

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, SEPTEMBER 19, 2018 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:34 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: RICK DELELLO [X]
SUSAN CAUGHLAN [X]
STEVE QUIGLEY [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced an additional action item will be considered at this evening's Business Meeting, approval of an assessment appeal Settlement Stipulation, Donovan v. Montgomery County Board of Assessment Appeals et.al., Montgomery County Court of Common Pleas Docket No. 17-25019.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on Worcester Community Day, and on the video recording of public meetings.
- Karen Arena, Worcester, commented on Township official responsibilities for permitting and approvals, the permit status of certain improvements at a neighboring property, and Federal and State regulations regarding earth disturbance.
- Jim Mollick, Worcester, commented on Township Supervisor visits to a Bethel Road property at which there is reported a stormwater issue, Supervisor Caughlan affiliation with the Friends of Worcester organization, and actual and proposed budgeted expenditures for the North Penn Army Reserve Base. Supervisor Caughlan commented on her affiliation with the Friends of Worcester organization.
- Karen Arena, Worcester, commented on Supervisor Caughlan's knowledge of stormwater concerns at her property, and on Township permitting procedures.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Quigley commented on proposed payment to Lower Providence EMS. Mr. Ryan noted the payment is for services to be provided at Worcester Community Day.

Supervisor Caughlan made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for August 2018, (b) bill payment for August 2018 in the amount of \$989,533.82; (c) the September 19, 2018 Work Session minutes; and, (d) the September 19, 2018 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the Township Secretary preparation of meeting minutes.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2018-34 – Jeff Griffiths, Applicant, provided an overview of a proposed plan of lot consolidation at Township Line Road. Bryan McAdams, Township Engineer, noted there were no outstanding issues for this application.

Supervisor Quigley commented on the requirement of sidewalks and curbs at smaller subdivisions. Mr. McAdams commented on Board of Supervisors discretion on this front.

Supervisor Caughlan made a motion to approve Resolution 2018-34, to grant Preliminary/Final Plan approval for Griffiths, plan of lot consolidation at Township Line Road. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on property improvements and lot consolidation rationale. Mr. Griffiths commented on the occupancy of the existing dwelling unit.

By unanimous vote the Board adopted the motion to approve.

- c) Resolution 2018-35 – Joe Estock, Applicant Engineer, provided an overview of an eight-lot subdivision at Berks Road. Mr. Estock stated the Applicant is agreeable to all resolution conditions absent the payment of a fee in lieu of sidewalk installation at the frontages of the proposed road and Berks Road.

Supervisor Caughlan commented on property boundaries and proposed limits of clearing.

Supervisor Caughlan commented on corner lot dimension requirements, and the Applicant's request for a waiver of this requirement. Mr. McAdams commented on two-frontage lot building envelopes. Mr. Estock commented on lot yield if the waiver is not granted. Mr. Estock noted the Planning Commission recommendation of the waiver.

Supervisor Caughlan commented on tree survey and replacement requirements. Mr. Estock confirmed the Applicant will conduct a tree survey and provide required tree replacements.

Supervisor Caughlan commented on the name of the proposed road. Mr. Estock stated this issue will be reviewed at Final Plan.

Supervisor Caughlan commented on the proposed waiver of sidewalks at the frontages of the proposed road and Berks Road. Mary Sparango, Applicant, noted her firm had constructed 105 dwelling units in the Township without the requirement to install sidewalks.

Bob Brant, Township Solicitor, commented on the installation of sidewalks and request for a fee in lieu of this improvement.

Mr. McAdams commented on the calculation of the recommended fee in lieu of the installation of sidewalks.

Ms. Sparango stated she is agreeable to the installation of sidewalks along both sides of the proposed road, and requested a waiver, without the payment of a fee in lieu of, for the installation of sidewalks at Berks Road.

Supervisor Quigley noted the proposed road was named in honor of the Applicant's mother.

Supervisor Caughlan made a motion to approve Resolution 2018-35, to grant Preliminary Plan approval for Sparango Construction Co., for an eight-lot subdivision at Berks Road, conditioned upon the resolution being revised so to (1) not waive sidewalks along the proposed road, (2) waive sidewalks along Berks Road, and (3) delete payment of a fee in lieu of sidewalk installation. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on Township Supervisor consideration of proposed subdivisions, meeting management by Chair DeLello, and consideration of the name of the proposed road. Mr. Andorn commented on consideration of the name of the proposed road, and on the historic status of older structures.

By unanimous vote the Board adopted the motion to approve.

