

**MINUTES**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, WORCESTER PA**  
**MONDAY, JANUARY 4, 1999 - 11:00 A.M.**

1. CALL TO ORDER

The organizational meeting of the Board of Supervisors is called to order at 11:00 A.M., by Mr. Graham.

2. ATTENDANCE

JOHN H. GRAHAM	[x]
FRANK L. DAVEY	[x]
CHASE E. KNEELAND	[x]

3. REORGANIZATION OF THE BOARD OF SUPERVISORS

A MOTION TO APPOINT THE CHAIRMAN

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to appoint Frank L. Davey as Chairman of the Worcester Township Board of Supervisors.

A MOTION TO APPOINT THE VICE CHAIRMAN

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to appoint John H. Graham as Vice Chairman of the Worcester Township Board of Supervisors.

A MOTION TO APPOINT THE SECRETARY

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to appoint Chase E. Kneeland as Secretary of the Worcester Township Board of Supervisors

4. PUBLIC COMMENTS

Neil Stein, Esquire, and Mr. Kim, both representing the land development application for the Korean Mission Church, requested that the Board of Supervisors reconsider the applicant's request to waive the road widening. They stated that this would be a financial hardship on the congregation of approximately 50 families. A proposal was suggested that the road widening improvements be extended for perhaps an 18-month period. The Board will give consideration to this request.

Minutes of January 4, 1999

5. APPROVAL OF MINUTES OF 12/16/98

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of December 16, 1998 (copies were available for review).

6. A MOTION TO PAY THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

7. THE FOLLOWING APPOINTMENTS TO BE MADE BY ONE MOTION:

TOWNSHIP MANAGER	CHARLES A. SARDO, SR.
ASSISTANT TOWNSHIP MANAGER	EUNICE C. KRIEBEL
ROAD MASTER	CHARLES A. SARDO, SR.
TREASURER	EUNICE C. KRIEBEL
ASSISTANT SECRETARY	EUNICE C. KRIEBEL
SOLICITOR TO THE BOARD	JAMES J. GARRITY
TOWNSHIP ENGINEER	JOSEPH J. NOLAN
SANITARY ENGINEER	JOSEPH J. NOLAN
ZONING OFFICER	CHARLES A. SARDO, SR.
BUILDING INSPECTORS	CKS ENGINEERS PHILIP KRIEGER

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve the above appointments.

8. A MOTION TO APPOINT ROBERT L. BRANT TO THE POSITION OF ZONING HEARING BOARD SOLICITOR

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve Robert Brant to the position of Zoning Hearing Board Solicitor.

9. A MOTION TO APPOINT 2 ZONING HEARING BOARD MEMBERS WHOSE TERMS WILL EXPIRE ON JANUARY 1, 2001; 2002 AND ONE ALTERNATE WHOSE TERM WILL EXPIRE ON JANUARY 1, 2002.

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to appoint the following Zoning Hearing Board Members:

	Term Expiration
Kenneth Dyer	January 1, 2001
Harris Gramm	January 1, 2002
Michael Malone	January 1, 2002 (ALTERNATE)

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## MINUTES OF JANUARY 4, 1999

10. A MOTION TO APPOINT FRED REIKERT TO THE POSITION OF VACANCY BOARD CHAIRMAN

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to appoint Fred Reikert to the position of Vacancy Board Chairman.

11. A MOTION TO APPOINT THE BOARD OF SUPERVISORS & TOWNSHIP MANAGER AS DELEGATES TO STATE CONVENTION

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve the above appointments as delegates to the State Convention.

12. A MOTION TO APPOINT A VOTING DELEGATE

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to appoint Chairman Frank L. Davey as the voting delegate.

13. A MOTION TO APPROVE THE PROPOSED BOARD OF SUPERVISORS MEETING DATES FOR 1999:

**BOARD OF SUPERVISORS:**

JANUARY	04	JULY	21
FEBRUARY	17	AUGUST	18
MARCH	17	SEPTEMBER	15
APRIL	15 (Thurs.)	OCTOBER	20
MAY	19	NOVEMBER	17
JUNE	16	DECEMBER	15

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve the above meeting dates for the Board of Supervisors meetings for 1999.

14. A MOTION TO APPROVE THE FOLLOWING STAFF HOLIDAYS FOR 1999:

FEBRUARY 15, 1999	MONDAY	PRESIDENTS DAY
MAY 28 & 31, 1999	FRIDAY/MONDAY	MEMORIAL WEEKEND
JULY 2 & 5, 1999	FRIDAY/MONDAY	INDEPENDENCE WEEKEND
SEPTEMBER 3 & 6, 1999	FRIDAY/MONDAY	LABOR DAY WEEKEND
NOVEMBER 2, 1999	TUESDAY	ELECTION DAY
NOVEMBER 25 & 26, '99	THURSDAY & FRIDAY	THANKSGIVING WEEKEND
DECEMBER 24 & 27, '99	FRIDAY/MONDAY	CHRISTMAS WEEKEND
DECEMBER 31, 1999	&	
JANUARY 3, 2000	FRIDAY/MONDAY	NEW YEAR'S WEEKEND
<u>PERSONAL DAY</u>		

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve the above staff holidays for 1999 and January 3, 2000.

## MINUTES OF JANUARY 4, 1999

15. A MOTION TO APPOINT THE FOLLOWING DEPOSITORIES FOR TOWNSHIP MONIES:

HARLEYSVILLE NATIONAL BANK  
UNION NATIONAL BANK  
PLGIT  
MELLON PSFS BANK  
SOVEREIGN BANK  
PROGRESS FEDERAL BANK

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve the above depositories for Township monies for 1999.

16. APPROVAL OF THE TREASURER'S BOND IN THE AMOUNT OF \$7,000,000.  
A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve the Treasurer's Bond in the amount of \$7 million.
17. A MOTION TO APPROVE WORCESTER TOWNSHIP AS A ONE ROAD DISTRICT  
A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve Worcester Township as a one road district.
18. A MOTION TO APPROVE RESOLUTION NO. 99-01, DESIGNATING NORTH PENN WATER AUTHORITY AS OFFICIAL WATER PROVIDER FOR WORCESTER TOWNSHIP  
A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve Resolution No. 99-01, designating North Penn Water Authority as official water provider for Worcester Township.
19. A MOTION TO ACCEPT THE PROPOSAL FROM SIMONE JAFFE COLLINS FOR THE DESIGN OF A MASTER SITE PLAN FOR HEEBNER PARK  
A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to accept the proposal from Simone Jaffe Collins for the design of a master site plan for Heebner Park.
20. A MOTION TO INCREASE THE REMUNERATION OF THE ZONING HEARING BOARD MEMBERS TO \$50. (FIFTY DOLLARS) PER MEETING

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to approve the motion to increase the remuneration of the Zoning Hearing Board members to \$50.

MINUTES OF JANUARY 4, 1999

21. ADJOURNMENT

The 1999 organizational meeting of the Worcester Township Board of Supervisors was adjourned by Mr. Davey at 11:25 a.m.

FUTURE MEETINGS

BOARD OF AUDITORS	JANUARY 5, 1999 11:00 A.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	JANUARY 14, 1999 7:30 P.M.	W.T. COMMUNITY HALL
	JANUARY 28, 1999 7:30 P.M.	W.T. COMMUNITY HALL
ZONING HEARING BOARD	JANUARY 25 1999 7:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	FEBRUARY 17, 1999 7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,

*Chase E. Kneeland*  
 CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**MINUTES**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, WORCESTER TOWNSHIP, PENNSYLVANIA**  
**FEBRUARY 17, 1999**

CALL TO ORDER

The regularly scheduled Board of Supervisors meeting was called to order at 7:37 P.M. by Mr. Davey. Mr. Davey advised the public that the meeting would begin late due to traffic problems created by an auto accident at Route 422 and Route 363.

The audience was invited to participate in the Pledge of Allegiance

ATTENDANCE/ROLL CALL  
PRESENT:

FRANK L. DAVEY	[x]
JOHN H. GRAHAM	[x]
CHASE E. KNEELAND	[x]

\*INFORMATIONAL ITEMS

Mr. Davey gave a brief overview of the informational items.

PUBLIC COMMENTS

Bill McAuliffe, representative of the Berwick Place Home Owners Association, questioned the property restoration plans following the expansion of the Berwick Place Sewer Treatment Plant. He also requested the dedication of the Berwick Place roads to the Township. He was advised by James J. Garrity, Esquire, Township Solicitor, that these roads were not intended to be dedicated to the Township as part of the original development negotiations. It was affirmed that the Berwick Place Homeowners Association would be involved in the restoration plan design.

Carol Armbruster, Berwick Place resident, stated her opinion that the wetlands adjacent to the expansion of Berwick Place S.T.P. were disturbed. She was advised by the Township Engineer that the wetlands were not touched.

Paul Ziegler, Turnpike Slip Ramp Ad Hoc Committee, stated that Rep. John Fichter has scheduled a meeting on March 4, 1999, which is open to the public.

1. READING AND APPROVAL OF THE MINUTES OF JANUARY 4, 1999  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of January 4, 1999.  
(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 1999, to date, net change:

General Fund	(41,451.07)
State Fund	(2,249.53)
Capital Reserve	236.97

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

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. RESOLUTION NO. 99-01 APPROVING FIRE DEPARTMENT ACTIVITIES

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the Worcester Township Volunteer Fire Department activities, as stated in this Resolution, for 1999.

5. RESOLUTION NO. 99-02 GRANTING FINAL APPROVAL FOR CAMPISI 2-LOT SUBDIVISION.

Applicant is George Campisi, proposing to subdivide a lot approximately 4.09 acres in the AGR District, located at 2101 Bustard Road, north of Skippack Pike. This proposed subdivision will be served by on-lot water and sewer. A waiver of public improvements along Bustard Road has been requested.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant final subdivision approval for the Campisi 2-Lot Subdivision.

6. RESOLUTION NO. 99-03 GRANTING PRELIMINARY APPROVAL FOR MEITNER/VICTORY BUILDERS 5-LOT SUBDIVISION

Applicant is A. Victor Meitner, Jr., Esquire, proposing to subdivide a lot approximately 15.03 acres in the AGR District, located on Potshop Road, south at Berks Road. This proposed subdivision will be served by on-lot water and sewer. Waivers have been requested for sidewalks, curbs, and existing features.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Preliminary subdivision approval for the Meitner/Victory Builders Subdivision.

