

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
REORGANIZATION MEETING  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
TUESDAY, JANUARY 2, 2007 11 A.M.**

**CALL TO ORDER**

The reorganization meeting of the Board of Supervisors was called to order by Mr. John Harris at 11:00 A.M.

**PLEDGE OF ALLEGIANCE**

Mr. John Harris led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

John Harris commented on flagpole installation at the Worcester Historical Building in Center Point.

Oliver Smith of Fisher Road inquired about the status of the Spring House repairs.

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

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

**A MOTION TO APPOINT A TEMPORARY SECRETARY**

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

**A MOTION TO APPOINT THE CHAIRMAN FOR THE YEAR 2007**

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

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**A MOTION TO APPOINT THE VICE CHAIRMAN**

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

**A MOTION TO APPOINT THE SECRETARY**

A motion by Mr. Chase Kneeland, seconded by Mr. John Harris and passed unanimously to appoint Mr. Arthur Bustard to the position of Secretary of the Board of Supervisors.

**2. READING AND APPROVAL OF THE WORK SESSION MINUTES OF DECEMBER 4, 2006**

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to dispense with the reading of, and approve, the Work Session minutes of December 4, 2006. (Copies were available for review)

**3. MOTION TO APPROVE REORGANIZATION RESOLUTION 07-01.**

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve Reorganization Resolution 07-01 amended to add Allegiance Bank to depositories.

**4. PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Art Bustard, seconded by Mr. Chase Kneeland and passed unanimously to pay the bills of the Township for January, 2007 in the amount of \$14,461.46.

**5. A MOTION TO APPROVE THE TREASURER'S BOND IN THE AMOUNT OF TEN-MILLION DOLLARS**

A motion by Mr. Arthur Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve the Treasurer's Bond in the amount of Ten-million dollars.

**6. RESOLUTION NO. 07-02 ADJUSTING THE FEE SCHEDULE FOR YEAR 2007**

A motion by Mr. Arthur Bustard, seconded by Mr. Chase Kneeland and passed unanimously to adopt Resolution No. 07-02 adjusting the portions of the Worcester Township Fee Schedule.

**PUBLIC COMMENTS**

NONE

**7. ADJOURNMENT**

There being no further business to come before this Board, the public organizational meeting of the Worcester Township Board of Supervisors was adjourned by Mr. John Harris at 11:09A.M.

Respectfully submitted,

  
Arthur C. Bustard

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 TUESDAY, JANUARY 2, 2007 11:00 A.M.

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 11:10 A.M.

**ATTENDANCE****PRESENT:**

JOHN R. HARRIS        
 CHASE E. KNEELAND     
 ARTHUR C. BUSTARD  

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

None

**1. DISCUSSION: WEBER ROAD – MCMAHON ASSOCIATES**

Ken O'Brien of McMahon Associates stated that Worcester Township is not unique. The straight away from Frog Hollow to Skippack Pike is approximately 1 mile in length and is the problem area.

Joe Nolan, township engineer, commented it is not a residential road and therefore is not appropriate for speed bump installation.

Chase Kneeland asked if a three-way stop sign at Curtis Road was investigated. Mr. O'Brien replied yes, but that the criteria was not met. However, it is a Township road, and therefore a township decision. Mr. O'Brien indicated that he could possibly suggest a three-way stop with conditions. The road should also be marked with "stop ahead" as additional signage. Arthur Bustard suggested we also install a radar speed sign.

John Cornell, township manager, will contact the county about pylons to prevent left turns out of the Visteon property.

Ken O'Brien said Weber Road is 18 feet wide, so signage and road markings will help slow down traffic some. Joe Nolan will look into road edge repairs.

John Harris asked Mr. Nolan and Mr. O'Brien for an itemized list of enhancements and costs for formal approval at the February meeting.

**2. AWARD ADAIR PUMP STATION GENERATOR PROJECT**

Joe Nolan provided an explanation and summary of bids stating that they came in under the budget of \$60,000. Brandon Stanton, Inc. was low bidder at \$55,450. CKS Engineers have worked with them previously and recommends award of the bid to them. This will be a 35KW generator located outside of the pump station. It can be shielded in the future with trees and shrubs.

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A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve awarding Adair Pump Station Generator Project to Brandon Stanton, Inc. in the amount of \$55,450.

**3. DISCUSSION: WOODLYN & VALLEY FORGE INTERSECTION**

Joe Nolan, CKS Engineers, provided the McMahon Associates completed study. The Township will need to obtain Right of Way on Southeast corner of Valley Forge Road. It will be an expensive undertaking involving moving eight utility poles, fire hydrants, and driveway adjustments, installation of drainage pipe, milling and overlay. He provided a rough estimate of \$400,000-plus with the Gambone organization contributing an escrowed \$100,000. In the 209 Impact Study, this intersection was identified as a problem area and warranted these improvements.

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The Cul-de-sac for Woodlyn Avenue on the West side of Valley Forge Road needs to be reviewed. Possible emergency access and bike trails will be considered. Joe Nolan will investigate the possibility of having just one lane on Woodlyn west bound and lowering speed limit to 35 MPH on Valley Forge Road. He will present the findings at the February work session.

**4. OTHER BUSINESS**

Discussions were held on the proposed rest rooms at Heebner Park. 3 structures are proposed: restrooms at tot lot; a pavilion, and a pavilion/restroom in the soccer / 90' baseball field area. The tot lot restrooms will be a hexagon structure, 24-foot single use, with twoisex units. The stand alone pavilion at the tot lot will be 16x20 low pitch. The third structure will be 30x68 feet with a storage area, men's and women's rest rooms, concession area with sink and counter only. (PAC #6)

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Fiberglass shingle roofs, electric package options, cedar siding, steel columns, will be the standard for all structures with drinking fountains added to the outside of the two restrooms.

Joe Nolan will review water and sewer service for the facilities.

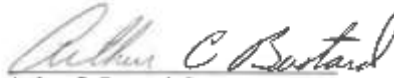
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**PUBLIC COMMENTS**

Susan Caughlan and Oliver Smith both commented that the improvements at Woodlyn and Valley Forge Road intersection would only benefit pass through traffic, not Worcester residents, and should not be done just because a developer is contributing to the improvements.

Oliver Smith complimented the Board of Supervisors on the acquisition of the Rothenberger property by the county.

Respectfully submitted,



Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, FEBRUARY 5, 2007 8:00 A.M.

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 8:00 A.M.

**ATTENDANCE**

**PRESENT:**

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

Oliver Smith asked if the township would decorate the Christmas tree at Routes 73 and 363 instead of the Historical Society.

**1. APPROVAL OF THE MINUTES OF THE REORGANIZATION MEETING JANUARY 2, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to dispense with the reading of and approve as written, the minutes of the reorganization meeting January 2, 2007. (Copies were available for review).

**2. APPROVAL OF THE MINUTES OF THE WORK SESSION JANUARY 2, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to dispense with the reading of and approve as written, the minutes of the work session meeting on January 2, 2007. (Copies were available for review).

**3. HORGAN BROTHERS/JAJOPE 4-LOT SUBDIVISION**

Arthur Bustard asked if the applicant would consider extending a paver path to connect to the Chitwood Development. Mr. Benner, attorney for JAJOPE, stated that there was no interest by the developer to connect to the neighboring development. He stated that there was one waiver requested for storm drainage coverage and requested the Board grant the waiver. The Board did not grant or deny the waiver, but agreed to take it under advisement.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve preliminary plans and grant preliminary approval to the Horgan Brothers/JAJOPE 4-Lot Subdivision. Action on the waiver was tabled until final plan review.

**4. MANAGER'S REPORT – JOHN V. CORNELL**

**A. WEBER ROAD CURTIS STOP SIGN UPDATE**

After residents complained of speeding on Weber Road, the supervisors' request for three-way stop sign was reviewed by McMahon Associates and they concurred that a 3-way stop sign at Curtis Road met the Penn DOT criteria. The ordinance to install the stop signs was advertised and consideration will be taken at the February 21 Board of Supervisors meeting.

**B. TRAFFIC SPEED SIGN PURCHASE**

Traffic Solution proposal of \$3,795 for a mobile digital speed sign to be located as needed, throughout the township was reviewed. It will record data and speed and be secured on posts. John Cornell, Township Manager, and Joe Nolan, Engineer, recommended approval.

**C. ZONING ISSUES:**

**I. 2947 GERMANTOWN PIKE – CAT RESCUE REQUEST**

This property is currently zoned commercial and contains a single house with fenced-in back yard. The Board agreed to support the request with conditions to limit number of cats, odors, etc.

James Garrity, solicitor, is to draft letter requesting conditions.

**II. ZONING HEARING BOARD – KRANZ APPLICATION**

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Property is located at Morris and Valley Forge Road, the application requests relief of sign regulation and non-residential living for home occupation.

The Board of Supervisors authorized legal opposition to the use of the office space by someone other than the resident of the house and also to any expansion of the existing signage.

#### **D. BUILDING**

Rich O'Brien of Keystone Municipal Services drafted a letter regarding finished basements for Use and Occupancy permits. James Garrity, Solicitor, noted that for liability reasons, many townships are moving away from Use and Occupancy inspections due to oversight of some existing conditions resulting in municipal liability. Chase Kneeland said that many home purchasers today utilize home inspection services for safety issues.

An ordinance amendment is needed to remove the requirement to have an inspection prior to the sale of a house from the building code. It will be drafted by Mr. Garrity, advertised and addressed at February 21 meeting.

#### **E. MJE BUILDERS PLANNING MODULE**

This is in reference to the subdivision located on Hollow Road and Meadow Lane. Water and sewer services will be public.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve the MJE Builders/Meadow Lane/Hollow Road Subdivision planning module.

#### **F. SPRINGHOUSE REPAIR REVISED COST**

John Harris reported he met with Randy Kopp, masonry contractor. He requested assistance from the Township public works department for help with drainage of the area. A new quote is forthcoming for repairs and to shore up foundation.

#### **5. LRA UPDATE – SUSAN CAUGHLAN**

A series of public meetings will be held in the spring. At the February 21<sup>st</sup> meeting the Board will establish goals and revisions based on the Comprehensive Plan, Greenway Plan, and the Open Space Plan. She will produce a power point presentation. Connectivity to other Township trails would be desirable with the Township Planning Commission making recommendations. Other Community groups will also make presentations to the Board. She stated that the Army is committed to cleaning up the site.

#### **i. HISTORIC STRUCTURES – SUSAN CAUGHLAN**

This Committee has been meeting for one year with the PHMC as a consultant for legal authority. A representative from North Wales Borough attended one of their meetings due to the extensive public outreach and education experience they had with North Wales Historic District ordinance. The Worcester Historic Structures Committee reviewed surrounding township ordinances and drafted ordinance for Board of Supervisors review. The ordinance will apply to demolition of structures only.

The committee will still meet to complete an historic structure survey and inventory. This process will take approximately one year and will compile an inventory that will become an addition to the ordinance.

#### **7. OPEN SPACE COMMITTEE – SUSAN CAUGHLAN**

\$870,000 will be available to Worcester from Montgomery County this year for Open Space grants. The list established by the Worcester Open Space Committee considered 40 properties on it ranging from 10 acres to 100 acres. Ten properties were selected for recommendation. This money can be used for purchase in fee, conservation easements, or trails.

#### **8. OTHER BUSINESS**

Arthur Bustard commented on the PECO grant letter and requested that the Township research it and review the possibility for making a grant application, noting that they work with the Natural Lands Trust.

John Harris commented that the trail from Green Hill to Hollow along the Zacharias Creek has been cleared of trees and brush.

#### **PUBLIC COMMENTS**

None

#### **9. ADJOURNMENT**

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 10:15 AM into executive session, to discuss litigation, where no decisions were made.

Respectfully submitted,

  
Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY FEBRUARY 21, 2007 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS             
CHASE E. KNEELAND       
ARTHUR C. BUSTARD     

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**INFORMATIONAL ITEMS**

The Park and Recreation Department is offering a bus trip to the Philadelphia Flower Show on March 5<sup>th</sup>. February 27 is the deadline to register.

The 2007 winter newsletter was mailed on February 16.

Spring Soccer camp will be held on Tuesdays from April 3-May 8. Parents can register their children by calling the township office.

**PUBLIC COMMENTS**

David Plager asked about the status of the traffic light at Woodlyn and Valley Forge Roads stating that recently there have been several accidents. Due to heavier traffic there is a need for improvement. John Harris addressed this stating that Valley Forge is a state road and Penn DOT should address the issue. The Township hired McMahan Associates to do an evaluation and design study that projected the costs to be approximately \$900,000. The Township anticipated a \$300,000 capital outlay. The Board is requesting assistance from state representatives to obtain Penn DOT funding.

George Hill of 1515 West Trooper Road asked if the township was making progress with Penn DOT and if the taxpayers will have to spend \$1 million.

Paul Ziegler of Weber Road inquired about item # 4 on the agenda and if questions could be asked at that time regarding the Weber Road / Curtis Lane stop sign

Ken Spang of 2927 Defford Road inquired about a sex predator residence resolution and what is the township doing? John Harris indicated that a Community Committee can be

formed to research what other communities have done and the Township will work with state representatives.

Mr. Berzins of 2676 Overhill Drive asked when Overhill Drive will be paved. Joe Nolan stated that it is on the schedule for 2007.

James Garrity, township solicitor, introduced Resolution 07-08 Jessica's Law. The resolution was read by John Harris indicating that Worcester Board of Supervisors is supporting state representative Jay Moyer and Senator John Rafferty in their capacity to amend verbiage to the State law known as Jessica's Law.

A motion by Mr. Arthur Bustard, seconded by Mr. Chase Kneeland and passed unanimously to approve Resolution No. 07-08 Jessica's Law

Mr. Bustard spoke with Senator Rafferty on Monday and learned that residency restrictions were in the original bill. He is re-introducing the bill to get it passed with residency restrictions.

**1. READING AND APPROVAL OF THE MINUTES OF DECEMBER 20, 2006**

A motion by Mr. Bustard and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of December 20, 2006. (Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2006 Year to Date, and January 2007 net change on cash basis:

**December 2006 Report:**

General Fund	\$579,234.55
State	\$2,832.48
Capital Reserve	\$85,017.45

**January 2007 Report:**

General Fund	(\$367,960.07)
State	\$11.09
Capital Reserve	\$438,418.01

Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Reports for 2006 Year to Date, and January 2007 net change on cash basis.



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

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 373,359.31

**4. WEBER ROAD AND CURTIS LANE THREE-WAY STOP SIGN ORDINANCE**

John Harris introduced the stop sign ordinance and gave background of speeding and safety issues. He said a letter will be sent to the local residents informing them of the new stop sign. Additional road lines will be installed with the stop signs, and an automatic speed sensor sign will be installed this week to slow down traffic.

Paul Ziegler of 2122 Weber Road noted that level-one recommendations from McMahan are being done and asked if those would be followed up by level-two in six to eight months if this does not work? He stated that safety and quality of life issues were at stake.

Julie Ziegler, 2122 Weber Road, stated that speed humps at intervals would be efficient and asked why they are not being installed? She indicated that a lot of research and time went into the residents report and wants to know what options the Board will take. She asked if the BOS would consider traffic calming programs.

John Harris stated that the BOS must look at the township as a whole when it comes to roads and speed humps propose safety and legal issues. He assured them that the matter would be monitored and that all reasonable options would be considered, both now and in the future.

Jim Phillips, 2205 North Wales Road, asked how the township will enforce the stop signs without a police force. Mr. Harris responded that it would be the same as for the other stop signs in the Township.