- d) Resolution 2018-36 – Mr. Ryan provided an overview of a grant application to fund the purchase and installation of two water fountains at Heebner Park and one water fountain at Sunny Brook Park.

Supervisor Caughlan made a motion to approve Resolution 2018-36, to authorize submission of a grant application to the PECO Green Region Open Space Program. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) waiver – Mr. Ryan provided an overview of a request from Montgomery County to waive the zoning and grading permit fees for improvements proposed at the Peter Wentz Farmstead.

Supervisor Caughlan made a motion to approve the waiver of the zoning and grading permit fees for improvements proposed at the Peter Wentz Farmstead. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) bid award – Mr. Ryan provided an overview of a bid received for the purchase and installation of riparian buffer planting at two locations along the Zacharias Creek. Mr. Ryan noted the Township Engineer had reviewed the bids, and had determined the low bidder to be the lowest responsive and responsible bidder.

Supervisor Caughlan made a motion to award a bid to purchase and install riparian buffer plantings to AcheWild, Quakertown, Pennsylvania, the lowest responsive and responsible bidder, in the amount of \$39,486.60. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) bid award – Mr. Ryan provided an overview of a bid received to purchase used Township-owned equipment, a John Deere 850 mower. Mr. Ryan noted the Public Works Director had reviewed the bids, and had determined the high bidder to be the highest responsive and responsible bidder.

Supervisor Caughlan made a motion to approve the sale of used Township-owned equipment, a John Deere 850 mower, to Robert Losell, Williamsport, Pennsylvania, the highest responsive and responsible bidder, in the amount of \$3,100.01. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) bid award – Mr. Ryan provided an overview of a bid received to purchase used Township-owned equipment, a John Deere utility gator. Mr. Ryan noted the Public Works Director had reviewed the bids, and had determined the high bidder to be the highest responsive and responsible bidder.

Supervisor Caughlan made a motion to approve the sale of used Township-owned equipment, a John Deere utility mower, to Adam Wensel, Jersey Shore, Pennsylvania, the highest responsive and responsible bidder, in the amount of \$2,900.00. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) bid ratification – Mr. Ryan provided an overview of the Township’s proposed participation in the 2018 Montgomery County Winter Materials Consortium for the purchase of winter materials for the 2018-2019 season.

Supervisor Caughlan made a motion to ratify a bid for winter materials to Morton Salt, in the amount of \$49.42 per ton delivered, as awarded by the Upper Dublin Township Board of Commissioners, and to approve Worcester Township participation in the 2018 Montgomery County Winter Materials Consortium for the 2018-2019 season. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) Settlement Stipulation – Mr. Brant provided an overview of a proposed an assessment appeal Settlement Stipulation for property at Bustard Road. Mr. Brant noted the Settlement Stipulation was agreeable to the Property Owner, Montgomery County and the Methacton School District.

Supervisor Caughlan made a motion to approve an assessment appeal Settlement Stipulation for Donovan v. Montgomery County Board of Assessment Appeals et.al., Montgomery County Court of Common Pleas Docket No. 17-25019. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- Supervisor Quigley commented on the requirement of sidewalks and curbs at smaller subdivisions. Mr. Ryan noted his experience and past practice is to waive or defer these improvements for subdivisions up to three lots, and to require the improvements, or a fee in lieu of, at larger subdivisions. Mr. McAdams commented on Board of Supervisors discretion on this front.
- Supervisor Caughlan commented on Chair DeLello and Supervisor Quigley consideration of the proposed Center Point Village Zoning Ordinance. Chair DeLello and Supervisor Quigley noted they are still reviewing that proposed. Supervisor Quigley commented on revisions made to ordinance requirements during the previous five years and on the utilization of transfer development rights. Chair DeLello commented on the utilization of transfer development rights. Supervisor Caughlan commented on the utilization of transfer development rights. Chair DeLello, Supervisor Caughlan and Supervisor Quigley agreed the proposed ordinance should not mandate the utilization transfer development rights.

PUBLIC COMMENT

- Dr. Mollick commented on Supervisor Caughlan’s comments on Chair DeLello and Supervisor Quigley consideration of the proposed Center Point Village Zoning Ordinance, the distribution of the Township Manager’s memo pertaining to Planning Commission volunteer candidates, requested affidavits regarding the Township Manager’s memo pertaining to Planning Commission volunteer candidates, Supervisor Caughlan’s affiliation with the Women of Worcester Facebook page and page content regarding the proposed Center Point Village Zoning Ordinance.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:14 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager