he asked Jim Garrity how he got facts about Open Records decision, and where he got the information. The Board's decision to appeal was based on his information and he's is tired of getting false statements from the Board and Solicitor.

He also stated that the media policy is not being enforced. A written notice is required by ordinance 24 hours in advance. Not being enforced. He stated that the Township paid Jim Garrity to write the ordinance, but it is not being enforced. He again asked why the solicitor stated the "Open records office almost always agrees with requestor." And where he got his information. In his opinion, most decisions are opposite of Jim Garrity's statement.

Steve Quigley will look into it for the next meeting

Mr. Mollick asked if the Board of Supervisor members are using the township server for emails.

Mr. Mollick referred back to the electronic media policy and stated that the Township should get their money back because the policy cannot be enforced. He confirmed that with Lt. Buckley (of the PA State Police).

He further questioned the driveway situation on Overhill Road and stated that ordinances are not being enforced uniformly. He claimed that if Arthur Bustard likes the person, the ordinance is not followed. He asked what is the procedure if a zoning violation is not followed.

Steve Quigley reminded this was a comment period, not a Q&A session.

James Mollick inquired if he should ask again at a meeting in 6 months.

Arthur Bustard requested that if there were further comments, please state them, it is not an interrogation of the Board.

James Mollick asked in regards to the Riemel property, if there are other properties in the township running a landscaping business specifically any of the Boards relatives?

ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 8:39a.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "John V. Cornell", written over a horizontal line.

John V Cornell/Recording Secretary

609423

**WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, SEPTEMBER 16, 2009 7:30 P.M.**

CALL TO ORDER

The regularly scheduled meeting of the Board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS ON AGENDA ITEMS

Ms. Susan Caughlan, (address removed for privacy), commented concerning agenda item #5. (a) Pa Turnpike Stormwater Management facilities waiver. Ms. Caughlan noted she had met with the Pulli's and she supported the waivers subject to the turnpike replacing deciduous trees with evergreens to act as noise barrier, limited access to the basin for construction, installing a 30-foot silt fence on homeowner side with the basin staked. Concerning item 4 (c) Graham Farm Agricultural Easement, remarking it is a small cost to the township, supports the easement and noted that the two adjacent farms have been preserved while the Grahams have waited many years.

Ms. DeeDee McGrane, (address removed for privacy), commented support for the Graham Farm preservation and linking to the county trail.

Ms. Cindy Coccio, (address removed for privacy), commented support for the Graham Ag preservation.

Mrs. Lois Imperial, (address removed for privacy), requested discussion on Reimel ZHB application, asked where the letter in the file came from and is it a variance. James Garrity, township solicitor, responded it was found in a general correspondence from 1995. The letter was not filed at that time with the property because it was a new subdivision. He stated that the Zoning Hearing Board will determine the implication of the letter.

Mr. Kim David, (address removed for privacy), shared his support for the Graham Farm preservation, taking advantage of county funding; he noted to the Board that Marie Amato, (address removed for privacy), thanks the township for their support and help.

Mr. James Mollick, (address removed for privacy), commented on the August 19th minutes regarding Mr. Garrity's prior comments that almost every single Office of Open Records decision is in favor of the requestor. Mr. Mollick stated his disagreement with the statement.

Mr. Mollick questioned the purchase of the Graham property and asked if the property is closing in 2010, will it be in 2010 budget? He asked who the current open space coordinator is and what other properties are in the chain for approval.

Mr. Bustard replied that the Gambone property is the only other one. Mr. Mollick asked how much the township would need to contribute to the Graham easement. Mr. Quigley explained the preservation process.

Mr. Mollick asked if there have been any executive sessions, Mr. James Garrity replied that there have been two: September 2 and 16, concerning personnel issues.

Mrs. Nancy Graham Bechel, present with her mother, gave a background on the Graham property. She indicated the property was purchased by her grandfather in 1922, and she was raised there. Her sons are now farming it and her father wished to have it preserved and requested the Boards support.

1. READING AND APPROVAL OF THE MINUTES OF AUGUST 19, 2009

A motion by Mr. Quigley and seconded by Mr. Harris and unanimously approved to dispense with the reading of, and approve as amended, the minutes of August 19, 2009, adding the word "NOT" before biased, as per James Mollick (*Copies were available for review.*)

2. TREASURER'S REPORT

The Treasurer's report for August, 2009 net change on cash basis:

August 2009 Report:

General Fund	\$533,389.88
State	\$178,839.18
Capital Reserve	\$25,140.45

A motion by Mr. Quigley seconded by Mr. Harris and passed unanimously to accept the Treasurer's Report for August, 2009 net change on a cash basis.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Quigley seconded by Mr. Harris and approved by all to pay the bills of the Township in the amount of \$ 257,430.77

609423

4. MANAGERS'S REPORT

a. 2010 MMO Pension Report

Mr. Cornell reported under state law the 2010 Minimum Municipal Obligation (MMO) report must be submitted to the governing body of the municipality by September 30, 2009. Mr. Cornell reported the 2010 MMO is \$55,687.

Steve Quigley questioned how often the pension plan is reviewed. Mr. Cornell replied an annual statement is received by employees, a 457B plan is also offered to the employees as a voluntary option, with 100% employee contribution.

b. Zoning Hearing Board Report: Pending Applications Discussion

The next meeting is scheduled for September 22, 2009.

09-11, 1039 Nicole Drive: A variance to permit installation of a 6-foot fence within the front, rear and side yard setbacks. Granted August 25, 2009.

09-12, 1428 Green Hill Road: Variance to construct a storage building and garden shed, outside the building envelope, encroaching on yard setbacks. Granted August 25, 2009.

09-13, 3229 Germantown Pike: Variance for relief to permit a 6 foot vinyl fence with front and side yard setbacks. Continued to September 22.

New applications to be heard on September 22, 2009:

09-14, 1811 Hollow Road, variance to install pool fence greater than allowed by ordinance, 5 feet in height.

09-15, 1316 Dell Road, variance to build a 4-foot wide pergola to satisfy definition of attached garage (26 foot garage).

09-16, Grace Baptist Church, 1030 Quarry Hall Road, special exception to install 5 light poles in the parking lot and 2 low-level lights to illuminate sign. (Expansion of non-conforming use)

09-17, 3214 Fisher Road, variance to continue the operation of a landscaping business at this location (application a result of enforcement notice).

John Harris commented on application 09-16, where a lighted sign is requested. He is opposed, and he requests the township approve that the solicitor oppose.

Steve Quigley said John Cornell would represent the township's interests.