Susan Caughlan of Overhill Road, stated that Bean Road is also a cut through road and that she was present at the January meeting when McMahan consultants stated that speed humps are only effective under 25 mph. Over 35 mph, they are not effective but in fact dangerous. She appreciates efforts of the Board taking time to research other options.

A motion by Mr. Arthur Bustard, seconded by Mr. Chase Kneeland and passed unanimously to pass the Weber Road and Curtis Lane three-way stop sign ordinance.

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**5. RESOLUTION 07-03 MATTHEW KLINGLER EAGLE SCOUT**

John Harris read the Resolution for Matthew Klingler of 2904 Clyston Road.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 07-03 Matthew Klingler Eagle Scout

*As a continuation of Mr. Spang's matter, under informational Items: State Representative Jay Moyer was introduced upon arrival and he stated that he received a phone call last week regarding a sex offender resident living next to Worcester Elementary School. The State is starting to look at language to address and amend what is known as Jessica's Law.*

*He noted the difference between a "Sex Offender", who when released from prison, must notify local police within 24 hours and can live anywhere; whereas a "Violent Sexual Predator" can not be near a day care, school, playground, etc.*

*A bill will be introduced next week to introduce residency restrictions previously omitted from the bill because Philadelphia and Pittsburgh could not accommodate living areas outside the original restricted areas from schools, day cares, and playgrounds.*

**5. (Continued) RESOLUTION 07-07 DANIEL CONNELLY, EAGLE SCOUT**

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 07-07 Daniel Connolly Eagle Scout

**6. RESOLUTION NO. 07-04 STONY CREEK VILLAGE PLANNING MODULE**

John Harris presented brief history of the property zoned for Age Qualified Residential Community, located at Township Line and North Wales Road.

Joe Nolan, township engineer, corrected Mr. Harris, stating that this planning module is for the commercial village associated with the project but not the residential development.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 07-04 Stony Creek Village planning module

**7. RESOLUTION NO. 07-05 RESERVE AT CENTER POINT PLANNING MODULE**

Joe Nolan, Township Engineer, reported that this subdivision has 25 total lots located in the RPD zoning district requiring community or public sewers. This planning module eliminates the original-proposed drip system through the woods and proposes a small package plant to handle the waste. It will not be owned by the Township, but by Little Washington Wastewater.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 07-05 Reserve at Center Point Planning Module.

**8. WETTER SUBDIVISION PRELIMINARY PLAN REVIEW**

W. Bond Reinhardt of Czop Specter, engineer for the developer, described a minor 2-lot subdivision on Wentz Church Road and agreed to pay a fee of \$20,000 in lieu of improvements at time of sale. He requested a preliminary/final approval.

James Garrity stated that the plans will not be recorded until the fee is paid. John Harris, inquired if the defacto subdivision was noted on the plans and confirmed that the nursery business will cease. The plans are to note that the PECO right of way is available for county trails.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve the Wetter Subdivision for preliminary/final approval contingent upon receiving \$20,000 in lieu of public improvements including road widening and sidewalks.

**9. RESOLUTION 07-06 MEITNER SUBDIVISION DEED OF DEDICATION AND MAINTENANCE AGREEMENT**

Joe Nolan, Township Engineer, explained that this is a new cul-de-sac road at the intersection of Berks and Potshop. The subdivision is complete and the Township will accept Broadview Lane for dedication.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution 07-06 Meitner Subdivision Deed of Dedication and Maintenance Agreement.

**10. LRA PUBLIC PRESENTATION BY SUSAN CAUGHLAN**

8:30 P.M. John Harris gave history of the Army Reserve deactivation, stating that the Township has formed a LRA to study and recommend projects for the site.

Susan Caughlan, liaison for LRA, presented a slide show of the process using the following:

- Identify goals = Planning Elements.
- Comprehensive Plan goals
- Growth and Development goals
- Park land and recreation goals
- Open Space Plan
- Greenway Plan
- Current zoning and land uses

On March 21, 2007 the Methacton School District will make a public presentation for their proposed use.

George Hill asked if the township's actions will eliminate private sale of ground?

Jim Phillips asked what community groups are interested and if the Bookheimer Family was contacted to see if they are interested? He also asked Susan Caughlan what qualification she had for handling the project and if she was she getting paid.

James Reese, Merrybrook Road, representing the Historical Society, asserted that the society supports township efforts to preserve the army property and its history.

Stocky Allen asked about hazards or contaminants on property and if an inspection of lead paint was conducted in the building constructed in 1978.

George Hill asked if Methacton School Board showed interest in the site?

Carol Allen inquired about the status of a under ground tunnel on site? Ms Caughlan stated that there was no such tunnel as far as anyone was aware.

Jay Reese asked what does Nike stand for?

Dorothy McGrane, representing the Farmer Union Horse Company said the Company strongly supports the township's efforts to preserve the property.

Kim David, Friends of Worcester, said that FOW supports efforts for open space and park land on the site.

Gordon Todd, Chairman of Worcester Township planning commission, presented recommendation to LRA after a site tour and inspection of the building. The WTPC supports the site for community development. A sewage treatment plant that serves DEC must be considered and environmental issues may be involved. He supports a park at this site to leave Heebner Park open and green. He indicated that the buildings are in good shape with sound concrete. The site would be well-suited for a community library, school, satellite college, state police barracks. A study to define costs of demolition or renovations is needed.

Leslie Margolis, 2600 Bean Road inquired whether there and are there more opportunities for other groups to comment, now or in the future?

Public Presentation closed at 9:15 PM

#### **GENERAL PUBLIC COMMENTS**

Vince Galet, 1585 Broadview Lane, add support to use of Army base facility as a park. He opposes a parking lot for buses.

Kim David asked for an update on the cell tower on the Johnson property.

11. **ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 9:20 P.M into executive session. No decisions were made.

Respectfully submitted,

  
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Arthur C. Bustard

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WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, MARCH 5, 2007 8:00 A.M.

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 8:00 A.M.

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

None

**1. APPROVAL OF THE MINUTES OF THE WORK SESSION FEBRUARY 5, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to dispense with the reading of and approve as written, the minutes of the work session meeting on February 5, 2007. (Copies were available for review).

**2. DISCUSSION: CELL TOWER**

Andrew Petershon of Quarry Hall Road offered his expertise in cell tower applications to work with Board of Supervisors to draft, update ordinances and consult with township on tower applications.

In response to question by John Harris, Andrew Petershon responded that he could assist the Township with co-locations, policies, and tower inventory.

John Harris noted that technology is changing that may eliminate the need for 120 foot towers. Andrew Patterson responded that the technology would not affect this area and towers would only be reduced to 80 feet thereby reducing capacity, requiring more towers

Oliver Smith asked if current technology can allow reception in church steeples and still work. Andrew Patterson said yes, but using an existing structure is more expensive.

John Harris asked if wireless internet (WiFi) can be served by cell towers. Mr. Petershon responded that most likely not, as they use competing technology.

**3. DISCUSSION: THE PRESERVE SUBDIVISION – SAL PAONE, JR.**

Sal Paone, Jr., developer and Timothy Woodrow, engineer were in attendance and stated that revised subdivision plans were submitted in May, 2006 and resubmitted on February 2, 2007 (21 of 32 sheets with more detail) and inquired about the status of the review.

Joe Nolan, township engineer, said there were some open space and zoning issues, which do not conform to the Growing Greener ordinance citing planning and procedures issues for the proposed open space that were met prior to Growing Greener ordinance.

John Harris noted that this development was modeled after the Growing Greener ordinance with many steps completed prior to acceptance.

Timothy Woodrow agreed that he and Joe Nolan can get together to resolve issues.

Sal Paone Jr. informed the Board of Supervisors that they are holding discussions with Little Washington Wastewater for on-site plant but will continue to pursue Upper Gwynedd sewer authority but currently at a stalemate.

**4. STORMWATER MANAGEMENT UPDATE**

Joe Nolan said that the Pennsylvania Department of Environmental Protection (DEP) enacted new regulations for storm water management. Annual reports must be filed for each year, due June 10. Worcester has distributed brochures to the public and incorporated them in building permit applications. Plastic markers reflecting "non-contaminants" will be appropriately placed on inlets by the Boy Scouts when weather permits. A workshop was held at WTCH with approximately 10 vendors in attendance and the Township's web site has information with links to DEP.

CKS Engineers perform random water sampling after storms and have updated Township maps. Employees of the Township's public works department attended a work shop in Hatfield for maintenance procedures in conjunction with wastewater. This is a five year program, and is in the final year.

Susan Caughlan asked if most of the discharge is not directly into creeks, is there anything in place for retention basin discharge testing? Mr. Nolan responded that not a present but it will most likely be required by DEP in the future.

**5. ASA APPLICATION ACKNOWLEDGMENT**

John Harris explained that this is an application to have property accepted in the ASA. The property consist of 35 acres owned by Aldo Cuce' of Barley Lane. The Board of Supervisors acknowledged receipt of application and will forward it to the ASA committee for review.

**6. DISCUSSION: SIGN ORDINANCE**

Received draft from planning commission with recommendations. The Board of Supervisors will review it section by section at a later time.

**7. RESALE USE AND OCCUPANCY REPEAL**

John Cornell, township manager, gave a brief history of residents who have finished basements without permits creating safety and requirement issues under the new UCC regulations.

James Garrity will draft an ordinance removing it from zoning,

**8. OTHER BUSINESS**

John Harris inquired as to the status of the design study for the Woodlyn Avenue traffic light suggesting that it be completed with the possibility of the township moving forward with the installation. Joe Nolan, Township Engineer, replied that is 2/3 done.

Arthur Bustard, supervisor, suggested a speed reduction on Valley Forge Road to reduce turning lanes, resulting in savings.

Joe Nolan will obtain a cost estimate for the speed study and then have the traffic design completed.

Michael Gambone, township resident, recommended that the Township representatives and McMahon Associates meet with Penn DOT. Joe Nolan was told to hold off until after a meeting with Penn DOT.

John Harris asked about the process to close off west section of Woodlyn. Joe Nolan will discuss the process with Penn DOT at a future meeting.

**PUBLIC COMMENTS**

The Board of Supervisors agreed to schedule another work session date to review the sign ordinance.

Susan Caughlan, of Overhill Drive, stated that for every resident that wants a traffic light at Woodlyn, there is one that does not.

**9. ADJOURNMENT**

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 9:25 AM.

Respectfully submitted,

  
Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY MARCH 21, 2007 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

Spring Soccer camp will be held on Tuesdays from April 3-May 8. Parents can register their children by calling the township office.

The Park and Recreation Department also has the summer camp listing available on the township web site, including registration forms and information.

**PUBLIC COMMENTS**

Susan Caughlan of 2686 Overhill Drive said that last year two resident farms and the Historical Society organized "Worcester Day". She asked if the Township would sponsor the event again in 2007 with the square dance. John Harris, Chairman, said that the Township supports the idea, and that she should coordinate with township manager, John Cornell, to organize.

Jim Mollick, 2114 Country View Lane, asked when the 2006 audit would be available and what total government funds are available for procurement. He asked what the \$1.6 million dollars set aside for open space represented and stated that the 2005 audit shows approximately \$11 million in funds. He asked about the line item for open space and trails and what percentage of the budget should be set aside for cash?

Scott Misus of 1804 Landis Road, a Progressive Products sales representative, wanted to reacquaint himself with township officials. Through the township newsletter, he learned that two pavilions were to be purchased for Heebner Park. He offered a proposal featuring \$18,000 and \$7,000 in savings. John Cornell informed him that his proposal could be reviewed at the April work session. He asked what the time frame is for signing the proposal. He requested a few moments to introduce his company and John Harris suggested that he present it at the April work session.



1. **READING AND APPROVAL OF THE MINUTES OF FEBRUARY 21, 2007**

A motion by Mr. Bustard and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of February 21, 2007. (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's reports for February, 2007 net change on cash basis:

**February 2007 Report:**

General Fund	(\$767,594.59)
State	(\$4053.91)
Capital Reserve	\$601,690.18

Mr. Bustard questioned the negative amount for General fund and was informed that it was a transfer from General Fund to the Capital Reserve Fund.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for February, 2007 net change on cash basis.

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

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 249,569.96

4. **COCCIO SUBDIVISION PRELIMINARY AND FINAL APPROVAL**

Applicant is Julia Coccio, represented by Ludgate Engineering for a two lot subdivision on Quarry Hall Road.

John Harris reviewed his copy of the plans and questioned Joe Nolan, township engineer, about the waiver noted by the County Planning commission regarding lot line change to eliminate the sewer setback waiver. Joe Nolan said a house is already on one lot and the perk holes within set-backs did not perk. To keep straight lot lines, this is more desirable. He stated the since there are no public improvements a Preliminary/Final approval is requested.

A motion by Mr. Arthur Bustard, seconded by Mr. Chase Kneeland and passed unanimously to pass Resolution no. 07-14 Coccio Subdivision Preliminary and Final approval.

5. **RESERVE AT CENTER POINT SUBDIVISION PHASE II FINAL APPROVAL**

Applicant is John Westrum, represented by Langan Engineering. This property is located on Township Line Road between Potshop and Trooper and has 29 lots.

John Harris said the complete subdivision already received approval and this is one phase of the subdivision.

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Joe Nolan said this is essentially a lot line change to transfer two small parcels over to the adjacent owners.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed by all to approve Resolution 07-12 Reserve at Center Point Subdivision Phase II Final Approval.

**6. NICHOLAS R. DREHER EAGLE SCOUT RESOLUTION**

John Harris remarked it has been a great year for Eagle Scouts, with two eagle scouts already honored. Mr. Dreher's project involved the planning, preparation and restoration of the Worcester United Evangelical Church cemetery for the Worcester Historical Society.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 07-11 Nicholas R. Dreher Eagle Scout Resolution.

**7. A MOTION TO AWARD THE 2007 EQUIPMENT RENTAL BID**

Having been advertised on January 31 and February 7, 2007, bids were opened on March 7, 2007. One bid was submitted, by Harris Gramm Contractors of Collegeville, PA.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to award the 2007 Equipment Rental Bid to Harris Gramm Contractors of Collegeville, PA.

**8. A MOTION TO AWARD THE 2007 PARK MAINTENANCE PROJECT**

Having been advertised on January 31 and February 7, 2007, bids were opened on March 7, 2007. Four bids were submitted, as follows:

Contractor	Bid Amount
<b>Jones Turf Management</b> Exton, PA	\$94,110.00
<b>James R. Kenny</b> <b>Excavating &amp; Paving</b> Collegeville, PA	\$95,450.00
<b>Land-tech Enterprises,</b> <b>Inc.</b> Warrington, PA	\$98,850.00
<b>Terra Landscaping</b> Collegeville, PA	\$143,844.00

John Harris explained that the contract is for maintenance of the baseball and soccer fields within the township park system.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to award the 2007 Park Maintenance Bid to Jones Turf Management of Exton, PA.

**GENERAL PUBLIC COMMENTS**

Steve Rock of 2885 Crest Terrace asked if the township receives warranties for capital projects bids, citing the pavers under the gazebo are lifting and should be replaced and some of the pipes on the playground are rusting. He stated that the low bidder does not necessarily mean the best job.

George Hall of Trooper Road said he uses the park regularly and has noticed many speeders in the parking lot.

Jim Mollick asked if Harris Gramm, recipient of bid award, is the locally known Harris Gramm and why did the township receive only one bid on the contract. He asked how it was advertised. Joe Nolan responded.

John Harris stated that it's the Board's philosophy is to go with the lowest qualified bidder and it is state law.

Jim Mollick inquired how the budget arrives at the open space amount.

**ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:05 P.M into LRA Public Meeting

Respectfully submitted,



Arthur C. Bustard

**9. ADJOURNMENT INTO LRA PUBLIC HEARING**

The regularly scheduled meeting of the LRA Committee was called to order by Mr. Harris at 8:24 P.M.

Susan Caughlan introduced Liz Gabor, a representative from the B.R.A.C.

**10. METHACON SCHOOL DISTRICT PRESENTATION**

Superintendent Dr. Miller gave a presentation stating the he was one of the original groups to tour the site. He gave a brief outline of the school's current population, acreage and buildings indicating that the high school site is 66 acres, with 3 acres being dedicated to the transportation department. The Army site is a potential site to expand the transportation department because of parking issues on the current site. The transportation center has 120 employees parking on site in addition to 85 buses. He proposed use of the five bay garage, installing block heaters and security cameras and fences. They would make a small addition to

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the maintenance building, overlay impervious coverage, and add ingress and egress roads. He indicated there would be little evening and weekend activity.

The LRA Committee addressed Dr. Miller.

John Harris asked if the entire transportation department would be moved and if there has been a study on roads and traffic lights?

Chase Kneeland asked how much each bus weighed and if they are diesel engines? He mentioned the sight line difficulty and wear on the roads that would need to be addressed.

Arthur Bustard referred to a drawing in Dr Miller's presentation showing the buses parked on the current Nike Missile site. He inquired if they could work with the Historical Society to install a history plaque indicating the missile site. He asked if the sewer facilities were relocated on the drawing. He confirmed that the School District did not want to utilize the front of the property, but wanted to transport the buses through that area. He inquired what time the bus engines start in the morning. Dr. Miller responded the engines start about 5:30-6:00 A.M.

John Cornell asked about proposed security lighting and cameras.

Fred Bookheimer of 1645 Berks Road asked if they planned to utilize the front driveway, noting the excessive amount of traffic on Berks Road.

Floyd Nellett of Berks Road lives next to the site, noting that there was no proposal for road improvements and that he was disappointed with the presentation. He stated that he did not want buses in his back yard because it will decrease property value, traffic will back up, and the curve in Berks Road would need to be straightened. The State constantly needs to plow the road during snow storms because of the landscape. He asked that the lighting be buffered and stated the site will be an eyesore to the neighborhood.

Janice Hutt of 2727 Potshop Road mentioned that her husband's family has lived in the area for 50 years. She thought the presentation was lacking traffic considerations and that the buses could not make necessary turns, traffic lights would be needed at every intersection. She would like to see another use for the property.

John Andrews of Lower Providence stated that the majority of the students reside in Lower Providence. He calculated the number of buses, routes, each being approximately five miles one way resulting in 162,000 miles of empty buses with no state subsidy. He stated that it would be preferable to store buses in Lower Providence or build a two-story parking garage at the current site indicating that economics were not considered for this location.

Steve Rock, 2885 Crest Terrace, stated that the bus load on the road should not be considered unique since the Gambone and Myers companies utilize the road every day with heavy trucks and loaders. He stated the three worst intersections in

Montgomery County are all in this area, and that the speed limits should be studied since many people use this road as a short cut. He also reported that a stop sign has been removed at Berks and Potshop Roads.

Joan Harvey, 1588 Broadview Lane at the corner of Berks and Potshop, moved to the area for quiet, stating that this is not an appropriate location for the transportation department referencing poor visibility and narrow roads.

Mary Tyler, 1516 North Trooper stated that the roads are already burdened with traffic and asked if Berks and Trooper are state roads. She asked if the township can install a no-cross traffic sign (referring to thru-traffic). She stated that the parents of Worcester children would rather see another elementary school in the township.

Vince Galet, Broadview Lane, concurs with his neighbors indicating that the area is congested with only two ways to the main streets. He believes that traffic would back up at the intersections. The School has 66 acres with 5% dedicated to the transportation department and 250 spaces for student parking. If student parking were eliminated, the school could expand the transportation department as needed at the current site.

John Chambers attended last month's presentation of the open space proposal for the site. He stated that noise is created by buses backing up and there is a physical problem of hills and turns. He doesn't want to hear it, see it or smell them.

Michael Clement, owner of the property at corner of Berks and Potshop asked what other sites the school district has researched. He inquired about the length of the biggest bus and how much it would cost to relocate the road and if any impact study has been done? If this happens, he will not build on the lot.

Liz Gabor, finance director for B.R.A.C. stated that environmental studies would be done at a future time.

Andre Diprinzio lives at 1636 Berks Road, located across from Bean Road. He stated that if the bus depot goes in, the curve at his house will need to be straightened and he will lose property. Also, Bean Road is barely passable with two small cars, much less two buses.

Gordon Todd, Member of Worcester Township Planning Commission has seen and toured the site. He agrees that it is a good deal for the school as the location would be free but more problems exist than good that would come from the relocation. The economics make no sense and only 10-12 acres are needed by Methacton School District, leaving the remaining site less desirable.

Kim David, 1704 Berks Road, stated that this is not the right place for the transportation department and wanted to see how this relates to the comprehensive plan?

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Floyd Nellett supports his neighbors and thinks that the School District should withdraw their interest.

William Kazimer from the Fairview Village area read the minutes from the last meeting where Gordon Todd suggested several uses for site including possible demolition of the building. If not demolished, what will LRA do with building?

Jim Mollick asked how the parcel is zoned.

Susan Caughlan, LRA consultant, stated that military property is not zoned and the LRA will assign a zoning after use has been determined.

Liz Gabor stated the Army will discount the property 100% to the purchaser if they are a non-profit and recommended by the LRA.

Susan Caughlan clarified that the school district's presentation is only a proposal by a potential user for the site. All traffic and environment studies will be at a later date.

Floyd Nellett asked if it's zoned military, can the Board rezone the property now and only entertain those proposals which are allowed in that zoning.

Liz Gabor stated that's illegal in Pennsylvania and called spot zoning.

Vince Galet requested the LRA use the site for something the residents would like since it is free land and asked when the decision will be made?

Susan Caughlan noted that a schedule will be presented at the next meeting, April 18, where an open Space co-use proposal will be proposed. The LRA will review proposals in May, June, and July with the final plan being submitted by September.

Jason Harvey asked if all the options are non suitable, will open space be considered.

George Hill asked what proposals have the LRA already received and can he propose a wind farm.

There being no further discussion, the LRA meeting was adjourned at 9:36 p.m.

Respectfully submitted,

  
Arthur C. Bustard

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORK SESSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
MONDAY, APRIL 2, 2007 8:00 A.M.

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 8:02 A.M.

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS             
CHASE E. KNEELAND         
ARTHUR C. BUSTARD       

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

Jim Mollick asked how much money in the budget is the cash balance and how much is devoted to open space.

Jim Mollick inquired about field lights at Methacton High School that were approved by the Zoning Hearing Board in 1985. He also asked if the Moran Tract located on Kriebel Mill Road could be used for ball fields or a new school and would the Township buy it.

Joe Nolan, Township Engineer, responded that there are a lot of physical constraints on the property and it is in a flood plain.

Jim Mollick asked about money which came in to the Township from Berkheimer Associates. John Harris said it was the result of a miscommunication of employees in the School district and where they actually reside and physically work.

**1. APPROVAL OF THE MINUTES OF THE WORK SESSION FEBRUARY 5, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to dispense with the reading of and approve as written, the minutes of the work session meeting on March 5, 2007. (Copies were available for review).

**2. DISCUSSION: HEEBNER PARK PAVILLIONS**

Arthur Bustard explained there are two competing proposals, Cedar Forest Products (CFP) and RCP Shelters and the Board must decide which one is the best long term value for the township. Joe Nolan provided information on both and stated that both are available under state contract. The additions of the pavilions are based on the original Phase III plan for Heebner Park.

Joe Nolan said that RCP initially indicated production time will be 12 weeks from date of order while CFP had indicated 8 weeks. The cost to build/install will be equal. Chase Kneeland asked about the particular specification differences.

Joe Nolan said that from the beginning, the issue has been that information was sought to make a logical comparison. On March 29<sup>th</sup>, RCP provided the information requested on March 7<sup>th</sup>. He will review the new information from RCP and provide input. He said the two companies work differently. General Recreation, the distributor for CFP, comes in and customizes the buildings for specific uses and provides shop drawings. RCP was not willing to give the initial customized spec drawings, just generic. The buildings will cost \$130,000 to \$140,000. The construction and utility installation will probably double that. The original budget for this part of Phase III was \$500,000.

Scott Misus the RCP representative will get back to the Board on when the products could be delivered by RCP.

**3. DISCUSSION: TEL-COMP SOLUTIONS PHONE SYSTEM PROPOSAL**

Last year, the Board gave authorization to upgrade the municipal building phone system since the current one is over 20 years old. The staff collected 6 proposals and recommends Tel-Comp for \$4,664. It includes 2 master phones and 11 others and can be installed in 1-2 weeks.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve the staff recommendation of Tel-Comp Solutions for the new township building phone system.

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#### 4. DISCUSSION: SIGN ORDINANCE AMENDMENT

John Harris said it was reviewed by the township planning commission with modifications to existing ordinance. James Garrity, Township Solicitor, gave his comments, noting new technology and the size of signs are two issues.

John Harris asked if there are any state regulations on commercial signs.

A discussion ensued

Jim Phillips asked if the Township did any studies on reading signs when traveling on the roads and if there is any language in the ordinance on how the township enforce it? He also stated that the taking of signs is personal property and inquired if criminal charges can be filed, noting that this is effecting freedom of speech.

John Harris said that the Township is trying to draw a line between what is abusive to neighbors who have to look at the signs and is trying to get a balance.

Arthur Bustard said it was a matter of perspective. The board's job is to protect the quality of life for people who are living here.

#### 5. LRA UPDATE

Susan Caughlan said April's meeting is for organizations to make proposals that would use the facility if the township gets it is a park through the National park Service.

To date, the only co-use proposal will be Methacton Community Theater in April. It would then be appropriate for the LRA board to make a decision in May.

The Methacton School District has a sole use proposal but retracted their co-use proposal for a bus depot.

John Harris asked if a formal proposal by the township for park use has been done. Susan Caughlan said the township does not have to provide similar detail, but she can do it if the Board instructs her to do one.

John Harris asked how the facility would be used for park and recreation usage and if they should have the details before any decision is made.

Susan Caughlan stated that the LRA will have information on the building in the next couple of weeks and that the township is required to propose a 10-year use plan. The application to the National Park Service, with detailed plans, can be after the decision is made.

John Harris said they should have at least an outline of park detail to review prior to making a decision and instructed Susan Caughlan to work with John Cornell and Julie Lanzillo, Park and Recreation Director, on the details.

#### 6. OTHER BUSINESS

None

#### PUBLIC COMMENTS

Scott Misus appreciates the due diligence by the Board on the pavilion project..

Jim Phillips asked about the status of the Verizon project. When will they be getting service in the houses and if the Township is getting concessions to hook into houses?

Arthur Bustard said he spoke with a Verizon representative about a week ago and they are proceeding as fast as they can. They have approval for everything they need from the Township

John Cornell said that the township will see franchise fees at the end of first quarter, 2008.

#### 7. ADJOURNMENT

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 9:46 AM.

Respectfully submitted,

  
Arthur C. Bustard, Secretary



WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY APRIL 18, 2007 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**PRESENT:**

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

The Park and Recreation Department has the summer camp listing available on the township web site, including registration forms and information.

The Pennsylvania Turnpike Commission meeting was March 29<sup>th</sup> to discuss the widening and reconstruction. Several members of the Board attended this meeting. Turnpike representatives will be at the May 16 meeting at 7:30pm. Plans are available for review after the meeting and at the township administrative office.

**PUBLIC COMMENTS**

Mark Landis of 2225 Landis Road asked the Board if they were working with other townships for more united opposition.

Jim Mollick of 2114 Country View Lane commented about the Arcola School project, audio system in the building, meeting agendas and minutes on the web site, and lights at the high school. He also inquired about \$11 million cash balance.

William Kazimer of Fairview Village commented about running for the school board and requested the Board donate \$1,000 for a high school post prom party. He also inquired about the Cuce' ASA application.

Jim Phillips commented about the ASA meeting, planning commission terms and Gordon Todd's public comments at the work session in April.

**1. READING AND APPROVAL OF THE MINUTES OF MARCH 21, 2007**

A motion by Mr. Bustard and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of March 21, 2007. (Copies were available for review.)

## 2. TREASURER'S REPORT

The Treasurer's reports for March, 2007 net change on cash basis:

### March 2007 Report:

General Fund	(\$645,729.86)
State	(\$9,742.09)
Capital Reserve	\$612,923.13

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for March, 2007 net change on cash basis.

## 3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 187,504.71

## 4. ASA RESOLUTION – CUCE' PROPERTIES

The ASA Review Committee met on April 2, 2007 to consider the application of Aldo Cuce' to have his 33.82 acres included in the Worcester Township ASA. The Committee members present voted unanimously to recommend the application for inclusion in Worcester's ASA.

A motion by Mr. Arthur Bustard, seconded by Mr. Chase Kneeland and passed unanimously to pass Resolution no. 07-13 to accept Cuce' Properties in Worcester ASA.

## 5. ENGINEER'S REPORT

### A. AWARD MATERIALS BID

Having been duly advertised, bids were opened on April 11, 2007 and the recommendation for award is as follows:

### **STONE**

H&K Materials, 300 Skunk Hollow Road, Chalfont, PA 18914

Item #	Approx. Qty.	Unit	Desc.	Unit Price FOB-Plant	Unit Price-Delivered
1	200	Tons	No. 10 Aggregate (#1)	\$5.15	\$9.34
2	300	Tons	No. 8 Aggregate (#1B)	\$10.15	\$14.34
3	400	Tons	No. 2A Modified Aggregate	\$7.05	\$11.24
4	300	Tons	No. 57 Aggregate (#2B)	\$8.65	\$12.84
5	300	Tons	No. 3 Aggregate	\$8.40	\$12.59
6	600	Tons	No. 3A Modified	\$7.55	\$11.74

			Aggregate		
7	200	Tons	No. 1 Aggregate (#4)	\$7.80	\$11.99

**PAVING MATERIAL**

Glasgow, Inc., P.O. Box 1089, Glenside, PA 19038

Item #	Approx. Qty.	Unit	Desc.	Unit Price FOB-Plant	Unit Price-Delivered
1	400	Tons	Superpave 25.0 mm	\$30.00	\$36.10
2	400	Tons	Superpave 9.5 mm	\$37.50	\$43.60
3	400	Tons	PSP Cold Patch	\$67.50	\$72.00
4	400	Tons	Superpave 19.0 mm	\$33.50	\$39.60

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to AWARD THE 2007 Stone Bid to H&K Materials of Chalfont, PA and the 2007 Paving Material Bid to Glasgow, Inc. of Glenside, PA.

**B. AWARD PAVILION PROJECT**

Two different proposals have been reviewed. General Recreation submitted the original proposal, and a second proposal was submitted by Progressive Products.

Mr. Kneeland remarked that board members traveled to other municipalities to view projects constructed by both companies.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to award the Heebner Park Pavilion Project to Progressive Products of Worcester, PA.

**6. ZONING HEARING BOARD REPORT**

John Cornell, township manager, provided an update of pending ZHB applications.

**7. DISCUSSION: PENNSYLVANIA TURNPIKE COMMISSION**

The project area begins at the Mid-County Interchange (exit #20) and continues north to the Lansdale Interchange (exit #31). The project involves total reconstruction and widening of 10.5 miles, traversing five townships, including Worcester.

**GENERAL PUBLIC COMMENTS**

William Kazimer commented about public meeting materials and availability.

Jim Mollick commented on pavilion project, ambulance service, and Gordon Todd's work session comments.

Kim McClintock of North Wales Road remarked about his 25 year residency in the township and defended Gordon Todd's work session comments as being taken out of context.

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**ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:15 P.M into LRA Public Meeting

Respectfully submitted,



Arthur C. Bustard

**8. ADJOURNMENT INTO LRA PUBLIC HEARING**

The regularly scheduled meeting of the LRA Committee was called to order by Mr. Harris at 8:16 P.M.

Susan Caughlan provided two power point presentations on the status of the LRA project. More details on the park and recreation proposal will be forthcoming from the township office.

Methacton Community Theater representative provided a summary of the organization and the need for a permanent facility for storage and productions.

The LRA public hearing was adjourned at 9:32.

Respectfully submitted,



Arthur C. Bustard

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY MAY 16, 2007 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

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**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

Jim Mollick of 2114 Country View Lane asked if the Board of Supervisors held an executive session after the April 18 meeting and if the financial statements are in compliance with state requirements. He inquired as to when the financial statements will be available.

1. **READING AND APPROVAL OF THE MINUTES OF APRIL 18, 2007**  
 A motion by Mr. Bustard and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as written, the minutes of April 18, 2007. (Copies were available for review.)
2. **TREASURER'S REPORT**

The Treasurer's reports for April, 2007 net change on cash basis:

**April 2007 Report:**

General Fund	(\$1,016,197.59)
State	\$174,549.61
Capital Reserve	\$1,544,768.78

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for April, 2007 net change on cash basis.

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

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 324,156.87

**4. ENGINEER'S REPORT**

**A. AWARD CHURCH ROAD DRAINAGE PROJECT**

Having been duly advertised, bids were opened on May 9, 2007 and the recommendation for award is as follows:

***Donato Spaventa & Sons Inc.***

4258-88 Macalester St., Philadelphia, PA 19124

No.	Contractor	Amount Bid	Tabulated by CKS
1	Donato Spaventa & Sons, Inc. 4258-88 Macalester St., Phila., PA 19124	\$73,326.00	SAME
2	Ply-Mar Construction Co., Inc. Plymouth Rd., Plymouth Mtg., PA 19462	\$79,790.00	SAME
3	Passerini Construction Inc. 944 Blooming Glen Rd., Perkasie, PA 18944	\$82,378.00	SAME
4	Harris Gramm Contractors 1432 N Grange Ave., Collegeville, PA 19426	\$93,416.00	\$93,416.33
5	Miniscalco Construction Co. 2052 Lucon Rd., Skippack, PA 19474	\$151,900.00	SAME

A motion by Mr. Bustard seconded by Mr. Kneeland and passed unanimously to award the Church Road Drainage Project to Donato Spaventa & Sons., Inc.

Mr. Kneeland asked when the project would start and Joe Nolan, township engineer replied.

**5. SOLICITOR'S REPORT**

**A. ORDINANCE 2007-214: FLAG LOT ACCESS**

A total of four ordinances were advertised for discussion. Board of Supervisors desires to table one. James J. Garrity, township solicitor, stated that he has all of them.

Ordinance 2007-214 provides narrow access to larger lot in rear of property. Will allow flag lots to share driveways to minimize curb cuts.

The Worcester Township Planning Commission tabled their recommendation. Joe Nolan, Township Engineer, suggested the Board table their review until review from Planning Commission is rendered.

**B. ORDINANCE 2007-215: GARAGE HEIGHT ORDINANCE**

Mr. Garrity explained that currently there are two ways to measure height that conflicted. This revision to the ordinance eliminates confusion and provides consistency.

John Chambers asked how it will be measured.

Joe Nolan responded 20' to the peak.

Mr. Bustard asked if the Planning Commission gave recommendation.

A motion by Mr. Bustard seconded by Mr. Kneeland and passed unanimously to pass Ordinance 2007-215: Garage Height Ordinance.

**C. ORDINANCE 2007-216: DRAINAGE EASEMENT ORDINANCE**

Mr. Garrity explained that is not appropriate to have drainage in rear or side easement and this will allow the drainage to be designed by applicant and then , approved by the engineer.

Jim Phillips of 2205 North Wales Road asked if it applies to current or past subdivisions.

Jim Mollick asked if that means it is not retroactive and inquired aw to how long this ordinance has been on the books.

A motion by Mr. Bustard seconded by Mr. Kneeland and passed unanimously to pass Ordinance 2007-216: Drainage Easement Ordinance.

**D. ORDINANCE 2007-217: USE & OCCUPANCY**

Mr. Garrity stated that Worcester Township is one of the few remaining townships requiring inspections and the liability issues are the driving force for elimination of these inspections prior to house transfers.

Jim Phillips, 2205 North Wales Road, asked how it will affect home offices, rental properties.

Fred Michini asked when it will go into effect. Mr. Garrity responded 5 days from date of meeting or passage.

A motion by Mr. Bustard seconded by Mr. Kneeland, and passed unanimously to pass Ordinance 2007-217: Use & Occupancy.

**6. MANAGER'S REPORT**

**A. ZONING HEARING BOARD REPORT**

Full reports are in packets. There are three hearings for May.

Dungan of 2016 Bustard Road is a continuation for a garage.

Greer of 1980 Green Hill Road and Mackin of 2039 Wentz Church Road, both new applications for set backs.

**7. PRESENTATION: PENNSYLVANIA TURNPIKE COMMISSION**

The project area begins at the Mid-County Interchange (exit #20) and continues north to the Lansdale Interchange (exit #31). The project involves total reconstruction and widening of 10.5 miles, traversing five townships, including Worcester.

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At 7:55 P.M. Gerald Rollman, reconstruction project manager with the Pennsylvania Turnpike Commission, Donald Steele, Senior Engineer of Design Unit, Christina Hampton manager, Public information, Eastern Regional Office, and Lugene Keyes, Public Involvement Specialist, were all present for questions and information.

Mr. Waldman provided an overview of project beginning with the feasibility study in 2004 through the current proposals for the design study. He stated that there are five townships involved and one month ago a multi-township review meeting was held to explain stormwater, drainages, sound barriers and right of way.

John Cornell, Township Manager, provided a power point presentation with questions and concerns received from township resident grouping them into the following areas of concern:

- 1) Noise study.
- 2) Sound barriers
- 3) Stormwater/Wetlands
- 4) Design
- 5) Legal Questions
- 6) Approval Process

John Rafferty and Jay Moyer, state representatives, were present and thanked everyone on the Turnpike committee for their cooperation and for supplying information.

John Harris, Board of Supervisors, ask about the time frame for the next study.

Chase Kneeland, Board of Supervisors, asked if underground stormwater management had been considered.

Arthur Bustard, Board of Supervisors, asked about the Bethel Road, Morris Road and Bustard Road bridges. He also asked what traffic flow analysis were done for detour plans and the time frame?

Agnes Ferrara of 2685 Shady Lane asked about auxiliary ramps and what the total cost of project would be.

Eric Rodman, 2510 Crestline Drive stated that 67 sites were measured for sound and asked how many of them were in section 5.

Jerry, from Whitpain Hills, stated that the synagogue with special use exception will be looking right at the turnpike.

Mark Landis, 2225 Schultz Road started that the Turnpike is taking his neighbor's land and trees and asked if the information from the last meeting is available. He asked if the work is scheduled for daytime or a night project.



Rick DeLello, 2533 Stony Creek Road, confirmed that the public should work with John Cornell, Township Manager, for updates and asked if the updates to the homeowners can be posted on the on Sunnybrook website.

Winnie Hayes, 3033 Fisher Road, asked when the \$50,000 threshold for noise barriers per properties was established and what are the criteria to have it changed?

Joan Rosenberg, 2007 Hillside Circle, stated that she is the longest resident in Sunnybrook Estates and there has always been a drainage problem and inquired if there was any why to pipe the water.

Tony Gay, 2093 Deep Meadow Lane, asked if the Federal guideline of \$50,000 is the minimum that the Turnpike commission ever followed and asked what is the downside of giving a little. He also inquired the purpose of retention basins?

Jim Phillips, 2205 North Wales Road, asked what percentage of road surfaces translate to stormwater basins and asked about sound walls for future developments

Rob Hayes, 3032 Fisher Road, asked if there were any slip ramps planned for Mid-County to Lansdale and about any emergency access.

Patricia Quigley, 1080 Quarry Hall Road, asked if the design criteria are level 2CE and if the design documents will be submitted to township.

Joyce Chambers, 2665 Shady Lane, asked about air pollution and ozone emissions stating that the noise level has increased in last 5 years.

Gordon Todd, 2116 Bustard Road, asked if the township signed off on permit.

Dan Fishman, 2008 Hillside Circle, asked how much area would be needed to construct barriers to protect residents

Cheryl Clark, 2502 Crestline Drive, asked if residents contributed to cost, would the barriers be built.

#### **GENERAL PUBLIC COMMENTS**

None

#### **ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 10:05 P.M.

Respectfully submitted,

  
Arthur C. Bustard

608746

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, JUNE 4, 2007 7:30 P.M.

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS                     
 CHASE E. KNEELAND             
 ARTHUR C. BUSTARD           

**INFORMATIONAL ITEMS**

Thursday, May 31, 2007 an executive session was held to discuss real estate matters, no decisions were made.

Saturday, June 2<sup>nd</sup> was the second annual Worcester Day.

**PUBLIC COMMENTS**

Jim Mollick of 2114 Country View Lane, questioned the minutes of April 2, 2007, why this meeting was being held at night, and what is the status is of the law suit with a former Township employee.

**1. APPROVAL OF THE MINUTES OF THE WORK SESSION APRIL 2, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to dispense with the reading of and approve as written, the minutes of the work session meeting on April 2, 2007. (Copies were available for review).

**2. AWARD BID FOR EXCESS EQUIPMENT SALE**

Having been legally advertised on April 20, 2007, the following shall be awarded:

<u>EQUIPMENT</u>	<u>BIDDER</u>	<u>AMOUNT</u>
1953 Cat #212 Grader	Michael McQuillan	\$ 50.00
1957 Oshkosh Dump Truck W/Plow	Michael McQuillan	\$ 50.00
1958 Huber 10 Ton Roller	Michael McQuillan	\$ 50.00
1977 International Dump Truck W/Plow	Michael McQuillan	\$ 50.00
John Deere Post Driver	Michael McQuillan	\$ 10.00
12 Ft MCS Trailer	Michael McQuillan	\$ 75.00
Two (2) Scagg Mowers	Michael McQuillan	\$ 75.00
Empire Generator 45 KW	James Rees	\$ 375.00

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to award the bid for excess equipment sale to Michael McQuillan and James Rees per Schedule attached.

**3. RESOLUTION 07-14 APPROVING FIRE COMPANY ACTIVITIES FOR 2007**

1. Picnics
2. Bar-B-Ques, and in particular:

Worcester Volunteer Fire Department 5K Race, June 16, 2007; Worcester Volunteer Fire Department Annual Chick Barbecue, August 2007; Parades (including the annual Santa Claus community visit)

Worcester Volunteer Fire Department Ladies Craft Show, November 2007, Worcester Volunteer Fire Department Santa Visits Township, December 2007.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve the fire company activities for 2007.

**4. FIRE COMPANY FUNDING DELIBERATION**

John Harris stated that the executive board of the Worcester fire company met in March, 2005 and proposed a 10-15 year plan of projections and building and equipment needs to the Board. They will require \$4 million over next 10-15 years. As these volunteers serve and protect the community, the Township will contribute to capital fund a sum of \$2 million.

Chase Kneeland remarked that the money is well spent and that the Township will work in a cooperative way and is glad to move in this direction for the protection of residents and accident responses. He stated that if the Township does not support them, we would need to buy protection.

Arthur Bustard started serving on the board of Supervisors one and a half years ago, and when he reviewed the figures, he was astounded at the cost of equipment. An outside consultant verified the needs and praised fire company plans and budgetary measures. He agreed to \$2 million for working capital to proceed with the Fire Company's plans.

Mark McElwee of Fairview Village stated he was present at the Methacton School District's awards and one of the awards was for outstanding young firefighters.

Paul Wickersham, Chairman of the Fire Company, thanked the Board for years of support and is looking forward to working with the Board.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to provide funding to the Worcester Volunteer Fire Company in the amount of \$2 million to be paid between now and the end of the year.

**5. LRA USE DELIBERATION**

The Board of Supervisors acts as the LRA Board. They are responsible for determining the use of the North Penn Army Reserve Base on Berks Road. They have had many months of hearings and discoveries on the property.

Susan Caughlan, project coordinator, gave an overview of the entire process, stating that the LRA is charged with the final decision on use of the base. There are two options: 1. Public benefit of conveyance or 2. Sell at a public auction which would be conducted by the Federal government. Six months of applications, reviews, and presentations of Notice of Intent (NOI) from June, 2006 through December were received. One from Methacton School District proposed use for a school bus depot utilizing 2/3 of the property leaving a need for the remaining property. This would be a 40% discount sale to Methacton School District.

Several public benefit groups reviewed the site and did not follow through with a NOI.

Municipality can receive site at no cost for park and recreations use through the Federal Lands to Parks program. The Township will need additional meeting for input to determine uses. Trails, open space, necessary infrastructure, water, sewer, electricity, buildings and parking are already present. The building is structurally sound and could be retrofitted for numerous uses, including the Methacton Community Group who expressed interest in using the building as a co-user. The Federal Land to Parks program requires public access and other co-use proposals did not provide that.

If the property is sold at auction, it is considered un-zoned. The Army could auction off the property after rezoning by the Township and the high bidder would be held to the rezoned terms for development. The property would then be returned to the tax rolls and no Township maintenance required.

Arthur Bustard referenced June 1, 2007 memo environment, Department of Defense responsibilities.

Susan Caughlan said Army is required to clean up property based on the evaluation of all potential uses of the property. She has identified areas of concern that require additional information and exploration. After the use is determined, more testing will be done. The Army must clean the property to use specific.

A Phase I study is complete and PA Recycling Act requires the current owner to clean up any contaminations before conveyance.

Arthur Bustard asked what defines "community use" for the building and if it can offset maintenance costs

Susan Caughlan confirmed that the Township is allowed to charge a fee for building use but all excess revenues for first 10 years must be returned to the park for maintenance or improvements. After ten years, any park can benefit from excess revenues.

Arthur Bustard asked about current maintenance of building and turnover condition. Susan Caughlan said it must be fully functional and up to Army standards.

John Harris asked if it is a park, are there time requirements to develop it? Susan Caughlan said 10 year plan must be presented at decision time.

John Harris said the LRA has been working on this for one year and has heard all the proposals. A park use has few negatives but a bus depot shows intense use of buses on roads and a detrimental to local neighborhoods.

Chase Kneeland stated the LRA, must act as a visionary to make the decision. but they have more clarity of what we do not want. Major road improvements would be needed for the school use so he favors to evolve property into a park.

Arthur Bustard echoed Mr. Kneeland stating that there are tremendous possibilities for the building and does not want it to lose the potential. The site is not economically feasible for school's proposed use and that a community group should be formed for input on park use.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to recommend to Army to convey the property to the township for park and recreation use.

Susan Caughlan said the next step is to prepare a plan for HUD and that the Army must approve the recommended use. Based on the process, she suggested the June 20<sup>th</sup> board meeting should be used to review the plan. It is due to HUD by September.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all for Susan Caughlan to prepare plan for review at the June 20<sup>th</sup>, 2007 meeting.

**6. OTHER BUSINESS**

None

**PUBLIC COMMENTS**

Jim Phillips asked if the park is too much of a burden on the township, can they back away and when will they know costs?

