

JANUARY 2, 1996

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 11:00 A.M. for the Annual Reorganization Meeting required by law.

Those present were John H. Graham, Chairman, George R. Lewis, Secretary and Chase E. Kneeland.

Chase E. Kneeland took the Oath of Office administered by Mary Pat Gramm.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to dispense with the Minutes of December 20, 1995.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to pay all outstanding bills.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint John H. Graham as Chairman of the Board of Supervisors for the year 1996.

A Motion by George R. Lewis, seconded by John H. Graham, and passed to appoint Chase E. Kneeland as Vice Chairman of the Board of Supervisors for the year 1996.

A Motion by John H. Graham, seconded by Chase E. Kneeland, and passed to appoint George R. Lewis as Secretary for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Charles A. Sardo as Roadmaster for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Eunice C. Kriebel as Treasurer for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Mary Pat Gramm as Assistant Secretary for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint James J. Garrity, Solicitor to the Board of Supervisors for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Joseph J. Nolan of CKS Engineers as Township Engineer for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Joseph J. Nolan of CKS Engineers as Sanitary Engineer for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Charles A. Sardo, Building Inspector and Zoning Officer for the year 1996.

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A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Patricia Quigley to the Township Planning Commission for a four (4) year term to expire January 1, 2000.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Linwood A. Kulp, Jr. to the Zoning Hearing Board for a three year (3) term to expire January 1, 1999.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Kenneth E. Dyer as Alternate to the Zoning Hearing Board for a three (3) year term to expire January 1, 1999.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Robert L. Brant as Solicitor to the Zoning Hearing Board for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint Curtis Shiery as Vacancy Board Chairman for the year 1996.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed that John H. Graham, Chase E. Kneeland and George R. Lewis shall be delegates to the State Convention, with John H. Graham being the voting delegate.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed that the following shall be the meeting dates for the Board of Supervisors for the year 1996:

January 2, 1996	July 17, 1996
February 21, 1996	August 21, 1996
March 20, 1996	September 18, 1996
April 17, 1996	October 16, 1996
May 15, 1996	November 20, 1996
June 19, 1996	December 18, 1996

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to approve the following paid holidays for the year 1996:

1	January 1, 1996	Monday	New Years Day
2	February 19, 1996	Monday	Presidents Day
3/4	May 24, 27, 1996	Fri/Mon	Memorial Wknd
5/6	July 4, 5, 1996	Thur/Fri	Independence Wknd
7/8	Aug 30 & Sept 2, 1996	Fri/Mon	Labor Day Wknd
9	November 5, 1996	Tuesday	Election Day
10/11	November 28, 29, 1996	Thur/Fri	Thanksgiving Wknd
12	December 25, 1996	Wednesday	Christmas Day
13	Personal Day		

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to appoint the following depositories for Township Funds for the year 1996:

Harleysville National Bank
Elverson National Bank
Union National Bank
Pennsylvania Local Government Investment Trust

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to set the wage for the Road Foreman at \$15.00 per hour.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed that Worcester Township shall be a One Road District.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to approve RESOLUTION # 96-1, 537 PLAN REVISION, CUTLER GROUP, a copy of which can be found in the Resolution Book.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to authorize the Township Engineer to prepare bids for road materials and rental equipment.

Adjourned 11:45 A.M.


GEORGE R. LEWIS
SECRETARY

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FEBRUARY 21, 1996

The Worcester Township Board of Supervisors met at the Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were, John H. Graham, Chairman, Chase E. Kneeland, Vice Chairman and George R. Lewis, Secretary.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to dispense with the reading of the Minutes of the January 2, 1996 meeting, noting they were available for review.

A Treasurer Report was given for the year 1996 to date:

General Fund-----	(\$6194.79)
State Fund-----	(\$3058.95)
Capital Reserve Fund-----	\$3055.42

A Motion by Chase E. Kneeland, seconded by John H. Graham, and passed to approve the Treasurers Report.

A Motion by Chase E. Kneeland, seconded by George R. Lewis, and passed to pay all outstanding bills.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to approve RESOLUTION NO. 96-2.
REVISION OF 537 PLAN - ABRUZZI ESTATES

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to approve the RICK MARS MAINTENANCE AGREEMENT
INSTALLATION AND MAINTENANCE AGREEMENT FOR AN INDIVIDUAL STREAM
DISCHARGE WASTEWATER DISPOSAL SYSTEM.

After having been properly advertised in a paper of general circulation "The Times Herald", a Hearing was held for ORDINANCE NO. 144.

SPEED LIMITS ON FISHER AND MILL ROAD.

There were several comments from the floor, after which the Hearing was closed. A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to set the speed limit for Fisher and Mill Roads at thirty-five (35) miles per hour.

A copy of the Ordinance may be found in the Ordinance Book.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to accept:

REZONING APPLICATION FOR FURTHER CONSIDERATION

JOHN L. HUGANIR

APPLICATION FOR AMENDMENT TO ZONING MAP AND ZONING ORDINANCE

Applicant, John L. Hukanir, 1107 N. Trooper Road, Norristown, PA 19403. Applicant is legal owner. Property consists of 17.8 acres, located north from the terminus of Windy Hill Road per plans of Czap/Specter, Inc., 1741 Valley Forge Road, P.O. Box 669, Worcester, PA 19490 (610) 584-0880. Plan proposes the rezoning of the tract to R-75, and development of 25 lots in accordance with requirements of the R-75 district.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to accept:

**SUBDIVISION APPLICATION FOR REVIEW AND DISTRIBUTION
GREEN HILL COUNTRY CLUB ESTATES**

Applicant, Michael Malone, 1440 Credley Lane, Collegetown, PA 19426. Applicant is equitable owner. The property, known as the Otter Estate, consists of 90 +/- acres, located at Green Hill Road at the intersection of Anders Road, Worcester, PA per plans of Jose Grande, 1965 Byrd Drive, Norristown, PA 19403 (610) 631-5435. Plan proposes fifteen (15) residential lots and a nine (9) hole golf course.

A Motion by George R. Lewis, seconded by Chase E. Kneeland, and passed to approve RESOLUTION NO. 96-3

CONDITIONAL FINAL APPROVAL - CENTER POINT FARMS

Applicant, Center Square Associates, c/o J. Edmund Mullin, Esquire, Hamburg, Rubin, Mullin and Maxwell, 375 Morris Road, P.O. Box 1479, Lansdale, PA 19446 (215) 661-0400. Owner of record, Center Square Associates. Property is situated on the north side of Skippack Pike, east of Shearer Road, consisting of 40.49 acres, per plan of Stout, Tacconelli & Associates, Inc., 158 W. Main Street, P.O. Box 447, Silverdale, PA 18962, (215) 257-5000, dated 09/17/93, with a last revision date of February 6, 1996.

Plan proposes 173 townhome units. Units will be contained within fee-simple lots with all common elements owned and maintained by a homeowner's association.

After having been properly advertised, the following bids were opened at 1:00 P.M. and read aloud:

1996 BIDS - MATERIALS

BIDS RECEIVED FROM THE FOLLOWING

NAME	DATE RECEIVED	TIME
HIGHWAY MATERIALS, INC. 1750 WALTON ROAD P.O. BOX 1667 BLUE BELL, PA 19422-0465	02/20/96	2:50 P.M.
CONTINENTAL SALT, INC. ONE EDGEWATER PLAZA STATEN ISLAND, NY 10305	02/21/96	9:30 A.M.
NACEVILLE MATERIALS A JOINT VENTURE 2001 RIDGE ROAD SELLERSVILLE, PA 18960	02/21/96	10:20 A.M.
H & K MATERIALS DIV OF HAINES & KIBBLEHOUSE, INC. P.O. BOX 1 CHAFFONT, PA 18914	02/21/96	10:20 P.M.

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NAME	DATE RECEIVED	TIME
DEVAULT CRUSHED STONE RTE 29 & CHARLESTOWN ROAD P.O. BOX 467 DEVAULT, PA 19432	02/21/96	10:33 A.M.
M & M STONE P.O. BOX 189 TELFORD, PA 18969	02/21/96	12:22 P.M.
GLASGOW, INC. WILLOW GROVE AVE & LIMEKILN PK P.O. BOX 1089 GLENSIDE, PA 19038	02/21/96	12:40 P.M.
GREAT VALLEY MATERIALS, INC. RTE 29 & CHARLESTOWN ROAD P.O. BOX 657 DEVAULT, PA 19432	02/21/96	12:52 P.M.

1996 BIDS - EQUIPMENT

BIDS RECEIVED FROM THE FOLLOWING

JESCO, INC. (NO BID) 2590 UNIONVILLE PIKE HATFIELD, PA 19440	02/20/96	9:30 A.M.
P.K. MOYER & SONS, INC. 832 ALLENTOWN ROAD EARLINGTON, PA 18918	02/21/96	12:03 P.M.
HARRIS GRAMM CONTRACTORS, INC. 1432 GRANGE AVENUE COLLEGEVILLE, PA 19426	02/21/96	12:34 P.M.
REID PAVING CONTRACTORS, INC. 1850 SWAMP PIKE GILBERTSVILLE, PA 19525	02/21/96	12:43 P.M.

The following letter was read and accepted by the Board of Supervisors.

February 20, 1996

Mr. John H. Graham, Chairman
Worcester Township Board of Supervisors

Dear John:

As you are aware, I am moving out of Worcester Township and must resign. As a Township Supervisor and Secretary to the Board this shall become effective at 12:00 P.M., February 28, 1996.

It has been my pleasure to have served with you and the township staff for so many years. I wish all of you the very best.

Sincerely,

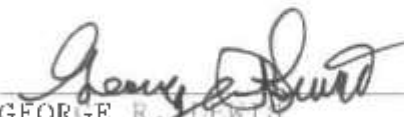
George R. Lewis
Secretary

After which a Motion was made by John H. Graham, seconded by Chase E. Kneeland, and passed unanimously to appoint Charles A. Sardo as Township Manager.

A Motion by John H. Graham, seconded by Chase E. Kneeland, and passed to appoint Eunice C. Kriebel as Assistant Township Manager, in charge of the office.

A Motion by John H. Graham, seconded by George R. Lewis, and passed to appoint Chase E. Kneeland as Interim Secretary to the Board of Supervisors.

Adjourned 8:25 P.M.


GEORGE R. LEWIS
SECRETARY

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A MOTION BY JOHN H. GRAHAM, SECONDED BY CHASE E. KNEELAND AND PASSED TO SET THIS PAGE ASIDE IN RECOGNITION OF GEORGE R. LEWIS' DEDICATED SERVICE AS A WORCESTER TOWNSHIP SUPERVISOR FROM NOVEMBER, 1981 THRU FEBRUARY, 1996.

Chase E. Kneeland

CHASE E. KNEELAND
SECRETARY

March 20, 1996

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by John H. Graham, Chairman.

Those present were: John H. Graham, Chairman and Chase E. Kneeland, Vice Chairman and Secretary.

A motion by Chase E. Kneeland, seconded by John H. Graham and approved to dispense with the reading of the minutes of February 21, 1996. The minutes were available for review.

The treasurer's report for the year 1996 to date was read.

General Fund:	\$59,149.51
State Fund:	\$85,582.74
Capital Reserve:	\$ 5,817.18

A motion by Chase E. Kneeland, seconded by John H. Graham and approved to accept the Treasurer's Report.

A motion by Chase E. Kneeland, seconded by John H. Graham and approved to pay the outstanding bills of the Township.

A motion by Chase E. Kneeland, seconded by John H. Graham and passed to approve RESOLUTION NO. 96 - 4, REVISION OF WORCESTER TOWNSHIP ACT 537 PLAN. A detailed explanation was given by the Township Engineer, Joseph J. Nolan, of all four sewage service areas. Questions were raised by a Fairview Village resident concerning effluent concentrations and mandatory connections. Joseph Nolan gave further explanations on areas and future services.

A motion by Chase E. Kneeland, seconded by John H. Graham and passed to approve the MAINTENANCE AGREEMENT FOR BERWICK PLACE SEWERS - PHASES 3 AND 4. Joseph Nolan gave some explanation of this agreement, noting that the developer has posted a maintenance bond with the Township.