A motion by Mr. Harris, seconded by Mr. Quigley, passed by all to authorize the township manager to oppose a lighted sign in application 09-16.

c. Graham Farm Agricultural Easement: Discussion

Mr. John Harris shared his appreciation for the support of the public on this issue. The property is 19.5 acres. The County Farmland Preservation Board has proposed \$660,000 to purchase developmental rights to maintain the farm in perpetuity. A \$99,000 Township contribution has been requested.

Mr. Bustard noted that part of the property is on Valley Forge at Township Line and the township would want to reserve the right to obtain land for a turning lane if there are future proposed improvements at the intersection.

Mr. Harris said an easement would be needed for a trail as well, and farm easements do not provide for trail use. Mr. Harris noted he will share the comments with the farm Board.

Mr. Quigley asked if we should take a trail easement before the agricultural easement. Mr. Harris said the farm board makes recommendations, the project has not yet been approved by county commissioners, and the trail would be on northern end of property.

The board noted that they are generally in agreement to move ahead. A resolution will be on the work session agenda.

5. ENGINEER'S REPORT

a. PA Turnpike Stormwater Management facilities waiver requests

Mr. Joseph Nolan commented that the township has received a final stormwater turnpike report. CKS Engineers has reviewed and commented to Urban Engineers.

12 points, technical issues were addressed.

There are 3 requests for waivers:

- 1) Maximum basin water depth of 5 feet, proposed a 10' for 100 year storm
- 2) Tree pre-board area regularly 2', they propose 1'
- 3) Planting of shade trees, 50' around perimeter. There is already an area with large trees. Mr. Nolan met with Mrs. Pulli the neighboring property owner, and she requested evergreen trees. These are only technical issues in addition to the four other issues were brought up by Ms. Caughlan.

Mr. Harris asked what is the recommended planting, if the waiver is granted.

Mr. Bustard asked if the township could send a letter along with recommendations.

Mr. Nolan recommended sending conditions in a separate letter, and to make a request for the township to review final plans to make sure they are included. He recommends sending two letters from the Board, and he will write the letter specifying tree type.

James Garrity reminded the Board that if the township pushes too hard, the turnpike can move ahead without township input and does not need to provide cooperation.

A motion by Mr. Quigley, seconded by Mr. Harris, and approved by all to approve waivers with evergreen trees.

6. SOLICITOR'S REPORT

a. Executive Session Report

Executive sessions were held on September 2 and 16 concerning personnel issues.

7. OTHER BUSINESS

None

PUBLIC COMMENTS (ANY TOPIC)

In Summary:

Mr. Nick Imperial, (address removed for privacy), commented about the letter that appeared suddenly in the Reimel Zoning Hearing Board application. He asked if the associated equipment is covered in the letter? He inquired if the Reimel property went to the Zoning Hearing Board in 1995? He stated that three months have already passed and will it take six more? He stated that he is getting the run around and cannot sell his house because of the adjacent business.

Ms. Susan Caughlan noted that a resident offered to do clearing to change the swale flow near the Pioneer House on the Zacharias Creek and asked that status. John Cornell responded.

Mr. Joseph Koholski, Worcester resident, commented the township should review the procedures for correspondence. He sent a letter to the township regarding a donation to Heebner Park, since his father died in the park. He commented no one ever responded to his letter which was submitted to the Board. Arthur Bustard apologized for the lack of response.

Mr. James Mollick, (address removed for privacy), Commented regarding Mr. Garrity's statement almost every open records decision is in favor of the requester. Mr. Mollick questioned if Mr. Garrity would explain himself since the Board makes decisions based on Mr. Garrity's information and that Mr. Quigley was to check into it.

Mr. Quigley responded the Office of Open Records web site has lots of information and he's still waiting for a return call from open records statistics personnel.

Mr. Mollick remarked his view the township has credibility problems, and stated Mr. Bustard and Mr. Garrity contradict each other regarding the counterclaim. He stated his view the Board must approve Mr. Garrity's actions, and stated the counterclaim states false sections and lies. He commented on the electronic media policy, the Sunshine Law Litigation, the 2-minute rule, no public comment, and taping of a federal trial is illegal, incorrect statements by the solicitor on the Calendar issue, and 2 sets of books. Lastly Mr. Mollick commented on the Imperials, he feels for them, noting his property had drainage issues and it took time correct it.

Ms. Maeve Vogan, 1301 Dell Road, said she took the time to look at open records law, and it depends on the type of case and correspondence and one must delve into it to determine the outcome. She stated that we need to move on. She's tired of hearing about the calendar and wants to see where we are going, not where we have been.

Ms. Lois Imperial, (address removed for privacy), said that Mr. Mollick does a wonderful job. She invited everyone to the Zoning Hearing Board meeting to preserve open space and peace and quiet, stating that if it can happen to her, it can happen to anyone.

8. ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 8:40 p.m.

Respectfully submitted,


 Eunice C. Kriebel, Assistant Recording Secretary

Attest: 
 Arthur Bustard, Board Chairman

609423

**WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, OCTOBER 5, 2009 8:00 A.M.**

CALL TO ORDER

The regularly scheduled work session of the Board of Supervisors was called to order by Chairman Arthur Bustard at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD

JOHN R. HARRIS

STEPHEN C. QUIGLEY

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS ON AGENDA ITEMS

In Summary:

Mr. Jim Phillips, North Wales Road commented on the Graham Property Agricultural Easement and questioned if a subdivision plan had been submitted, road improvement access, drainage issues, sale of produce and zoning compliance.

Mr. Jim Mollick, Country View Lane, commented on the September 1st 2009 minutes, Mr. Garrity's comments regarding the Office of Open records siding with the requestor "almost always" not being reflected in prior or current minutes. Mr. Mollick stated his belief Mr. Garrity's comments were false on the matter and false on him (Mr. Mollick) regarding the Pa State police. Mr. Mollick questioned the enforcement of the electronic media policy, the discussion of township email accounts being reflected in the minutes, putting "spin" on the minutes, questioned if any executive sessions or "tomato drops" had occurred, if there were any other business, questioned the Farm Land Preservation of the Graham farm and the 25 acre minimum, and who were the liaisons between the Township and the Farm Board.

Ms. Susan Caughlan, Overhill Road, commented on the Montgomery County Farm Board and described the process for obtaining an agricultural easement and the make-up of the County Board.

1. READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 1, 2009

Following discussion and comments by Mr. Quigley regarding Mr. Cornell's attendance a sunshine law seminar, a motion by Mr. Quigley and seconded by Mr. Bustard and unanimously approved to dispense with the reading of, and approve as written, the minutes of September 1, 2009. *(Copies were available for review.)*

2. MANAGER'S REPORT

a. Graham Property Agricultural Easement Commitment Resolution

Mr. Cornell reminded the Board and public this matter was discussed at the September 16, 2009 Board meeting. Following discussion regarding a trail easement for the property and location, by way of motion by Mr. Quigley, second by Mr. Bustard Resolution 2009-20 was approved as written, vote all in favor.

b. Rieger Property ASA discussion:

Mr. Cornell noted this was the first time the Board had discussed the proposed inclusion of the tract into the Agricultural Security Area and also noted the Township ASA Board had recommend approval along with the Montgomery County Planning Commission. Letters from both Boards were available. Following discussion by way of motion, by Mr. Quigley, Second by Mr. Bustard vote all in favor, the Board authorized the ASA public hearing for October 21, 2009.

c. Zoning Hearing Board Report

The next meeting is scheduled for October 27, 2009.

Three new applications were heard on September 22, 2009:

09-13, 3229 Germantown Pike: Variance for relief to permit a 6 foot vinyl fence with front and side yard setbacks. Granted.

09-14, 1811 Hollow Road, variance to install pool fence greater than allowed by ordinance. Granted

09-15, 1316 Dell Road, variance to build a 4-foot wide pergola to satisfy definition of attached garage, Application heard continued until October 27, 2009.

09-16, Grace Baptist Church, 1030 Quarry Hall Road, special exception to install 5 light poles in the parking lot and 2 low-level lights to illuminate sign.

09-17, 3214 Fisher Road, variance to continue operation of a landscaping business at this location, continued at the request of the applicant.

3. ENGINEER'S REPORT

a. Kibblehouse Subdivision Preliminary Discussion

Mr. Nolan introduced Mr. Nick Feola Engineer for the applicant and Mr. Peter Rotelle who were present to informally discuss the proposed preliminary plan and noted the applicant had requested to be on the agenda for formal action for the October 21, 2009 Board meeting. The applicant reviewed the status of the plan located on Weber Road. The applicant then asked the Board to contemplate not restricting proposed lots 10 & 11 from future subdivision. Previously the Township Planning Commission suggested the restriction and the applicant agreed during the planning commission review process. No formal action was taken on the Plan or the request.

4. SOLICITOR'S REPORT

a. Executive Session Report

-None-

5. OTHER BUSINESS

-None-

PUBLIC COMMENTS (ANY TOPIC)

Mr. Mark Trevetti, Mill Road commented on the existing road conditions for Mill Road, the planned road repair and drainage work and encouraged the Township to consider additional drainage work.

Ms. Susan Caughlan commented on storm water and suggested the Township consider contacting the Montgomery County Conservation District and the Perkiomen Valley Watershed Conservancy for assistance.

Mr. Jim Mollick, Country View Lane, commented on the calendar issue, computer access, "credibility crises", Office of Open Records siding for or against requestors, Solicitor's opinions, electronic media policy, the Sunshine Law litigation and counter claim, use of the Pa State Police, and independent legal counsel review of the litigation.

Mrs. Maeve Vogan, Dell Road, commented regarding Mr. Mollick's comments of a credibility crises and matters in the past which have been answered, and the Office of Open Records siding for or against requestor.

Mr. Jim Phillips, commented on the calendar issue, and matters in the past.

Oliver Smith, Fisher Road, commented on the status of regarding around the spring/pioneer house.

Mr. Quigley commented on signs and enforcements, Mr. Bustard suggested re-visiting the sign ordinance.

ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 9:20 a.m.

Respectfully submitted,



Eunice C. Kriebel, Assistant Recording Secretary

609423

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
WEDNESDAY OCTOBER 21, 2009 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the board of Supervisors was called to order by Chairman Arthur bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS:

None

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

In Summary:

James Phillips, North Wales Road, asked if Mr. Quigley read the minutes for accuracy.

William Kazimer, Fairview Village, commented on the public hearing on item 6A, Reiger Property ASA, resolutions prepared in advance and approving work session minutes at the general meeting.

James Mollick, Country View Lane, commented on Growing Greener and reading prepared statements. Mr. Mollick commented on authorizing the draft ASA resolution, Mr. Quigley's proof reading of the minutes, statements omitted from the August minutes, corrected or posted on the website, the September 16th, 2009 minutes not reflecting his statistics regarding the open records office 96 granted, 163 denied and 56 partially denied. Mr. Mollick stated his correction to the minutes under "Public Comments on any topic" reference to the taping of a federal trial being illegal and stated that the minutes are inaccurate he did not make such a statement the statement was made by Mr. Garrity. Mr. Mollick read statements regarding fiduciary responsibility, the state overstepping its bounds and Mr. Garrity making false statements, he believed had been omitted from the minutes and questioned why they were not referred to and were not included and questioned the credibility of Worcester, the counter claim, lack of authorization of the

claim, and Mr. Quigley looking in the matter, litigation issues and proper announcement, 2-minute rule, calendar issue and compute access.

Lastly, Mr. Mollick asked if there were any executive sessions since the last meeting, if there was anything under "Other business" and gave his opinion of the Office of Open records Appeal #731 and commented on Pennsylvania's Open Records Office denying his two appeals, emails and release and redaction and facilitation of information under the new open records law.

1. READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 16, 2009

A motion by Stephen Quigley, seconded by John Harris, and approved by all to dispense with the reading of, and approve as written, the minutes of September 16, 2009.

(Copies are available for review.)

2. TREASURER'S REPORTS

The Treasurer's reports for September, 2009 net change on cash basis:

September 2009 Report:

General Fund	\$405,842.65
State	\$179,556.10
Capital Reserve	\$25,590.48

A motion by Stephen Quigley, seconded by John Harris, and approved by all to accept the Treasurer's Reports for September, 2009 net change on cash basis.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Stephen Quigley, seconded by John Harris, and approved by all to passed to pay the bills of the Township in the amount of \$388,288.20

4. MANAGER'S REPORT

a. Zoning Hearing Board Report:

The next meeting is scheduled for October 27, 2009. He reported on the following Zoning Hearing Board applications:

09-13: 3229 Germantown Pike for a variance for relief to permit a 6 foot vinyl fence with front and side yard setbacks. Granted September 22.

09-14: 1811 Hollow Road for a variance to install pool fence greater than allowed by ordinance. Granted September 22.

09-15: 1316 Dell Road for a variance to build a 4-foot wide pergola to satisfy definition of attached garage. Hearing was continued to October 27.