James Garrity, Township solicitor, said that considering the cost of 19 acres in Worcester, maintenance costs are nominal.

A resident of 1607 Berks Road requested that the historical use for this site be retained.

Jim Mollick commented that \$2 million to the fire company is generous and asked how they will raise the other money needed. He asked how much money could be raised by the Township if real estate taxes were increased 1 mill.

Richard Allen, 1515 Whitehall, asked if the public can see environmental report.

Mark McElwee thanked the Board of Supervisors and Susan Caughlan for consideration given to the Methacton Theater Group.

**7. ADJOURNMENT**

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 8:44 PM.

Respectfully submitted,

  
Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, JUNE 20, 2007 7:30 P.M.

**CALL TO ORDER**

John Harris called the regularly scheduled monthly meeting to order at 7:32.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS

CHASE E. KNEELAND

ARTHUR C. BUSTARD

**INFORMATIONAL ITEMS**

John Harris announced that the Township will again sponsor a Sundae Sunday in Heebner Park on August 5<sup>th</sup> at noon.

Chairman Harris then announced that he had been in contact with the Montgomery County Open Space Commission concerning the preservation of the farm of Oliver Smith for the purchase of the development rights to the farm. The Commission was interested in the property for several reasons, including the fact that it was the farm of Peter Wentz Sr., father of Peter Wentz whose farm has already been preserved by the county. John pointed out that the Smith farm ranked high on the Township's list of property to preserve as it has significant vistas, abuts the Central Schwenkfelder Church Cemetery and Meadowood Corporation property, where the Wentz family cemetery is located. Since the size of the property is less than the 25 acres normally required for farmland preservation, it is not eligible for state funding. The county has indicated an interest if the Township would be willing to consider paying half of the cost for purchasing the development rights. Chairman Harris made a motion that we agree to provide up to 50% of the cost to purchase the development rights to the Oliver Smith Property on Fisher Rd. Arthur Bustard seconded the motion and it passed unanimously.

**PUBLIC COMMENTS**

Jim Mollick of Country View Lane asked a question on the \$1.3 million addition to the Capital Reserve fund in the beginning of the year, a question on the resolution for the Oliver Smith property, a question on the number of executive sessions held by the board, a question on when he would get the official audit statement for 2006, and a question on enforcement of township zoning codes.

Bill Kazimer of Germantown Pike made a comment on the lack of volume in the speaker

system, comparing it to the School district speakers.

### **1. APPROVAL OF THE MINUTES OF MAY 16, 2007**

A motion by Arthur Bustard and seconded by John Harris and approved by all to dispense with the reading of and approve as written the minutes of May 16, 2007.

### **2. TREASURERS REPORT**

The Treasurer's report for May, 2007 net change on cash basis:

#### May 2007 Report:

General Fund:	(\$722,585.10)
State	\$174,550.96
Capital Reserve	\$1,576,635.68

A motion by Arthur Bustard, seconded by John Harris and unanimously passed to accept the Treasurer's report for May 2007 net change on cash basis.

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

A motion by Arthur Bustard, seconded by John Harris and passed unanimously to pay the bills of the Township in the amount of \$876, 416.00

### **4. MANAGER'S REPORT: ZONING HEARING BOARD REPORT**

Township Manager John Cornell reported on the upcoming Zoning Hearing Board and the application by T-Mobile to place a cell phone tower in a residential area on North Wales Rd. Arthur Bustard questioned what had been township policy in the past concerning cell phone towers. After discussion Arthur Bustard made a motion to have the Township Solicitor represent the Township to oppose the application at the Zoning Hearing Board and bring a qualified expert as needed, seconded by John Harris and passed unanimously.

### **5. RESOLUTION: NORTH PENN US ARMY RESERVE BASE REDEVELOPMENT AUTHORITY REUSE**

Arthur Bustard informed the meeting that at the last meeting the LRA board had passed a motion to recommend that the US Army Reserve Base be acquired by the Township as a park. Arthur Bustard made a motion that the Township pass Resolution 07-15, seconded by John Harris and passed unanimously to recommend to the Army that the US Army Reserve Base be turned over to Worcester Township to be used in perpetuity as a Township Park.

**6. PUBLIC HEARING: NORTH PENN US ARMY RESERVE BASE REUSE  
PLAN PRESENTATION**

The Public Hearing was opened at 7:55 by John Harris. Susan Caughlan, project coordinator, presented the Final Report and Recommendation of the North Penn USARC LRA concerning the reuse of the North Penn USARC in Worcester Township. The report detailed the planning process, documentation and recommendations of the LRA. Susan answered questions by the audience during the presentation. Following Susan's presentation Chairman Harris thanked Susan for the hard work and organizational effort she had put into the project.

Following a public comment period Chairman Harris adjourned the regularly scheduled meeting at 8:32 PM.

Respectfully submitted

  
Arthur C. Bustard

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WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, JULY 2, 2007 8:00 A.M.

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS   
 CHASE E. KNEELAND   
 ARTHUR C. BUSTARD

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

Jim Mollick of 2114 Country View Lane, requested a change in the wording of the minutes of June 4<sup>th</sup> referencing his statement to a change in taxes. Dr. Mollick provided his written version of the discussion: "For every dollar you raise our local taxes, not the earned income tax but the local Worcester taxes, how much revenue are we getting and if you raise it a Mill, how much do you get in revenue? And John Harris stated that we're not considering raising taxes."

He also mentioned that the minutes reflected the sale of a 1953 truck and plow. He asked how much the plow was worth and if it could have been sold for scrap? He noted that he received a copy of the 2005 and 2006 budget, and asked if changes can be made after 12/31 citing a discrepancy on page 9, table 1 and asked what the adjustment represented. He asked how Worcester Township received \$140,000 in earned income taxes that should have been paid to Lower Providence and asked how it was repaid.

**1. APPROVAL OF THE MINUTES OF THE WORK SESSION JUNE 4, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to dispense with the reading of and approve as written, the minutes of the work session meeting on June 4, 2007. (Copies were available for review).

**2. ORDINANCE 2007-218 "MULTI-FAMILY DWELLING FIREWALL"**

Joseph Nolan, township engineer, provided a description of the ordinance indicating that it reflects new advances in fire protection for multi-family units to utilize the new system of double walls reflected in the Pa UCC.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to approve Ordinance 2007-218 "Multi-Family Dwelling Firewall".

**3. DISCUSSION: SPARANGO SKETCH PLAN, SHUTT MILL ROAD**

W. Bond Reinhardt of Czop Specter presented a plan showing 11.7 acres located on Skippack Pike and Shutt Mill Road. He proposed public water and public sewer for an age restricted community of approximately 30 dwellings. CKS Engineers previously did a sewer feasibility study for the area and the developer planned to utilize the proposed public sewer. Joseph Nolan noted that the developer would need to construct the sewer infrastructure. The plan preserved 6 open acres, with buffering around proposed carriage homes with lot sizes of approximately 7,000 square feet each. The developer stated that the development would be a high-end product and the area needed a development of this type. Joe Nolan stated that Penn Dot would be required to review the plan and advise of any proposed road improvements.

**4. 3008 GERMANTOWN PIKE CAR WASH BUILDING PERMIT APPLICATION**

Joe Nolan reviewed the application stating that it reflects an addition on the side slightly increasing coverage. He stated that the Board of Supervisors needs to make a decision if land development is necessary. The area is already paved thereby not resulting in additional increase run-off.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to waive land development for 3008 Germantown Pike building application.



**5. FIRE COMPANY LEASE AGREEMENT**

Art Bustard stated that the Fire Company has served the Community for 35 years without a formal lease between the Township and themselves for their building. John Harris asked if the fire company had any issues with the lease and Art Bustard said he had spoken with Fire Company representatives and they have requested explanation of terms, but are otherwise satisfied with the lease.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to accept proposed lease agreement for Worcester Volunteer Fire Company.

**6. AWARD BID: HEEBNER PARK PAVILLION PROJECT**

Joseph Nolan stated that no bids were received. A public advertisement plus notices were mailed to a list of contractors with 12 bid packets mailed out. CKS contacted several prospective bidders and the general response for no bid was time related. He requested to re-advertise and will open bids on August 13, awarding at the Board meeting on August 15.

**7. OTHER BUSINESS**

John Harris, board chairman, discussed the paving of the Greenway Trail. Joseph Nolan is awaiting response from DEP for permits to finalize the bid stating that all environment studies are complete. Zaveta Developers agreed to construct a portion of the trail through their property.

Chase Kneeland asked for the status on the 3 lot property behind Zaveta.

Arthur Bustard asked about the Braun tract located on Skippack Pike and asked who is mowing and maintaining the entrance? He inquired about the process and future plans for maintenance?

Chase Kneeland asked for an update on the commercial business located at Grange Avenue and Germantown Pike. Joseph Nolan stated that they are continuing operations and the Township has a court hearing scheduled for July 9 to have the business cease. CKS will conduct a boundary survey to determine what portion of the property is located in Worcester Township vs. Lower Providence Township.

Arthur Bustard inquired about furniture sales at the intersection of Skippack Pike and Valley Forge Road and asked if a permit was issued and how can future sales of this nature be eliminated. Mark Hosterman, township solicitor, will check language in the ordinance.

Chase Kneeland asked about the Daniel Visintin appeal to the Zoning Hearing Board and the outcome? John Cornell, Township Manager stated that the Zoning Hearing Board denied the request.

**PUBLIC COMMENTS**

Jim Mollick asked what is land development. Joe Nolan responded. He then asked for the status of the law suit concerning a former employee.

**8. ADJOURNMENT**

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 9:04 AM.

Respectfully submitted,

  
Arthur C. Bustard, Secretary

**WORCESTER TOWNSHIP**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**WORK SESSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, PA**  
**WEDNESDAY, JULY 18, 2007 7:30 P.M.**

**CALL TO ORDER**

John Harris called the regularly scheduled monthly meeting to order at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

John Harris announced that the Township will again sponsor a Sundae Sunday in Heebner Park on August 5<sup>th</sup> at noon.

The Pennsylvania Turnpike Commission has started re-testing for sound impact along the entire length of the Northeast Extension to be re-built. It began on July 8 and completion is expected by the end of August.

**PUBLIC COMMENTS**

Jim Mollick of Country View Lane asked if the Board received an email regarding the minutes, how many executive sessions were held this year and commented that scrap metal sells for \$680 per hundred pounds and why did the township not reject the recent bids and sell the materials for scrap. He asked how long the Township has known about the proposed PECO sub station, how did PECO purchase site B, and who made the decision to cut the check to Lower Providence for owed earned income tax.

Oliver Smith asked if the Township would consider bids for glass and aluminum recycling.

Jim Phillips asked if the township pays for recycling and would it benefit to bid for haulers?

**1. APPROVAL OF THE MINUTES OF JUNE 20, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and approved by all to dispense with the reading of and approve as written the minutes of June 20, 2007.

## 2. TREASURERS REPORT

The Treasurer's report for June, 2007 net change on cash basis:

### June 2007 Report:

General Fund:	(\$608,004.62)
State	\$180,569.41
Capital Reserve	\$982,835.61

A motion by Arthur Bustard, seconded by Chase Kneeland and unanimously passed to accept the Treasurer's report for June 2007 net change on cash basis.

## 3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to pay the bills of the Township in the amount of \$684,351.35.

## 4. MANAGER'S REPORT: ZONING HEARING BOARD REPORT

Township Manager John Cornell reported on the Zoning Hearing Board. On June 27, the application for Visintin of 1124 Kriebel Mill Road was denied. The ZHB will meet July 24, 2007 to hear the application for Pileggi at 2541 Skippack Pike for a side yard setback of 17 feet instead of 25 feet.

## 5. LAND DEVELOPMENT APPLICATIONS

### A. Betz Land Development

### B. Cane Commercial Land Development

### C. 2750 Morris Road Investors/Visteon Land Development

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to accept the 3 land development applications for review.

## OTHER BUSINESS

Arthur Bustard inquired of the solicitor a status report on the sign ordinance.

John Harris commented about the trail specifications and bid status. Joe Nolan, township engineer, said the permit is still with the DEP awaiting approval and the average timeline for DEP is 3 months.

Arthur Bustard asked for the status of the road bid. Joe Nolan responded that a contract for overlay of Wentz Church Road, Overhill Drive, Morris Road, and Beyer Road will be

awarded August, 2007 with separate bid for drainage and stormwater.

John Harris asked the status of the Church Road drainage project and remarked that the site work with at the fire house is proceeding.

Joe Nolan said the bids will be opened on August 13 for the Heebner Park Pavilion project. If there are no bids again this time, we can award the project to any interested contractor. The two separate projects of site utilities and building construction are being coordinated.

John Harris noted that at the previous Tuesday court hearing for an injunction for the property located at Grange and Germantown Pike the court mandated that the debris must be removed from property. As of today there is no progress so the Township plans to file contempt of court action as soon as the judge's order allows.

#### **GENERAL PUBLIC COMMENTS**

Jim Mollick asked who authorized the injunction and when and how much tax is past due in uncollected taxes.

#### **ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:16 P.M.

Respectfully submitted,

  
\_\_\_\_\_  
Arthur C. Bustard, Secretary

\*Amended at the August 15, 2007 meeting. See minutes from August 15, 2007 for revisions.

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 Monday August 6, 2007

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 8:00 A.M.

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

6<sup>th</sup> Annual Ice Cream Sundae Sunday was held on August 5<sup>th</sup>

Mr. Harris announced that executive sessions were held on July 24<sup>th</sup> for litigation and August 2<sup>nd</sup> for real estate.

The Lance Armstrong Foundation is sponsoring a charity Bike Ride Through Montgomery and Berks County on August 26<sup>th</sup>. It will begin and end at Montgomery County Community College. The path will go through Worcester, along portions of Morris, Bustard, Fisher and Schultz roads. Copies of the course map are available in the meeting packets. There will be no road closures.

More information can also be found on  
[www.livestrongchallenge.org](http://www.livestrongchallenge.org)

**PUBLIC COMMENTS**

None

**1. Approval of the minutes of Work Session July 2, 2007**

A motion by Art Bustard and seconded by Chase Kneeland and passed by all to dispense with reading of, and approve as written, the minutes of the July 2, 2007 Work Session

**2. Sign Ordinance Authorization to Advertise**

Mr. Harris noted he had received an in-depth email from Mr. Kneeland regarding the proposed ordinance and recommended the Board table action on authorizing advertising the ordinance until the regular meeting on August 15<sup>th</sup>. Following discussion it was agreed to table action.

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### 3. 2007 Road Improvement Plan Bid Results.

Joe Nolan provided a tabulation of the bid results. Mr. Nolan reported the two lowest failed to follow the bid specifications by not providing the required core bore results and mix design as specified. Mr. Nolan recommended the Board reject all bids because the next lowest bid would be an additional \$70,000.00. Following discussion; a motion by Art Bustard, seconded by Chase Kneeland and passed unanimously to reject the bids and re-bid the job in February 2008.

### 4. Church Road Status Report

Joe Nolan reported on the satisfactory completion of the Church Road Project.

### 5. Zoning Hearing Board Report

Joe Nolan reported the Zoning Hearing Board had granted the requested relief for 2541 Skippack Pike on July 24<sup>th</sup>, 2007.

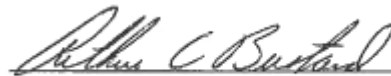
### PUBLIC COMMENTS

- Oliver Smith questioned if the Board had taken a position of the proposed PECO site, the Board responded they had not.
- Susan Caughlan commented that PECO made no mention of the County's intended "Powerline Trail" through the site.

### 6. Adjournment

There being no further business the meeting was adjourned by Chairman Harris at 8: 23 AM

Respectfully submitted,

  
Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS

WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, AUGUST 15, 2007 7:30 P.M.

**CALL TO ORDER**

John Harris called the regularly scheduled monthly meeting to order at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

Lance Armstrong Foundation Bicycle Ride/Run will be August 26. It will begin and end at Montgomery County Community College, but the course will cross through Worcester Township on Morris, Bustard, Fisher and Schultz Roads. Details can be found at [www.livestrong.org](http://www.livestrong.org).

Worcester Township has formed a coalition with the park and recreation departments in neighboring townships Skippack, Lower Providence, Limerick and Upper Providence. This joint effort will allow Worcester residents to benefit from expanded programming and reduced costs. The 2007 fall and winter bus trips are now available on the township web site.

The September Work Session and Joint Meeting will be held on Wednesday September 5, 2007 at 8am and 9:30am respectively, due to the Labor Day holiday on Monday, September 3<sup>rd</sup>

**PUBLIC COMMENTS**

Jim Mollick of 2114 Country View Lane requested a correction to the minutes of last month regarding scrap metal prices, inquired about the status of a Township law suit referencing a press release and asked if an employee handbook was available to employees? He asked for the amount of outstanding real estate tax due to Worcester.

**1. APPROVAL OF THE MINUTES OF JULY 18, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and approved by all to dispense with the reading of and approve as amended reflecting a change in the price of

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scrap metal, the minutes of July 18, 2007.

## **2. TREASURERS REPORT**

The Treasurer's report for July, 2007 net change on cash basis:

### July 2007 Report:

General Fund:	(\$1,016,350.87)
State	\$180,570.77
Capital Reserve	\$387,826.04

A motion by Arthur Bustard, seconded by Chase Kneeland and unanimously passed to accept the Treasurer's report for July 2007 net change on cash basis.

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

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to pay the bills of the Township in the amount of \$287,747.16.

## **4. PROPOSED ORDINANCE AMENDMENT**

**Ordinance 2007-219 Delinquent Realty Transfer Taxes Applied Interest**  
Township Manager, John Cornell, explained the purpose of ordinance. In 2005 Act 40 required that all municipalities must submit an addendum to be compliant. Worcester Township still needed to address penalty or interest on Transfer Tax only. He stated that the Ordinance proposes Alternate #2, imposing interest at 10%.

Public Hearing

No public comments

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to pass Ordinance 07-219, Delinquent Realty Transfer Taxes Applied Interest Alternate #2, at 10%

## **5. BID RESULTS**

### **A. Heebner Park Pavilion Project**

Joe Nolan, township engineer, stated the project was re-bid with the original bid being two months ago, when no bids were received. Two bids were received this month with the low bid submitted by Buzz Burger, Inc. Mr. Nolan stated that Buzz Burger has extensive experience in this type of work, and the bid amount was lower than expected.

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to



award the Heebner Park Pavilion Project to Buzz Burger, Inc. of Glen Mills, PA in the amount of \$153,675.

**B. Berwick Place Generator**

Joe Nolan, township engineer, reported that no bids were received by the deadline of August 8<sup>th</sup>. The estimated cost is \$25,000-\$30,000. He stated that the project size was perceived as too low to attract interest from potential bidders. The project will be re-bid, per regulations. If no bids are received a second time, the township can then award the project to a contractor of their choice.

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to authorize CKS Engineers to re-bid the Berwick Place Generator project.

**6. ZONING HEARING BOARD REPORT presented by John Cornell, Township Manager.**

**A. 2541 Skippack Pike**

Application 07-09 was heard on July 24, 2007. The owner of 2541 Skippack requested a variance to construct an addition with a side yard setback of 17 feet rather than the 35 feet as required by the ordinance. The variance was granted.

**B. 3150 Doe Brook Road**

Application 07-10 will be heard August 28, 2007. The owner of 3150 Doe Brook Road requested a variance to permit the construction of an in-ground pool, deck and related facilities less than 50 feet from the side and rear property lines.

**7. GENSTAR LAND DEVELOPMENT**

**Preliminary Plan Review**

Louis Betz, owner of property located at 3000 West Germantown Pike, trading as Genstar, explained his land development application consisting of a renovation of the existing building and installing trees and sidewalks. John Harris asked if the applicant was expanding or changing the building footprint. Mr. Betz responded that sidewalks and concrete are being replaced and the location of the sidewalks and grass areas will be switched.

Discussion ensued between the Supervisors and the applicant over various details of the application.

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to grant preliminary approval for the Genstar Land Development Application.

**8. SIGN ORDINANCE AUTHORIZATION TO ADVERTISE**

John Harris amended page 9, 150-148H – to remove the period after the word "No".

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to authorize manager to advertise sign ordinance with amendment.

### **9. RESOLUTION 07-16 NORTH PENN USARC REDEVELOPMENT BASE RE-USE PLAN**

John Cornell, township manager, said plans for the NP USARC need a formal resolution by the Board of Supervisors. This is the same plan as was approved by the LRA.

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to pass Resolution 07-16 North Penn USARC Redevelopment Base Reuse Plan.

### **GENERAL PUBLIC COMMENTS**

John Harris noted that a letter was received from DEP regarding the proposed trail along the Zacharias. Joe Nolan will submit the plan to Montgomery County Conservation District for review before proceeding.

John Harris stated that Whitpain will not accept waste water from the Reserve at Center Point subdivision, leaving them with the option of on site package plant as a most likely alternative.

John Lynch of 262 Center Point Lane asked when Genstar will receive final approval and what is anticipated completion date of the project? He stated that the site needs this improvement as it's been an eye sore for many years.

Jim Mollick asked when report for Genstar Zoning Hearing Board decision was available and is it part of Land Development. He inquired if the Board of Supervisors had time to review it prior to preliminary approval. He also asked if a draft of the sign ordinance is available for review.

### **ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:20 P.M.

Respec  
tfully  
submitted,

  
Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 Wednesday, September 5, 2007

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 8:00 A.M.

**ATTENDANCE****PRESENT:**

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

An executive session was held on August 23, 2007 to discuss personnel matters.

Jim Mollick of Country View Lane inquired about the nature of the personnel matter, the status of the Sardo case, and the township's portion and exposure. He inquired if the township has a personnel handbook?

**1. Approval of the minutes of the Work Session August 6, 2007**

A motion by Art Bustard and seconded by Chase Kneeland and passed by all to dispense with reading of, and approve as written, the minutes of the August 6, 2007 Work Session. Copies were available for review.

**2. Leaf Collection – Thomas Hough**

Mr. Hough presented a letter from DEP outlining leaf collection requirements pertaining to ACT 140, indicating that the Township must implement a leaf collection program or risk losing state rebates for recycled materials. It requires leaf and lawn waste to be picked up at least two times per year and provide a drop-off site (spring and fall).

He mentioned two options for Worcester Township:

1. Utilize the Public Works department staff and equipment which could cost in excess of \$100,000.
2. Bid for trash companies to pick up leaves twice annually with an estimated \$7,000 per cycle cost, utilizing curb side bag pickup with the option for residents to take leaves to the dump site.

Arthur Bustard commented that information should get to residents as soon as possible so they can prepare for collection.

John Harris asked if the program could be adopted in the fall of 2007, with collection starting in 2008.

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Thomas Hough said they are working with a five acre recycling farm, which currently receives leafs from Northern Montgomery County who has a contract with them. They want to increase receipts of waste, and a contract between them and Worcester Township will meet the second requirement of DEP's mandate if leaves are picked up semi-annually by a hauler.

Susan Caughlan of Overhill Drive asked if Thomas Hough was a representative of DEP or a private contractor.

Jim Mollick asked when this went into effect.

Jim Phillips asked if the Township can just have a drop off site open 12 months and if Worcester is required to service the entire township area. He asked if there is a cubic yard minimum required by DEP.

Jim Mollick asked what generates the grant money from the state.

### **3. Fire Company Lease and Agreement Signatures**

John Cornell, township manager, explained the purpose and background.

A motion by Art Bustard and seconded by Chase Kneeland and passed by all to sign the lease and memorandum agreement.

### **4. Stony Creek Farms – Temporary Pump and Haul Permit**

Stony Creek Farms is a 209-unit development which will ultimately have its own dedicated treatment plant. In the interim, they need a pump and haul agreement.

Chase Kneeland asked how many units must be occupied before the treatment plant is operating without pump and haul.

A motion by Art Bustard and seconded by Chase Kneeland and passed by all to accept the temporary pump and haul permit for Stony Creek Farms.

### **5. MCATO Convention September 28, 2007**

John Cornell indicated that the staff needs to reserve and pay for registrations. Four members will attend: John Cornell, Arthur Bustard, Chase Kneeland and Eunice Kriebel.

### **6. Public Library Funding Request**

A recent letter from the county library thanking Worcester for the 2007 donation also requested a \$500 increase for the 2008 donation.

Jim Mollick asked if the donation provides free access to the library.

### **7. GVF Transportation Management Association – Schuylkill Valley Transportation Coalition**

John Cornell received a request to have Worcester Township join TMA. Worcester is located on north side of the area and TMA works with Penn DOT and local municipalities. A \$2,000 fee is required to join. Worcester Township is already a member of the North Penn area transportation group.

Arthur Bustard indicated that pass-through traffic is a primary concern of the township. He has attended the North Penn association and found it to be informative.

John Harris said this is a lobby group outside our geographic area and probably does not warrant a \$2,000 expense.

Chase Kneeland said it is a good idea to get involved in area groups but we need to hear benefits and Mr. Cornell should have someone from the TMA give a presentation.

### 8. PECO Green Region Grant Application

John Cornell said the information was received in the mail, along with a list of acceptable uses. Each municipality can request up to \$10,000 with a 100% match. He would like to have Worcester apply for the grant to assist with trail development or park improvements.

John Harris said they need a project and proposal, and if the staff can produce it, we may be able to utilize the grant.

Arthur Bustard asked if it can be used for landscaping around pavilions. Chase Kneeland said he believed that that it can be used to accessorize any park.

Susan Caughlan asked if it could be used for 50% match for DCNR thereby netting out the township's expense.

### 9. Other Business

John Harris commented on the vehicles for sale on properties around the township, and asked the solicitor how could this be kept at a minimum? He asked James Garrity to research what other municipalities do and draft an ordinance to address the problem.

Jim Phillips said he does not see a problem with the horse and buggy location, as that will cease upon the sale, however a Morris Road location has multiple cars during the year, with a continuing rotation of new cars.

Jim Mollick said that residents sent a letter to the township regarding a dangerous section of Skippack Pike near Shearer Road and wanted to know the status of the request?

Jim Mollick also stated that, The Pa. Department of Education published statistics showing that Methacton enrollment is predicted to decline.

### PUBLIC COMMENTS

Susan Caughlan, a resident near Whitehall Road, requested the status of a proposed traffic study for Whitehall and Bean Roads.

### 10. Adjournment

There being no further business the meeting was adjourned by Chairman Harris at 9: 14 AM

Respectfully submitted,

  
Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS

WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, SEPTEMBER 19, 2007 7:30 P.M.

**CALL TO ORDER**

John Harris called the regularly scheduled monthly meeting to order at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

An executive session was held on September 6, 2007 to discuss personnel matters.

A meeting will be held for municipal officials on September 20, 2007 regarding the Pennsylvania Turnpike wetlands issues and another will be October 19 for stormwater related issues.

**PUBLIC COMMENTS**

Jim Mollick of 2114 Country View Lane thanked Arthur Bustard for attending the school board meeting and the Township Board of Supervisors for letting him speak. He inquired if the bridge on Kriebel Mill Road is open to cars, what it's general serviceability level is, when it was closed, what was the rationale for closing it.

Jim Phillips of North Wales Road asked if the township is in the business of closing roads when bridge safety is at issue. He asked if the bridge on Kriebel Mill road would be safe with guard rails as it could provide egress for the Methacton High School students.

**1. APPROVAL OF THE MINUTES OF AUGUST 15, 2007**

A motion by Arthur Bustard and seconded by Chase Kneeland and approved by all to dispense with the reading of and approve as written, the minutes of August 15, 2007.

**2. TREASURERS REPORT**

The Treasurer's report for August, 2007 net change on cash basis:

August 2007 Report:

General Fund:	(\$991,763.12)
State	\$ 180,572.12
Capital Reserve	(\$205,367.36)

A motion by Arthur Bustard, seconded by Chase Kneeland and unanimously passed to accept the Treasurer's report for August, 2007 net change on cash basis.

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

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to pay the bills of the Township in the amount of \$758,099.04.

**4. ANNOUNCEMENTS****a. Montgomery Presbyterian Church Conditional Use Continuation**

On August 13, 2007, a conditional use application and preliminary land development plan set dated July 20, 2007 was submitted by Kaplin Stewart on behalf of the Montgomery Presbyterian Church for the property located at 3260 Morris Road in Worcester Township. A hearing was scheduled for September 19<sup>th</sup>, but at the written request of the applicant, the hearing is continued until October 17, 2007.

**b. Worcester Farms Conditional Use Hearing October 17, 2007**

A conditional use hearing will be held October 17, 2007 at approximately 7:30pm for a property located at 1600 Green Hill Road, owned by Michael J. Malone.

**5. GENSTAR LLC LAND DEVELOPMENT****Final Plan Approval**

This Land Development application was originally submitted on May 9, 2007. The Montgomery County Planning Commission review letter was received on June 28, 2007. The Board of Supervisors granted preliminary approval on August 15, 2007. The CKS Engineer review letter recommending final approval was dated on September 7, 2007.

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to approve the Genstar LLC Land Development application..

**6. BID RESULTS****Heebner Park Pavilion Project-Utilities**

Having been duly advertised, bids were opened on September 12<sup>th</sup>. Three bids were received. The low bidder was N. Abbonizio Contractors, Inc. of Conshohocken, PA in the amount of \$296,034.00.

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to award the Heebner Park Pavilion utilities project to N. Abbonizio Contractors, Inc. of Conshohocken, PA in the amount of \$296,034.00.

## **7. ZONING HEARING BOARD REPORT**

One pending application, #07-10 for David & Victoria Magagna of 3150 Doe Brook Road, which requests a variance to construct a pool less than 50 feet from side and rear property lines.

## **8. DISCUSSION-TRANSPORTATION IMPROVEMENT PROGRAM**

In August 2006, the township contracted with McMahon Associates to review traffic issues at the intersection of Woodlyn & Valley Forge Roads. As a continuation of discussion on the matter, McMahon has suggested the township submit an application to be placed on the 12 year Transportation Improvement Program (TIP) with Penn DOT.

Joseph Nolan, CKS Engineers, stated that due to the costs associated with the intersection, McMahon reviewed Route 363 from Woodlyn to Stump Hall Road, showing a proposed traffic signal at Water Street Road with 80% of the costs paid by Penn DOT. In the meantime, the township's 20% can be used to design the plan.

John Harris asked if Woodlyn Road West would be closed and if bollards could be installed.

Arthur Bustard stated that for the \$1.1 million cost at Woodlyn Road, the Township can get on TIP, and install a signal at Water Street Road when funding is approved.

Joe Nolan indicated that the township must make an application by September, 2007.

Dave Plager asked if residents and township would be able to have input to the design or offer comments as the project proceeded.

Jim Phillips asked if there were any monies from Act 209 receipts being utilized and inquired if the township is liable for accidents at Woodlyn Road & Route 363.

Susan Caughlan made reference to possible closures of west Woodlyn Road and suggested that it would be more practical to have one way traffic west bound agreeing that it is too narrow for two-way traffic.



Steve Quigley questioned that if the township currently has money in the bank, why not use it for safety improvements at Woodlyn Road?