7. RESOLUTION NO. 99-04 GRANTING FINAL APPROVAL FOR HERTZOG RPD SUBDIVISION

Applicant is Sunny Brook Estates, Inc., proposing a 21-lot subdivision located at 2120 Bethel Road in the AGR District. The proposed subdivision will be served by public water (North Penn) and public sewer (Upper Gwynedd Sewer Authority). Preliminary subdivision approval was granted on May 20, 1998 through Resolution No. 98-12. Waivers are requested for curbs and sidewalks within the proposed project.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously, with the conditions of approval, to grant final approval for the Hertzog Subdivision.

8. **RESOLUTION NO. 99-05 GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL FOR THE FAIRVIEW VILLAGE CHURCH OF THE NAZARENE** Applicant is Rev. Harold E. Henderson, proposing a 34,738-square foot addition to an existing building in the AGR District. Variances and Special Exceptions were previously granted.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Preliminary/Final land development approval, with a condition for NPDES permit approval, for the Fairview Village Church of the Nazarene.

9. **RESOLUTION NO. 99-06 AMENDING THE WORCESTER TOWNSHIP FEE SCHEDULE** The Township Engineering Consulting Fees have increased as follows:

	1998	1999
Township Engineer	\$78.00/hr	\$80.00/hr
Assist. Engineer	68.00/hr	70.00/hr
Design Engineer	59.00/hr	61.00/hr
Building Inspector/Tech.	51.00/hr	53.00/hr
Draftsman	44.00/hr	45.00/hr
Survey Crew 3-man	825.00/day	850.00/day
Survey Crew 2-man	725.00/day	750.00/day
Auto Charge	0.32/per mile	0.32/per mile

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the Worcester Township Fee Schedule.

#### **OPEN THE PUBLIC HEARINGS**

The Public Hearings were opened at 8:10 P.M. by Mr. Davey.

10. **PUBLIC HEARING**

**ORDINANCE NO. 99-167 SUPPLEMENTING THE WORCESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT CODE BY ADOPTING STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER EXTENSIONS, FORCE MAINS, PUMPING STATIONS, STORM SEWER EXTENSIONS AND ROADWAY CONSTRUCTION**

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 167.

## 11. PUBLIC HEARING

ORDINANCE NO. 99-168 AMENDING THE WORCESTER TOWNSHIP CODE, CHAPTER 145 (VEHICLES AND TRAFFIC), ARTICLE I (SPEED LIMITS), SECTION 145-1(B) TO ESTABLISH SPECIFIC SPEED LIMITS FOR HICKORY HILL DRIVE (FROM 55 MPH TO 30 MPH), HEDWIG LANE (FROM 55 MPH TO 25 MPH), MERRYBROOK ROAD (FROM 55 MPH TO 35 MPH) AND HOLLOW ROAD FROM HEEBNER ROAD TO SKIPPACK PIKE (FROM 55 MPH TO 30 MPH FOR THE PAVED PORTION AND 20 MPH FOR THE UNPAVED PORTION OF THE ROAD)

Mr. Joseph Rieger and Mr. Mark Weber requested the placement of "Watch Children" signs on Hedwig Lane. They were advised that these signs would be placed, but at the home owners' expense.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 168.

**CLOSE THE PUBLIC HEARING**

Mr. Davey closed the public meetings at 8:20 P.M.

## 12. ADJOURNMENT

There being no further business to come before this Board, the February 17, 1999 public meeting of the Worcester Township Board of Supervisors was adjourned at 8:20 P.M.

## FUTURE MEETINGS:

ZONING HEARING BOARD	02/22/99 W.T. COMMUNITY HALL	6:30 P.M.
PLANNING COMMISSION	02/25/99 W.T. COMMUNITY HALL	7:30 P.M.
BOARD OF SUPERVISORS	03/17/99 W.T. COMMUNITY HALL	7:30 P.M.

- \* 1. Open Space-A Montgomery County Planning Commission Agreement  
 2. Slip Ramp-A public meeting on 3/23/99 from 4:00 P.M. to 9:00 P.M. at William Penn H.S.  
 3. Meadowood Sewage Pump Station-Ownership  
 4. Heebner Park-Simone Jaffe held the 1<sup>st</sup> public meeting. The next meetings will be 4/19 & 5/24/99  
 5. Remed, Inc. - Settlement  
 6. Infiltration Study at Valley Green-Letter requesting cooperation  
 7. Sketch Plan-Ordinance on the Board of Supervisors agenda for 3/17/99.

Respectfully submitted,



CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER TOWNSHIP, PENNSYLVANIA  
MARCH 17, 1999**

**CALL TO ORDER**

The March 17, 1999 regularly scheduled, public meeting of the Worcester Township Board of Supervisors was called to order at 7:30 P.M. by Mr. Davey.

The Pledge of Allegiance was performed.

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY           [x]  
JOHN H. GRAHAM         [x]  
CHASE E. KNEELAND     [x]

Also in attendance were the Township Manager, the Township Solicitor and the Township Engineer.

**\*INFORMATIONAL ITEMS**

Mr. Davey made the following announcements:

\*April's Board of Supervisors meeting will be held on a Thursday, April 15, 1999.

\* The next PATC Slip Ramp Meeting will be held on March 23, 1999, from 4 P.M. to 9 P.M. at the North Penn High School Cafeteria, 1340 Valley Forge Road, Lansdale, PA.

**PUBLIC COMMENTS**

Bill Malin, a Weber Road resident, inquired as to which Township Supervisor will attend the forthcoming Slip Ramp meeting. Mr. Graham and Mr. Kneeland will be there at 7 P.M., on March 23, 1999. Mr. Malin gave a short recap of the informational meeting on March 4, 1999, at John Fichter's office.

Mark Landis, a Weber Road resident, inquired about the public officials' meeting with PATC on slip ramps. Mr. Graham and Mr. Kneeland will be there.

Arlene Andreacola requested what report the Board of Supervisors were planning to make at the PATC March 23<sup>rd</sup> meeting. Mr. Davey responded that we are making no presentation, but rather listening to that of the PATC.

Kim David, a Berks Road resident, requested a summary of the Board's actions in opposition to the proposed slip ramps. Mr. Davey responded.

B958770

Mr. Graham stated that municipal government representatives from Upper Gwynedd Township, Towamencin Township and Worcester Township were invited to attend the March 23<sup>rd</sup> meeting.

1. **READING AND APPROVAL OF THE MINUTES OF FEBRUARY 17, 1999**  
 A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of February 17, 1999.  
 (Copies were available for review.)

2. **TREASURER'S REPORT**  
 The Treasurer's report for the year 1999, to February, net change:

General Fund	35,012.10
State Fund	(4,966.65)
Capital Reserve	36,193.93

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

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**  
 A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. **AWARD THE 1999 ROAD MATERIALS & EQUIPMENT RENTAL BIDS**

<b>1 STONE</b>					
M&M STONE COMPANY PO BOX 189 TELFORD, PA 18969					
ITEM NO	APPROXIMATE QUANTITY	UNIT	DESCRIPTION	UNIT PRICE FOB-PLANT	UNIT PRICE DELIVERED
1	200	Tons	No. 10 Aggregate (#1)	\$5.80	\$8.37
2	300	Tons	No. 8 Aggregate (#1B)	\$7.35	\$9.92
3	400	Tons	No. 2A Modified Aggregate	\$5.00	\$7.57
4	300	Tons	No. 57 Aggregate (#2B)	\$6.40	\$8.55
5	300	Tons	No. 3 Aggregate	\$5.35	\$7.92
6	600	Tons	No. 3A Modified Aggregate	\$5.25	\$7.40
7	200	Tons	No. 1 Aggregate (#4)	\$5.35	\$7.92
<b>2 PAVING MATERIAL</b>					
GLASGOW, INC. PO BOX 1089 GLENSIDE, PA 19038					
1	400	Tons	ID-2 Base	\$18.50	\$23.05
2	400	Tons	ID-2 Top (H Aggregate)	\$20.50	\$25.05
3	400	Tons	2A Modified Bituminous Mix	\$17.50	\$22.05
4	400	Tons	BCBC	\$17.50	\$22.05
5	200	Tons	PSP Cold Patch	\$37.50	\$41.10
6	400	Tons	ID-3 Airport Mix	\$19.75	\$24.30

<b>3 EQUIPMENT RENTAL</b>			
<b>HORGAN BROTHERS 2188 DETWILER ROAD HARLEYSVILLE, PA 19438</b>			
<b>BID ITEM</b>	<b>UNIT</b>	<b>DESCRIPTION</b>	<b>RATE</b>
1	Hour	580 E Backhoe	\$50.00
2	Hour	480 E LL Loader	N.B.
3	Hour	755 Loader	\$75.00
4	Hour	450 Crawler Dozer	\$60.00
5	Hour	10-12 Ton 3-Wheel Roller	N.B.
6	Hour	10 Ton Tandem Roller	\$55.00
7	Hour	252 Vibratory Roller	\$55.00
8	Hour	Blaw Knox Paver	\$135.00
9	Hour	300 Maudlin Paver	\$75.00
10	Hour	Air Compressor Package	\$50.00
11	Hour	Tandem Axle Truck with Trailer	\$59.00
12	Hour	Single Axle Dump-9 Tons	N.B.
13	Hour	Tandem Axle-18 Tons	N.B.
14	Hour	Tri-Axle Dump – 22 Tons	\$51.00

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award the *STONE CONTRACT* to M&M Stone Company, pursuant to Exhibit "A", the *PAVING MATERIAL CONTRACT* to Glasgow, Inc., pursuant to Exhibit "A" and the *EQUIPMENT RENTAL CONTRACT* to Horgan Brothers, pursuant to Exhibit "A".

5. RESOLUTION NO. 99-07 GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL FOR METHACTON MEADOWS/SADDLEBROOK ESTATES MINOR SUBDIVISION PLAN. Applicant is Saddlebrook Estates, Inc., proposing lot line changes to Lots 3,4 and 5 in the existing Methacton Meadows Subdivision, located on Hedwig Lane, north/east of Kriebel Mill Road. The Plan is dated 10/26/98 with a latest revision date of February 1, 1999.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Preliminary/Final Subdivision Approval for Resolution No. 99-07.

**OPEN THE PUBLIC HEARING FOR THE ADDITION TO THE AGRICULTURAL SECURITY AREA**

The public hearing was opened by Mr. Davey at 7:45 P.M.