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09-16: Grace Baptist Church, 1030 Quarry Hall Road for a special exception to install 5 light poles in the parking lot and 2 low-level lights to illuminate sign. Granted September 22.

09-17: 3214 Fisher Road, a variance to continue the operation of a landscaping business at this location. Continued to October 27.

New applications to be heard on October 27:

09-18: 1640 Kriebel Mill Road, variance to permit the proposed swimming pool to be located outside of the building envelope.

09-19: 2737 Potshop Road, variance to permit the construction of two roof extensions to the existing bank barn which is less than 150 feet from the property line.

5. ENGINEER'S REPORT

a. Cifelli DEP Planning Module Approval resolution

The project is located on Mill Road, between Kriebel Mill Road and Grange Avenue. The project has been reviewed by the Montgomery County Planning Commission and the Montgomery County Health Department. Carroll Engineering has recommended approval in their correspondence dated August 6, 2009.

Mr. Nolan reported that this has been reviewed by the Township Sewer Engineers and recommends approval.

Following discussion by way of motion by Mr. Stephen Quigley, seconded by Mr. John Harris, and approved by all to accept the Cifelli Planning Module,

b. Kibblehouse Subdivision Preliminary Plan Approval consideration

The proposed subdivision consists of approximately 60 gross acres and is located at the PA Turnpike (I-476) and Weber Road, with 11 proposed lots. The Worcester Township Planning Commission recommended preliminary plan approval on August 27, 2009.

Mr. Nolan reported that CKS Engineers review letter of July 31, 2009 had comments and the Client is agreeable to all of its comments and to the Worcester Township Planning Commission suggestions including that no lots be further subdivided and they agree to all waivers.

A motion by Mr. Harris, seconded by Mr. Quigley, and approved by all to grant Kibblehouse preliminary plan approval and granting the waivers subject to all lots being restricted from future subdivision.

6. SOLICITOR'S REPORT

a. Reiger Property Agricultural Security Area Public Hearing

James J Garrity opened the public hearing at 8:02 and explained the Agricultural Security Area. A public court reporter was present for transcript.

The public hearing was closed at 8:14 P.M.

b. Office of Open Records Final Determination Appeal #731

Mr. Garrity announced that the Pennsylvania Office of Open Records released two decisions, one in favor of the Township and the other decision was split between Dr Mollick and the township. He recommended the township appeal the decision to be consistent with the issue being private e-mails between one private computer to another private computer.

Mr. Quigley discussed his opposition to an appeal based on additional legal fees and spending money just to prove a point.

Mr. Harris discussed support for the appeal based on attorney client privilege, private e-mails and principle.

Following discussion, by way of motion by Mr. Harris, seconded by Mr. Bustard to have the solicitor appeal the Office of Open Records decision. Motion passed two to one vote with Mr. Quigley voting against.

c. Executive Session Report - None

7. OTHER BUSINESS

Mr. Quigley inquired how the sign ordinance is enforced and asked the solicitor if the sign ordinance is equally enforceable on state and township roads. He asked if there are different rules for political signs and what the policy is for the taking of signs and if the Township can be held responsible for taking personal property. Mr. Quigley also suggested the Board consider allowing discussion prior to action on a pending matter, following discussion it was agreed the manager would investigate how other municipalities handle the situation.

Mr. Quigley suggested consider utilizing the township manager to handle township business at the meeting.

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Mr. Bustard raised the issue of the street light and Valley Forge and Water Street. And shared historically Worcester did not have street lights and he doesn't want to live in suburbia and asked the staff to come up with a solution.

Mr. Quigley said emails and township records need to be revealed so decisions can be made with all information.

PUBLIC COMMENTS ANY TOPIC

In Summary

Mr. William Kazimer questioned if the Board had held an executive session, and Robert's Rules of Order.

Mr. Dave Plager Field Crest Way, commented on the Valley Forge Road and Water Street, Street light, being out of place with no pedestrians.

Mr. David Manilla, commented regarding the street light and suggested the township speak to the correct Penn DOT officials

Mr. John Lynch asked when the Water Street & Valley Forge Road Traffic light is operational.

Mr. David Manilla commented on sign removal at the solicitor's request.

Mr. Jim Phillips, North Wales Road, commented on the height of the Water Street & Valley Forge Road street light, discussion items during an agenda item, computer access, televising meetings, sign enforcement and sign removal, a home which had sewer back up in their house, Pa Office of Open Records Appeal 731, and Supervisor's releasing emails.

Mr. Gordon Todd, Bustard Road, commented on contractor signs, and the calendar issue.

Mr. Rick Delello commented that he would stick around afterwards to discuss how to make the meetings better.

Mr. Chase Kneeland, Berks Road, commented on the Board not getting along, losing the Open records appeal.

Mr. Kneeland commented on the Park and Recreation Task Force, and the the Task Force recommendation. Mr. Harris stated it was a wonderful recommendation which can serve as a road map for future plans. Economics however, have things on hold, and these are related to the larger budget.

Mr. Bustard said the task force is moving forward with getting assistance on the North Penn Army Reserve Base.

Mrs. Lois Imperial, Fisher Road, commented on the light at Valley Forge and Water Street Roads and Mr. Bustard's comment regarding suburbia.

Mr. Mollick, commented on township business related emails, Board attendance at the Open Records Appeals hearing, a "credibility crises" in Worcester. Mr. Mollick commented on an Overhill Road driveway issue, and enforcement by the solicitor.

Mr. Craig Eberbach, Mill Road commented regarding the Board being interrogated.

Mr. Imperial commented that Board should answer the questions.

Mrs. Maeve Vogan commented on Board interrogation and having voices heard.

Mrs. Lois Imperial stated she has been asking questions for 5 months, and never gets answers. Never address situations.

ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 9:30 P.M.

Respectfully submitted,


Eunice C. Kriebel, Assistant Recording Secretary

609423

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
NOVEMBER 18, 2009 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

- ARTHUR C. BUSTARD
- JOHN R. HARRIS
- STEPHEN C. QUIGLEY

INFORMATIONAL ITEMS:

The park and recreation department was approved by the National Recreation and Park association to be a national participant in the 2010 NRPA/AARP walking program. Details will be forthcoming via the Township web site and email distribution list.

The PECO work scheduled for the substation will be posted on the township web site, along with information on yard waste collection and drop off locations.

A document from Jim Mollick was received by Board of Supervisor member, Steve Quigley, to be shared with the Board.

The meeting format will change to allow for public comments as each agenda item is introduced and discussed.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

In Summary:

James Mollick, Country View Lane, commented that items were left out of the October 21 minutes, and he had a list of the questions he wanted answers to that were missing.