Mr. Nolan, following examination of the bids and an explanation of each bid item, recommended the Board of Supervisors award the following contracts:

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1. STONE			M&M STONE COMPANY PO BOX 189 TELFORD, PA 18969		
ITEM NO.	APPROX QUANTITY	UNIT	DESCRIPTION	UNIT PRICE FOB-PLANT	UNIT PRICE DELIVERED
1	200	TONS	NO. 1 AGGREGATE	\$5.85	\$8.38
2	400	TONS	NO. 1B AGGREGATE	\$6.95	\$9.49
3	600	TONS	NO. 2A MODIFIED AGGREGATE	\$4.60	\$6.75
4	600	TONS	NO. 2B AGGREGATE	\$6.15	\$8.30
5	300	TONS	NO. 3 AGGREGATE	\$5.30	\$7.84
6	1,000	TONS	NO. 3A MODIFIED AGGREGATE	\$4.60	\$7.14
7	200	TONS	NO. 4 AGGREGATE	\$5.25	\$7.40
2. PAVING MATERIALS			M&M STONE COMPANY PO BOX 189 TELFORD, PA 18969		
1	900	TONS	ID-2 BASE	\$18.50	\$22.25
2	750	TONS	ID-2 TOP (H AGGREGATE)	\$19.75	\$23.50
3	500	TONS	2A MODIFIED BITUMINOUS MIX	\$18.75	\$22.50
4	400	TONS	BCBC	\$17.75	\$20.81
5	200	TONS	PSP COLD PATCH	\$35.00	\$37.15
6	1800	TONS	ID-3 AIRPORT MIX	\$18.75	\$23.61

A motion by Chase E. Kneeland, seconded by John H. Graham and passed to AWARD THE CONTRACTS FOR MATERIALS as recommended.

A date of April 5, 1996 at 10:00 A.M. was SET FOR THE SEMI ANNUAL ROAD INSPECTION IN APRIL, following a discussion of the Supervisors, Mr. Sardo and Mr. Nolan, all of whom will be present during this inspection due to the significant road damage after this harsh winter season.

A motion by Chase E. Kneeland, seconded by John H. Graham and passed to ACCEPT THE FOLLOWING SUBDIVISION FOR REVIEW AND DISTRIBUTION.

BUSTARD SUBDIVISION

Applicant, Arthur L and Joan Bustard, 2101 Bustard Road, P.O. Box 85, Cedars, PA 19423. Applicant is the legal owner. Property consists of approximately 15.93 acres, located on the west side of Bustard Road, north of Skippack Pike, per plans of Chambers Associates, Inc., 831 DeKalb Pike, Center Square, PA 19422, (610) 275-1114, dated March 11, 1996. Plan proposes subdivision of two parcels into four lots and moving two property lines on a third parcel.

Mr. Graham explained the process of distributing the plans to the Montgomery County Planning Commission, the Worcester Township Planning Commission and to the Supervisors and how this formally begins the 90-day review process.

ANNOUNCEMENT OF TWO ADDITIONAL AMBULANCE SERVICES TO COVER WORCESTER TOWNSHIP, AND REVISION OF EXISTING SERVICES BOUNDARY LINES EFFECTIVE MARCH 28, 1996. Chuck Sardo explained this. There will be two more ambulance services to service Worcester Township. A question was raised by John Kelly about charges from an ambulance service to the residents, if the resident was not a member of that service. Mr. Sardo will research this question and respond to Mr. Kelly and the Board.

The meeting was adjourned at 8:35 P.M.

Chase E. Kneeland

CHASE E. KNEELAND
SECRETARY

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March 27, 1996

**SPECIAL MEETING
WORCESTER TOWNSHIP BOARD OF SUPERVISORS**

A special meeting of the Worcester Township Board of Supervisors was called to order at 11:00 A.M. by John H. Graham, Chairman.

Those present were John H. Graham, Chairman and Chase E. Kneeland, Secretary.

A motion by Chase E. Kneeland, seconded by John H. Graham and passed to appoint Francis L. Davey to fill the unexpired term of George R. Lewis on the Board of Supervisors. This position will take effect immediately.

A motion by Chase E. Kneeland, seconded by John H. Graham and passed to award the contract for **EQUIPMENT** as follows:

EQUIPMENT RENTAL		HARRIS GRAMM CONTRACTORS 1432 GRANGE AVENUE COLLEGEVILLE, PA 19426	
BID ITEM	UNIT	DESCRIPTION	RATE
1	HOUR	580 E BACKHOE	\$50.00
2	HOUR	480 E LL LOADER	\$50.00
3	HOUR	755 LOADER	\$75.00
4	HOUR	450 CRAWLER DOZER	\$60.00
5	HOUR	10-12 TON 3-WHEEL ROLLER	\$50.00
6	HOUR	10 TON TANDEM ROLLER	N.B.
7	HOUR	252 VIBRATORY ROLLER	\$60.00
8	HOUR	BLAW KNOX PAVER	N.B.
9	HOUR	300 MAUDLIN PAVER	\$50.00
10	HOUR	AIR COMPRESSOR PACKAGE	\$40.00
11	HOUR	TANDEM AXLE TRUCK WITH TRAILER	\$60.00
12	HOUR	SINGLE AXLE DUMP - 9 TONS	\$45.00
13	HOUR	TANDEM AXLE - 18 TONS	\$48.00
14	HOUR	TRI-AXLE DUMP - 22 TONS	\$50.00

A motion by Chase E, Kneeland, seconded by John H. Graham and passed to award the bid for the repairs to the Worcester Township Fire House roof to Frank DeGrazio Roofing. The existing roof was placed on the building in approximately 1982.

The meeting was adjourned at 11:20 A.M.



CHASE E. KNEELAND
SECRETARY

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April 17, 1996

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by John H. Graham, Chairman.

Those present were: John H. Graham, Chairman; Chase E. Kneeland, Vice Chairman and Acting Secretary; and Frank L. Davey.

Frank L. Davey took the Oath of Office of Township Supervisor; Charles A. Sardo, Sr. took the oath of Office of Township Manager and Eunice C. Kriebel took the Oath of Office of Township Treasurer and Assistant Manager. Oaths were administered by Mary Pat Gramm.

John H. Graham recognized members of Boy Scout Troop 133, led by John Chambers, as being in attendance. They are currently working on a Citizenship and Community badge.

A motion by John H. Graham, seconded by Chase E. Kneeland and passed to appoint Frank L. Davey Vice Chairman of the Board of Supervisors.

A motion by John H. Graham, seconded by Frank L. Davey and passed to appoint Chase E. Kneeland Secretary of the Board of Supervisors.

A motion by Chase E. Kneeland, seconded by John H. Graham and passed to dispense with the reading of the minutes of March 20 and March 27, 1996. The minutes were available for review.

The treasurer's report for the year 1996 to date was read.

General Fund:	\$51,801.97
State Fund:	\$87,135.54
Capital Reserve:	\$ 8,697.75

A motion by Frank L. Davey, seconded by John H. Graham and passed to accept the Treasurer's Report.

A motion by Chase E. Kneeland, seconded by Frank L. Davey and approved to pay the outstanding bills of the Township.

Mr. Graham explained for the benefit of the Boy Scouts that all actions taken by the Board of Supervisors needed to be approved at a public meeting.

After having been properly advertised, a public hearing was held on the WORCESTER TOWNSHIP COMPREHENSIVE PLAN. John Graham turned the hearing over to Joseph J. Nolan, Township Engineer, for presentation.

Following presentation, questions were taken from the audience. Mr. Joseph Vagnoni of Hickory Hill Drive had questions on the allowed expansion of the Valley Green Sewer Treatment Plant. Mr. Charlie Lowe of Berks Road had questions on the growth areas of Worcester Township, "Fair Share" and what Worcester's percentage was for allocation. Joe Nolan explained how "Fair Share" is used in our Comprehensive Plan to protect areas designated as high priority for Rural Preservation. Mr. Joe Rogers of Trooper Road made a general comment that one way to preserve the open space of the Township was for property owners not to sell their land for development. Ms. Linda Coletti of W. Adair Drive asked if areas other than the new developments would be allowed to utilize the sewers. Chris David of 1704 Berks Road questioned if Worcester Township could join together with neighboring Townships for the purpose of sharing "Fair Share" housing requirements, which would save open space. John Graham indicated that Worcester has the largest amount of open space of all neighboring townships. Curtis Shiery of Shearer Road questioned how much open space the township would try to obtain, pointing out that open space is not taxable and therefore the Township is losing tax dollars. John Harris responded that preserving open space brings less children to fill the schools. John Cassel of Germantown Pike noted that the Township had recently purchased 10 acres in Fairview Village for open space. Peter Schlotterer of Schultz Road asked how much money the Township would be receiving from the Montgomery County Open Space Commission. Alden Hendricks responded that the Township would be receiving \$688,527. plus and additional \$34,071. for tree planting. Mr. Joe Rogers of Trooper asked when the plan would be put into effect, and Mr. Nolan responded it would take effect immediately.

After having been properly advertised, a public hearing was held on proposed ORDINANCE NO. 145 - REVISION OF WORCESTER TOWNSHIP 537 PLAN.

AN ORDINANCE GOVERNING MUNICIPAL MANAGEMENT OF ON-LOT SUBSURFACE SEWAGE DISPOSAL FACILITIES WITHIN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PA

John Graham turned the hearing over to Joseph J. Nolan, Township Engineer, for presentation.

Following presentation, questions were taken from those present. Mr. Joseph Vagnoni of Hickory Hill Drive expressed his concerns that the new ordinance would create hardships for property owners. Mr. John Graham and Mr. Jim Garrity responded that the new ordinance would give the Township legal footing in responding to residents who were ignoring malfunctioning sewer systems. Mr. Charlie Lowe of Berks Road asked when the ordinance would become effective. Mr. John Graham informed that it would be immediately. Mr. Frank D'Lauro of Valley Forge Road questioned the requirements

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for inspection and pumping. Ms. Pat Quigley of Quarry Hall Road asked how the residents would be informed of their need to meet the requirements of the ordinance. James Garrity responded that the Department of Environmental Protection requires that the Township pass this ordinance in order for the DEP to accept the Township's new 537 Plan.

After having been properly advertised, a public hearing was held on proposed ORDINANCE NO. 146 - AMENDMENT OF ORDINANCE NO. 100

AMENDMENT OF THE ZONING ORDINANCE OF WORCESTER TOWNSHIP
(NUMEROUS SECTIONS)

John Graham turned the hearing over to James J. Garrity, Township Solicitor, for presentation.

Following presentation, questions were taken from those present. Alden Hendricks of Bustard Road questioned if the Board had had the opportunity to review the Planning Commission's comments. He also asked if the Board would consider holding up passage of the ordinance so those sections that are hard to understand could be clarified. Mr. John Graham responded that he agreed that the Zoning Ordinance is hard to read.

After having been properly advertised, A public hearing was held on proposed ORDINANCE NO. 147

AN ORDINANCE TO AMEND ORDINANCE NO. 74 OF WORCESTER TOWNSHIP,
ENTITLED "THE WORCESTER TOWNSHIP SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE OF 1975" BY ADDING REGULATIONS FOR
STORMWATER MANAGEMENT

John Graham turned the hearing over to Joseph J. Nolan, Township Engineer, for presentation.

Following presentation, there were no questions from those present.

The above public hearings were closed.

A motion by Chase E. Kneeland, seconded by Frank L. Davey and passed to approve RESOLUTION NO. 96 - 5, REVISION OF WORCESTER TOWNSHIP COMPREHENSIVE PLAN.

The above Resolution may be found in the Resolution Book.

A motion by Chase E. Kneeland, seconded by Frank L. Davey and passed to approve ORDINANCE NO. 145 - REVISION OF WORCESTER TOWNSHIP 537 PLAN.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed to approve ORDINANCE NO. 146 - AMENDMENT OF ORDINANCE NO. 100 with the condition that the ordinance would be further revised for clarification.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed to approve ORDINANCE NO. 147

All of the above ordinances may be found in the Ordinance Book.

Following recommendation from Joseph J. Nolan, Township Engineer, a motion was made by Chase E. Kneeland, seconded by Frank L. Davey and passed to award the contract for MORRIS ROAD RECONSTRUCTION as follows:

BID ITEM	E. J. Breneman, Inc. State Hill Road P.O. Box 2129 Sinking Spring, PA		M & M Stone Co. P.O. Box 189 Telford, PA	
	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1. Cold-In-Place Recycled Base	3.94	48,659.00	----	-----
2. Emulsified Asphalt	0.65	16,055.00	----	-----
3. RAP	----	----	8.85	2,655.00
4. ID-2 Wearing Course	----	----	30.59	33,649.00
5. Tack Coat	----	----	1.65	1,155.00
		64,714.00		37,459.00

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed to approve RESOLUTION NO. 96 -- 6, REVISION OF WORCESTER TOWNSHIP ACT 537 PLAN - AGER TRACT.

A copy of the resolution may be found in the Resolution Book.

Mr. Charles A. Sardo, Township Manager, explained that Cedars Road will be reconstructed as a piggyback on a contract with Skippack Township. All other roads in the Township should be repaired within eight weeks. Mr. Joe Vagnoni of Hickory Hill Road questioned if tar and chip was the best method for repairing Township roads. Mr. Sardo explained it was the most economical.

Meeting adjourned at 9:10 p.m.

Chase E. Kneeland
 CHASE E. KNEELAND
 SECRETARY

May 15, 1996

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by John H. Graham, Chairman.

Those present were: John H. Graham, Chairman; Frank L. Davey, Vice Chairman; Chase E. Kneeland, Secretary; Charles A. Sardo, Sr, Township Manager, James J. Garrity, Township Solicitor; and Joseph J. Nolan, Township Engineer.

A motion by Chase E. Kneeland, seconded by Frank L. Davey and passed unanimously to dispense with the reading of the minutes of April 17, 1996. The minutes were available for review.

The treasurer's report for the year 1996 to date was read.

General Fund:	\$19,366.81
State Fund:	\$88,211.87
Capital Reserve:	\$11,492.54

A motion by Chase E. Kneeland, seconded by Frank L. Davey and passed unanimously to accept the Treasurer's Report.

A motion by Chase E. Kneeland, seconded by Frank L. Davey and passed unanimously to pay the outstanding bills of the Township.

A motion by Chase E. Kneeland, seconded by Frank L. Davey and passed unanimously to allow the WORCESTER FIRE POLICE TO ASSIST WITH TRAFFIC CONTROL AT THE FARMERS UNION HORSE PARADE, JUNE 1, 1996. The Board agreed that if the Fire Police need additional assistance, they may contact other Fire Police units.

A motion by Chase E. Kneeland, seconded by Frank L. Davey and passed unanimously to DONATE \$ 500.00 TO THE TOWAMENCIN YOUTH ASSOCIATION. Mr. Graham noted that many Worcester children participate in the Youth Association of Towamencin Township.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to authorize Charles A. Sardo Sr. to attend a week long seminar at Shippensburg University from June 10 to June 14, 1996. Mr. Kneeland noted that this was a part of Mr. Sardo's routine continuing education.

Following recommendation from Joseph J. Nolan, Township Engineer, a motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to AWARD THE CONTRACT FOR THE 1996 ROAD REPAIR PROJECT #7200-74 - VARIOUS TOWNSHIP ROADS to SJM Construction Co., Inc., 1001 Bethlehem Pike, P.O. Box 373, Springhouse, PA in the amount of \$366,763.96. Mr. Nolan explained that this is a significant contract made necessary due to the severity of this past winter. The contract includes 15,000 S.Y. of Patching and 52,000 S.Y. of Seal Coat and Surface Treatment.

After having been properly advertised, a PUBLIC HEARING was held on PROPOSED ORDINANCE NO. 148 - AMENDMENT OF ORDINANCE NO 100 AN ORDINANCE AMENDING THE WORCESTER TOWNSHIP ZONING ORDINANCE OF 1988 BY AMENDING SECTION 2517, ULTIMATE RIGHT-OF-WAY, TO ALLOW THE BOARD OF SUPERVISORS TO REQUIRE THAT THE ULTIMATE RIGHT-OF-WAY BE DECREASED ON ANY ROAD, OR SECTION THEREOF, WHEN IT APPEARS THAT SUCH DECREASE IS DESIRABLE

John Graham opened the hearing and asked James J. Garrity, Township Solicitor, to elaborate on the proposed ordinance. Mr. Garrity explained that some right-of-ways in the Township were of an excessive width. This Ordinance would provide discretionary authority to the Board of Supervisors to reduce the right-of-way widths on a case-by-case basis, instead of forcing the applicant to go to the Zoning Hearing Board

Following presentation, questions were taken from those present. Lois Cipollini of 1525 Green Hill Road asked Mr. Garrity to explain what a right-of-way was. Don Richardson, 1122 Kriebel Mill Road questioned if a right-of-way was surrendered forever and if this was wise. Mr. Garrity responded that the Township asks the developers to give the ultimate right-of-way to the Township, but that the developer did not have to cooperate. John Kelly of Water Street Road strongly disagreed with the ordinance. He felt this will place houses closer to the road, will reduce the country look of Worcester, and only favors the developer. Mr. Garrity responded that placing houses closer to the road is a "set back" issue, not a right-of-way matter. Peter Schlotterer, 2162 Schultz Road, asked if there were any present requests for relief under this ordinance. Mr. Garrity responded that the Applicant of the Green Hill Country Club project, Mr. Malone, had a request in. Peggy Foley, 1526 Green Hill Road, asked what the benefit to the Township would be to reduce the ultimate right-of-way. James Garrity responded. Peter Schlotterer questioned if the State and County also took right-of-ways. Joe Nolan explained that the State and County also asks for the ultimate right-of-way, but the Township must take the action and maintain the right-of-way. Lois Cipollini again questioned why houses are set so close to the streets. Mr. Nolan explained that the builder has the option to set the house anywhere behind the "set back" line, and this is not determined by right-of-way.

The above public hearing was closed.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to table ORDINANCE NO. 148 - AMENDMENT OF ORDINANCE NO. 100 and to take the comments received into consideration.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to accept the following SUBDIVISION FOR DISTRIBUTION AND REVIEW:

RUTH E. MYERS

Applicant, Ruth E. Myers, 1233 Merrybrook Road, Colledgeville, PA. Applicant is the legal owner. Property consists of 9.98 acres, located on the west side of Merrybrook Road per plans of Cowan Associates, Inc., 120 Penn-Am Drive, Quakertown, PA (215) 536-7075, dated 9/8/95. Plan proposes the subdivision of the property into two lots.

B958770

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to approve **RESOLUTION NO. 96 - 7 PRELIMINARY SUBDIVISION APPROVAL - ABRUZZI ESTATES**

Applicant, Michael & Teresa DiPrinzio, P.O. Box 108, Fairview Village, PA 19409. Applicant is legal owner. Property consists of approximately 19 acres, located south of Germantown Pike, east of Mt. Kirk Avenue, west of Church Road, and borders Lower Providence Township, per plan of Eberhardt Engineers Inc, 1717 Fels Road, Pennsburg, PA 18073 (215) 541-4626, dated 02/29/96, with a last revision date of 4/10/96. Plan proposes 54 Carriage Homes in the "MR" district, which comprises 14.98 acres and an existing dwelling in the "RO" district.

James Garrity, Joe Nolan and Charles Sardo indicated that all items are in order. Mr. Garrity noted that this development will be one of three to expand and utilize the Berwick Place Sewer Treatment Plant.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to approve **RESOLUTION NO. 96 - 8 PRELIMINARY SUBDIVISION APPROVAL - CHADWICK PLACE**

Applicant, Chadwick Place Development Corp. Owner of record, Peter Chang Y. Kim and Tok Son Kim, 703 Preston Road, Erdenheim, PA. Property is located on the south side of Germantown Pike, east of Smith Road, and adjoining Lower Providence Township. Property comprises 26.17 acres and consists of a 96 unit multi-family development per plans of Gilmore & Associates Inc., 184 West Main Street, Trappe, PA 19426 (610) 489-4949 dated 6/30/95 with a last revision date of April 9, 1996.

James Garrity explained that this was the second of the developments to expand and utilize the Berwick Place Sewer Treatment Plant. The development will include the construction of a park and road improvements on Kriebel Mill Road and Mt. Kirk Avenue.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to approve **RESOLUTION NO. 96-9 PRELIMINARY SUBDIVISION APPROVAL - GREEN HILL COUNTRY CLUB ESTATES**

Applicant, Michael Malone, 1440 Credley Lane, Colledgeville, PA 19426. Applicant is equitable owner. The property, known as the Otter Estate, consists of 90+/- acres, located at Green Hill Road at the intersection of Anders Road, Worcester, PA per plans of Jose Grande, 1965 Byrd Drive, Norristown, PA 19403 (610) 631-5435, dated 2/13/96 with a last revision date of 4/15/96. Plan proposes fifteen (15) residential lots and a nine (9) hole golf course.

Mr. Garrity noted that this matter is relatively simple, it is for the Subdivision only. The Land Development of the golf course will be submitted separately. All legal and engineering requirements to date have been met.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to approve **RESOLUTION NO. 96-10 - NO PARKING ON BETHEL ROAD.**

Mr. Sardo reported that this resolution is needed due to a tractor trailer being parked on this section of roadway which is creating a traffic hazard.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to approve RESOLUTION NO. 96 - 11 PRELIMINARY SUBDIVISION APPROVAL - THE CUTLER GROUP, INC.

Applicant, The Cutler Group, Inc., 5 Sentry parkway West, Suite 100, Blue Bell, PA 19422. Applicant is owner of legal title. Property consists of approximately 15.41 acres located on the southwest side of Germantown Pike, south of Windy Hill Road, per plans of Urwiler & Walter, Inc., 3126 Main Street, P.O. Box 269, Sumneytown, PA 18084, dated 5/19/95, with a last revision date of 2/29/96. Plan proposes 46 semi-detached twin homes plus one existing single family dwelling. Area is currently zoned Commercial plus Multi-Residential. Conditional Use approval received 5/17/95.

Mr. Garrity stated that this was the last project which will expand and utilize the Berwick Place Sewer Treatment Plant. Mr Garrity and Mr. Nolan stated that both the legal and engineering issues have been addressed.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed to approve RESOLUTION NO. 96 - 12 - REVISIONS TO THE WORCESTER TOWNSHIP EMERGENCY OPERATIONS PLAN.

Mr. Sardo explained that the changes made were to designating the Worcester Township Maintenance Building as the primary EOC for Worcester Township and listing the personnel contact order.

The above Resolutions may be found in the Resolution Book.

The meeting was opened to the public for comments and concerns.

Lois Cipollini of 1525 Green Hill Road requested that a speed study be done for Green Hill Road. Mr. Sardo noted that the Zoning Hearing Board made a condition that a speed study be performed. Peter Schlotterer, 2152 Schultz Road, asked which roads in the Township were being repaired. Joe Nolan read the list of those being repaired under contract and Charles Sardo name the roads being repaired by Township forces. Mark Constable, 2204 Oak Terrace, asked what repairs were planned for Berks Road. Charles Sardo explained there was a bid currently out for the repairs to Berks Road. Bob Dobslaw, Dilsheimer Communities, requested that the Township sign the planning modules for Chadwick Place. He was informed that the Township has not yet received those forms from his engineer.

Meeting adjourned at 8:34 P.M.

Chase E. Kneeland

CHASE E. KNEELAND
SECRETARY

B958770

May 31, 1996

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

The special meeting of the Worcester Township Board of Supervisors was called to order at 11:00 A.M. by John H. Graham, Chairman.

Those present were: John H. Graham, Chairman; Frank L. Davey, Vice Chairman; Chase E. Kneeland, Secretary; Charles A. Sardo, Sr, Township Manager, and James J. Garrity, Township Solicitor.