6. PUBLIC HEARING – RESOLUTION NO. 99-08 ADDITION TO THE AGRICULTURAL SECURITY AREA. Applicants are Rose & Robert Fagan, 1607 Whitehall Road, Norristown, PA 19403, proposing the addition of their (approximate) 28.9 acre parcel to the existing agricultural security area.

Mr. Graham gave an overview of Act 43, the Agricultural Security Area Act.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 99-08.

7. PUBLIC HEARING – ORDINANCE NO. 99-169 AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WORCESTER, CHAPTER 130 (SUBDIVISION AND LAND DEVELOPMENT), ARTICLE VI (PLAN REQUIREMENTS), TO ADD A NEW SECTION 130-32.3 ENTITLED “SKETCH PLANS” AND SETTING FORTH SKETCH PLAN SUBMISSION POLICIES, PLAN CONTENT REQUIREMENTS AND TOWNSHIP PLANNING COMMISSION REVIEW PROCEDURES FOR SKETCH PLANS.

Rob Hayes questioned if the submission of a sketch plan is a requirement. Mr. Garrity explained that this is an optional phase in the subdivision/land development process. Mr. Garrity also clarified the benefits of this phase to the developer.

Arthur Derek, a new resident, asked if the PATC submitted a sketch plan for the proposed slip ramps.

Mr. Garrity explained, further, the sketch plan concept.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to approve Ordinance No. 99-169.

#### **CLOSE THE PUBLIC HEARING**

The public hearings were closed by Mr. Davey at 7:59 P.M.

#### **PUBLIC COMMENTS**

No public comments were offered at this time.

#### **8. ADJOURNMENT**

There being no further business brought before the Board, the regularly scheduled, March 17, 1999 meeting of the Worcester Township Board of Supervisor was adjourned at 8:00 P.M.

#### **FUTURE MEETINGS:**

ZONING HEARING BOARD	03/23/99 W.T. COMMUNITY HALL	6:30 P.M.
PLANNING COMMISSION	03/25/99 W.T. COMMUNITY HALL	7:30 P.M.
BOARD OF SUPERVISORS	04/15/99 W.T. COMMUNITY HALL	7:30 P.M.

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
THURSDAY, APRIL 15, 1999 7:30 P.M.

CALL TO ORDER

The April 15, 1999 public meeting of the Board of Supervisors was called to order at 7:32 P.M. by Chairman Frank Davey.

ATTENDANCE

PRESENT:

FRANK L. DAVEY	[x]
JOHN H. GRAHAM	[x]
CHASE E. KNEELAND	[x]

\*INFORMATIONAL ITEMS

Mr. Davey made the following announcements:

- There is no update, as yet, for the PA Turnpike meeting which was held on March 23, 1999 at the North Penn High School, regarding slip ramps.
- A public Park Advisory Committee meeting will be held on April 19, 1999 at 7 P.M. at the Township Community Hall. Representatives from Simone Jaffe will be present.
- A federally mandated meeting was held on April 15, 1999 with the Township Solicitor, Supervisors, Township Manager and representatives from Omnipoint Communications. An attempt was made to find a mutually agreeable location for a communications tower.
- The EPA has directed the North Penn Water Authority to lay water pipes in the quadrant surrounding the old Transicoil site due to water contamination. A public meeting was held at the Township Community Hall on April 14, 1999, at 2:00 P.M. to discuss the properties which will tie into the public water, as well as the parameters surrounding this tie-in.
- The Camp Ramah zoning decision was upheld on appeal to the Montgomery County Court of Common Pleas.

PUBLIC COMMENTS

John Harris questioned the need to run the new water lines down Stump Hall Road to Hollow Road. He was advised that the EPA has determined that this area is in the clean-up quadrant.

1. READING AND APPROVAL OF THE MINUTES OF MARCH 17, 1999

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of March 17, 1999.  
(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 1999, to March, net change:

General Fund	149,227.02
State Fund	(4,071.17)
Capital Reserve	36,432.05

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

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. RESOLUTION NO. 99-09 PRELIMINARY/FINAL APPROVAL-HALL MINOR SUBDIVISION (LOT LINE CHANGE).

Applicants are Phyllis and Gerald Hall proposing to eliminate an existing property line, re-establish a new property line and convey Lot No. 2 to an adjoining property owner. Plan is dated 2/12/99 with a last revision date of April 1, 1999. Property is located on Skippack Pike and Wentz Church Road.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-09.

5. RESOLUTION NO. 99-10 PRELIMINARY/FINAL APPROVAL-OAKWOOD FARMS MINOR SUBDIVISION

Applicant is Bill Comly, proposing the subdivision of a 4.5-acre tract into two lots. Property is located on Woodlyn Avenue (north)/west of Valley Forge Road. Plan is dated 12/31/98 with a last revision date of March 15, 1999. Lots will be served by Pennsylvania American Water and on-site sewer systems.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-10.

6. RESOLUTION NO. 99-11 FAWN CREEK PHASE II EXTENSION TO FUND SITE IMPROVEMENTS

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-11.

7. A MOTION TO AUTHORIZE THE TOWNSHIP MANAGER TO ATTEND THE ACADEMY FOR ADVANCED EDUCATION AT SHIPPENSBURG UNIVERSITY, JUNE 16, 17, & 18, 1999.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to authorize the Township Manager to attend the Academy for Advanced Education at Shippensburg University, June 16, 17 & 18, 1999.

## 8. ADJOURNMENT

The regularly scheduled, April 15, 1999 Board of Supervisors meeting adjourned at 7:45 P.M.

### FUTURE MEETINGS:

PLANNING COMMISSION	04/22/99	W.T. COMMUNITY HALL	7:30 P.M.
ZONING HEARING BOARD	04/27/99	W.T. COMMUNITY HALL	6:30 P.M.
BOARD OF SUPERVISORS	05/19/99	W.T. COMMUNITY HALL	7:30 P.M.

\*The Board Received an Application for a 3-Lot Subdivision by William Ford. Property is Located at Dell Rd., Water Street Rd., and Valley Forge Rd.

\*A public meeting will be held on Monday, April 19, 1999 at 7 P.M. at the Township Community Hall, with Simone Jaffe Design Consultants, to receive comments from residents for the Heebner Park Master Plan.

Respectfully submitted,



CHASE E. KNEELAND  
Secretary, Board of Supervisors

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, MAY 19, 1999 7:30 P.M.

CALL TO ORDER

The May 19, 1999 regularly scheduled, public meeting of the Worcester Township Board of Supervisors was called to order at 7:37 p.m. by Chairman Frank Davey.

Mr. Davey led the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY	[x]
JOHN H. GRAHAM	[x]
CHASE E. KNEELAND	[x]

\*INFORMATIONAL ITEMS ANNOUNCED BY MR. DAVEY:

- An update on the proposed Slip Ramps.
- The status of the AMOCO zoning appeal.
- Camp Ramah has appealed to the Commonwealth courts.
- Public Park Advisory Committee Meeting - The third and final public meeting will be held on Monday, May 24, 1999 at 7:00 p.m. at the Worcester Township Community Hall.
- Worcester Elementary School Pump Station Agreement has been signed.
- Public Water Lines – the new lines being installed due to well contamination are on schedule
- Campaign Signs – A new ordinance on campaign signs will be in place for the next election.

PUBLIC COMMENTS

Gerry Weldi inquired about the proposed PA Turnpike slip ramps. She was advised that Pat Quigley had received some information from the Turnpike Commission and was proceeding with her evaluation.

Kathy McGonagle inquired about local businesses supporting the slip ramps.

Kim David inquired about the need for the new water lines being installed in the Township.

Steve Malloy inquired about Slip Ramp information and where it could be seen.

1. READING AND APPROVAL OF THE MINUTES OF APRIL 15, 1999

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of April 15, 1999.  
(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 1999, to April, net change:

General Fund	185,606.08
State Fund	109,341.75
Capital Reserve	36,678.49

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

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. PUBLIC HEARING – RESOLUTION NO. 99-12 BOARD APPROVAL OF THE ISSUANCE OF AN INDUSTRIAL DEVELOPMENT AUTHORITY BOND OR NOTE BY THE SOUDERTON INDUSTRIAL DEVELOPMENT AUTHORITY FOR THE FAIRVIEW VILLAGE CHURCH OF THE NAZARENE. Mr. Bricker, Counsel for the Fairview Village Church of the Nazarene, and Reverend Henderson, gave a short presentation.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 99-12.

5. PUBLIC HEARING – ORDINANCE NO. 99-170 AMENDING THE CODE OF THE TOWNSHIP OF WORCESTER, CHAPTER 150 (ZONING) ARTICLE XXV (ADMINISTRATION) TO ADD A NEW SECTION SETTING FORTH THE EXPIRATION OF CONDITIONAL USES; AND FURTHER AMENDING CHAPTER 150 (ZONING), ARTICLE XXVI (ZONING HEARING BOARD) SECTION 150-225 TO ADD NEW PROVISIONS TO ESTABLISH THE EXPIRATION OF SPECIAL EXCEPTIONS OR VARIANCES.

Mr. Garrity elaborated and Kim David asked how long a time period prior to expiration would be allowed; he was told 6 months.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-170.

6. PUBLIC HEARING – ORDINANCE NO. 99-171 AMENDING THE CODE OF THE TOWNSHIP OF WORCESTER, CHAPTER 122 (SEWERS) TO ADD A NEW ARTICLE VI DESIGNATING PERMITTED AND PROHIBITED DISCHARGES INTO THE TOWNSHIP SEWER SYSTEM. Joe Nolan elaborated on this issue and the need for this ordinance.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-171.

7. PUBLIC HEARING – ORDINANCE NO. 99-172 AMENDING THE CODE OF THE TOWNSHIP OF WORCESTER, CHAPTER 122 (SEWERS), TO ADD A NEW ARTICLE VI TO ESTABLISH THE FAIRVIEW VILLAGE SEWER DISTRICT AND SETTING FORTH REGULATIONS GOVERNING RATES AND CHARGES, METER READINGS, BILLING PROCEDURES AND SEWAGE CHARGES AS LIENS.

Mr. Garrity elaborated on the need for this ordinance. The following residents had questions or comments about the proposal:

Jenny Cashmore – Who has to hook up? Is connecting to the sewer system mandatory?

Resident – Approximately when will this sewer installation be taking place?

Linda Coletti – Will the sewer line be stopping at Adair Drive?

Ed Bean – What is the schedule for connecting for homes on Germantown Pike?

Harry Streubel – Who has to hook up to the system?

Dot Weigneron – Why would one get fined for nonpayment of sewer bills?