James Phillips, North Walcs Road, indicated the minutes should not say "lastly" in reference to Mr. Mollick's public comments and he thanked the Board for the new public comment format. He also requested that the audio file of the minutes be made available on the web site.

Steve Quigley confirmed that the packet of information from Mr. Mollick was delivered to him at his place of business. He sought separate counsel on the matter, which recommended he make copies available for the other board members, township solicitor, and a copy on file at the administrative office. He said the minutes are not a word-for-word account and some statements are omitted. The minutes are not politically written. He suggested that Mr. Cornell research putting meetings online with Verizon and Comcast.

William Kazimer, Fairview Village, asked about the approval of the minutes, specifically page 5 and the executive session. He did not say Roberts Rules of Order; it was Lower Providence method of operations.

1. READING AND APPROVAL OF THE MINUTES OF OCTOBER 21, 2009

A motion by John Harris, seconded by Arthur Bustard, and approved 2-1 (Steve Quigley voting no) to dispense with the reading of, and approve as amended, the minutes of October 21, 2009. John Harris noted the correction of Mr. Kazimer's comments.

(Copies were available for review.)

2. TREASURER'S REPORTS

The Treasurer's reports for October, 2009 net change on cash basis:

October 2009 Report:

General Fund	\$203,418.48
State	\$176,815.01
Capital Reserve	\$25,618.12

A motion by Stephen Quigley, seconded by John Harris, and approved by all to accept the Treasurer's Reports for October, 2009 net change on cash basis.

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Stephen Quigley, seconded by John Harris, and approved by all to approve payment of the bills of the Township in the amount of \$301,776.07

4. MANAGER'S REPORT

a. Zoning Hearing Board Report: The next meeting is scheduled for November 24, 2009.

Continued Applications heard on October 27th:

09-15, 1316 Dell Road: variance to build a 4-foot wide pergola to satisfy definition of attached garage. Denied October 27, 2009

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09-17, 3214 Fisher Road: variance to continue the operation of a landscaping business at this location. A 60 day continuance was requested by applicant on October 26, 2009.

New applications heard on October 27, 2009:

09-18, 1640 Kriebel Mill Road: variance to permit the proposed swimming pool to be located outside of the building envelope. Granted 10/27/09

09-19, 2737 Potshop Road: variance to permit the construction of two roof extensions to the existing bank barn which is less than 150 feet from the property line. Granted 10/27/09

New application to be heard 11/24/09:

09-20, 3401 Skippack Pike: Special exception to permit the building to be used as a restaurant.

b. Preliminary 2010 Budget

The proposed budget will be advertised and acted on at the December 16th, 2009 board meeting. It will be reviewed only at this meeting...

Chase Kneeland, Berks Road, commented that it looks as though money will be spent on Wastewater Treatment Plants.

James Mollick commented that on the first page it looks like a \$715,000 deficit.

Jim Phillips asked what would be the approximate millage to replace the \$1.5 million Earned Income Tax revenue.

Bruce Pancio, Ayeshire Drive, asked about the capital projects in the budget.

Steve Quigley remarked that township salaries are lumped together, and that staff does a lot of multi-tasking.

William Kazimer asked for clarification on the millage.

Steve Quigley asked if there was an update on the Moran property.

A motion by Stephen Quigley, seconded by John Harris, and approved by all to advertise the 2010 preliminary budget.

It was noted that copies are also available for review at the township administrative building, during regular business hours.

c. Whistle Blower Policy consideration

It was recommended by the auditor's to protect the township employees that a policy should be in place, should there be a need to come forward with information detrimental to township operations.

A motion by Stephen Quigley, seconded by John Harris, and approved by all to adopt the whistle blower policy.

d. Water Street & Valley Forge Road street light report

This is a follow up to the discussion at the last meeting. Penn DOT will consider revising the traffic signal permit but need a letter from the township first.

Steve Quigley said that Penn DOT is resistant to removing the street light, making it less safe and the letter to request removal will be in Penn DOT files.

Arthur Bustard said there are no other street lights in the township, and this is a less traveled road.

Steve Quigley made a comment about reducing the wattage to decrease the light's effects.

David Plager said it could be necessary if there was pedestrian crossing, but there is none at that location.

Jim Phillips said up the street, the church has similar light and that a life safety issue will trump a Penn DOT issue.

Bruce Pancio inquired if anyone has asked why Penn DOT required a light here and not at other locations.

Chase Kneeland asked what the original plans shows, and why was this not addressed then.

e. Solar Photovoltaic Study discussion

A report from CMX has been received. The complete report may be viewed at the township building. It includes a proposed system without firehouse coverage. Arthur Bustard provided a brief summary of the report findings.

Maeve Vogel, Dell Road, indicated the system will last about 25 years. How much of the cost includes maintenance?

John Harris asked if it is a fact that we will use our own electric, in case of any power failure.

Jim Phillips asked if storage for overnight was discussed.

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David Brooks, Overhill Drive, said a state grant does not qualify for battery back up.

William Kazimer said the calculations in the report are wrong with a big increase in 2010, not continuing at 4% a year.

Steve Quigley asked if all the electricity produced will stay in Worcester.

Arthur Bustard reported that the volunteer fire department pays about \$20,000 a year for electric and this could help them too.

Jim Phillips asked if wind power had been considered.

Susan Caughlan, Overhill Drive, said that the township uses electric mostly during the day when it will be made and will not need to purchase it from the grid.

Maeve Vogel confirmed that the solar will not be able to generate electricity for the community hall building; therefore we will still have some electric bills.

William Kazimer asked if the plan was to lay panels on the ground and if so, how far is the nearest tree?

f. Heyser Field Horse Ring location discussion

A recent survey by CKS Engineers on the recently acquired property was done at the request of the Park and Recreation Task Force.

John Harris said the task force did a good job of recommendations for the property and that the horse ring should be moved to the west, to get it out of the easement that exists around the field. Costs should be obtained for the moving of the ring, as well as the items that were proposed by the task force (tables, trash cans, etc.)

Steve Quigley wants to see the plans for Heyser tied into the Planning Commission's Village Concept proposal.

William Kazimer stated that the field was purchased with taxpayer monies but yet "no trespassing signs have been posted.

John Cornell replied that the signs will be replaced to indicate "no hunting".

It was decided that costs would be obtained for the desired amenities as well as the relocation of the horse ring, with plans to hear the Planning Commission's village planning concept at the joint meeting in December before final decisions are made.