Following recommendation from Joseph J. Nolan, Township Engineer, a motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to AWARD THE CONTRACT FOR BERKS ROAD RECONSTRUCTION, CONTRACT #7200-96 as follows:

BID ITEM	E. J. Breneman, Inc. State Hill Road P.O. Box 2129 Sinking Spring, PA		Allan A. Myers, Inc. 1805 Berks Road P.O. Box 98 Worcester, PA 19490	
	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1. Cold-In-Place Recycled Base	3.54	53,192.04	----	----
2. Emulsified Asphalt	0.65	19,532.50	----	----
3. RAP	----	----	11.00	3,850.00
4. ID-2 Wearing Course	----	-	29.50	39,884.00
5. Tack Coat	----	----	1.00	850.00
		72,724.54		44,584.00

After having been properly advertised, a PUBLIC HEARING was held May 15, 1996 on PROPOSED ORDINANCE NO. 148 AN ORDINANCE AMENDING THE WORCESTER TOWNSHIP ZONING ORDINANCE OF 1988 BY AMENDING SECTION 2517, ULTIMATE RIGHT-OF-WAY, TO ALLOW THE BOARD OF SUPERVISORS TO REQUIRE THAT THE ULTIMATE RIGHT-OF-WAY BE DECREASED ON ANY ROAD, OR SECTION THEREOF, WHEN IT APPEARS THAT SUCH DECREASE IS DESIRABLE.

Testimony may be found in the Minutes of May 15, 1996.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to approve ORDINANCE NO. 148 - AMENDMENT OF ORDINANCE NO. 100

The above Ordinance may be found in the Ordinance Book.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to approve RESOLUTION NO. 96 - 13 CONDITIONAL FINAL SUBDIVISION APPROVAL - AGER TRACT

Applicant, Michael J. Clement, 484 Norristown Road, Blue Bell, PA 19422 (610) 825-8400. Owner of record, John and Florence Ager, 2622 Morris Road, Lansdale, PA 19446. Applicant is equitable owner. Property is located on the south side of Morris Road, west of Bethel Road and east of Berks Road. Property consists of 14 lots comprising 10.65 acres per plan of Stout, Tacconelli & Associates, Inc., 1744 Sunneytown Pike, P.O. Box 1191, Kulpville, PA 19443 (215) 855-5146 dated 10/31/95, with a last revision date of 4/24/96.

The Township solicitor reminded the Board that Mr. Clement is a legal partner in this subdivision.

In a letter from our Township Engineer, Mr. Nolan stated that all engineering items are in order. A possible name for the access road was discussed.

A motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to approve RESOLUTION NO. 96 - 14 REVISION OF WORCESTER TOWNSHIP ACT 537 PLAN - CHADWICK PLACE

The above Resolutions may be found in the Resolution Book.

Meeting adjourned at 11:17 A.M.

Chase E. Kneeland

CHASE E. KNEELAND
SECRETARY

B958770

June 19, 1996

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by John H. Graham, Chairman.

Those present were: John H. Graham, Chairman; Frank L. Davey, Vice Chairman; Chase E. Kneeland, Secretary; Charles A. Sardo, Sr, Township Manager; and James J. Garrity, Township Solicitor.

Chase E. Kneeland read the minutes of May 15 and May 31, 1996. Frank Davey noted that the minutes of May 31, 1996 should be amended to reflect the fact that Mr. Joseph Nolan, Township Engineer, was in attendance. A Motion by Frank L. Davey, Seconded by John H. Graham and passed unanimously to accept the minutes as amended. The minutes were available for review.

The Treasurer's report for the year 1996 to date was read.

General Fund:	\$173,738.39
State Fund:	\$ 89,316.87
Capital Reserve:	\$ 14,574.44

A Motion by Frank L. Davey, Seconded by John H. Graham and passed unanimously to accept the Treasurer's Report.

A Motion by Chase E. Kneeland, Seconded by Frank L. Davey and passed unanimously to pay the outstanding bills of the Township.

After having been properly advertised, a PUBLIC HEARING was held on PROPOSED ORDINANCE NO. 149 - ESTABLISHMENT OF A SHADE TREE COMMISSION

AN ORDINANCE ESTABLISHING A SHADE TREE COMMISSION FOR WORCESTER TOWNSHIP TO PROMOTE THE BEAUTIFICATION OF PUBLIC SPACES AND ENCOURAGE GOOD PLANTING AND LANDSCAPING OF PRIVATE SPACES IN THE TOWNSHIP

John H. Graham opened the hearing and stated the purpose for the creation of this Ordinance and the Shade Tree Commission. Frank L. Davey asked for comments from the audience. Gordon Todd, 2116 Bustard Road, asked if this Commission would be an "advisory only" Board. John H. Graham confirmed. Kim David, 1704 Berks Road, stated that this would be good for the Township. Christine David, 1704 Berks Road, was glad to reinforce the statement of Kim David.

There being no further comments, the above public hearing was closed.

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to approve ORDINANCE NO. 149 - ESTABLISHMENT OF A SHADE TREE COMMISSION.

The above Ordinance may be found in the Ordinance Book.

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to accept the following: **SUBDIVISION FOR REVIEW AND DISTRIBUTION - SUNNY BROOK ESTATES** Applicant, Meadow View Homes, Inc., P.O. Box 280, Spring House, PA 19477. Applicant is the legal owner. Property consists of 126.37 acres, located on the west side of North Wales Road, north of Skippack Pike, per plans of Woodrow & Associates, Inc., 1454 Bethlehem Pike, North Wales, PA 19454, dated May 30, 1996. Plan proposes the subdivision of the property into 184 single family lots.

Charles Lowe, 2240 Berks Road, asked what reviews would be done on this subdivision. John H. Graham, Chase E. Kneeland and Frank L. Davey all explained the series of reviews that are done on every subdivision.

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to approve **RESOLUTION NO. 96 - 15** **CONDITIONAL FINAL SUBDIVISION APPROVAL - GREEN HILL COUNTRY CLUB ESTATES** Applicant, Michael Malone, 1440 Credley Lane, Collegeville, PA 19426. Applicant is equitable owner. The property, known as the Otter Estate, consists of 90+/- acres, located at Green Hill Road at the intersection of Anders Road, Worcester, PA per plans of Jose Grande, 1965 Byrd Drive, Norristown, PA 19403 (610) 631-5435, dated 2/13/96 with a last revision date of June 13, 1996. Plan proposes fifteen (15) residential lots and a nine (9) hole golf course.

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to approve **RESOLUTION NO. 96 -16** **PRELIMINARY/FINAL SUBDIVISION APPROVAL - RUTH E. MYERS** Applicant, Ruth E. Myers, 1233 Merrybrook Road, Collegeville, PA. Applicant is the legal owner. Property consists of 9.98 acres, located on the west side of Merrybrook Road per plans of Cowan Associates, Inc., 120 Penn-Am Drive, Quakertown, PA (215) 536-7075, dated 9/8/95 with a last revision date of 5/28/96. Plan proposes the subdivision of the property into two lots.

Frank L. Davey introduced an item not on the Agenda. The Board of Supervisors would like to engage a PUC attorney to represent the Township's interests to the PUC Commission with regard to the Superior Water Company. A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to appoint an attorney to represent the Township on these PUC hearings.

Barbara McMonagle, 2665 Shady Lane, questioned why an attorney had to be retained. The Board explained that Mr. Garrity was not an expert in the PUC area; and that they were concerned about the future water availability for the residents of the Center Point Farms development. George Hasara, 1703 North Wales Road, asked if the Township would be able to recoup the costs expended by the Township from the Gambone Organization, or if taxes would rise because of the legal expenses. John H. Graham explained that taxes would not rise because of any legal fees incurred. Also, since Mr. Garrity is not a PUC attorney, the Township does not know what remedies we will have. Winnie Hayes, 3033 Fisher Road, questioned why the water issue was not raised prior to approval. James Garrity responded that the issue was raised and that this current

action is a continuation of the issue the Township has with the water company. Chase E. Kneeland commented that the Township worked very hard to assist in negotiations between Superior Water Company and North Penn Water Company to reduce rates. To the Township's surprise, when rate reduction did occur, Superior Water still insisted on continuing with the project. Charles Lowe, 2240 Berks Road asked if the Township could appeal to the PUC, or if it was already too late. Frank L. Davey responded it was not too late, and this is the reason for hiring an attorney. Ron Hayes, 3033 Fisher Road, asked if the attorney to be hired was clear of Gambone Brothers and Superior Water Company involvement, and if the Township would require this is writing. James Garrity responded that the Township did not need to receive this assurance in writing, but that the attorney had indicated to the Township he did not have a conflict of interest.

Frank L. Davey read a letter received from David W. H. Wilson, Fire Police Captain with the Worcester Volunteer Fire Department. Frank L. Davey stated that the Board was laboring over the entire situation of the upcoming Trinity Lutheran Church Country Fair. Requests for assistance by the Fire Police are to be received by the Board at least one month prior to an event. The request in question was received by the Township one day before the event was to start. Mr. Davey questioned what the manpower requirements would be to fulfill this request; and Mr. Graham questioned if the Fire Police could safely provide the service and still provide needed assistance for the Fire Company. David Wilson and George Lamphere, President of the Worcester Volunteer Fire Department, were asked to attend this meeting. Mr. Wilson stated that three fire police members will be needed for June 19, 20 & 21, and six fire police members will be needed for June 22. The Fire Police cannot safely provide this assistance on its own, since there are currently only seven fire police members. It is a situation of bad timing, and short notice to request backup from neighboring fire police units. Mr. Wilson also stated that this was not a request for assistance on Valley Forge Road, it was a request for assistance with parking cars. He was also in agreement with the Board that this event was not a country fair, but rather a carnival. John H. Graham asked if the executives of the Fire Company had any input. George Lamphere stated that the Fire Company was lead to believe the church was handling all of the items in question and further stated that the Fire Police would not assist the church without the approval of the Board. John H. Graham noted that the Board must vote publicly on all non-fire activities of the fire company and the fire police. This allows the Township to cover the members for insurance purposes. If a public vote is not recorded, there is no coverage. Mr. Graham also stated that the carnival is very close to Valley Forge Road, not where the Township gave the church permission to set up their country fair. David Wilson stated that as captain, he would not permit the Fire Police members to be anywhere without Board of Supervisors approval or executive approval of the fire company.

A Motion by Frank L. Davey, seconded by Chase E. Kneeland and passed unanimously to ALLOW THE FIRE POLICE TO ASSIST WITH MANPOWER THAT THE FIRE CAPTAIN CAN SAFELY PROVIDE TO ASSIST WITH PARKING CARS AT TRINITY CHURCH ON VALLEY FORGE ROAD, JUNE 19, 20, 21 AND 22.

The meeting was opened to the public for comments and concerns.