Vincent Arena – What is the extent of the sewer installation?

A motion by Mr. Graham seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-172.

These questions were answered by Mr. Davey, Mr. Garrity and Mr. Nolan.

8. AWARD THE 1999 ROAD RECONSTRUCTION PROJECT BID: KRIEBEL MILL ROAD (between Water Street Road and Green Hill Road); FISHER ROAD (between Wentz Church Road and Valley Forge Road); FRY ROAD; EAST MOUNT KIRK AVENUE (portion); AND STEELMAN ROAD:

1999 ROAD RECONSTRUCTION BID OPENING

MAY 12, 1999

Reference No. 7200-107

COMPANY NAME: SHORE SLURRY SEAL, INC.

ITEM NO.	APPROXIMATE QUANTITIES	UNIT	DESCRIPTION	TOTAL
1.	31,595	SY	COLD IN-PLACE ASPHALT RECYCLED BASE	
2.	56,870	GAL.	EMULSIFIED ASPHALT (E-8C)	
3.	200	TON	RAP	
4.	350	TON	ID-2 BINDER COURSE (2" COMPACTED)	
5.	3,140	TON	ID-2 WEARING COURSE (1 1/2" COMPACTED)	
6.	1,000	GAL.	BITUMINOUS TACK COAT	
ITEMS 1 THRU 3				\$126,381.25
ITEMS 4 THRU 6				\$112,691.40

COMPANY NAME: E.J. BRENEMAN, INC.

ITEM NO.	APPROXIMATE QUANTITIES	UNIT	DESCRIPTION	TOTAL
1.	31,595	SY	COLD IN-PLACE ASPHALT RECYCLED BASE	
2.	56,870	GAL.	EMULSIFIED ASPHALT (E-8C)	
3.	200	TON	RAP	
4.	350	TON	ID-2 BINDER COURSE (2" COMPACTED)	
5.	3,140	TON	ID-2 WEARING COURSE (1 1/2" COMPACTED)	
6.	1,000	GAL.	BITUMINOUS TACK COAT	
ITEMS 1 THRU 3 ITEMS 4 THRU 6				<b>\$152,007.65</b> <b>NB</b>

COMPANY NAME: TRINITY PAVING COMPANY

ITEM NO.	APPROXIMATE QUANTITIES	UNIT	DESCRIPTION	TOTAL
1.	31,595	SY	COLD IN-PLACE ASPHALT RECYCLED BASE	
2.	56,870	GAL.	EMULSIFIED ASPHALT (E-8C)	
3.	200	TON	RAP	
4.	350	TON	ID-2 BINDER COURSE (2" COMPACTED)	
5.	3,140	TON	ID-2 WEARING COURSE (1 1/2" COMPACTED)	
6.	1,000	GAL.	BITUMINOUS TACK COAT	
ITEMS 1 THRU 3 ITEMS 4 THRU 6				<b>\$NB</b> <b>\$113,030.00</b>

COMPANY NAME: ALLAN A. MYERS, INC.

ITEM NO.	APPROXIMATE QUANTITIES	UNIT	DESCRIPTION	TOTAL
1.	31,595	SY	COLD IN-PLACE ASPHALT RECYCLED BASE	
2.	56,870	GAL.	EMULSIFIED ASPHALT (E-8C)	
3.	200	TON	RAP	
4.	350	TON	ID-2 BINDER COURSE (2" COMPACTED)	
5.	3,140	TON	ID-2 WEARING COURSE (1 1/2" COMPACTED)	
6.	1,000	GAL.	BITUMINOUS TACK COAT	
ITEMS 1 THRU 3 ITEMS 4 THRU 6				<b>\$NB</b> <b>\$114,768.00</b>

COMPANY NAME: M & M STONE COMPANY/DRUM CONSTRUCTION

ITEM NO.	APPROXIMATE QUANTITIES	UNIT	DESCRIPTION	TOTAL
1.	31,595	SY	COLD IN-PLACE ASPHALT RECYCLED BASE	
2.	56,870	GAL.	EMULSIFIED ASPHALT (E-8C)	
3.	200	TON	RAP	
4.	350	TON	ID-2 BINDER COURSE (2" COMPACTED)	
5.	3,140	TON	ID-2 WEARING COURSE (1 1/2" COMPACTED)	
6.	1,000	GAL.	BITUMINOUS TACK COAT	
ITEMS 1 THRU 3 ITEMS 4 THRU 6				<b>\$NB</b> <b>\$121,085.40</b>

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award The 1999 Road Reconstruction Bid to Shore Slurry Seal, Inc.

9. A MOTION TO REJECT ALL EXTERIOR PAINTING PROJECT BIDS  
A motion by, seconded by Mr. Kneeland and passed Mr. Graham to reject all Exterior Painting Project Bids.

10. A MOTION TO WAIVE SECTION 130-26B. (2) (C) OF THE WORCESTER TOWNSHIP LAND DEVELOPMENT ORDINANCE REQUIRING AN ON-SITE SEWAGE DISPOSAL SYSTEM TO BE LOCATED NOT CLOSER THAN 30 FEET TO ANY PROPERTY LINE. THE NECESSARY DISTANCE FOR LOT NO. 2, 1540 GREEN HILL ROAD, IS TO BE 26 FEET FROM THE SOUTHEAST PROPERTY LINE AND 17 FEET FROM THE EASTERN PROPERTY LINE.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to waive Section 130-26 B. (2) (c) of the Worcester Township Land Development Ordinance for this property.

11. ADJOURNMENT

The May 19, 1999 Board of Supervisors meeting adjourned at 8:23 p.m.

FUTURE MEETINGS:

ZONING HEARING BOARD	05/25/99 W.T. COMMUNITY HALL	6:30 P.M.
PLANNING COMMISSION	05/27/99 W.T. COMMUNITY HALL	7:30 P.M.
JOINT MEETING	06/14/99 ADMIN. BUILDING	9:30 A.M.
BOARD OF SUPERVISORS	06/16/99 W.T. COMMUNITY HALL	7:30 P.M.

\*Mr. Davey announced that all Zoning Hearing Board meetings will be held on a Tuesday at 6:30 p.m.

\*A Public Meeting will be held on Monday, May 24, 1999 at 7 P.M. at the Township Community Hall to Present a Draft of the Master Plan to the Park Advisory Board & the Township Residents.

Respectfully submitted,



Chase E. Kneeland  
Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, JUNE 16, 1999 7:30 P.M.

CALL TO ORDER

The June 16, 1999, regularly scheduled meeting of the Board of Supervisors was called to order at 7:30 P.M. by Chairman Frank Davey.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

FRANK L. DAVEY [x]  
JOHN H. GRAHAM [x]  
CHASE E. KNEELAND [x]

\*INFORMATIONAL ITEMS

Mr. Davey announced:

1. That the Board has hired a full-time building inspector, Calvin Bonenberger, for the Township.
2. The Heebner Park Master Site Plan is on display at the Township Administration Building. A "Comment Book" is available.
3. The new Worcester Township Elementary School is scheduled to receive a Use & Occupancy Permit this month.
4. The Board has received an application for two parcels of ground to be included in the existing Agricultural Security Area. A public hearing will be held on this issue on July 21, 1999.

PUBLIC COMMENTS

1. David Plager, 2971 Fieldcrest Way, expressed concern about a possible system failure for the proposed spray irrigation system at the proposed Ford subdivision.
2. Brian Threlfall, 2960 Fieldcrest Way, expressed his concern regarding the proposed spray irrigation at the proposed Ford Subdivision. He prefers to see a sand mound system.
3. Roseanne Kumpf, 1315 N. Trooper Road, stated that her water level has gone down. She expressed concern about possible run-off from the proposed spray irrigation system.
4. Charles Dench, 2836 Morris Road, stated his concern about Bergin's Chocolates business adjacent to his property. He states that he sent a letter to the Board of Supervisors on April 28, 1999 and received no reply. Mr. Davey assured him that he would check into this matter. Mr. Dench presented each Board member with a letter regarding his concerns about possible zoning violations.

5. Kim David, 1704 Berks Road, mentioned that a petition was circulated regarding these residents' desire to have the Township purchase open space behind the Township Community Hall.
6. Jeannie Steigerwalt, 1028 Grange Avenue, presented the above-referenced petition to the Board and advised the Board of the history of the Horse Company. Mr. Kneeland relayed his conversations with the property owner, John Heyser, and Mr. Heyser's lack of desire to sell the property to the Township.
7. Arthur Bustard, 2095 Bustard Road, expressed his concern about the need for a left-turn lane on Route 73 at the Rts. 73 & 363 intersection.

1. **READING AND APPROVAL OF THE MINUTES OF MAY 19, 1999**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of May 19, 1999. (Copies were available for review.)

2. **TREASURER'S REPORT**  
The Treasurer's report for the year 1999, to May, net change:

General Fund	399,897.11
State Fund	109,344.80
Capital Reserve	36,655.97

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

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.
4. **A MOTION TO REAPPOINT THE EXISTING AD HOC SLIP RAMP COMMITTEE FOR ONE MORE YEAR UNTIL JUNE 30, 2000.**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to reappoint the existing ad hoc Slip Ramp Committee for one more year until June 30, 2000.
5. **A MOTION TO APPROVE THE WORCESTER TOWNSHIP FIRE POLICE TO ASSIST THE METHACTON SCHOOL DISTRICT AT "PARENTS NIGHT" ON WEDNESDAY, SEPTEMBER 22, 1999 AT 6:30 P.M. AT THE NEW WORCESTER TOWNSHIP ELEMENTARY SCHOOL.**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the Worcester Township Fire Police to assist the Methacton School District at "Parents Night" on Wednesday, September 22, 1999 at 6:30 P.M. at the new Worcester Township Elementary School.

6. A MOTION TO GRANT SADDLEBROOK ESTATES, INC., MARK A. WEBER, JR. AND LINDA A. WEBER, AND GEORGE MYERS AND PHILENA MYERS A 90-DAY EXTENSION FROM JUNE 15, 1999, TO RECORD SUBDIVISION PLANS PREVIOUSLY APPROVED BY RESOLUTION NO. 99-07 AT THE MARCH 17, 1999 BOARD OF SUPERVISORS MEETING.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Saddlebrook Estates, Inc., Mark A. Weber, Jr. and Linda A. Weber, and George Myers and Philena Myers a 90-day extension from June 15, 1999, to record subdivision plans previously approved by Resolution No. 99-07, at the March 17, 1999 Board of Supervisors Meeting.