Jim Phillips asked if the state was looking at road improvement differently since Act 209?

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to authorize McMahon Associates to put this project on the TIP list for improvements along Valley Forge Road between Woodlyn Road and Stump Hall with the installation of traffic signal anticipated at Water Street Road.

## 9. DISCUSSION-LEAF RECYCLING

PA DEP has informed Worcester and other local municipalities that a leaf and yard waste collection program must be put in place or risk jeopardizing recycling grant funding that the Township currently receives. This matter was discussed at the September 5, 2007 work session.

John Cornell referenced the presentation at the September 5<sup>th</sup> work session. He suggested an ordinance to establish guidelines to satisfy requirements of DEP stating that the Township has two alternatives: leaf pick up twice annually with regional drop off site or 12 pick ups per year.

James Garrity, township solicitor, pointed out that residents are not required to participate in the leaf pick up program, stating that they can compost if possible, but they are not allowed to burn yard waste, adding that it is illegal to mix yard waste with general trash, according to County Ordinance.

John Harris said there are two alternatives: the public works staff could pick up lawn waste or have the Township instruct trash haulers to incorporate two pickups annually.

Susan Caughlan said the township should have a public awareness program for collection and to halt all burning which adds to air pollution.

A motion by Arthur Bustard, seconded by Chase Kneeland and passed unanimously to authorize the township solicitor to prepare an ordinance to satisfy DEP requirements for collection of yard waste and leaves.

## 10. 2008 MINIMUM MUNICIPAL OBLIGATION NON-UNIFORM PENSION \$39,483.00

Annually, by the end of September, the Treasurer shall report the next year's MMO for the pension fund.

The Board of Supervisors acknowledged the contribution amount.

## 11. OTHER BUSINESS

John Harris commented on prior discussion of the Greenway trail bid and asked Joseph Nolan about the status.

Joe Nolan responded that bids will be taken to award at the October meeting. He is currently waiting for a soil erosion report.

John Lynch of 262 Center Point Lane indicated that at the most recent school board meeting, a resident requested lights at the high school for night games.

Mark Landis, 2225 Landis Road, inquired about the upcoming variance request for Worcester Farms and asked if it involves the property owned by Mike Malone which is currently the golf course. Mr. Landis stated his opinion that Mr. Malone should be removed from the zoning hearing board, citing too many conflicts.

Board of Supervisors will convene to executive session 5 minutes after adjournment.

Jim Mollick stated that the issue of lights at the high school was previously decided at court and asked for an elaboration of the details. He inquired what the executive session was about and if the prior executive session relating to personnel was about hiring or firing?

William Kazimer asked if the high school light issue was heard by the Court of Common Pleas of the Commonwealth of PA?

## GENERAL PUBLIC COMMENTS

None

## ADJOURNMENT

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:25 P.M.

Respectfully submitted,

  
Arthur C. Bustard, Secretary

OCTOBER 2007  
BOARD OF SUPERVISORS WORK SESSION  
CANCELLED

608746

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY OCTOBER 17, 2007 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

William Kazimer, Germantown Pike, requested a correction of the minutes regarding his question about a lawsuit involving the lights at Methacton High School. They should read "or"; not "and" between Montgomery County or Commonwealth.

Jim Phillips, North Wales Road, inquired how the sign ordinance applies to non-profit organizations.

Jim Mollick, Country View Lane, asked if the township is currently enforcing the sign ordinance uniformly. John Harris responded.

Dr. Mollick also inquired about an executive session announced at the last meeting and asked what it was about. James Garrity, township solicitor, responded.

**1. READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 19, 2007**

A motion by Mr. Bustard and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve as amended, the minutes of September 19, 2007 with the correction of "or". (Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for September, 2007 net change on cash basis:

**September 2007 Report:**

General Fund	(\$1,308,062.53)
State	\$186,715.50
Capital Reserve	\$1,016,770.25

A correction to Treasurer's Report for August 2007 was announced with the Capital Reserve balance changed to \$1,006,632.64.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for September, 2007 net change on cash basis and correction for August 2007.

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

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 378,490.36

**4. ANNOUNCEMENTS****Worcester Farms Conditional Use Continuation**

A hearing was scheduled for October 17, but at the written request of the applicant, the hearing is continued until December, 2007. Letters regarding the continuance were mailed to neighboring property owners the week of October 8, 2007.

**5. PUBLIC HEARING; MONTGOMERY PRESBYTERIAN CHURCH  
CONDITIONAL USE**

On August 13, 2007, a conditional use application and preliminary land development plan set dated July 20, 2007 was submitted by Kaplin Stewart on behalf of Montgomery Presbyterian Church for the property located at 3260 Morris Road in Worcester Township. A hearing was scheduled for September 19<sup>th</sup>, but at the written request of the applicant, the hearing was continued until tonight, October 17, 2007.

Public Hearing opened at 7:43 PM

James Garrity, township solicitor, gave a brief description of the application. It consists of a 38.8 acre parcel, zoned AGR. A church is already on the property, but the conditional use seeks amendment for church expansion.

A court reporter was present with a transcript of the public hearing.

Public hearing closed at 8:45 PM.

A decision will be rendered at the next Board of Supervisors Meeting.

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**6. SIGN ORDINANCE AMENDMENT: #2007-220**

An ordinance amending the codified ordinances of Worcester Township, part II (General Legislation), Chapter 150 (Zoning), Article III (Terminology), Section 150-9 (Definitions) by deleting the existing definition of "sign" along with its sub-parts A through I and replacing it with a new definition of "sign" with sub-parts A through K; Amending the codified ordinances of Worcester Township, Chapter 150 (Zoning), Article XXI (signs) by deleting the existing Article XXI in its entirety and replacing it with a new article XXI setting forth general sign regulations; Signs permitted in residential districts; Signs permitted in C and SC districts; signed permitted in LI districts and provisions governing permits and fees. The Worcester Planning Commission made recommendations January 25, 2007. The Montgomery County Planning Commission issued correspondence dated September 21, 2007 and September 26, 2007.

John Cornell, township manager, provided an overview of changes in the ordinance.

1. It clarifies language.
2. Neighborhood signs are allowed, a new provision
3. Historical signs are allowed, a new provision
4. Exemption of signs: temporary, civic organizations, new existing non-conformance signs addressed.

A public hearing opened at 8:50 PM

Jim Mollick asked if exemption of signs applies to non conformance. James Garrity addressed.

Dr. Mollick asked when current ordinance went into effect and does the new ordinance target commercial signs.

Kim McClintock of North Wales Road asked what is limit on political signs and how long they can stay up.

Susan Caughlan of Overhill Drive thanked the Board for addressing non-profit organizations as they rely on signs for publicity.

Jim Phillips asked if signs are placed on property illegally, can signs be removed by property owner.

Jim Mollick asked what happens to signs if removed from properties.

Jim Phillips asked if a sign is in the right-of-way, what the procedure to remove it is.

William Kazimer stated that 14 signs were on the SE corner of Mount Kirk and Germantown Pike and he wanted to know who removed them.

Jim Phillips asked about Bethel Hill Church signs and if that is illegal under this ordinance? He requested that the Board use uniform enforcement.

Public Hearing closed at 9:15 PM

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve the Sign Ordinance Amendment.

**7. PECO GRANT APPLICATION RESOLUTION 07-17**

The PECO Open Space Program, Green Region, administered by Natural Lands Trust, will match up to \$10,000 towards any programs related to open space or park projects. A grant application has been prepared by the township to request funding to assist with Phase III of Heebner Park, including the acquisition of trees, shrubs and benches. As part of the grant application, the township must pass a resolution indicating that the township officials have approved the project and expenditure of funds.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve Resolution 07-17, PECO Grant Application.

**8. GENSTAR/L. BETZ LAND DEVELOPMENT RESOLUTION 07-18**

This Land Development application was originally submitted on May 9, 2007. The Montgomery County Planning Commission review letter was received on June 28, 2007. The Board of Supervisors granted preliminary approval on August 15, 2007. The CKS Engineer review letter recommending final approval was dated on September 7, 2007. Final approval was granted at the September 19, 2007 Board of Supervisors meeting.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve resolution 07-18, Genstar/L.Betz Land Development.

**9. DISCUSSION MEADOWOOD WAIVER REQUEST**

By way of correspondence dated August 29, 2007 from Woodrow & Associates, the Meadowood Retirement Community has requested consideration of waivers of certain public improvements.

Joe Nolan explained that the expansion involves 41 cottages and that it is a land development issue. The approved plans showed sidewalks and landscaping. They did not conform to the landscaping plan, nor did they install sidewalks. They are now requesting waivers for stormwater system, sidewalks and landscaping.

The Board of Supervisors will take it under advisement and render a decision in the near future.

**10. DISCUSSION: NOVEMBER BOARD OF SUPERVISORS MEETING DATE**

The November BOS meeting date was originally scheduled at the beginning of the year, for November 21. Due to the Thanksgiving holiday on November 22, it has been suggested that the meeting date be moved officially to November 14, 2007.

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It was determined the meeting will remain on November 21, 2007 as originally scheduled.

**11. OTHER BUSINESS**

William Kazimer said that Jim Mollick tried to alert the Board of Supervisors about infractions with the Sunshine Law and he agrees. He claims the Board must state the reason for meeting before or after.

He also requested that the township allow sewer bills to be paid with a direct debit from residents' accounts. He also stated the need for a microphone in the meeting place.

Kim David asked for an update on Historical Preservation Ordinance.

Gordon Todd, chairman of the Worcester Township Planning Commission responded to Kim that this ordinance will be next on their agenda after the Comprehensive Plan review is complete.

**GENERAL PUBLIC COMMENTS**

None.

**ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 9:38 P.M.

Respectfully submitted,

  
Arthur C. Bustard



WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 Monday November 5, 2007.

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 8:00 A.M.

**ATTENDANCE**

**PRESENT:**

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

Chairman Harris reported on the scheduled North Penn Water line extension construction on Rt. 73

**PUBLIC COMMENTS**

Jim Mollick asked questions on the redaction of names and addresses of individuals on the online minutes, about the concluded Toni Lynn litigation, about a recent Executive session, about the lights on the Methacton High School football field, sign permits in the township, and the closed Kriebel Mill Road Bridge. Solicitor Jim Garrity responded to the question on the executive session by noting it concerned the litigation on the Gambone development known as the Stables.

**1. Approval of the minutes of Work Session September 5, 2007**

A motion by Art Bustard, seconded by Chase Kneeland, and passed by all to dispense with reading of, and approve as written, the minutes of the September 5, 2007 Work Session

**2. Discussion: D'Lauro Estate Subdivision Application**

Mr. Ross Piling made a presentation about the D'Lauro Estate Subdivision. No formal action was taken on the Plan.

**3. Award Trail Project Bid**

Having been dully advertised, bids were opened on October 31, 2007. A total of 15 bids were received, ranging from \$134,308 to \$318,518. CKS Engineers, on behalf of the township, recommended that the bid be awarded to the lowest bidder: All Type of Construction, 127 South 5<sup>th</sup> Street Suite 100, Quakertown, PA 18951 in the amount of \$134,308.

After discussion and affirmation from Joe Nolan about the accuracy of the bid and the contractor recommended; A motion by Art Bustard, a second by Chase Kneeland and approved by all to award the bid to All Type of Construction of Quakertown, PA in the amount of \$134,308

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4. **Discussion:** Highlands Subdivision Request for Dedication of Public Improvements. The Developer, Gambone Construction, is requesting the Township consider accepting dedication of the public improvements and placing the project in the maintenance period, while awaiting approvals from PennDot on the Route 363 improvements. After discussion the Supervisors decided to ask for more information.

**5. Discussion: Leaf Waste Collection**

Manager John Cornell reported on the Township ordinance to comply with PA Act 140. On November 21<sup>st</sup> the township will take action on a leaf waste ordinance.

**6: Managers Report**

Manager John Cornell presented his report for the work session

**7. Other Business**

Chairman Harris announced an executive session after the meeting to discuss the Gambone litigation

**PUBLIC COMMENTS**

- Jim Phillips asked about the status of the permit for the fire department building permit. Manager Cornell replied that the fire department had been granted a phased permit before they started building, but that a final permit had been granted the week before. Oliver Smith questioned the Board about abandoned cars on Rt 363 near the old Brunner Property
- Jim Mollick asked another question on the Methacton High School lights.

**5. Adjournment**

The Board adjourned into an executive session regarding the Kumpf Bell Litigation, following the session the meeting concluded with no formal action.

Respectfully submitted,

  
Arthur C. Bustard, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY NOVEMBER 21, 2007 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

An executive session was held November 16, 2007 at 8:00 AM to discuss personnel and staffing

**PUBLIC COMMENTS**

Jim Mollick of Country View Lane asked if Mr. Sardo received a discount rate golf membership at the Worcester Golf Club, as was alleged in the Toni Lynne lawsuit. He asked about the Kriebel Mill Road bridge that was closed in 1987, the state of the township records on that decision and the lack of records on the property owned by Mr. Bustard in Center Point, related to his occupancy and sign permit. He asked about the preliminary budget that will be presented for public review.

Dean Cimino of 1791 Hawks Nest Lane, complained about the timing of the meeting on the day before a holiday. He also asked about the budget. Chairman Harris replied that the budget was handed out to the public at the November meeting and would be discussed and voted on by the Supervisors at the scheduled December meeting.

**1. READING AND APPROVAL OF THE MINUTES OF October 17, 2007**

A motion by Mr. Bustard and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve the minutes of October 17, 2007 (Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for October, 2007 net change on cash basis:

**October 2007 Report:**

General Fund	(\$1,361,897.00)
State	\$186,716.81
Capital Reserve	\$1,028,082.25

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for October, 2007 net change on cash basis.

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

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$ 758,238.83.

**4. 2008 PROPOSED BUDGET**

In compliance with Article XXXII of the Second Class Code, notice is hereby given the proposed preliminary budget is available at the township office, 1721 Valley Forge Rd 19490-0767. Subsequent notice will be published in the Times Herald. Final consideration will be taken on December 19, 2007.

**5. PROPOSED LEAF ORDINANCE**

On November 7<sup>th</sup> and November 14<sup>th</sup>, the legal advertisement was placed announcing the proposed ordinance 2007-221 "Leaf Waste" as mandated and in compliance with the PA Department of Environmental Protection requirements.

Township Manager John Cornell described the reason for the ordinance and how it will bring the township into compliance with the state law.

A motion by Mr. Bustard and a second by Mr. Kneeland and approved by all to pass Ordinance 2007-221 "Leaf Waste".

**6. FRANK D'LAURO ESTATE SUBDIVISION**

At the request of the estate, this item has been removed from the agenda.

**7. RESOLUTION 07-19 : FEDERAL PROPERTY ACQUISITION**

This resolution is a requirement of the National Park Service as part of the application to acquire the North Penn US ARMY RESERVE CENTER. The resolution officially authorizes the township to acquire the property through the National Park Service application process.

A motion by Mr. Bustard and seconded by Mr. Kneeland and approved by all to pass Resolution 07-19, Authority to Acquire Property.

**8. MONTGOMERY PRESBYTERIAN CHURCH CONDITIONAL USE**

On August 13, 2007, a conditional use application was submitted by Kaplin Stewart on behalf of Montgomery Presbyterian Church for the property located at 3260 Morris Rd. in Worcester Township. A hearing was scheduled for September 19<sup>th</sup>, but at the written request of the applicant, the hearing was continued until October 17<sup>th</sup>.

The Public Hearing on October 17, 2007 opened at 7:43 PM.