Barbara McMongale, 2665 Shady lane, asked for an explanation on the differences between Preliminary/Final Subdivision Approval and Conditional Final Approval. James Garrity explained differences. Christine David, 1704 Berks Road, asked how many people attended the May 31, 1996 meeting. John Graham responded there were no attendees other than staff and Mr. Michael Clement. Ms. David asked if an ordinance could be passed to require more than one advertisement, and questioned what the purpose of the special meeting was. John H. Graham responded the Township wanted to get the road work contracts started. Chase E. Kneeland commented that the Township was trying to get as much roadwork done as possible before fall. Ms. David asked why Ordinance No. 148 was passed, since there were still questions. John H. Graham stated that the hearing was closed on May 15, when no more questions or comments were raised. At that time, it was up to the Board to vote. The Board could have voted on May 15, but chose to consider the comments received before holding their vote. Ms. David asked if the Board executed this relief. John H. Graham responded that relief was granted to the Green Hill Country Club Estates, and that this development will be enhancing this portion of the Township. The Township will get 2 acre lots, a 60 acre golf course, and a paved road that is now dirt. Christine David asked if the Township could advertise special meetings more than once. Frank L. Davey added that the Township will follow the law. Winnie Hayes, 3033 Fisher Road did not understand that the hearing on Ordinance No. 148 had been closed. Her expectation was that the hearing was continued, and she had concerns how the decision was made. Frank L. Davey explained the legal process that was used for the hearing. Charles Lowe, 2240 Berks Road asked if the matter could be re-opened. The Board and James Garrity stated no, that the Ordinance was already passed. Mr. Garrity further commented that this is the only Township, to his knowledge, that had right-of-way in the Zoning Ordinance, and not in the Subdivision Ordinance. Through this Ordinance, the Board of Supervisors can maintain control and consistency. Kim David questioned what was gained by the Township by this Ordinance. James Garrity explained that the Township will receive 15 lots, 60 acres of open space and a paved road. Mr. David further asked if a matter before the Zoning Hearing Board also necessarily goes to the Board of Supervisors. John Graham stated no. Gordon Todd, 2116 Bustard Road, stated he was in favor of Ordinance No. 148. It is counter productive to have developments with 32' roads loading onto 28' roads. Mr. Bill Barclay, 2892 Crest Terrace, asked what recourse the Township or residents had if they were hurt by the deep wells. James Garrity stated that the PUC had to check and determine the financial condition of the water company. The PUC would reach their own decision, but the Township wanted its interests heard before the PUC. Shirley Barclay, 2892 Crest Terrace, questioned if someone

lost well water and had to be connected to public water, if it would be at no cost to the user. James Garrity stated that the Township will hire an attorney to answer these questions. Peter Schlotterer, 2162 Schultz Road, questioned if Superior Water Company had any other wells. James Garrity responded that he did not know how many wells Superior had, but that they had 440 customers in Pennsylvania. Kim David asked if CVS had appealed the Zoning Hearing Board decision, and what the Township position was. James Garrity responded that CVS had appealed, the Township had intervened to be a party, and further explained the process. The Zoning Hearing Board will be represented by their attorney. John Graham stated that the Board is backing the decision of the Zoning Hearing Board. Christine David stated she liked the feel of country roads. Peter Schlotterer questioned how many wells Superior was planning on drilling on the property, in addition to the one that North Penn Water Authority has on the corner of Skippack Pike and Shearer Road. James Garrity stated the plans show two wells. Mary Leister, 2629 Skippack Pike, asked if there was anything the public could do to protect the Township, and if letters could be written to the PUC.

Meeting adjourned at 9:20 P.M.


CHASE E. KNEELAND
SECRETARY

July 17, 1996

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by John H. Graham, Chairman.

Those present were: John H. Graham, Chairman; Frank L. Davey, Vice Chairman; Chase E. Kneeland, Secretary; and Charles A. Sardo, Sr.

A motion by Chase E. Kneeland, seconded by Frank L. Davey and passed unanimously to dispense with the reading of the minutes of June 19, 1996. The minutes were available for review.

The Treasurer's report reflecting the net income for the year 1996 to date was read.

General Fund:	\$243,341.73
State Fund:	\$ 94,272.71
Capital Reserve:	\$ 17,196.53

A Motion by Chase E. Kneeland, Seconded by Frank L. Davey and passed unanimously to accept the Treasurer's Report.

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to pay the outstanding bills of the Township.

A Motion by Frank L. Davey, Seconded by John H. Graham and passes unanimously to approve RESOLUTION NO. 96 - 17 DEED OF DEDICATION - BETHEL HILL TERRACE

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to approve RESOLUTION NO. 96 - 18
CONDITIONAL PRELIMINARY/FINAL SUBDIVISION APPROVAL
BUSTARD SUBDIVISION

Applicant, Arthur L. and Joan Bustard, 2101 Bustard Road, P.O. Box 85, Cedars, PA 19423. Applicant is the legal owner. Property consists of approximately 15.93 acres, located on the west side of Bustard Road, north of Skippack Pike, per plans of Chambers Associates, Inc., 831 DeKalb Pike, Center Square, PA 19422, (610) 275-1114, dated March 4, 1996, with a last revision date of May 15, 1996. Plan proposes the subdivision of two parcels into four lots and moving two property lines on a third parcel.

A copy of the above resolutions may be found in the Resolution Book.

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to accept the following SUBDIVISIONS AND LAND DEVELOPMENTS FOR REVIEW AND DISTRIBUTION

B058770

AMOCO OIL COMPANY

Applicant, Amoco Oil Company, 1895 Old Bethlehem Pike, Quakertown, PA 18951. Owner of property is William G. Farrell, 1258 Quarry Hall Road, Norristown, PA 19403. Property consists of 28,314 S.F., located on the northwest corner of Germantown Pike and Valley Forge Road, Worcester, PA per plans of Bohler Engineering, Inc., 1555 Bustard Road, Suite 50, P.O. Box 313, Kulpville, PA 19443 (215) 393-8300, dated 06/12/96. Plan proposes four gas pumps with a canopy, and the renovation of the existing three bay service garage into a food shop.

ESTATE OF FINLEY H. M. SHUGARD

Applicant is Barbara Van Audenhove, co-executrix for the estate of H. Finley & Margaret S. Shugard, 1540 Kriebel Mill Road, Collegeville, PA 19426. Owner of record is H. Finley & Margaret S. Shugard, 1530 Kriebel Mill Road, Collegeville, PA 19426. Property consists of 21.77± acres, located on the east side of Kriebel Mill Road, north of Stump Hall Road and south of Heebner Road, per plans of Grande Engineering, 1965 Byrd Drive, Norristown, PA 19403 (610) 631-5435, dated 7/5/96. Plan proposes the subdivision of 3.03± acres, not to be a building lot, from the original parcel and to be conveyed to existing lot #5.

DAVID A. RICCI AND DAVID WELSH LEVY

Applicants are David A. Ricci, 2584 Hillcrest Drive, Worcester, PA., and David Welsh Levy, 2586 Hillcrest Drive, Lansdale, PA. Owner of record is David A. & Kathleen M. Ricci, 2584 Hillcrest Drive, Worcester, PA. The plan proposes a lot line change between lots 55 and 56 along Hillcrest Drive to convey ownership of a fifteen (15) foot wide strip of ground from David A. & Kathleen M. Ricci to David Welsh & Terry W. Levy, 2586 Hillcrest Drive, Lansdale, PA, per plans of Joseph M. Estock, P.E., 355 South Henderson Road, King of Prussia, PA 19406 (610) 265-3035, dated May 24, 1996.

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to approve the **APPOINTMENT OF MELLON-PSFS AS AN ADDITIONAL DEPOSITORY FOR TOWNSHIP MONIES**

John Graham explained that all depositories of township funds must be approved by the Board of Supervisors. The Township manager and the Township Treasurer have researched various bank, including Mellon-PSFS and have determined that the Township can increase the interest income by this change.

A Motion by Frank L. Davey, Seconded by Chase E. Kneeland and passed unanimously to approve **CHANGE ORDER FOR 1996 ROAD REPAIR CONTRACT #7200-74** as follows:

WORCESTER TOWNSHIP
1996 ROAD REPAIR PROJECT
CONTRACT NO. 7200-74
CHANGE ORDER

CHANGE ORDER NO. 1

DATE: JULY 5, 1996

DESCRIPTION	UNIT	UNIT PRICE	QTY	ADDITION TO CONTRACT	DELETE FROM CONTRACT
A. <u>Delete</u> - All work on Griffith Road - Ref. No.9	S.Y.	\$1.65	950	-----	-\$1,567.50
B. <u>Add</u> - Work on the following Roads:					
1. Quarry Hall Road (Mill to Germantown Pike)					
a. Type 1A Patch	S.Y.	\$18.83	149	\$2,805.67	
2. Mill Road (Quarry Hall to Merrybrook)					
a. Type 1A Patch	S.Y.	\$18.83	88	\$1,657.04	
b. Type 1B Patch	S.Y.	\$18.04	22	\$396.88	
3. Heebner Road (Hollow to Kriebel Mill)					
a. Type 1A Patch	S.Y.	\$18.83	18	\$338.94	
b. Type 1B Patch	S.Y.	\$18.04	28	\$505.12	
TOTALS				\$5,703.65	-\$1,567.50
TOTAL COST OF ADDITION				\$4,136.15	
Approved: Date <u>July 5 1996</u>	Approved: Date <u>July 5 1996</u>				
SJM Construction Company, Inc. By: _____	CKS Engineers, Inc. By: <u>[Signature]</u>				
Approved: Date _____					
Worcester Township By: <u>[Signature]</u>					

A resignation letter from Alden P. Hendricks, Chairman of the Worcester Township Planning Commission, was read by John H. Graham. A Motion by Frank L. Davey, seconded by Chase E. Kneeland and approved unanimously to accept the resignation. John H. Graham noted that Alden P. Hendricks was responsible for the Comprehensive Plan, and noted that he was the Chairman of the Planning Commission since its inception.

A resignation letter from Mary Patricia Gramm was read by John H. Graham. A Motion by Frank L. Davey with regret, seconded by Chase E. Kneeland with reluctance and approved unanimously to accept the resignation.

John H. Graham noted that John Harris is the new chairman of the Planning Commission. The Board of Supervisors are in the process of making a replacement to the Commission, and asked for recommendations from the public.

John Graham noted that William Kazimer was in attendance, and stated that the Board appreciates his work on the School Board. The meeting was opened to the public for comments and concerns.

Peter Schlotterer requested the Board to send a letter of appreciation to Alden P. Hendricks from the Board.

Larry Schlippert, 3159 Germantown Pike, reported that a noxious odor had been emanating from the Berwick Place Sewer Treatment Plant and inquired what the Township was doing to remedy the situation. Charles A. Sardo explained the problems with the prior operator, and stated that the Township has now hired a new firm to operate the plant. Mr. Sardo further explained that the new operators, following consultation with the plant contractor, were in the process of bring the plant back up to a proper operating level. Frank L. Davey explained the contractual obligations that the Township had to abide by prior to terminating the contract with the prior operators. Mr. Schlippert asked if planting could be done along Germantown Pike to buffer the Sewer Treatment Plant. Charles A. Sardo stated that the Board would look into planting a buffer along Germantown Pike.

Mr. Bill Richards, 12 Adair Drive, questioned what will happen with the added development, what the time frame was for the construction of the new addition, and if Joseph Nolan could be in attendance at the August meeting. Charles A. Sardo and John H. Graham stated that Joe Nolan would be in attendance at the August meeting. Frank Davey stated that the plant addition would be build conjointly by the developers and we do not have a time frame.

Art McNamara, 3212 Germantown Pike, asked if there was any way for contaminated water to leave the plant, and if he could have better response from the Township if a problem occurs in the future. Charles Sardo explained the warning system in place and Frank L. Davey stated that Mr. McNamara would be notified immediately if a problem occurred.

Tom Maczko, 3158 Methacton Avenue, stated that the large culvert at Methacton Avenue and Plumlyn Lane needs protection; and vehicles are speeding on Methacton Avenue to Quarry Hall Road. Mr. Graham stated that guard rails are being placed in the location of the new culvert, and the Board will take the speeding matter into consideration.

Earl Baumgartner, 401 E. Mt. Kirk Avenue, requested to be notified if a problem arose at the Berwick Place Sewer Treatment Plant. Mr. Sardo assured him of notification if a problem involving overflow occurred.

Ernest Yocum, 2015 Bethel Road, advised the Township that the "no left turn" sign at the Skippack Pike exit from WAWA has been removed, and that there are exterior lights on at the site 24 hours a day. Mr. Sardo informed Mr. Yocum that the replacement sign was on order, and that three (3) safety lights may be on 24 hours a day. Mr. Yocum indicated that the lights illuminating the street sign were lit also. Mr. Sardo will investigate .

Meeting adjourned at 8:27 P.M.

Chase E. Kneeland

Chase E. Kneeland
Secretary

B958770

MINUTES
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WEDNESDAY, AUGUST 21, 1996 **7:30 P.M.**

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P. M. by John H. Graham.

Those present were: John H. Graham, Chairman; Frank L. Davey, Vice Chairman; Chase E. Kneeland, Secretary; Charles A. Sardo, Sr., Township Manager; Eunice C. Kriebel, Assistant Manager.

Guests included: Joseph Nolan, Township Engineer; Michael Clement, Esquire, Township Solicitor representative.