7. RESOLUTION NO. 99-13 REQUESTING PERMISSION TO PARTICIPATE IN THE PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES COOPERATIVE PURCHASING PROGRAM.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-13 requesting permission to participate in the Pennsylvania Department of General Services Cooperative Purchasing Program.

8. ADJOURNMENT

There being no further business to come before this Board, the June 16, 1999 meeting is adjourned at 8:09 p.m. by: Mr. Davey.

FUTURE MEETINGS:

PLANNING COMMISSION	07/08/99 W.T. COMMUNITY HALL	7:30 P.M.
	07/22/99 W.T. COMMUNITY HALL	7:30 P.M.
BOARD OF SUPERVISORS	07/21/99 W.T. COMMUNITY HALL	7:30 P.M.
ZONING HEARING BOARD	07/27/99 W.T. COMMUNITY HALL	6:30 P.M.

\*INFORMATIONAL ITEMS

THE BOARD OF SUPERVISORS IS ACKNOWLEDGING RECEIPT OF AN APPLICATION FOR THE ADDITION OF TWO PROPERTIES, 24.81 ACRES LOCATED AT 3461 GERMANTOWN PIKE, AND 10.75 ACRES LOCATED AT 1028 GRANGE AVENUE TO THE AGRICULTURAL SECURITY AREA. A PUBLIC HEARING WILL BE HELD AT THE REGULARLY SCHEDULED BOARD OF SUPERVISORS MEETING ON JULY 21, 1999 AT 7:30 P.M.

Respectfully submitted,



Chase E. Kneeland  
Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, JULY 21, 1999 7:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE  
PRESENT:

FRANK L. DAVEY [X]  
JOHN H. GRAHAM [X]  
CHASE E. KNEELAND [X]

\*INFORMATIONAL ITEMS

PUBLIC COMMENTS

1. Mr. Charles Kinsky questioned road paving issues.
2. Mr. Davey explained to Mr. James Boswell the intent of the public hearing regarding the Agricultural Security Area Addition for the lands of George & Jeannie Steigerwalt and Ralph & Lucinda Kranich.

1. READING AND APPROVAL OF THE MINUTES OF JUNE 16, 1999  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of June 16, 1999.  
(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 1999, to June, net change:

General Fund	562,072.37
State Fund	111,541.09
Capital Reserve	36,654.25

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

3. PAYMENT OF THE BILLS OF THE TOWNSHIP  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. A MOTION TO ADD PNC BANK AS A DEPOSITORY FOR WORCESTER TOWNSHIP  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to add PNC Bank as a depository for Worcester Township.

5. RESOLUTION NO. 99-14 PRELIMINARY/FINAL SUBDIVISION APPROVAL FOR BOSWELL NURSERY 3-LOT SUBDIVISION  
Applicants are James & Doris Boswell, 1704 Kriebel Mill Road, proposing to subdivide a 7.3 ± acre tract with on-site water and sewer. The engineer is Jose Grande, Grande Engineering of Norristown, PA. The Plan is dated February 18, 1999 with a latest revision date of June 2, 1999. Lot No. 1 will contain the existing house on the property; Lots No. 2 & 3 will be subdivided as flag lots at the rear of the property.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant preliminary/final subdivision approval for the Boswell Nursery 3-Lot subdivision.

6. RESOLUTION NO. 99-15 GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL FOR SUNNY BROOK PHASE IA  
The applicant is Sunny Brook Estates, LLP, Plan date 5/30/96, revised 5/14/99, who received previous final approval on November 18, 1998, for a 184 single-family subdivision; and who proposes to extract 19 lots from Phase III, creating a new Phase IA in order to construct the storm sewer and sanitary sewer utilities required between the Hertzog Tract and Sunny Brook Estates.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant preliminary/final subdivision approval for Phase 1A of Sunny Brook Estates.

7. RESOLUTION NO. 99-16 GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL FOR T<sup>2</sup> Realty, 1547 TROOPER ROAD  
Applicant is T-Squared Realty proposing limited industrial land development with a plan dated March 12, 1999, last revised 6/29/99. The plan indicates the construction of a 2-story office building connected to a warehouse on a 25.8 acre site located on the west side of Trooper Road, 1,500 feet north of Township Line Road. Public water will be supplied by the North Penn Water Authority and the sewage system will be on-site. The previously existing buildings on the site were demolished.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant preliminary/final land development approval for T<sup>2</sup> Realty, 1547 Trooper Road.

8. RESOLUTION NO. 99-17 GRANTING FINAL SUBDIVISION APPROVAL FOR MEITNER 5-LOT SUBDIVISION  
Applicant is A. Victor Meitner, Jr., Esquire, proposing to subdivide a lot approximately 15.03 acres in the AGR District, located on Potshop Road, south at Berks Road, into 5 lots for single-family detached homes. The applicant proposes to remove 3 structures, including a 2-½ story masonry house, a one-story garage and a one-story storage building. This proposed subdivision will be served by on-lot water and sewer. Waivers have been requested for sidewalks, curbs, and existing features.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant final subdivision approval for the Meitner 5-Lot subdivision.

9. RESOLUTION NO. 99-18 GRANTING A 90 DAY EXTENSION TO FUND FAWN CREEK PHASE II  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-18 granting a 90-day extension, from June 30, 1999, to fund Fawn Creek Phase II.

#### OPEN PUBLIC HEARINGS

The public hearings were opened by Mr. Davey at 7:41 p.m.

10. PUBLIC HEARING – AGRICULTURAL SECURITY AREA ADDITION  
RESOLUTION NO. 99-19 GRANTING APPROVAL TO ADD THE LANDS OF GEORGE & JEANNIE STEIGERWALT AND RALPH & LUCINDA KRANICH TO THE AGRICULTURAL SECURITY AREA

Applicants are George & Jeannie Steigerwalt, 1028 Grange Avenue (10.75 acres) and Ralph & Lucinda Kranich, 3461 Germantown Pike (24.81 acres), totaling 35.56 acres to be added to the Township's existing Agricultural Security Area (Act 43).

Public Comments:

Mr. Graham elaborated on the definition and intent of the Agricultural Security Area and opened the floor to public comments.  
No public comments were offered at this time.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to approve the addition of the lands of George & Jeannie Steigerwalt and Ralph & Lucinda Kranich to the Agricultural Security Area.

11. PUBLIC HEARING – ORDINANCE NO. 99-173 – HOME OCCUPATIONS

An Ordinance setting forth specific criteria for home occupations to be permitted by special exception (formerly permitted by-right) in single-family detached residential dwellings.

Public Comments:

Mr. Kinsky questioned, and received, the definition of Home Occupation.  
No more public comments were offered.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-173.

CLOSE THE PUBLIC HEARINGS:

The public hearings were closed by Mr. Davey.

12. A motion to authorize the Township Solicitor to oppose the application of Alma Wetter before the Worcester Township Zoning Hearing Board on July 27, 1999.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to authorize the Township Solicitor to oppose the application of Alma Wetter before the Worcester Township Zoning Hearing Board scheduled for July 27, 1999.

13. Adjournment

FUTURE MEETINGS:

PLANNING COMMISSION	07/22/99 W.T. COMMUNITY HALL	7:30 P.M.
ZONING HEARING BOARD	07/27/99 W.T. COMMUNITY HALL	6:30 P.M.
BOARD OF SUPERVISORS	08/18/99 W.T. COMMUNITY HALL	7:30 P.M.

**\*INFORMATIONAL ITEMS**

On July 6, 1999, the Board of Supervisors received a minor subdivision application for the Brooke property, located at 3037 Germantown Pike. No building lots are proposed.

On July 16, 1999, the Board of Supervisors received a Conditional Use application for the Marx tract, located at 2110 Bethel Road.

The painting of the Township Administration Building has begun.

John Ohler, Jr., an Eagle Scout from the Worcester Scout Troop, has begun a walking path project along the Zacharias Creek.

Respectfully submitted,



Chase E. Kneeland, Secretary  
Board of Supervisors

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, AUGUST 18, 1999 7:30 P.M.

CALL TO ORDER

The August 18, 1999 public meeting of the Board of Supervisors was called to order at 7:32 P.M. by Chairman Frank Davey.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ATTENDANCE

PRESENT:

FRANK L. DAVEY [X]  
JOHN H. GRAHAM [X]  
CHASE E. KNEELAND [X]

\*INFORMATIONAL ITEMS

Mr. Davey made the following announcements:

- The Worcester Township Board of Supervisors and the Park Advisory Committee will hold a public meeting to review the final draft of the master plan of the proposed Heebner Park.
- Congressman Joseph M. Hoeffel will hold a Town Meeting on September 18, 1999 at 11 a.m. at the Worcester Township Community Hall.
- The Board is considering expanding the parking area at the Township Community Hall in Fairview Village.
- The Kibblehouse property, located on Weber Road near Schultz Road, has been designated as an historical site.
- The Board of Supervisors will hold a public hearing to consider a Conditional Use application filed with the Township on July 20, 1999. Parec Homes is the applicant proposing the cluster development (RPD) of the Marx Tract, located at 2110 Bethel Road, into 11 single family detached dwellings on a 26.3± acre tract.

PUBLIC COMMENTS

- Mr. Charlie Kinsky cited paving issues on Fisher Road. Charles A. Sardo, Township Manager, responded to his concerns.

1. READING AND APPROVAL OF THE MINUTES OF JULY 21, 1999

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to dispense with the reading of, and approve, the minutes of July 21, 1999.  
(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 1999, to July, net change:

General Fund	447,268.51
State Fund	111,544.30
Capital Reserve	48,109.42

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

3. PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Mr. Kneeland, seconded by Mr. Graham, and passed unanimously to pay the bills of the Township.

Mr. Davey added two additional informational items:

- The timing of the traffic signal has been reset at the intersection of Valley Forge Road and Skippack to facilitate the flow of traffic.
- PECO is in the process of relocating the gas line on Valley Forge to serve the new Worcester Elementary School.

4. ADJOURNMENT

There being no further business to come before the Board, Mr. Davey adjourned the meeting at 7:37 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	08/24/99 W.T. COMMUNITY HALL	6:30 P.M.
PLANNING COMMISSION	08/26/99 W.T. COMMUNITY HALL	7:30 P.M.
JOINT MEETING	09/13/99 W.T. ADMIN. BUILDING	9:30 A.M.
BOARD OF SUPERVISORS	09/15/99 W.T. COMMUNITY HALL	7:30 P.M.