5. ENGINEER'S REPORT

a. Mikelen Subdivision Final approval consideration

This project includes approximately 4 acres, and proposes 4 single-family residential building lots. Preliminary approval was granted by the Board of Supervisors on February 18, 2009, via resolution 09-07. In their letter dated November 10, 2009, CKS Engineers recommends final approval.

Mr. Nolan reported that this includes 8 waiver requests, including sidewalks with a cost of approximately \$15,000, to be a "fee in lieu of" and it has already been paid. He recommends approval.

James Garrity disclosed the fact that one of the developers is a member of his law firm.

Maeve Vogan asked how the "no sidewalks" conforms to the Village Plan.

William Kazimer commented that at the March 18th meeting it was decided to require sidewalks and that it is unfair to builders to require sidewalks.

James Phillips asked if the \$15,000 is being put into an account forever.

A motion by Mr. Stephen Quigley, seconded by Mr. John Harris, and approved by all to approval the final Mikelen subdivision plan resolution 2009-22.

b. Land Development & Subdivision Plan receipt acknowledgement:

Dominic DePhillippo Land development plan for property located at 1074 Grange Avenue. To comply with Zoning Hearing Board decision from 1996, allowed for Land Development plan for expansion.

John Harris noted that this is a new application and the property currently has a non-conforming use and asked how can that be subject to land development and what ordinance regulates the development and asked if neighbors will be notified?

Joseph Nolan responded.

Cognata/Dietrich reverse subdivision plan

This is a minor subdivision on Barley Lane consisting of three lots. Two of the lots have houses constructed on them and the property owners are dividing the third lot to be conveyed and joined to the exiting two lots with houses.

6. SOLICITOR'S REPORT

a. Executive Session Report - None

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7. OTHER BUSINESS

Mr. Bustard reported no other business.

PUBLIC COMMENTS

In Summary

Mr. Kim McClintock asked what is going on with the temporary sewer system at Stony Creek development. Joseph Nolan will look into the plans for when they might go online.

James Mollick appreciates the new public comment policy for the meeting. He commented on the absence of many comments from the October meeting in the minutes.

Mr. Mollick referenced the township code on sidewalks and construction.

He asked about the Stables development, and the township position with pending litigation.

Chase Kneeland asked if we have recovered money from the Gambones for demolishing the house.

James Garrity responded.

Steve Quigley asked how the Board can resolve the problems with Mr. James Mollick in the New Year to eliminate the controversy.

Mr. Mollick requested that the Board simply tell the truth.

ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 9:11 P.M.

Respectfully submitted,



Eunice C. Kriebel, Assistant Recording Secretary

7. OTHER BUSINESS

Mr. Bustard reported no other business.

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Eunice C. Kriebel, Assistant Recording Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 MONDAY, DECEMBER 7, 2009 8:00 A.M.

CALL TO ORDER

The regularly scheduled work session of the Board of Supervisors was called to order by Chairman Arthur Bustard at 8:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS

None

Arthur Bustard announced there will be a change in the agenda format. A public comment period will be available with each item and the minutes from the previous meeting will be moved under the Solicitor's Report.

1. MANAGER'S REPORT

a. Zoning Hearing Board Report

The next meeting is scheduled for December 15, 2009.

Continued applications to be heard on December 15:

09-17, 3214 Fisher Road, variance to continue the operation of a landscaping business at this location. Continuance requested by applicant. **A 60 day continuance was requested by the applicant on 10/26/2009.**

09-20, 3401 Skippack Pike, OLCE Grille LLC, special exception to permit the building to be used as a restaurant. **Heard at the 11/24/09 meeting with DECISION TO BE RENDERED 12/15/09**

NEW applications to be heard on December 15:

09-21, 2863 Crest Terrace, special exception to permit the construction of an addition to be used as a 2nd dwelling for an in-law suite.

John Harris commented that as a rule, second dwellings are not permitted.

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Following discussion by way of motion, by Mr. Harris, second by Mr. Quigley vote all in favor for the Board to authorized the manager and/or solicitor to represent the Board of Supervisors at the December 15 Zoning Hearing Board meeting.

b. Sign enforcement survey discussion

Details from neighboring townships were obtained concerning their sign ordinance and enforcement guidelines, at the request of John Harris.

Arthur Bustard read the report. He knows surrounding townships have some enforcement issues on weekends also. John Harris commented that the staff is doing a good job, but there is currently no staff on board for weekend coverage.

Steve Quigley said it will take time to change and that it is an on-going problem.

c. Proposed Carnival at Cedars Country Store: Discussion

This is a non-conforming business requiring Board approval. Two representatives from Cedars County Store provided details. Proposed carnival hours are 5-9 pm, week nights and during the day on Saturday put on by S&S Amusements.

Arthur Bustard remarked the property is not zoned commercial. It is a store that has flea markets.

Cedars representatives stated that the carnival is geared towards children (ages 3-10 only) and will be located behind Posh Pet and includes rides and food concessions. Parking will be in front of Cedars and Worcester complex with advertising signs on the post and rail fence two weeks prior to the event.

Steve Quigley asked what the marketing purpose was behind the carnival since it makes a profit and that they will need to confirm parking availability.

Ciro Tornambe, 2415 Skippack Pike, expressed his concern with the event.

James Phillips, North Wales Road, asked about the zoning.

Steve Quigley stated that the inspectors for a farm are the same inspectors that would oversee amusements.

David Plager, Fieldcrest Way, commented in opposition.

Susan Caughlan, Overhill Drive, commented.

The Board will make a decision at the December 16, 2009 meeting.

d. Revised fee schedule discussion

A draft fee schedule was prepared for review. Some items were eliminated, some revamped based on neighboring townships. A trash registration fee is proposed.

This revised schedule is a proposal to be considered at the January 4, 2010 reorganization meeting.

e. DePhillippo Land Development Fee Waiver Request: Discussion

Hibbeln Engineering proposed the plan for the existing non-conforming property. Joseph Nolan explained that the land development plan is "as built" and the proposed expansion of a building.

John Harris asked if it is clear that this is not an expansion.

John Cornell said there is a \$5,000 escrow for commercial and \$1,000 for subdivision escrow.

Steve Quigley asked what would be the purpose of waiving the fees.

Mrs. DePhillippo, representing her husband, stated that it is because business is down due to the economy and it posed a financial hardship.

A motion by Steve Quigley to lower the fee for the escrow to \$1,000, seconded by John Harris, approved by all.

f. North Penn Army Reserve Base RFP Discussion

The North Penn Army Reserve Base on Berks Road is scheduled to be conveyed from the US Army to Worcester Township in late 2010, at the earliest. The facility and grounds can only be used for park and recreation/leisure services as part of the no-cost transfer, which was sponsored by the National Parks Service.