1. A Motion by Mr. Kneeland, seconded by Mr. Davey, and passed unanimously to dispense with the reading of the minutes of the July 17, 1996 meeting. The minutes were available for review. A motion was made accepting the minutes of July 17, 1996, motioned by Mr. Kneeland, seconded by Mr. Davey. Motion passed unanimously.
2. The Treasurer's report for the year 1996 to date was read.

General Fund	105,043.73
State Fund	32,408.23
Capital Reserve	20,106.29

 A motion by Mr. Davey, seconded by Mr. Graham, and passed unanimously to accept the Treasurer's Report.
3. A motion by Mr. Kneeland, seconded by Mr. Davey, and passed unanimously to pay the outstanding bills of the Township.
4. A Motion by Mr. Kneeland, seconded by Mr. Davey, and passed unanimously to accept RESOLUTION NO. 96 - 29 OPEN SPACE ACQUISITION OF HEEBNER PROPERTY

Following a short introduction by Mr. Graham, Mr. Sardo explained the details of the proposal. Public comments noted much positive sentiment, some concerns about policing and maintenance, concerns about tree preservation, walking trails, TDR possibilities, and land donations from developers.

5. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96 - 19 REVISION OF WORCESTER TOWNSHIP ACT 537 PLAN - GREEN HILL COUNTRY CLUB ESTATES.
6. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96-20, REVISION OF WORCESTER TOWNSHIP ACT 537 PLAN - BUSTARD SUBDIVISION.
7. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96 - 21, REVISION OF WORCESTER TOWNSHIP ACT 537 PLAN - RUTH MYERS SUBDIVISION.
8. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96 - 22, ATTAINMENT OF THE RANK OF EAGLE SCOUT BY SAMUEL F. CHAMBERS.

~~S.F. excluding the access strip).~~

WEDNESDAY, AUGUST 21, 1996

7:30 P.M.

A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96 - 23, ATTAINMENT OF THE RANK OF EAGLE SCOUT BY MATTHEW R. HAYES

A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96 - 24, ATTAINMENT OF THE RANK OF EAGLE SCOUT BY ANDREW M. MILLIGAN

A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96 - 25, ATTAINMENT OF THE RANK OF EAGLE SCOUT BY MATTHEW S. RYAN.

9. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96 - 27
PRELIMINARY/FINAL APPROVAL - AMOCO SERVICE STATION
 Applicant, Amoco Oil Company, 1895 Old Bethlehem Pike, Quakertown, PA 18951. Owner of property is William G. Farrell, 1258 Quarry Hall Road, Norristown, PA 19403. Property consists of 28,314 S.F., located on the northwest corner of Germantown Pike and Valley Forge Road, Worcester, PA per plans of Bohler Engineering, Inc., 1555 Bustard Road, Suite 50, P.O. Box 313, Kulpsville, PA 19443 (215) 393-8300, dated 06/12/96, rev. 7/17/96. Plan proposes four gas pumps with a canopy, and the renovation of the existing three bay service garage into a food shop.
10. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96 - 28
ESTATE OF FINLEY H. M. SHUGARD
 Applicant is Barbara Van Audenhove, co-executrix for the estate of H. Finley & Margaret S. Shugard, 1540 Kriebel Mill Road, Collegeville, PA 19426. Owner of record is H. Finley & Margaret S. Shugard, 1530 Kriebel Mill Road, Collegeville, PA 19426. Property consists of 21.77[±] acres, located on the east side of Kriebel Mill Road, north of Stump Hall Road and south of Heebner Road, per plans of Grande Engineering, 1965 Byrd Drive, Norristown, PA 19403 (610) 631-5435, dated 7/5/96, revised 8/12/96. Plan proposes the subdivision of 3.03[±] acres, not to be a building lot, from the original parcel and to be conveyed to existing lot #5 containing 2.066 acres; creating a larger lot of 5.0969 acres.
11. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept **SUBDIVISION FOR REVIEW AND DISTRIBUTION - DEPALLO 2-LOT SUBDIVISION**
 Applicant, Peter A. and Pearl A. DePallo, 3320 Water Street Road, Worcester, PA 19426. Owner(s) of the property are Peter A. and Pearl A. DePallo, 3320 Water Street Road, Worcester, PA 19426. Property consists of 235,024 square feet, located on the south side of Water Street Road west of Kriebel Mill Road, pursuant to the plans of Robert K. Wager, PE, 1610 Pelham Avenue, Havertown, PA 19083, dated 05/28/96. Plan proposes to subdivide the existing tract of land from one lot consisting of 235,024 square feet, into 2 lots. The original lot area will consist of 131,976 S.F. and the proposed second lot will consist of 103,048 S.F. gross (88,752 S.F. excluding the access strip).

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WEDNESDAY, AUGUST 21, 1996

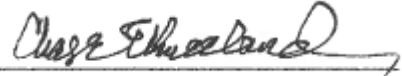
7:30 P.M.

12. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept ORDINANCE NO. 150 - TO APPROVE, ADOPT AND ENACT AN ORDINANCE CODIFICATION OF A COMPLETE BODY OF LEGISLATION FOR THE TOWNSHIP OF WORCESTER.
- Public comments addressed the availability of Code books and also questions, as to why codification is a necessary process.
13. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept ORDINANCE NO. 151 - TO APPROVE, ADOPT AND ENACT AN ORDINANCE REGARDING CIVIL PROCEDURES AND PENALTIES FOR VIOLATION OF ORDINANCES IN THE TOWNSHIP OF WORCESTER.
14. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept Authorization for CKS Engineers, Inc., Township Engineer, to perform a feasibility study for sanitary sewers in the Fairview Village section of Worcester Township.
15. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept Authorization for CKS Engineers, Inc., Township Engineer, to undertake a traffic study for speed limits on Griffith Road.
16. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept Authorization to pay SJM Contractors \$180,340.81 (one hundred eighty thousand, three hundred forty dollars and eighty one cents) as payment of initial estimate #1 for the 1996 Road Repair Project/Contract #7200-74; Bid Amount \$366,763.96.
17. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept WORCESTER FIRE POLICE TO ASSIST IN THE FOLLOWING ACTIVITIES:
1. CENTRAL SCHWENKFELDER CHURCH FAIR PARKING ON SEPTEMBER 21, 1996.
 2. OAKS FIRE COMPANY OF UPPER PROVIDENCE TOWNSHIP FOR A PARADE ON SEPTEMBER 21, 1996.
 3. THE WORCESTER FIRE POLICE ARE ALSO REQUESTING AUTHORIZATION TO OBTAIN TWO (2) ADDITIONAL FIRE POLICE UNITS:
 - a. TO ASSIST AT THE LADIES AID FAIR.
 - b. TO STANDBY IN THE WORCESTER TOWNSHIP STATION TO COVER EMERGENCY CALLS WITHIN WORCESTER TOWNSHIP.
18. The meeting was opened to the public for comments and concerns:
1. Water problems on E. Adair Drive: Supervisors will look into this issue.
 2. WaWa "No Left Turn" sign situation: Supervisors advised that this sign has been replaced recently.
 3. LPD/RPD Ordinance: Where in the process are the Supervisors? The Supervisors responded that this Ordinance is currently in legal review.
 4. Nominations for the Planning Commission vacancy: Supervisors advised that nominations should be directed to John Harris, Planning Commission Chairman.

WEDNESDAY, AUGUST 21, 1996

7:30 P.M.

19. There being no further business brought before the Worcester Township Board of Supervisors, the regularly scheduled meeting of August 21, 1996 adjourned at 8:43 P.M.



CHASE E. KNEELAND
SECRETARY

B058770

MINUTES
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
FAIRVIEW VILLAGE ASSEMBLY HALL FAIRVIEW VILLAGE, PA
WEDNESDAY, SEPTEMBER 18, 1996 7:30 P.M.

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by John H. Graham, Chairman.

Those present were: John H. Graham, Chairman; Francis L. Davey, Vice Chairman; Chase E. Kneeland, Secretary; Charles A. Sardo, Township Manager and Eunice C. Kriebel, Assistant Township Manager.

Guests included Joseph J. Nolan, Township Engineer.

Not present was James J. Garrity, Township Solicitor.

- 1. A Motion by Mr. Kneeland, seconded by Mr. Davey, and passed unanimously to dispense with the reading of the minutes of the August 21, 1996 meeting. It was announced that copies are available for review.
- 2. The Treasurer's Report for the year 1996 to date, net change, was read.

General Fund	185,280.70
State Fund	(193,315.24)
Capital Reserve	23,211.71

A Motion by Mr. Davey, seconded by Mr. Graham, and passed unanimously to accept the Treasurer's Report.

- 3. A Motion by Mr. Kneeland, seconded by Mr. Davey, and passed unanimously to pay the outstanding bills of the Township.
- 4. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to accept RESOLUTION NO. 96-26 CONDITIONAL FINAL SUBDIVISION APPROVAL CHADWICK PLACE Applicant, Chadwick Place Development Corp. Owner of record, Peter Chang Y. Kim and Tok Son Kim, 703 Preston Road, Erdenheim, PA. Property is located on the south side of Germantown Pike, east of Smith Road, and adjoining Lower Providence Township. Property comprises 25.61 net acres and consists of a 96 unit multi-family development per plans of Gilmore & Associates Inc., 184 West Main Street, Trappe, PA 19426 (610) 489-4949 dated 6/30/95 with a last revision date of 4/9/96, following a brief discussion. Mr. Graham questioned Mr. Nolan if all engineering issues were handled. Mr. Nolan responded that they were, notating that the last item to come through was the DEP approved Revision to Act 537, Sewage Treatment Plan.
- 5. A MOTION to accept for review WORCESTER COUNTRY CLUB LAND DEVELOPMENT, motioned by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously. Applicant, Michael J. Malone. Owner of Record, Michael J. Malone, 1440 Credley Lane, Collegeville, PA. Property is located on the east side of Green Hill Road, on the west side of Kriebel Mill Road, and north of Stump Hall Road. Property

comprises two lots (#16 & #17) totaling 55.86 net acres proposed as land development for a country club. Zoning Hearing decisions were approved 2/5/96 and 2/12/96. Plan date 8/31/96 was prepared by Land Concepts, 1767 Sentry Parkway West, Suite 200, Blue Bell, PA 19422, (215) 646-2988.

6. PUBLIC COMMENTS

Public comments included information from Jay B. Bagdis about the Web Site; questions about the Heebner Tract acquisition; commentary about the need for signalization upgrade at Valley Forge Road and Germantown Pike; trees on Valley Forge Road in the Fawn Creek sewer easement.

7. ADJOURNMENT

The regularly scheduled September 18, 1996 meeting of the Board of Supervisors adjourned at 8:00 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	9/23/96	7:30 P.M.	FAIRVIEW VILLAGE HALL
PLANNING COMMISSION	9/26/96	7:30 P.M.	FAIRVIEW VILLAGE HALL
BOARD OF SUPERVISORS	10/16/96	7:30 P.M.	FAIRVIEW VILLAGE HALL



Chase E. Kneeland
Secretary

MEETING MINUTES**JOINT MEETING WORCESTER TOWNSHIP BOARD OF SUPERVISORS AND PLANNING COMMISSION**

Township Administration Building, Center Point, PA
September 10, 1996 9:30 a.m.