Respectfully submitted,



CHASE E. KNEELAND  
SECRETARY

**WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP PARK ADVISORY COMMITTEE  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
SEPTEMBER 8, 1999 7:30 P.M.**

**CALL TO ORDER**

The public, joint meeting of the Worcester Township Board of Supervisors and the Park Advisory Committee was called to order at 7:35 P.M. by Mr. Davey.

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY	[X]	BETH STEARNS	[X]
JOHN H. GRAHAM	[X]	RANDALL DAVEY	[X]
CHASE E. KNEELAND	[X]	HOLLY JACKSON	[X]
		NED ALTEMUS	[X]
PETER SIMONE	[X]	TOM CROSSON	[X]
MARK SMITH	[X]	BOB CANNON	[X]

Mr. Davey introduced Peter Simone, park designer for Simone, Jaffe, Collins, Landscape Architects. Mr. Simone gave an overview of the Heebner Park development proposal to date. This presentation included updates on the following new ideas and particular plan details:

- A 90 ft. ballfield conversion to both 60 ft. & 90 ft. fields
- Storage sheds
- Handicapped accessible paths to recreation fields and viewing areas
- 560 new trees
- 28 acres of natural open space
- 26 acres of mowed fields

The Supervisors and Park Advisory Committee members offered the following questions and comments to Mr. Simone and Mr. Smith for consideration.

- Will the parking lots be utilized as roller hockey areas?
- That Heebner Park is part of a Township system of parks
- The pro's and con's of a municipal swimming pool
- Ball fields are to be constructed at North Wales Road to serve the 194 new homes currently under development
- The Township was awarded a tree grant from Montgomery County in the amount of \$35,000.

- The Board of Supervisors expects to approve the park master plan in October
- Construction on Heebner Park is expected to take place in Spring of 2000.
- Grant applications to be made by Simone, Jaffe, Collins for construction funds.

ADJOURNMENT

There being no further questions or comments to come before the Board, Mr. Davey adjourned the joint meeting at 8:18 P.M.

Respectfully submitted,



CHASE E. KNEELAND  
SECRETARY

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, SEPTEMBER 15, 1999 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Worcester Township Board of Supervisors was called to order at 7:36 P.M. by Chairman Frank Davey.

PLEDGE OF ALLEGIANCE

Mr. Davey led the participation in reciting the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY	[x]	Charles A. Sardo, Township Manager	[x]
JOHN H. GRAHAM	[x]	Joseph J. Nolan, P.E. Township Engineer	[x]
CHASE E. KNEELAND	[x]	Mark A. Hosterman, Esq., Acting Twp. Solicitor	[x]

INFORMATIONAL ITEMS

- Mr. Graham's grandson, John Bickel, was introduced. He was attending the meeting for a "Community Citizenship" project.
- Mr. Davey advised that the Joint Meeting of the Board of Supervisors & the Township Planning Commission had been cancelled and posted as such.
- The Board of Supervisors has developed & activated a website for Worcester Township. It is *worcestertwp.com*
- Mr. Davey advised that the Board is planning improved lighting and parking at the Worcester Township Community Hall.
- The Board of Supervisors and the Park Advisory Committee held a joint public meeting on September 8, 1999 at 7:30 P.M. The comments offered by the public will be reviewed at the October 20, 1999 Board meeting.
- Congressman Joseph Hoeffel will host a public Town Meeting on Saturday, September 18, 1999 at 11:00 A.M. at the Fairview Village Community Hall.

## PUBLIC COMMENTS

- Winnie Hayes of Fisher Road requested updated information on the proposed PA Turnpike slip ramps now that the Kibblehouse property has been registered as a Historical Site. Additionally, she requested information on the Turnpike meeting which was held on September 13, 1999. At this meeting, the widening of the Turnpike was discussed. This widening would follow federal guidelines.
- Michael Libor of Kriebel Mill Road inquired about the possibility of the Township purchasing the Heyser property adjacent to the Township Community Hall. He was advised that the Township would not be interested in purchasing this property at the current time. Mr. Libor also requested information regarding the AMOCO appeal to the Zoning Hearing Board. He was advised that the variance and special exceptions to the use of the property as a retail store and motor vehicle fuel station were granted on October 26, 1998.
- Barbara McMonagle of Berks Road inquired about the status and location of the North Penn Water Authority lines. Mr. Sardo updated her on this information.
- Winnie Hayes requested an update on the Township's Open Space Plan. She was advised that things are moving forward slowly. The Township officials have been in touch with Ross Pilling and the Montgomery County Planning Commission. John Harris will contact property owners who have been identified as candidates for this program. No bond issue is forthcoming. The Township will fund this program with current monies.

1. READING AND APPROVAL OF THE MINUTES OF AUGUST 18, 1999 *AND*  
THE JOINT MEETING OF THE BOARD OF SUPERVISORS & THE PARK  
ADVISORY COMMITTEE OF SEPTEMBER 8, 1999

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of August 18, 1999 and September 8, 1999.

(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 1999, to August, net change:

General Fund	630,826.69
State Fund	111,547.57
Capital Reserve	63,701.84

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

3. PAYMENT OF THE BILLS OF THE TOWNSHIP  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. RESOLUTION NO. 99-20 ACCEPTANCE OF THE MONTGOMERY COUNTY PLANNING COMMISSION PLANNING ASSISTANCE CONTRACT

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-20 accepting the Montgomery County Planning Commission Planning Assistance Contract.

5. RESOLUTION NO. 99-21 ACCEPTANCE OF THE DEED OF DEDICATION FOR THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY FOR THE BOSWELL NURSERY SUBDIVISION

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-21 accepting the Deed of Dedication for the area between the title line and the ultimate right of way for the Boswell Nursery subdivision.

6. RESOLUTION NO. 99-22 PRELIMINARY/FINAL APPROVAL OF THE BROOKE MINOR SUBDIVISION

Applicant is John Heyser, 80 Smith Road, proposing a minor subdivision of the Brooke property located at 3037 Germantown Pike. The Plan, dated 5/5/99, last revised 8/11/99, indicates that Warren & Carolyn Brooke will subdivide a 2 acre  $\pm$  parcel into 1.2 acres  $\pm$  to be joined in common title with the John & Ida Heyser property, while retaining 0.78 acres  $\pm$  for the Brooke residence.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-22, Preliminary/Final subdivision approval for the Brooke Minor Subdivision.

7. RESOLUTION NO. 99-23 FINAL LAND DEVELOPMENT APPROVAL FOR THE KOREAN MISSION CHURCH

Applicant is John Kim, representing the Korean Mission Church, 508 S. Central Blvd., Broomall, PA, proposing to develop a tract of land comprising 38.13 acres located at Morris Road and Wentz Church Road. The Plan, dated 6/4/98, last revised 1/20/99, was prepared by Robert E. Blue Consulting Engineers. The proposed church will be served by public water, North Penn Water Authority, and public sewer will be served by Upper Gwynedd-Towamencin Municipal Authority.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve, with conditions, Resolution No. 99-23 granting final land development approval for the Korean Mission Church.

8. RESOLUTION NO. 99-24 FAWN CREEK EXTENSION OF TIME FOR PHASE II ESCROW FUNDING

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-24 granting a 45 day extension of time, from September 28, 1999, to fund Phase II escrow for Fawn Creek.

THE PUBLIC HEARING WAS OPENED at 7:59 P.M. by Mr. Davey

9. PUBLIC HEARING – ORDINANCE NO. 99-174 MARX TRACT CONDITIONAL USE APPLICATION

The applicant is Parc Homes, Inc., 731 Skippack Pike, Blue Bell, PA proposing to develop a 26.3 acre ± tract owned by Marvin & Carole Marx, 2110 Bethel Road, into 11 single family, detached, dwellings as a conditional use in the Rural Preservation District zoning classification (an overlay of the AGR District). Of this 26.3 acre tract, the applicant proposes to retain the existing house & stone barn on a 5.77 acre ± tract. Approximately 10.8 acres of deed restricted open space are proposed adjacent to the Pennsylvania Turnpike, adjacent to Sunny Brook Estates.

Joseph Kuhls, Esquire & Timothy Woodrow, P.E., representatives of this project, were sworn in and proceeded with their presentation.

Mark Hosterman, Esquire, Acting Township Solicitor, offered exhibits T-1 through T-8 on behalf of the Township.

PUBLIC COMMENTS:

- Michael Libor questioned whether public water & sewer would serve this project. Sewerage will go to Upper Gwynedd Sewer Authority and water will be provided by the North Penn Water Authority.
- Barbara McMonagle, 2242 Berks Road, inquired into the size of the proposed lots. She was advised that the average lot size is 30,000 square feet, with the exception of Lot No. 2, which encompasses the existing Farmhouse and 5 acres ±.

- Winnie Hayes, 3333 Fisher Road, stated her positive feelings about the RPD use of this property.
- Michael Libor requested assurance that this tract would be developed into single family homes. He was assured.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the Marx Property Conditional Use application.

THE PUBLIC HEARING WAS DECLARED CLOSED AT 8:18 P.M. BY MR. DAVEY.

10. AWARDING OF BID FOR WORCESTER TOWNSHIP HISTORICAL SOCIETY BUILDING EXTERIOR PAINTING CONTRACT.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to table the contract award for the exterior painting of the Historical Society building.

PUBLIC COMMENTS

Prior to adjourning the meeting, Mr. Davey opened the floor for public comments:

- Barbara McMonagle requested a definition for spray irrigation and sewage management. Mr. Nolan gave a lengthy description of its operation and projected operating cost.
- Michael Libor questioned the possible need for a maintenance bond for the spray irrigation system proposed on the Ford 3-Lot Subdivision project.
- Kim David inquired if the Township owns the Historical Building, the Township Community Hall and the site of the new elementary school. Yes, the Township owns this parcel, as well as the Township Community Hall. The Township does not own the elementary school site.

11. Mr. Davey adjourned the meeting at 8:20 P.M.

FUTURE MEETINGS:

PLANNING COMMISSION 09/23/99  
 ZONING HEARING BRD. 09/28/99  
 BOARD OF SUPERVISORS 10/20/99

W.T. COMMUNITY HALL 7:30 P.M.  
 W.T. COMMUNITY HALL 6:30 P.M.  
 W.T. COMMUNITY HALL 7:30 P.M.

Respectfully submitted,



Chase E. Kneeland  
 Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, OCTOBER 20, 1999 7:30 P.M.

