

**MINUTES
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FEBRUARY 21, 2024 - 7:00 PM**

CALL TO ORDER

- **ANNOUNCEMENTS:**
The meeting was called to order at 7:07

The Township Manager announced the meeting would be recorded for future broadcast, and that the Board of Supervisors met in executive session on:

- 1/24/2023 to discuss litigation.
- 2/1/2024 to discuss personnel.
- 2/19/2024 to discuss personnel, litigation, and real estate.

PLEDGE OF ALLEGIANCE

ATTENDANCE

All members of the Board of Supervisors were present.

INFORMATIONAL ITEMS

The Township manager announced he recently attended a public meeting held by Skippack EMS Service. The meeting discussed financial constraints faced by Skippack EMS.

OFFICIAL ACTION ITEMS

Supervisor DeLello made a motion to amend the agenda one to reduce the DJ Pinciotti construction company to \$65,207.70. The motion was seconded by Supervisor Betz. Passed unanimously.

Supervisor DeLello made a motion to move the waiver of land development that was under public hearing to Other Business. The motion was seconded by Supervisor Betz. Passed unanimously.

PUBLIC COMMENT

Christopher DePaul Whitehall Farms 1616 Whitehall Rd. inquired about the status of a permit for his property.

Supervisor DeLello thanked Mr. DePaul for the comment and offered to investigate the matter.

Supervisor Quigley recommended that the response be timely as contractors were probably waiting.

Bob Andorn of Worcester Township spoke regarding documentation for the Township's 2024 Budget. Mr. Andorn questioned the amount of money in the Sewer Fund.

Supervisor DeLello addressed the sewer fund question addressing that the township received ARPA funds for capital improvements. He also addressed the documentation surrounding the budget acknowledging that he had the correct information.

Supervisor Quigley commented regarding the Meadowood Pump Station failure and the insurance claim related to the incident.

1. A motion to approve the consent agenda was made by Supervisor Betz with corrections to the January 17th meeting minutes to include comments made concerning an outside financial audit, to address Mr. Andorn's budget concerns. Seconded by Supervisor Quigley. The motion passed unanimously.

MOTION

- a) Mr. Halbom summarized the motion, which requires uniform color coding of Fire Hydrants.

Supervisor Betz made a motion to authorize preparation and advertisement of an amendment to Chapter 41 – Fire Prevention – of the Township Code. The motion was seconded by Supervisor Quigley. Approved unanimously.

- b) Mr. Evarts summarized the work which is taking place on Weber Road. The work requires replacement of a gas line and changes associated with the work.

Supervisor Betz made a motion to authorize payment to DJ Pinciotti Construction Co, Inc. in the amount of \$65,207.70, for the Weber Road Culvert Replacement, Contract number 7200204A. The motion was seconded by Supervisor Quigley. Approved unanimously.

- c) Mr. Evarts summarized the change order and the reasons for the delay. Mr. Evarts confirmed the Township would seek reimbursement from PECO.

Supervisor Betz made a motion to authorize a change order in the amount of \$29,602.00 to DJ Pinciotti Construction Co, Inc. for bypass pumping items listed on Page 3 of the CKS Memo. The motion was seconded by Supervisor Quigley. Approved unanimously.

RESOLUTIONS

Township Engineer John Evarts gave background on the grant which would provide for 1,100 linear feet of stream bank restoration. A motion was made by Supervisor Betz to approve Resolution 202406: A Resolution concerning application for grant revenue from the Montgomery County 2040 Grant in the amount of \$350,000. Vice-Chair Betz motioned to approve Resolution 2024-06: concerning application for MontCo 2040 Grant Funds. Supervisor Quigley Seconded the motion. Approved unanimously.

PUBLIC HEARINGS

Conditional Use Application: Variety Club, 2950 Potshop Road – Seeking Athletic Field Lights.

The Board of Supervisors reopened the continued Public Hearing at 7:40PM

The Board of Supervisors resumed the Public Meeting at: 8:55PM

OTHER BUSINESS

Mark Jonas representing Variety Club spoke about the request for a Waiver of Land Development.

Supervisor DeLello expressed concern regarding the availability of parking on site. Supervisor Betz echoed the concern for parking, specifically safety concerns related to potential roadside parking along Potshop Road. Mr. Evarts was asked by the Board to summarize his review letter.

Mr. Bowker, a representative for Variety summarized the phases of the project and read through the waver list including:

Partial waver of land development
Relief for materials of stormwater pipes
Relief for cartway width along Potshop Road
Deferral of sidewalk improvements

Deferral of sidewalk ADA/curbing improvements
Relief for buffer requirements along roadways.
Relief for additional buffer on western side of property where buffer already exists.

Supervisor DeLello Suggested deferment on both the sidewalk and curbing waivers if those were ever to arrive in the area.

John Evarts confirmed CKS believes the buffers are sufficient for the purposes of the ordinance.

Supervisor DeLello confirmed that Variety would be able to comply with the review letter written by the township engineer.

Supervisor Betz made the motion to approve Resolution 2024-07, A Resolution providing a limited waiver of land development to the Variety Club, 2950 Potshop Road, as described by the Township solicitor and subject to the following conditions:

- Compliance with the CKS Engineer Review letter dated February 13, 2024.
- Compliance with the Bowman Traffic Review Letter dated Feb 14, 2024.
- A Development Agreement providing for the posting of financial security attending to the sanitary sewer and stormwater improvements in form satisfactory to the Township solicitor and Township Engineer shall be executed before recording the plan.
- There shall be No Parking along road frontage. The Township shall retain the ability to require the applicant take steps to remediate parking problems identified by the Township. Remediation steps may include – by way of example – requirements to install additional parking facilities, restrictions on the number of games at the facility hosted per day or staggering of game schedules.
- A waiver from section 130-16(b)a1-6 (minimum cartway width)
- A deferral from sidewalk installation until required by Township.
- A deferral from 130-18(b) (curbing), until required by Township. □ A waiver 130-128G(5), to not provide a softening buffer
- A waiver of 130-128G(5), where an existing buffer already exists.
- A waiver of 129-18 (2)(3), to allow for HDPE in place of Concrete pipes.

The motion was seconded by Supervisor Quigley. It passed unanimously.

BOARD COMMENT

Supervisor Betz revisited the issue of budget documents.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 9:18 PM.

Respectfully Submitted:

Sean Halbom, Township Manager

UPCOMING MEETINGS

Zoning Hearing Board Meeting	Monday, March 25	5:30 PM
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* Meeting to be held at the Township Building, 1031 Valley Forge Road.