Attendees

John H. Graham, Chairman, Board of Supervisors
Frank L. Davey, Vice Chairman, Board of Supervisors
Chase E. Kneeland, Secretary, Board of Supervisors
Charles A. Sardo, Township Manager
Eunice C. Kribel, Assistant Township Manager
James J. Garrity, Township Solicitor
Joseph J. Nolan, Township Engineer
John R. Harris, Chairman, Planning Commission
Frank A. D'Lauro, Vice-Chairman, Planning Commission
Peter G. Schlotterer, Secretary, Planning Commission
Patricia A. Quigley, Planning Commission
Brian N. O'Leary, Principal Planner, Community Planning, MCPC

Summary of Discussion

1. **Introduction:** The joint meeting was called to order by John Graham and turned over to John Harris, who introduced the Planning Commission members and asked for acceptance of the June 10, 1996 Minutes. The minutes were approved. Due to the large number of residents in the audience interested in the Paone-Evans and Haines properties, the agenda was adjusted to address other items prior to the review of these developments. A summary of further discussion follows.
2. **Status of Appointment of Fifth Member of the Worcester Planning Commission:** John Graham stated that the Supervisors had received several inquiries about the position from the public. He advised interested persons to submit resumes but to date, none have been received. The Supervisors are also reviewing the original letters of interest and resumes from the 1990 announcement of re-establishment of the Planning Commission. Graham asked that the Planning Commission also suggest potential candidates.
3. **Proposed Planning Commission Review Strategy regarding "Requests for Modifications:"** Current Planning Commission review of development proposals result in two outcomes, the recommendation of either approval or denial of the proposal to the Supervisors. In some cases the approvals are conditioned upon incorporation of comments made by the Township planning commission and engineering professionals. John Harris explained that the Planning Commission would like to propose the option of "Request for Plan Modification" whereby the applicant would be requested to consider making design changes to the proposed plans and return to the Commission for additional review/discussion. James Garrity cautioned that some developers may refuse to make any changes. Frank Davey suggested that, in such cases, the Commission minutes specifically note that the Commission requested changes and

was refused by the developer. Graham emphasized that the Commission minutes need to be sufficiently detailed so that the Supervisors can understand the Commission's suggestions and their rationale. Overall, it was agreed that the Planning Commission should proceed with this approach.

4. **Status of Proposed LPD and RPD Cluster Ordinances:** The legal review of these ordinances has been completed. Garrity is preparing the public notice for the RPD Cluster Ordinance. Garrity noted that the final ordinance language will incorporate by reference key provisions of the LPD but that the LPD ordinance is not ready for approval. Due to the more considerable reductions in lot size in exchange for greater open space under the LPD, the Supervisors need more time to review implications for potential unforeseen or unintended effects of its implementation. Brain O'Leary offered to provide additional clarification or information to the Supervisors, as necessary.

5. **Boy Scouts Troop 133:** Graham requested formal action from the other Supervisors regarding the request by Troop 133 to place commemorative plaques at either the Assembly Hall or at the Township Building. By unanimous vote, it was agreed to allow the placement of the plaques at either location.

6. **Construction Field Changes:** The Planning Commission expressed concern over the scope of changes which may be made during the construction phase of a project that significantly alters the originally approved plans. Citing the modifications made in the Center Point Farms frontage landscaping, Peter Schlotterer asked that the Planning Commission be consulted on such major changes. John Graham responded that the Supervisors will henceforth coordinate major requests for field changes with the Planning Commission for their input prior to approval or disapproval.

7. **Paone-Evans Property:** The Planning Commission had called for this agenda item in order to request specific guidance for Commission review of this project, with particular concern for review implications for pending proposals on adjacent Haines and Chitwood properties. James Garrity gave an overview of the background and history of the Paone-Evans property, including a summary of the curative amendment process. Approximately 10 years ago, the Township's zoning ordinances did not provide for mobile homes or other high density housing types as required by law and fair share mandates. Developers identified this shortcoming in the ordinances and the Township became involved in a number of legal challenges. Ultimately, the Township identified four properties which were rezoned for mobile homes and townhouse type development. One of those tracts is located on North Wales Road, the site of the Paone-Evans proposed development, and was targeted for 200 mobile homes.

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Joint Meeting September 10, 1996
page 3

Paone-Evans purchased this and an adjacent tract and proposed a re-zoning of the property for small-lot single family dwelling units in lieu of mobile homes. The current proposal is for 184 lots. In 1995, the Supervisors approved the re-zoning of the property to this medium high density with 25 to 30 percent open space. The re-zoning required the filing of a Conditional Use application to allow the Supervisors to approve the layout and design. This design is currently under review by the Township Supervisors and the Planning Commission. An initial round of review was also conducted by the Montgomery County Planning Commission and the Township Engineer. Design issues of concern to the Township involve access and layout of open space, lot sizes adjacent to the Sparango development, length of cul-de-sac roads, improvements to North Wales Road, set back and landscaped buffer along North Wales Road, school loading, among others.

Hillcrest Meadows residents strongly oppose any access road from the Paone-Evans development to Hillcrest Meadows. While recommended by the MCPC, the Township favors the provision of a stabilized emergency access connection only. In addition, the Township requested the provision of larger lot sizes for those homes which would abut the Hillcrest development.

Hillcrest residents also asked about the status of the development proposal for the Haines property located north of the Paone-Evans site and east of the Hillcrest community. No formal development proposals have been made; however, a sketch plan was submitted which shows 90 single family homes on 1/4-acre lots with a 40-acre open space parcel abutting the Paone-Evans development. Since only a sketch plan was submitted, it has not been reviewed by either the Supervisors, Planning Commission or township professionals. If it is submitted and accepted for review, this will start the evaluation process. Residents were encouraged to attend the various township meetings to voice their specific concerns on this development proposal. Schedules for the Supervisors, Zoning Board and Planning Commission meetings were noted and are also posted in the recent Township Newsletter.

8. **Next Meeting:** John Graham adjourned the meeting at 11:35 a.m. The next Joint Meeting is scheduled for December 10 at 9:30 a.m.

MINUTES
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 FAIRVIEW VILLAGE ASSEMBLY HALL FAIRVIEW VILLAGE, PA
 WEDNESDAY, OCTOBER 16, 1996 7:30 P.M.

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by John H. Graham, Chairman.

Those present were: John H. Graham, Chairman; Francis L. Davey, Vice Chairman; Chase E. Kneeland, Secretary; Charles A. Sardo, Sr., Township Manager; Eunice C. Kriebel, Assistant Township Manager/Treasurer.

Guests included Joseph J. Nolan, Township Engineer.

Not present was James J. Garrity, Township Solicitor.

1. **READING OF THE MINUTES OF SEPTEMBER 18, 1996**
 A MOTION by Mr. Kneeland, seconded by Mr. Davey and passed unanimously, to dispense with the reading of the September 18, 1996 meeting. It was announced that copies were available for review.

2. **TREASURER'S REPORT**
 The Treasurer's Report for the year 1996, net change, was read:

General Fund	257,148.10
State Fund	(189,406.92)
Capital Reserve	25,853.81

 A MOTION by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report.

3. **PAYMENT OF THE BILLS**
 A MOTION by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to pay the outstanding bills of the Township.

4. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to accept RESOLUTION 96-30 PRELIMINARY/FINAL SUBDIVISION APPROVAL DAVID A. RICCI AND DAVID WELSH LEVY
 Applicants are David A. Ricci, 2584 Hillcrest Drive, Worcester, PA., and David Welsh, 2586 Hillcrest Drive, Lansdale, PA. Owner of record is David A. & Kathleen M. Ricci, 2584 Hillcrest Drive, Worcester, PA. The plan proposes a lot line change between lots 55 and 56 along Hillcrest Drive to convey ownership of a fifteen (15) foot wide strip of ground from David A. & Kathleen M. Ricci to David Welsh & Terry W. Levy, 2586 Hillcrest Drive, Lansdale, PA, per plans of Joseph M. Estock, P.E., 355 South Henderson Road, King of Prussia, PA 19406 (610) 265-3035, dated May 24, 1996 and revised August 9, 1996.

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- 5. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously, to accept RESOLUTION 96-31 REVISED FINAL SUBDIVISION APPROVAL FAWN CREEK PHASE 1
Applicant and owner of the tract of land known as the Smith Tract, is Vesterra Corporation, 585 Skippack Pike, Suite 200, Blue Bell PA 19422. This property is located east and west of Hollow Road, between Fawn Road and Heebner Road. The amended plan consists of 29 pages, dated 8/19/96, last revised 10/8/96, proposes 22 building lots in Phase 1 on 39.09 acres.

- 6. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to ACCEPT FOR REVIEW HEEBNER PROPERTY ACQUISITION - SUBDIVISION PLAN FOR RIGHT-OF-WAY
Applicant is Township of Worcester. Plan dated 9/23/96 is a minor subdivision for a 50 foot right-of-way from Heebner Road to the 45.428 acres adjacent to the Township Building, recently acquired through an Open Space Acquisition in conjunction with the Montgomery County Open Space Acquisition Grant Program.

- 7. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to ACCEPT FOR REVIEW RUSSELL BRYANT, JR. 2-LOT SUBDIVISION PLAN
Preliminary Plan dated October 11, 1996 proposes the division of a 55.49 acre parcel of land located at 1809 (west side) Valley Forge Road, between Skippack Pike and Heebner Road, creating a 2 acre flag lot, maintaining Act 319 conveyance of 2 acres per year and accessed via Shutt Mill Road; with lot 2 remaining at 53.49 acres. This is a phased subdivision with an additional 2 acre lot to be conveyed in 1997 to be joined in common title with the initial parcel #1.

- 8. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to permit the BOY SCOUTS OF AMERICA TROOP 133 - REQUEST TO SELL CHRISTMAS TREES AT FAIRVIEW VILLAGE ASSEMBLY HALL on December 6 through 8, 1996.

- 9. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to approve the RESIDENTS' REQUEST FOR A SPEED LIMIT STUDY AT ADAIR DRIVE AND METHACTON AVENUE.

- 10. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously TO ADOPT ORDINANCE NO. 96-152 AMENDING SCHEDULE 1 OF ORDINANCE NO. 91-122, ADDING GRIFFITH ROAD.

- 11. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to approve the COMMUNITY VISITING NURSE SERVICES (CVNS) DONATION OF \$1,500 FROM WORCESTER TOWNSHIP TO AIDE IN THE CONTINUATION OF VISITING NURSE SERVICES TO THE RESIDENTS OF THIS TOWNSHIP REGARDLESS OF ABILITY TO PAY.

12. A MOTION by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to permit the WORCESTER FIRE POLICE TO ASSIST IN THE FOLLOWING ACTIVITIES:
1. THE LADIES AUXILIARY FLEA MARKET & BAKE SALE, TO PARK CARS AT THE FIREHOUSE ON SATURDAY, OCTOBER 19, 1996 FROM 9 A.M. UNTIL 2 P.M.;
 2. THE LADIES AUXILIARY ANNUAL CRAFT SHOW & CANDY SALE, TO PARK CARS AT THE FIREHOUSE ON SATURDAY, NOVEMBER 16, 1996 FROM 10 A.M. UNTIL 3 P.M.;
 3. THE WOMEN'S GUILD OF WENTZ'S CHURCH, TO PROVIDE TRAFFIC CONTROL FOR THEIR ANNUAL CHRISTMAS BAZAAR ON SATURDAY, DECEMBER 7, 1996 FROM 8:30 A.M. UNTIL 2:00 P.M.

13. PUBLIC COMMENTS

Prior to opening the floor to public comments, Mr. Sardo advised the audience that the outdoor lights at Center Point Farm will be returned to the supplier to be fitted with "down cones" to allow the lumens to be directed in a straight line toward the ground.

The status of the proposed RPD Ordinance was questioned. It was announced that the final draft of this ordinance has not yet been submitted to the Board. It is expected from the Solicitor shortly.

The Board was advised that there are loose stones at the Fisher Road/Valley Forge Road intersection. Mr. Nolan will contact the contractor to have them removed.

The Glasgow property auction yielded a refusal of all bids.

Worcester Township is expecting to carry over into 1997, approximately \$18,000 of grant money from the Montgomery County Open Space Program. Additionally, the Township hopes to carry over the county monies from the Shade Tree Commission Program.

The Board advised the audience that Mr. Sardo will attend the PUC hearing on the proposed deep well at Center Point Farm on Thursday, October 17, 1996 in Harrisburg.

The Board discussed the government mandated steps required for a second class Township to approve subdivision/land development applications.

The Board answered questions regarding the Trails System and future park development.

The Board clarified the MPC Code for the audience.

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14. ADJOURNMENT

There being no further business to come before this Board, the regularly scheduled meeting of the Worcester Township Board of Supervisors was adjourned at 8:32 P.M.