CALL TO ORDER by Mr. Davey at 7:37 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY [x]  
JOHN H. GRAHAM [x]  
CHASE E. KNEELAND [x]

\*INFORMATIONAL ITEMS

Mr. Davey made the following announcements:

- That the Worcester Township website is up and running.
- Election Day is November 2, 1999.

PUBLIC COMMENTS

Mr. Davey opened the floor for comments. No comments were offered at this time.

1. READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 15, 1999  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of September 15, 1999.  
(Copies were available for review.)

2. TREASURER'S REPORT

The Treasurer's report for the year 1999, to September, net change:

General Fund	738,590.28
State Fund	13,839.21
Capital Reserve	63,935.81

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

3. PAYMENT OF THE BILLS OF THE TOWNSHIP  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.
4. RESOLUTION NO. 99-29 COMMENDATION FOR EAGLE SCOUT JASON RYAN, TROOP 133  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-29 recognizing the elevation of Jason Ryan to Eagle Scout.
5. RESOLUTION NO. 99-30 COMMENDATION FOR EAGLE SCOUT CHRISTOPHER PSCULKOWSKI, TROOP 133  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-30 recognizing the elevation of Christopher Psculkowski to Eagle Scout.
6. RESOLUTION NO. 99-25 ACCEPTING THE DEED OF DEDICATION FOR THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY ALONG TROOPER ROAD FOR T-SQUARED REALTY, LLC  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-25 accepting the Deed of Dedication for the area between the title line and the ultimate right-of-way along Trooper Road for T-Squared Realty, LLC.
7. RESOLUTION NO. 99-26 COMPLIANCE AGREEMENT FOR THE COMMUNITY GRANT PROGRAM FOR HEEBNER PARK  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-26 to acknowledge compliance with the requirements of the Keystone Community Grant Program and the Department of Conservation and Natural Resources for the purpose of obtaining grant funds to implement the PITA grant project.
8. RESOLUTION NO. 99-27 COMPLIANCE AGREEMENT FOR THE KEYSTONE RECREATION, PARK AND CONSERVATION FUND ACQUISITION AND DEVELOPMENT GRANT PROGRAM  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-27 to acknowledge compliance with the requirements of the Keystone Acquisition and Development Grant Program and the Department of Conservation and Natural Resources for the purpose of obtaining grant funds to implement the development grant project.

9. RESOLUTION NO. 99-28 ACCEPTING THE DEED OF DEDICATION FOR THE AREA BETWEEN THE LEGAL AND THE ULTIMATE RIGHT-OF-WAY LINE ALONG POTSHOP ROAD-MEITNER SUBDIVISION  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 99-28 accepting the Deed of Dedication for the area between the legal and the ultimate right-of-way line along Potshop Road-Meitner Subdivision.

#### PUBLIC HEARING

10. ORDINANCE NO. 99-174 HUGANIR PROPERTY REZONING REQUEST  
Open the public hearing at 7:46 P.M. by Mr. Davey.  
Mr. Davey introduced the rezoning proposal and then invited a representative for the proposal to describe the proposal and answer any questions the residents may have.

The Board of Supervisors will consider for adoption an amendment to the Worcester Township Zoning Map proposed by John L. Huganir which would amend the official zoning map of Worcester Township to change the zoning district designation of that certain tract of approximately 17.8 acres located at 1038 Windy Hill Road from its current designation of "AGR" Agricultural to the proposed designation of "R-100" Residential District.

John Huganir took the floor and represented the proposal. The following residents asked questions of both the BOS and Mr. Huganir. All of the Supervisors, Mr. Nolan, Mr. Garrity, Mr. Sardo, and Mr. Huganir were involved in answering questions and acknowledging concerns.

#### PUBLIC COMMENTS

The questions were as follows:

- Jerry Cirafisi - What is the lot size to be? Answer: As small as 30,000 square feet. Is there a building plan yet? Answer: No. Is this to be developed by the owner or a quick resale to a larger developer? Answer: It is up to the owner's discretion.
- Hal Brummer - How about lots with more frontage?
- Kathy McGonigal - Is there a hardship here with 80,000 square foot lots? Why should these lots be smaller (30,000 square feet)? Must we respect the comprehensive plan in all this?
- Claire Deric - Tell me how the comprehensive plan impacts this proposal.
- Holly Pokora - Can this proposal be redone to even smaller size lots?
- Nancy Thompson - What will be the use on this property? I am concerned about constant population increases. The traffic is awful getting out of Artmar onto Valley Forge Road. Will my existing water problems get worse?
- Doris Grubb - Is there a local park area in the neighborhood? Answer: The Dyka property details were explained.
- Art Bustard - Why must we honor the comprehensive plan with this rezoning? What's the benefit to the Township if this property is rezoned?

- Jerry Finneran - Have perc tests been done on this property yet? Answer: Yes.

Much explanation of the Comprehensive Plan ensued and the need to honor it. It was stressed that this is a rezoning request and no subdivision application has yet been made, at which point issues like frontage, storm water management, et cetera, will be addressed.

#### CLOSE THE PUBLIC HEARING

Mr. Davey closed the public hearing.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-174 amending the Worcester Township Zoning Map to rezone the property known as the Hugarir Property, 1038 Windy Hill Road, from its present classification as "AGR" Agricultural District to a new classification of "R-100" Residential District.

11. A MOTION TO REJECT ALL BIDS FOR EXTERIOR PAINTING OF THE WORCESTER TOWNSHIP HISTORICAL SOCIETY BUILDING  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to reject all bids for the exterior painting of the Worcester Township Historical Society Building.
12. A MOTION TO ENTER INTO AN AGREEMENT WITH THE CONSERVATION DEVELOPMENT PARTNERSHIP FOR THE PURPOSE OF ESTABLISHING AN OPEN SPACE ACQUISITION PROGRAM FOR THE TOWNSHIP.  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to enter into an agreement with the Conservation Development Partnership for the purpose of establishing an Open Space Acquisition Program for the Township.
13. A MOTION TO ACCEPT THE HEEBNER PARK MASTER SITE PLAN  
Mr. Davey introduced Beth Stearns and the members of the Worcester Township Park Advisory Committee. Mrs. Stearns introduced Mr. Simone as plan designer from the firm, Simone, Jaffe, Collins Landscape Architects, who gave a brief presentation of the park plan.

Jeannie Steigerwalt complimented all for their good work on producing such a fine park plan.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to accept the Heebner Park Master Site Plan.

Mr. Davey again thanked the members of the Park Advisory Committee and let them know that the Committee was now disbanded, but wished that the members of the Committee would be available for further Township service in the future. The public applauded.

14. ADJOURNMENT

There being no further business to come before this Board, Mr. Davey closed the public meeting of October 20, 1999 at 8:45 P.M.

FUTURE MEETINGS:

ZONING HEARING BRD. 10/26/99  
PLANNING COMMISSION 10/28/99  
BOARD OF SUPERVISORS 11/17/99

W.T. COMMUNITY HALL 6:30 P.M.  
W.T. COMMUNITY HALL 7:30 P.M.  
W.T. COMMUNITY HALL 7:30 P.M.

Respectfully submitted,



CHASE E. KNEELAND  
Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, NOVEMBER 17, 1999 7:30 P.M.

CALL TO ORDER by Mr. Davey at 7:31 P.M.

PLEDGE OF ALLEGIANCE

Mr. Davey led the recitation of the Pledge of Allegiance.

ATTENDANCE

PRESENT:

FRANK L. DAVEY [x]  
JOHN H. GRAHAM [x]  
CHASE E. KNEELAND [x]

\*INFORMATIONAL ITEMS

- Parking improvements at the Township Community Hall are to be completed by the December 15, 1999 Board of Supervisors meeting.
- Web page - The Township will start posting minutes in advance of Board approval, including both the Board of Supervisors and the Planning Commission meeting minutes.
- PennDOT will consider lowering the speed limit on Route 73, between Hollow Road and Route 363.
- Worcester Township Community Hall will be made available to the Census Bureau during the Spring of 2000.
- Road widening at Routes 73 and 363 is delayed
- The *Worcester Crier* will be mailed soon.

PUBLIC COMMENTS

- Bill Malin - Are our ordinances strong enough to repel a new curative amendment assault? Answer: He was advised that they were. None have been initiated in quite some time.
- Bill Kazimer - Worcester has no industry to speak of, and therefore, no tax benefits. Why not rezone some parcels for industrial uses? Answer: He was advised that the idea would be considered, but it did not easily fit into the character of Worcester.
- Barbara McMonigal - Stated that the Ford Plant is not hidden and has quite a neighborhood impact, regardless of tax benefits.

- Jeannie Steigerwalt - Developers in Worcester already own plenty of land, so we should act quickly to procure dedicated open space.
- Gordon Todd - Stated that he would rather contribute money to Open Space than to the school district.
- Kim David - Questioned the open space budget. Mr. Davey noted this project ultimately would take millions of dollars to implement properly.
- John Harris - Noted the open space project will take some time to implement, but we are moving ahead, even now. He mentioned the development of a scoring system to rate the attractiveness of potential tracts for acquisition.
- Barbara McMonigal - Suggested utilizing impact fees and she was advised that such practices invited successful court challenges by the developers.
- Oliver Smith - Questioned who initiated contacts with potential open space tract landowners. Answer: He was advised by John Harris that he, himself, would be initiating the contact unless the landowner contacted him first. Mr. Harris then mentioned he had a list of 78 parcels of land over 20 acres in size whose owners he would be contacting soon.
- Edgar David - Stated that he was supportive of the idea of funding with a bond issue.
- Wini Hayes - Stated that the *Friends of Worcester* believe that five million dollars should be allocated for now, and a bond issue of ten million dollars should be arranged for the following five years.
- Jeannie Steigerwalt - Questioned the wisdom of only looking at parcels of land over 10 acres in size. Answer: She was advised that the list of 78 properties over 20 acres was just a starting point.
- Rob Hayes - Noted that certain parcels of land are much more desirable than others.

1. **READING AND APPROVAL OF THE MINUTES OF OCTOBER 20, 1999**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of October 20, 1999.  
(Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 1999, to October, net change:

General Fund	840,044.14
State Fund	13,842.70
Capital Reserve	64,178.18

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

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

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.

4. A MOTION TO ACCEPT THE WORCESTER TOWNSHIP YEAR 2000 PRELIMINARY BUDGET FOR REVIEW  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to accept for review, the year 2000 preliminary budget.