Arthur Bustard provided background. Two proposals were received, including extensive reports. The proposals for Heebner Park were in the \$10,000 to \$20,000 range. These reports came in at the \$48,000 to \$50,000 range and there is still no answer regarding the building that is cost approximately \$500,000 to tear it down. He requested the township go back to those two companies that submitted proposals and have them focus on the building .

3. Engineer's Report

a. Sewer System Evaluation Discussion

This is the result of the Board's request of Carroll Engineering, based on the new regulations being imposed by DEP, if the Township should upgrade or sell the plants.

Bill Malin, Carroll Engineering, provided results of an interim report noting improvements costs and that the system is in relatively good shape. He determined that it is a good time to sell and noted that a final report is forthcoming.

4. Solicitor's Report

a. Executive Session report

James Garrity reported no executive sessions since the last Board meeting.

READING AND APPROVAL OF THE MINUTES OF OCTOBER 5, 2009

John Harris made a motion to approve the minutes. Steve Quigley commented on an article in Township News magazine concerning minutes. James Garrity gave his opinion on ways to record minutes.

James Mollick commented that the subject matter of his comments from prior meetings was not set forth in as much detail as he deemed appropriate.

Motion seconded by Steve Quigley, approved by all to dispense with the reading of, and approve as written, the minutes of October 5, 2009. *(Copies were available for review.)*

5. OTHER BUSINESS

Steve Quigley commented that he is trying to clear up issues at the meetings. He wants to resolve issues and move on. He posed questions from a seven page list of items presented by Mr. Mollick, specifically questioning open records, state police attendance at meetings, calendar issues, Sunshine Lawsuits, solicitor fees, and counterclaims.

Maeve Vogan, Dell Road, commented that there was little point in asking Dr. Mollick's questions unless Dr. Mollick promised not to ask the questions again.

Steve Quigley responded that he felt it was important to ask the questions so that the issues could be resolved once and for all.

James Mollick, Country View Lane., commented on the importance of transparency.

Mr. DePhillippo apologized for not speaking earlier and thanked the Board for their consideration.

ADJOURNMENT

There being no further business brought before this Board, Mr. Bustard adjourned the regularly scheduled meeting at 10:12 a.m.

Respectfully submitted,



Eunice C. Kriebel, Assistant Recording Secretary

**WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 DECEMBER 16, 2009 7:30 P.M.**

CALL TO ORDER

The regularly scheduled meeting of the board of Supervisors was called to order by Chairman Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>
JOHN R. HARRIS	<input checked="" type="checkbox"/>
STEPHEN C. QUIGLEY	<input checked="" type="checkbox"/>

INFORMATIONAL ITEMS:

Arthur Bustard acknowledged a letter of resignation was received from township manager, John Cornell.

Chairman Bustard announced that a new supervisor was going to be seated at the January reorganization meeting, and as a result, this would be the last meeting of Supervisor John Harris. He made remarks and presented Mr. Harris with a plaque honoring his service.

A representative from PA State Representative Matt Bradford's office also gave remarks on behalf of Rep. Bradford and presented Mr. Harris with a citation from the State House of Representatives.

Arthur Bustard acknowledged that changes may be made in the membership of township committees and interested parties should send a letter of interest to the township in the next two weeks.

Arthur Bustard reminded the audience that the initial public comment period would not take place, but rather public comments would be accepted on each individual agenda item, as it was presented.

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1. TREASURER'S REPORTS

The Treasurer's reports for November, 2009 net change on cash basis:

November 2009 Report:

General Fund	\$272,572.62
State	\$175,457.48
Capital Reserve	\$25,647.27

A motion by Stephen Quigley, seconded by John Harris, and approved by all to accept the Treasurer's Reports for November, 2009 net change on cash basis.

2. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Stephen Quigley, seconded by John Harris, and approved by all to approve payment of the bills of the Township in the amount of \$392,594.84.

3. MANAGER'S REPORT

a. Zoning Hearing Board Report: The last meeting was December 15, 2009.

Continued applications:

09-17, 3214 Fisher Road: variance to continue the operation of a landscaping business at this location. Continuance requested by applicant. A continuance was requested by the applicant to have the application heard on 1/26/2010.

09-20, 3401 Skippack Pike: OLCE Grille LLC, special exception to permit the building to be used as a restaurant. Applicant heard at the 11/24/09 meeting with decision to be rendered 12/15/09. Exception granted on 12/15/2009.

New application heard on 12/15/2009:

09-21, 2863 Crest Terrace: special exception to permit the construction of an addition to be used as a 2nd dwelling for an in-law suite. Variance granted 12/15/2009.

Lois Imperial, Fisher Road, questioned the continuance of application 09-17

Jim Mollick, Country View Lane, asked whether Mr. Garrity had attended the Zoning Hearing Board meeting.

Nicholas Imperial, Fisher Road, commented on the appearance of his neighbor's property, and debris from them on Mr. Imperial's property.

b. 2010 FINAL BUDGET ADOPTION

No changes have been made since the budget was presented on 11/18/2009. The budget was advertised and made available to the public for review.

The general fund budget remains at \$3,360,000 with no increase in tax or mileage. The combined budget for all funds is \$4,079,000.

William Kazimer commented about the Markel Open Space line.

Jim Mollick commented on the Markel Open Space line. He requested clarification on management salaries and employee benefits.

A motion by Stephen Quigley, seconded by John Harris, and approved by all to adopt the final 2010 budget.

c. Resolution 09-23, Disposal of Records

In accordance with Act 428 of 1968, and the schedules and procedures set forth in the Municipal Records Manual approved July 16, 1993, a resolution must be passed outlining the disposal of public records. The resolution outlines the individual items to be disposed.

Acting Manager Eunice Kriebel commented that the list of items on the resolution totals 75, and that they are duplicates or preliminary plans that never had any follow-through.

A motion by Stephen Quigley, seconded by John Harris, and approved by all to adopt Resolution 09-23, Disposal of Records.

d. Resolution 09-24, PECO Green Region Grant application

The PECO Green Region Grant Program, administered by Natural Lands Trust, will provide up to \$10,000 in matching funding towards any project related to open space acquisition or park development. A grant application has been prepared by the township to request funding to assist with the development of Heyser Field, based on suggestions from the Park and Recreation Task Force. As part of the grant application, the Township must pass a resolution indicating that the township officials have approved the project and expenditure of funds.

A motion by Stephen Quigley, seconded by John Harris, and approved by all to adopt Resolution 09-24, PECO Green Region Grant Application.

e. Liquor License transfer request, Worcester Beverage Co.

A request has been received from Worcester Beverage Co. to transfer a PA liquor license to Worcester Township for the purpose of opening a beer/soda distribution outlet at one of two possible locations available in commercially-zoned areas of Worcester.

James Garrity remarked that a formal application had not yet been made by Frank Wittenberg and that the Liquor Control Board has the final say in the matter, but the applicant is required to present the plan to the township board where the

license is requested to be moved. He further stated that the board can make a formal statement to support, oppose or provide no opinion on the application.

Frank Wittenberg, Hickory Hill Road, the applicant, said that the location they are considering is in Center Point Shopping Center, and the planned time frame to open operations would be the 1st or 2nd quarter of 2010.

Steve Quigley asked about logistics in that shopping center for delivery trucks.

Frank Wittenberg stated that Gambone Realty is working with them.

Mr. Garrity summarized that Mr. Wittenberg should obtain answers to the questions raised by the Board before he returned for formal comments from the Board at the time of his actual license transfer request.

f. Proposed Carnival at Cedars Country Store

Following discussion at the December 7, 2009 Board meeting, a decision was tabled until 12/16/09 on whether or not to permit the carnival use without first obtaining Zoning relief. Letters were sent by the township to neighboring property owners on Friday December 11, 2009 informing them of tonight's meeting.

Chuck Caikoski spoke on behalf of the Cedars Country Store, and the proposed carnival activity.

Sharon Radtke, Bustard Road, commented on fees and the length of the carnival.

Beverly Wilkie, Bustard Road, commented on the location and where workers would stay.

Ciro Tornambe, Cedars Village, commented on toilet facilities, workers living on site, and the need for zoning relief according to the ordinance.

Arthur Bustard said the property is a non-conforming use, and has had many uses in the past. The Worcester Township Planning Commission has been looking at village planning, but has been focused on the Fairview Village area. They will be able to redirect their focus to the Cedars area with community input. The Supervisors cannot approve it, because it is not allowed by ordinance without relief from the zoning board

Nicholas Imperial, Fisher Road, commented on the board listening to residents

Eileen Everhardt, Bustard Road, commented that she will not feel safe with a carnival.

Stacey Morton, Bustard Road, commented that she disapproves of the carnival as it disturbs the peace and the quiet of the town.

Howard Radtke, Bustard Road, commented that he does not want out-of-state transients living in his back yard.

4. **ENGINEER'S REPORT**

a. Bid Award: Berwick Wastewater Treatment Plant Generator

Sealed bids were received on December 16, 2009 and opened at 1pm. The project involves the furnishing and installation of an emergency generator for the Berwick Place Wastewater Treatment Plant.

Joseph Nolan, township engineer, provided background information. Nine bids were opened with the apparent low bidder being Catanzaro Electric of Green Lane, PA in the amount of \$68,900. As the bids were opened the afternoon of the meeting, he did not have adequate time to review the completeness of their bid, and will make a recommendation to the board to award the bid once he has had adequate time to review.

5. **SOLICITOR'S REPORT**

a. Executive Session Report

James Garrity, township solicitor, remarked that since the last meeting, two executive sessions were held to discuss personnel issues.

b. Acceptance of Resignation

By way of formality, the Board must publicly acknowledge the receipt of the resignation letter from manager John Cornell.

A motion by Stephen Quigley, seconded by John Harris, and approved by all to accept the resignation of John Cornell.

i. Authorization to offer and execute Severance Agreement

James Garrity indicated that a severance agreement, based on Mr. Cornell's employment contract has been reached.

William Kazimer commented on the details of the severance agreement and how much money was involved.

Nicholas Imperial asked if the confidentiality portion of the agreement included the whistle blower agreement.

Lois Imperial questioned if the agreement precludes Mr. Cornell from further speaking about township matters with which he was involved.

Jim Mollick asked for more detail on the executive sessions.

A motion by Stephen Quigley, seconded by John Harris, and approved by all to authorize the offer and execution of the severance agreement.

ii. Authorization of RFP for interim manager

This will involve the search for a new manager.

A motion by Stephen Quigley, seconded by John Harris, and approved by all to authorize the RFP for an interim manager.

iii. Authorize temporary Secretary, Right to Know Officer & Zoning Officer

James Garrity indicated that Mr. Cornell held a variety of posts as township manager, and these duties need to be assigned.

Steve Quigley will be Township Secretary
 Eunice Kriebel will be Right to Know Officer
 Thomas Bookheimer will be Roadmaster
 Tiffany Loomis will be Zoning Officer
 Julie Lanzillo will be assistant Right to Know Officer

A motion by Stephen Quigley, seconded by John Harris, and approved by all to approve the above appointments

6. OTHER BUSINESS

Arthur Bustard reported no other business.

Steve Quigley questioned the new boards for 2010, and made a motion to study the calendar issue. There was no second. Motion failed

7. READING AND APPROVAL OF THE MINUTES OF NOVEMBER 18, 2009

Jim Mollick complained about the lack of detail in the minutes.

Chris Drummond, Anvil Drive commented about the enforcement of Zoning Hearing Board conditions related to the DePhillippo property.

Chris Drummond further commented about the procedure for Land Development and activities on the DePhillippo Property.

Lois Imperial commented that she felt Mr. Drummond's pain.

Nicholas Imperial commented on signs and the need for permits on his neighbor's property.

A motion by John Harris, seconded by Arthur Bustard, and approved by all to dispense with the reading of, and approve, the minutes of November 18, 2009. (Copies were available for review.)

PUBLIC COMMENTS

In Summary

Jim Mollick, Country View Drive, commented about enforcement of ordinances, the township manager, and state police presence.

William Kazimer, Germantown Pike, asked about township property on Germantown Pike.

Steve Quigley said Methacton High School was looking at tying their sewers into the township's system and that the school board minutes reflected that Arthur Bustard attended a meeting with Susan Caughlan, who attended as a future supervisor. He asked why he was not invited. Arthur Bustard explained it was a meeting to see the bus garage, at the invitation of the Superintendent, and Steve had already visited the garage.

Ron Evans, Worcester Township, thanked Mr. Harris for his service on behalf of Worcester.

Kim David, Berks Road, thanked John Harris for open space preservation.

ADJOURNMENT

There being no further business brought before this Board, Arthur Bustard adjourned the regularly scheduled meeting at 9:24 P.M.

Respectfully submitted,



Eunice C. Kriebel, Assistant Recording Secretary

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