FUTURE MEETINGS:

PLANNING COMMISSION	10/24/96	FAIRVIEW VILLAGE 7:30
ZONING HEARING BOARD	10/28/96	FAIRVIEW VILLAGE 7:30
BOARD OF SUPERVISORS	11/20/96	FAIRVIEW VILLAGE 7:30



CHASE E. KNEELAND, SECRETARY

MINUTES
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 FAIRVIEW VILLAGE ASSEMBLY HALL FAIRVIEW VILLAGE, PA
 WEDNESDAY, NOVEMBER 20, 1996 7:30 P.M.

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P. M. by John H. Graham, Chairman.

Those present were:

John H. Graham	Joseph J. Nolan
Frank L. Davey	Charles A. Sardo
Chase E. Kneeland	James J. Garrity
	Eunice C. Kriebel

A moment of silence was held for resident fire fighter, John L. Bryant, who lost his life responding to an Upper Gwynedd fire call.

1. A Motion by Mr. Kneeland, seconded by Mr. Davey, and passed unanimously to dispense with the reading of the minutes of the October 16, 1996 meeting. It was announced that copies were available for review.

2. The Treasurer's report for the year 1996 to date, net change, was read.

General Fund	210,214.76
State Fund	(379,828.87)
Capital Reserve	28,785.77

A motion by Mr. Davey, seconded by Mr. Graham, and passed unanimously to accept the Treasurer's Report.

3. A motion by Mr. Kneeland, seconded by Mr. Davey, and passed unanimously to pay the outstanding bills of the Township.
4. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to adopt RESOLUTION 96-32 FINAL SUBDIVISION APPROVAL OF HEEBNER PROPERTY ACQUISITION - SUBDIVISION PLAN FOR RIGHT-OF-WAY.

Mr. Graham made an explanatory comment about Items 4, 5, & 6, as to how the process of appropriating the Heebner Tract required these resolutions.

5. A Motion by Mr. Davey, seconded by Mr. Kneeland, and passed unanimously to adopt RESOLUTION 96-33 AUTHORIZATION OF CONDEMNATION OF THE LANDS OF THE ESTATE OF FLORENCE R. HEEBNER.
6. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to adopt RESOLUTION 96-34 ACCEPTANCE OF LANDS FROM THE ESTATE OF FLORENCE R. HEEBNER.

Mr. Robert Bricker, Esquire, thanked the Board of Supervisors for the acquisition and expedient settlement.

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7. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to adopt RESOLUTION #96-35 ADOPTING A PROCEDURE BY WHICH TOWNSHIP PERSONAL PROPERTY ITEMS VALUED AT LESS THAN ONE THOUSAND DOLLARS MAY BE SOLD.

8. A Motion by Mr. Kneeland, second by Mr. Davey, and passed unanimously to table ORDINANCE 96-153 ADOPTION OF RURAL PRESERVATION DISTRICT (RPD).

Mr. Graham opened the public hearing regarding the Rural Preservation District at 7:50 p.m. Mr. Garrity gave a detailed explanation of the proposed district.

Concern was voiced regarding the size of the multiplier. One mention was made that there may not be a need for a multiplier at all.

9. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to accept the APPROVAL TO EXTEND THE 90 DAY RECORDING PERIOD FOR CHADWICK PLACE SUBDIVISION FINAL PLAN.

10. NORTH PENN. WATER AUTHORITY UPDATE - INSTALLATION OF A WATER MAIN ALONG ROUTE 73, BERKS ROAD & MORRIS ROAD INTO BETHEL GRANT.

David Milan spoke and fielded residents' questions and concerns.

11. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to GRANT APPROVAL TO CONDUCT A SPEED LIMIT STUDY ON BERKS ROAD BETWEEN ROUTE 73 & MORRIS ROAD.

12. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to ACCEPT THE 1997 BUDGET FOR REVIEW.

13. The meeting was opened to the public for comments and concerns

Comments came from several residents regarding safety issues on Berks Road.

There were several questions on the utilization of the Heebner Tract as a park.

14. There being no further business to come before the Board of Supervisors, the meeting adjourned at 9:08 P.M.

FUTURE MEETINGS:

PLANNING COMMISSION	12/19/96	FAIRVIEW VILLAGE 7:30
ZONING HEARING BOARD	12/16/96	FAIRVIEW VILLAGE 7:30
BOARD OF SUPERVISORS	12/18/96	FAIRVIEW VILLAGE 7:30

Chase E. Kneeland

CHASE E. KNEELAND, SECRETARY

MINUTES
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
FAIRVIEW VILLAGE ASSEMBLY HALL FAIRVIEW VILLAGE, PA
WEDNESDAY, DECEMBER 18, 1996 7:30 P.M.

The regular meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M.

Those present were:

John H. Graham	Joseph J. Nolan
Frank L. Davey	Charles A. Sardo
Chase E. Kneeland	James J. Garrity
	Eunice C. Kriebel

1. **READING OF THE MINUTES OF NOVEMBER 20, 1996**
A Motion by Mr. Kneeland, second by Mr. Davey, and passed unanimously to dispense with the reading of the minutes of the November 20, 1996 meeting and approve as submitted. Copies were available for review.

2. **TREASURER'S REPORT**
The Treasurer's report for the year 1996 to date, net change, was read.

General Fund	208,546.48
State Fund	(427,259.60)
Capital Reserve	31,725.25

A motion by Mr. Davey, second by Mr. Graham, and passed unanimously to accept the Treasurer's Report.

3. **PAYMENT OF THE BILLS**
A motion by Mr. Kneeland, second by Mr. Davey, and passed unanimously to pay the outstanding bills of the Township.

4. **A MOTION TO ADOPT THE 1997 ANNUAL BUDGET**
A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to adopt the 1997 annual budget.

5. **RESOLUTION 96-36 - TAX LEVY**
A RESOLUTION FIXING THE TAX RATE FOR THE YEAR 1997
A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to adopt Resolution 96-36 - Tax levy for the year 1997. Mr. Kneeland made mention that the tax rate will remain at 1 mill for 1997.

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6. DISCUSSION OF RURAL PRESERVATION DISTRICT (RPD)

Mr. Graham opened the public hearing and gave a brief introduction to the RPD. Questions immediately surfaced and Mr. Graham turned the discussion over to Mr. Garrity who added that this discussion was a continuation of the previous public hearing. He briefly described the draft Ordinance, as well as the issue of multipliers creating the "bonus" percentage. Another issue discussed was the possibility of treating the RPD as a Conditional Use hearing. Mr. Graham announced that the Township will advertise the next hearing at which a vote is expected to be taken by the Board. A comprehensive discussion followed. The Board is contemplating two categories of lot sizes; one without sewers & water and one with sewers & water. They also discussed the respective land bonuses at 1.2 and 1.25.

Mr. Davey motioned to table the discussion, second by Mr. Kneeland and unanimously approved.

7. A Motion by Mr. Davey, second by Mr. Kneeland and adopted unanimously to adopt RESOLUTION 96-37 - ACCEPT AND EXECUTE AN APPLICATION FOR PERMIT TO INSTALL AND OPERATE TRAFFIC SIGNAL(S) AT THE INTERSECTION OF GERMANTOWN PIKE AND KRIEBEL MILL ROAD.

8. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to accept RESOLUTION 96-38 - FINAL SUBDIVISION APPROVAL FOR RUSSELL BRYANT JR. 2-LOT SUBDIVISION Preliminary Plan dated October 11, 1996 proposes the division of a 55.49 acre parcel of land located at 1809 (west side) Valley Forge Road, between Skippack Pike and Heebner Road, creating a 2 acre flag lot, maintaining Act 319 conveyance of 2 acres per year and accessed via Shutt Mill Road; with lot 2 remaining at 53.49 acres. This is a phased subdivision with an additional 2 acre lot to be conveyed in 1997 to be joined in common title with the initial parcel #1.

Mr. Graham explained that the three waiver requests will be honored now, but will be fulfilled next year when the second phase of the subdivision takes place.

9. Mr. Graham opened a public hearing at 8:20 P.M. to discuss Ordinance 96-154.

Mr. Graham closed the public hearing to take the vote.

A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to adopt ORDINANCE NO. 96-154 - AMENDING SCHEDULE 1 OF ORDINANCE NO. 122 ESTABLISHING SPEED RESTRICTIONS GENERALLY THROUGHOUT WORCESTER TOWNSHIP AND (ESTABLISHING SPECIFIC SPEED LIMITS ON HEEBNER ROAD, SHEFLEY LANE, CLYSTON ROAD AND GRIFFITH ROAD) TO INCLUDE THE MAXIMUM SPEED LIMIT FOR ADAIR DRIVE (25 MILES PER HOUR), METHACTON AVENUE (30 MILES PER HOUR) AND BERKS ROAD (40 MILES PER HOUR) WHICH SHALL BE POSTED FOR THEIR ENTIRE LENGTHS.

10. Mr. Graham opened the meeting for a public hearing on Ordinance 96-155. There was considerable confusion which needed clarification of this Ordinance.

Mr. Graham closed the public hearing to take a vote on Ordinance 96-155 at 8:31 P.M.

A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to adopt ORDINANCE NO. 96-155 IDENTIFYING A NEW MAP FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE DELINEATION OF FLOODPLAIN WITHIN THE TOWNSHIP AMENDING THE DEFINITION AND IDENTIFICATION OF AREAS OR SUBDISTRICTS, AMENDING REQUIREMENTS FOR FLOODPROOFING STRUCTURES WITHIN THE FLOODPLAIN AND ADDING DEFINITIONS OF "BASEMENT", "DEVELOPMENT", "HISTORIC STRUCTURE", "LOWEST FLOOR", "SUBSTANTIAL DAMAGE" AND "SUBSTANTIAL IMPROVEMENT"

11. A Motion by Mr. Kneeland, second by Mr. Davey, and passed unanimously to accept The AUTHORIZATION OF THE TOWNSHIP ENGINEER TO PREPARE BIDS FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT ROUTE 73 AND BERKS ROAD

Some explanation was required by Mr. Nolan regarding the warrant study. This study met 3 out of 11 warrants.

12. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to authorize a BID FOR MATERIAL AND RENTAL EQUIPMENT
13. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously to ACCEPT FOR REVIEW BILIKIEWICZ 6-LOT SUBDIVISION The owner of record is Edward F. & Jane E. Bilikiewicz whose property is located at 2107 Wentz Church Road. The total tract area is 21.7579 acres to be subdivided into 6 lots in the AGR district, with the existing dwelling and barn to remain as lot #1. There are proposed elevated sand mounds with an average lot size of 160,000 square feet. Also proposed is a 4 foot widening of pavement widening of Wentz Church Road along lots #1 and #6.
14. A Motion by Mr. Davey, second by Mr. Kneeland, and passed unanimously TO AUTHORIZE THE SALE OF THE 1973 DODGE 4 X 4 PICK-UP TRUCK WITH PLOW; AND LANSCO MODEL 600 PLOW - PURSUANT TO RESOLUTION NO. 96-35

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15. PUBLIC COMMENTS

Comments came forth regarding the setbacks for Gwynedd Glen. Comments came forth regarding lights at Center Point Farm. These lights are on order from Mr. Malone.

Comments came forth regarding the "Kinetix" sign. It was explained by the Board that this sign is grandfathered by a pre-existing code.

The date and time for the Heebner property settlement was announced.

The issue of trails and trail development was discussed and will be incorporated into the Heebner Park project development.

Mr. Graham pointed out that the January Board of Supervisors meeting will be held on January 6, 1997 at 11 A.M. and will serve as an organizational meeting.

16. ADJOURNMENT

There being no further business to come before the Board, the regularly scheduled meeting of the Board of Supervisors adjourned at 8:47 P.M.

FUTURE MEETINGS were announced:

PLANNING COMMISSION	12/19/96 7:30 P.M.	FAIRVIEW VILLAGE HALL
ZONING HEARING BOARD	01/20/97 7:30 P.M.	FAIRVIEW VILLAGE HALL
BOARD OF SUPERVISORS	01/06/97 11:00 A.M.	FAIRVIEW VILLAGE HALL
REORGANIZATION		

Chase E. Kneeland
 CHASE E. KNEELAND
 Secretary