5. OPEN SPACE PRESENTATION

Mr. Davey introduced the open space presentation and invited Wini Hayes to speak first. She made a presentation about the Township's efforts to date, toward securing open space; defined open space preservation; made a case for why open space preservation makes sense; noted the impact of development on quality of life in Worcester; as well as the attendant financial issues. She listed reasons why we need to act promptly to preserve open space, and outlined possible goals of purchasing several hundred acres over the next one to two years, with an allocation of five million dollars initially, followed up with ten million dollars in expenditures gained through bonds and grants over a three to five-year period.

Mr. Davey then introduced John Harris, Open Space Coordinator, who made a presentation about the Township's retaining county assistance to review current ordinances to insure the ordinances could maximize open space in new developments; mentioned the Township's contracting with Mr. Ross Pilling, professional land planner, for the purposes of negotiating deals with landowners and procuring funds with which to purchase open space. Mr. Harris also commented on the Comprehensive Plan; methods of preserving land for use as open space; TDR's; land trusts; various ways of obtaining money for acquisitions; already established permanent open space tracts, like Heebner Park, Peter Wentz Farmstead, Evansburg State Park, lands placed in Act 319 protection, Agricultural Security areas throughout the Township; and plans for determining prime potential open space parcels and how to contact and negotiate with the landowners.

Following the open space presentations, Mr. Davey opened the floor for public comments:

- Mr. Davey - Commented on the good presentations made by both Wini Hayes and John Harris. He expressed appreciation for the amount of public interest there was for preserving open space.
- Mr. Graham - Advised that amendments to the AGR ordinance will be considered at the December Board of Supervisors meeting; that projects spawned by curative amendments ten to twelve years ago are just now being developed, and that the current development on North Wales Road is the result of a curative amendment.

- Mr. Kneeland - Noted that the Board of Supervisors is constantly juggling many pressing and important issues, (sewage management, water quality, routine review of ordinances, etc.), at least twenty simultaneously, but the two most significant for now, and for the coming year, are open space acquisition and the preservation and development of Heebner Park; and noted that all of the Supervisors are on the same page with this prioritization. Mr. Kneeland thanked both presenters for a job well done.
- Wini Hayes - Expressed gratitude to Patricia Gramm and Chuck Sardo for their assistance and cooperation.
- Ernest Yocum - Questioned the status of the slip ramps. Answer: He was advised that there have been no new developments reported to the Board of Supervisors regarding slip ramps.
- William Kazimer - Mentioned that he built his home in Worcester forty-four years ago and he sees how the Board is doing a great job keeping the Township in order.

6. ADJOURNMENT

There being no further business to come before the Board, Mr. Davey adjourned the regularly scheduled, public meeting at 8:56 P.M.

FUTURE MEETINGS:

PLANNING COMMISSION	11/18/99 W.T. COMMUNITY HALL	7:30 P.M.
ZONING HEARING BRD.	11/23/99 W.T. COMMUNITY HALL	6:30 P.M.
JOINT MEETING	12/13/99 W.T. ADMIN. BUILDING	9:30 A.M.
BOARD OF SUPERVISORS	12/16/99 W.T. COMMUNITY HALL	7:30 P.M.

Respectfully submitted,




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CHASE E. KNEELAND  
Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, DECEMBER 15, 1999 7:30 P.M.

CALL TO ORDER

The December 15, 1999 Board of Supervisors meeting was called to order at 7:30 P.M. by Mr. Davey

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

FRANK L. DAVEY [x]  
JOHN H. GRAHAM [x]  
CHASE E. KNEELAND [x]

\*INFORMATIONAL ITEMS

Mr. Davey made the following announcements:

- The Worcester Township Holiday Tree is located at the Center Point intersection. Organized by Mr. Robbie Rothenberger, Mr. Craig Eberbach donated the tree and arranged for the planting. Mr. Tom Ryan contributed the space for the planting and Mrs. Carol Allen contributed the electricity for the lights & signs. Members of the Worcester Township Volunteer Fire Department strung the lights and Mr. Bill Bourne contributed the signs which highlight the Worcester Township Holiday Tree sponsors. They are, Worcester Township, the Worcester Township Historical Society and the Worcester Township Volunteer Fire Department.
- The parking lot at the Worcester Township Community Hall is now finished.
- The January meeting of the Worcester Township Board of Supervisors will be held on January 4, 2000 at 11:00 A.M.
- The road widening on Valley Forge Road near Skippack Pike is underway.

## PUBLIC COMMENTS

No public comments were offered.

1. **READING AND APPROVAL OF THE MINUTES OF NOVEMBER 17, 1999**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve, the minutes of November 17, 1999.  
(Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 1999, to November, net change:

General Fund	942,159.31
State Fund	13,846.16
Capital Reserve	64,413.34

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

3. **PAYMENT OF THE BILLS OF THE TOWNSHIP**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to pay the bills of the Township.
4. **RESOLUTION NO. 99-31 ACCEPTING THE DEED OF DEDICATION FOR THE RIGHTS-OF-WAY FOR METHACTON IV/SADDLE BROOK ESTATES SUBDIVISION**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution 99-31 accepting the Deed of Dedication for the Rights-of-way for Methacton IV/Saddle Brook Estates Subdivision.
5. **RESOLUTION NO. 99-32 FORD 3-LOT SUBDIVISION PRELIMINARY APPROVAL**  
Applicant is William J. Ford proposing to subdivide Lot No. 4 from a previous subdivision into 3 lots comprising 12.31 acres. The engineer is Mr. Gary Tillman of Charles E. Shoemaker, Inc. The parcel is located at Valley Forge Road west/Water Street Road south and is the AGR district. The lots will be served by Pennsylvania American Water and on-site sewer.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution 99-32, granting Preliminary approval to the Ford 3-Lot Subdivision.

Marc Jonas, Esquire, attorney representing the Ford 3-lot subdivision, thanked the Board for the great assistance by the Township staff during this project.

6. RESOLUTION NO. 99-33 FIXING THE TAX RATE FOR THE YEAR 2000  
Taxation for fiscal year 2000 will remain the same as in fiscal year 1999. The tax rate for general purposes will be:

The sum of .05 mill on each dollar of market valuation

Or

The sum of .00005 cent on each one hundred dollars of market valuation.

A motion by Mr. Kneeland seconded by Mr. Graham and passed unanimously fixing the tax rate for the year 2000 at .05 mill.

7. A MOTION TO ADOPT THE 2000 ANNUAL BUDGET  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to adopt the 2000 annual budget.

THE PUBLIC HEARINGS were opened by Mr. Davey at 7:37 P.M.

8. PUBLIC HEARINGS:

Following Mr. Kneeland's reading of each ordinance summary, Mr. Garrity gave a short explanation of each ordinance.

- a. Ordinance No. 99-175 **Driveway Ordinance**

The Board will consider for adoption an Ordinance amending the Code of the Township, Chapter 150 (Zoning) Article XXII (Off-street Parking and loading), by deleting Section 150-155C (Ingress and Egress), subparagraph C (limiting single-family dwellings to a maximum of one driveway onto the street) and amending Chapter 130 (Subdivision and Land Development), Article V (Design Standards), Section 130-17 (Alleys, driveways and parking areas), by amending the existing subparagraph (6) of Section 130-17B (Alleys, Driveways and Parking Areas) to prohibit more than one (1) driveway access for single-family homes unless specifically permitted by the Board of Supervisors.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-175.

- b. **Ordinance No. 99-176 AGR (Agricultural District) Ordinance**  
The Board will consider for adoption an Ordinance to amend the Code of the Township, Chapter 150 (Zoning) by deleting in its entirety the existing Article IV (AGR Agricultural District), Sections 150-10 through 150-17, inclusive, and replacing it with a new Article IV entitled "AGR Agricultural District"; setting forth the new legislative intent; use regulations; lot area and width regulations; yard regulations; coverage regulations; height regulations; parking regulations; special requirements including signs, driveways, lot layout, non-dwelling structures, detention basins and application procedure; amending Article III of the Zoning Code (Terminology), Section 150-9 (Definitions) and amending Article XXVII of the Zoning Code (C Commercial District) Section 150-112.1 (Special Exceptions).

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-176.

- c. **Ordinance No. 99-177 Landscaping Ordinance**  
The Board will consider for adoption an Ordinance amending the Code of the Township of Worcester, Chapter 130 (Subdivision and Land Development), Article V (Design Standards), Section 130-28 (Landscaping) by deleting the existing Section 130-28 in its entirety and replacing it with a new Section 130-28 entitled "Landscaping" and setting for the legislative intent; application of landscaping design standards; definitions; landscape plan submission requirements; submission procedure; requiring certain preservation of existing vegetation and natural features; landscape requirements; recommended plant materials for canopy trees; understory trees; evergreen trees for buffers; shrubs; other bushes and plants and setting forth the requirement for the posting of financial security for plants and landscaping.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-177.

- d. **Ordinance No. 99-178 Speed Limits for Weber Road & Trooper Road**  
The Board will consider for adoption an Ordinance amending the codified Ordinances of Worcester Township, Chapter 145 (Vehicles and Traffic), Article I (Speed Limits), Section 145-1.b (Maximum Speed Limits) to establish a maximum speed limit of 35 miles per hour along the entire length of Weber Road with a short segment being posted at 15 miles per hour at the point where Weber Road makes a sharp bend and establishing a speed limit of 35 miles per hour along the entire length of Trooper Road.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to adopt Ordinance No. 99-178.

All motions were made following the reading and explanations.

**CLOSE THE PUBLIC HEARINGS:** Mr. Davey closed the public hearings at 7:48 P.M.

Mr. Davey opened the floor for public comments.

A question was raised regarding the current speed limit on Trooper Road. The answer given was that none was posted. Therefore, the state limit of 55 M.P.H. applied.

9. **ADJOURNMENT**

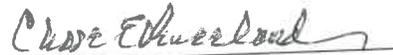
There being no further business to come before the Board, Mr. Davey adjourned the regularly scheduled meeting at 7: 52 P.M.

**FUTURE MEETINGS:**

PLANNING COMMISSION  
ZONING HEARING BRD.  
BOARD OF SUPERVISORS  
BOARD OF AUDITORS

12/16/99	W.T. COMMUNITY HALL	7:30 P.M.
12/21/99	W.T. COMMUNITY HALL	6:30 P.M.
01/04/00	W.T. COMMUNITY HALL	11:00A.M.
01/05/00	W.T. COMMUNITY HALL	11:00 A.M.

Respectfully submitted,



CHASE E. KNEELAND, Secretary