James Garrity, township solicitor, gave a brief description of the application. It consists of a 38.8 acre parcel, zoned AGR. A church is already on the property, but the conditional use seeks amendment for church expansion.

A court reporter was present for a transcript of the public hearing.

The Public Hearing closed at 8:45 PM.

At the October 17, 2007 Board Meeting, it was announced that a decision would be rendered at the next Board of Supervisors Meeting.

Discussion was held in which it was noted that the church had several obligations from the previous construction that they had not yet met, and that several of those conditions would be affected by the new construction. Mr. Bustard made a motion to approve the Conditional use application, subject to the conditions set forth in the written decision of the board. Mr. Kneeland seconded the motion and it was approved by all.

**9. OTHER BUSINESS**

Steven Piekara of 1780 Green Hill Road asked about the hearing for the Worcester Golf Club property.

Caren Segal of 1650 Green Hill Road was also concerned about the hearing and wanted to know why she had not been notified by the township. Manager John Cornell addressed the issue and promised Ms. Segal that the township would make sure that she was notified in the future.

**GENERAL PUBLIC COMMENTS**

Jim Mollick asked about the open space amounts in the budget, and about the Kriebel Mill Road bridge.

Jim Hazlett of Kriebel Mill Road commented on the Kriebel Mill Road bridge and questioned whether the Fire Company would ever need to use the road as a regular route.

Dean Cimino asked about the open space budget and planning process. Susan Caughlan reviewed the Open space planning process at the request of Chairman Harris and specified the criteria used to place property on the list.

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Mark Landis of Schultz Road asked about Mike Malone being the Chairman of the Zoning Hearing Board and that appeared to be a conflict of interest in reference to the Worcester Golf Club hearing. Chairman Harris replied that Mr. Malone was entitled to the same treatment as any other landowner in the township and no more.

Jim Mollick asked Chairman Harris about his property being preserved and who was on the open space committee at that time.

#### **ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:46P.M.

Respectfully submitted,

  
Arthur C. Bustard

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 Monday, December 3, 2007

**CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 8:00 A.M.

**ATTENDANCE****PRESENT:**

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

Haines Easement Discussion: The Township's role is that of a beneficiary. It has been brought to the attention of the Township that a right of first refusal exists with a third party. As a result, the Township has not signed that agreement nor will any expenses be reimbursed, until the situation clarifies itself.

**PUBLIC COMMENTS**

Jim Phillips of North Wales Road asked why the Haines item was listed under informational items, and not as a numbered item on the agenda.

Jim Mollick of Country View Lane asked if the township researched the project before going ahead.

Jim Phillips asked the status of the Palmer tract with regards to the township purchasing rights or land.

Jim Mollick asked why the state police were at the previous meeting, why Art Bustard was concerned about Dr. Mollick researching Mr. Bustard's property files, and wanted to know when the decision was made regarding a letter received over the weekend referencing the Lynne/Sardo case. He asked how much the mailing cost. He also inquired if Chase Kneeland had ever signed checks payable to the treasurer. He commented on the 2005 Financial Statements restatement of approximately \$400,000 and suggested that the Township should have an outside audit.

**1. Approval of the minutes of Work Session November 5, 2007**

A motion by Art Bustard, seconded by Chase Kneeland, and passed by all to dispense with the reading of, and approve as written, the minutes of the November 5, 2007 Work Session.

**2. Sign Permit Fee Waiver Requests**

Sign permit fee waiver requests have been received from the Montgomery County Agricultural Land Preservation Board for \$27 and Montgomery County Land Trust for \$22.

A motion by Art Bustard, seconded by Chase Kneeland, and passed by all to waive the sign permit fees for the Montgomery County Agricultural Land Preservation Board for \$27 and Montgomery County Land Trust for \$22.

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### 3. Terra Landscaping: Landscape Sketch Plan

Revised plans were delivered to the office last week. The owner had previously removed trees and proposes this as a replacement. Three fourths of the land shown is in Worcester representing the landscaping and retention basin. A land development plan is currently before the Worcester Zoning Hearing Board for a variance relief.

James Garrity, township solicitor, suggested the Board of Supervisors decline comments until the Zoning Hearing Board has heard the case.

### 4. Discussion: Kibblehouse Property Revised Sketch Plan

Rotelle Development has submitted a revised sketch plan. Since 2005, various sketch plans have been submitted regarding the tract on Berks and Weber Roads. Mr. David Shafkowitz requested a discussion of the most recent sketch plan.

Mr. Shafkowitz stated it was originally a 13-lot subdivision and now shows 12 lots. It proposes on site septic and water, located in the LPD district to be developed under AGR zoning. Three issues for discussion are grading of the basins, basins proposed 30%, and the basin location to property lines.

Joe Nolan, township engineer, inquired about basin design and who was doing it.

James Garrity, township solicitor, suggested the Board wait until Zoning Hearing Board decision forthcoming. Waivers should wait until preliminary approval.

John Harris suggested a trail be included in the design. Mr. Shafkowitz agreed to meet to revise plans.

### 5. Announcement of PECO Selection Site

PECO is sending a letter to residents in the immediate area announcing their selection of Site A on Fisher Road. Construction will hopefully start early in 2008. PECO will hold a meeting with the public to keep them informed on December 12 at the Worcester Township Community Hall.

Susan Caughlan, Overhill Drive, said Oliver Smith requested the township support access to right of way on northerly side.

### 6. Other Business

None

### PUBLIC COMMENTS

Jim Phillips asked if the state police were here to watch for the public to rush the tables at the previous township meeting. He also asked why Cindy Haines shows two dwellings on the property when his abutting property was denied two residences. He stated that Ms. Haines knew of the first right of refusal and that the Township should have any money spent returned.

Susan Caughlan stated that she was happy to see state police present. It demonstrates the availability of police protection to residents. With regards to the sign permit fee waiver, she noted that the farm presentation provides for additional signage for preservation and hopes the township will consider adding their names to those properties that we helped to preserve. In reference to the comment about Cindy Haines knowledge of the right of first refusal, she did disclose it to her consultant at the beginning of the easement process and the agreement was not recorded.



Jim Mollick mentioned a driveway situation on Overhill that is stone and overgrown with weeds. He inquired if the Townships' insurance company will renew their policy without an increase in premiums?

Jim Phillips said it took state police 40 minutes to respond to an alleged assault at the school board meeting and suggests the Board talk to surrounding townships about contracting for additional police coverage.

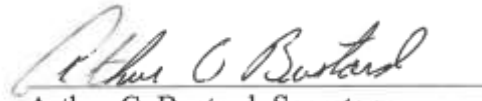
Susan Caughlan stated that a Township ordinance provides for neighborhoods to contract for private police coverage. She also passed on a comment for Oliver Smith, regarding an abandoned vehicle.

Jim Mollick stated that with \$1 million surplus in the general fund, the money should be for police, not open space.

#### **7. Adjournment**

There being no further business, John Harris adjourned the regularly scheduled work session at 9:10 A.M.

Respectfully submitted,

  
Arthur C. Bustard, Secretary

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WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY DECEMBER 19, 2007 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

JOHN R. HARRIS	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>
ARTHUR C. BUSTARD	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

- John Harris announced a new procedure with a tape recorder to assist with minute-taking at the meetings.
- An Executive Session was held December 6, 2007 to discuss personnel and year end considerations
- The Conditional Use Hearing for Worcester Farms will be held January 16, 2008
- Penn DOT has provided preliminary information on the Bethel Road Bridge in Worcester and Kriebel Road Bridge in Towamencin reconstruction.
- North Wales Road re-opening. Chase Kneeland announced that North Wales Road and Township Line Roads have been straightened and re-aligned.
- John Harris announced a settlement earlier today, where the township purchased the development rights of Willow Creek Farms, permanently preserving over 100 acres.
- Two responses to a question last month:
  - In 2001, the township treasurer sold a degreaser product to the township that had been approved by all Supervisors.
  - The cost of letter mailing regarding the settlement of a lawsuit was \$1771.97, including printing, envelopes and postage.

**PUBLIC COMMENTS**

Winnie Hayes of Fisher Road wanted to thank the Supervisors for the time spent on open space which saves school taxes.

Jim Mollick of Country View Lane asked a question about the treasurer acting as a vender of the township and making checks payable to herself.

Jim Mollick also asked about Mr. Kneeland's testimony; charging Toni Lynne fees for office visitation at the trial and if it was confidential.

Winnie Hayes objected to Mr. Mollick monopolizing resident's time, stating that the residents are here to review the proposed budget. The case was tried and resolved in Federal court and he is wasting valuable time.

Jim Mollick said everyone has freedom of speech and that the Board of Supervisors should be aware of side businesses of employees. He also stated that the 2006 audit did not come out until after trial.

William Kazimer of Fairview Village noted an omission in the minutes of the November 21 meeting referencing the Sunshine law.

Dave Plager complemented the Board on their patience.

**1. READING AND APPROVAL OF THE MINUTES OF NOVEMBER 21, 2007**

A motion by Mr. Bustard and seconded by Mr. Kneeland and unanimously approved to dispense with the reading of, and approve the minutes of November 21, 2007 as amended with addition of Mr. Kazimer's notation. (Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for November, 2007 net change on cash basis:

**November 2007 Report:**

General Fund	(\$1,794,432.24)
State	\$186,718.02
Capital Reserve	\$1,038,654.23

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for November, 2007 net change on cash basis.

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

A motion by Mr. Bustard, seconded by Mr. Kneeland and approved by all to pay the bills of the Township in the amount of \$1,818,135.23.

- Significant amounts were itemized as follows:
  - \$500,000 to Worcester Volunteer Fire Company
  - \$104,000 to Progressive Products for Heebner Park pavilions
  - \$200,000 for pavilion construction
  - \$817,000 for preservation of Willow Creek Orchards

**4. 2008 PROPOSED BUDGET**

In compliance with Article XXXII of the Second Class Code, notice was given at the November 21, 2007 BOS meeting that the proposed preliminary budget was available at the township office, 1721 Valley Forge Rd 19490-0767. Subsequent

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notice was published in the Times Herald on November 30, 2007. Final consideration will be taken on December 19, 2007.

John Harris remarked that the budget was modified as a result of the Willow Creek Orchard settlement. This will remove \$800,000 revenue and offset an \$800,000 expense from Capital Reserve. Conservation Development in the general fund will be reduced \$800,000. There is a capital purchase of one truck proposed.

Mark Landis of Schultz Road questioned if the Willow Creek settlement was not approved until tonight was it in 2007 budget?

Jim Phillips of North Wales Road asked how much surplus was recognized last year and how much was anticipated for this year.

John Harris responded that the Township needs reserves on hand for large expenses that might arise and stated that the EIT is the largest source of income.

Jim Phillips asked if the township has a comprehensive plan showing sewer lines proposed.

Susan Caughlan stated that surplus funds on hand are favorable for bond rating to receive grants and thanked the Board for being prudent.

Jim Mollick stated that the budget represented \$5.3 million in expenses and asked what percent of increase did that represent from last year? John Harris noted that it had been amended.

John Cornell, township manager, explained that it is actually a decrease from the current year due to Fire Company donations, pavilions, and purchase of Willow Creek Farm.

A motion by Mr. Bustard, seconded by Mr. Kneeland and passed unanimously to approve the 2008 budget, as amended.

## **5. ZONING HEARING BOARD REPORT**

John Cornell explained the Zoning Hearing Board met on December 18, 2007. The Magagna decision was deferred to the January, 2008 meeting and the Lynch and Schachter variance requests were approved.

## **6. FRANK D'LAURO ESTATE SUBDIVISION**

The original submission is dated August 7, 2007. The Worcester Township Planning Commission reviewed the submission at their October 11<sup>th</sup> meeting and on a motion by Mrs. Quigley seconded by Mr. Hayes, passed unanimously to recommend that this consolidation/minor subdivision plan be approved, including the approval of all waivers, on the condition that Worcester Township reserves

the right to require the reinstatement of all waivers in the event of a future subdivision or land development application identifiable with these parcels. The Montgomery County Planning Commission review letter, dated October 30, 2007, recommends approval. The review letter prepared by Joe Nolan, Township Engineer, dated December 7, 2007, indicates the plans are adequate and all outstanding issues have been addressed. The letter further indicates the plan is ready for consideration of preliminary/final approval by the BOS.

Ross Pilling representative of the estate of Frank D'Lauro remarked it is 104 acres and in his will he requested that the property be preserved forever. The subdivision consists of three lots, each with conservation easements. There are 60 acres being offered to Natural Lands Trust. The tract consisted of 104 acres in 8 separate parcels. This is a combining and realignment of lot lines.

Jim Phillips asked what waivers were being requested.

James Garrity, township solicitor, addressed.

William Kazimer said he has been attending township meetings for years and this was the first time he had seen preliminary and final approval given together.

A motion by Mr. Bustard and seconded by Mr. Kneeland and approved by all to pass D'Lauro Subdivision Preliminary/Final approval.

**7. CUCE LAND DEVELOPMENT PRELIMINARY PLAN  
CONSIDERATION**

The original submission is dated October 9, 2007. On October 25, 2007, the Worcester Township Planning Commission and Montgomery County Planning Commission granted approval. The review letter, prepared November 29, 2007 by Joe Nolan, Township Engineer, requested revised plans. On December 6, 2007, revised plans were received at the Township office.

Susan Caughlan represents applicant. All zoning issues have been addressed with the new plan.

John Harris said it is 2 parcels on Wentz Church Road and Barley Lane. It is a lot line change to become part of Mr. Cuce's farm.

A motion by Mr. Bustard and seconded by Mr. Kneeland and approved by all to pass Cuce Land Development Preliminary/Final Approval.

**8. OTHER BUSINESS**

John Harris stated that he joined the Board of Supervisors in June 2003 and he had two mentors, Frank Davey and Chase Kneeland. Mr. Kneeland is a great educator and John thanked him for his service on behalf of the Board and the Township. John presented Chase with an engraved plaque to commemorate his 12

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years of service to Worcester and noted that Chase has given many hours of his time for very little pay.

Chase Kneeland remarked it has been a delight to serve the township. It is a better community now than it was in 1996. He believes there is a good administration forth coming with Steve Quigley and he feels good about the transition.

#### **GENERAL PUBLIC COMMENTS**

John Lynch of 262 Center Point Lane thanked Chase Kneeland for his 12 years of service.

Dave Plager has lived in the Township for 20 years and when friends come to visit, they rave about the community and have Chase Kneeland to thank.

Mark Landis thanked Chase Kneeland and then asked: is there is an amount over what is in the budget that requires approval by the public?

William Kazimer commented on the Cuce property, noting that it was another Preliminary/Final. He questioned if CKS Engineering had zoning and engineering issues and did the Board approve the plan as revised? He asked the status of the new sound system?

Jim Mollick commented on lights at Methacton High School and asked if they are in compliance with Township code and asked if the closed bridge on Kriebel Mill Road was cleaned of debris and weeds.

Jim Phillips clarified Mark Landis' question and asked if the public should be aware before an \$800,000 expense? He referred to the Cindy Haines deal and the first right of refusal. If Susan Caughlan knew, how could Board not know?

Dave Gullick of Wood Bridge Lane, questioned if the Worcester Golf Course gets approval, what type of utilities would be used? James Garrity, township solicitor, addressed. If approved, at what point does community become aware of type of utilities, sewer, storm water. James Garrity addressed.

At Kriebel Mill and Wood Bridge, township graded over to remove water, but water still lays there and ice accumulates. John Cornell said he would investigate.

#### **ADJOURNMENT**

There being no further business brought before this Board, Mr. Harris adjourned the regularly scheduled meeting at 8:48 P.M.

Respectfully submitted,

  
Arthur C. Bustard