

**MINUTES**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**REORGANIZATION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, WORCESTER, PA**  
**MONDAY, JANUARY 7, 2002 11 A.M.**

**CALL TO ORDER**

The annual reorganization meeting of the Worcester Township Board of Supervisors was called to order by Mr. Frank L. Davey.

**PLEDGE OF ALLEGIANCE**

Mr. Davey led the recitation of the Pledge of Allegiance

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

No informational items were offered.

**PUBLIC COMMENTS**

No public comments were offered at this time.

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

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

**A MOTION TO APPOINT A TEMPORARY SECRETARY**

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to appoint Mr. Chase E. Kneeland as Temporary Secretary.

**A MOTION TO APPOINT THE CHAIRMAN**

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

**A MOTION TO APPOINT THE VICE CHAIRMAN**

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

**A MOTION TO APPOINT THE SECRETARY**

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

**2. READING AND APPROVAL OF THE MINUTES OF DECEMBER 19, 2001**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of December 19, 2001. (Copies were available for review)

**3. THE FOLLOWING APPOINTMENTS TO BE MADE BY ONE MOTION:**

TOWNSHIP MANAGER	CHARLES A. SARDO, SR.
ASSISTANT TOWNSHIP MANAGER	EUNICE C. KRIEBEL
ROADMASTER	CHARLES A. SARDO, SR.
TREASURER	EUNICE C. KRIEBEL
ASSISTANT SECRETARY	EUNICE C. KRIEBEL
TOWNSHIP ENGINEER	JOSEPH J. NOLAN
SANITARY ENGINEER	JOSEPH J. NOLAN
ZONING OFFICER	CHARLES A. SARDO, SR.
BUILDING INSPECTORS	GEORGE S. GARDNER CKS ENGINEERS
PLANNING COMMISSION	ROBERT E. HAYES/4 YEAR TERM EXPIRING 1/06
ZONING HEARING BOARD	HARRIS GRAMM/3 YEAR TERM EXPIRING 1/05 KEN DYER/REAPPOINTMENT EXPIRING 1/04
SHADE TREE COMMISSION	SAME APPOINTMENT AS PLANNING COMMISSION
NORTH PENN WATER AUTHORITY	HARRY MILLER/5 YEAR TERM EXPIRING 1/07

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

**4. A MOTION TO APPOINT JAMES J. GARRITY TO THE POSITION OF TOWNSHIP SOLICITOR**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to appoint James J. Garrity to the position of Township Solicitor.

**5. 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 the appointment of Robert L. Brant to the position of Zoning Hearing Board Solicitor.

**6. A MOTION TO APPOINT A TOWNSHIP ELECTOR TO THE POSITION OF VACANCY BOARD CHAIRMAN**

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

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

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the appointment of the Board of Supervisors and the Township Manager as delegates to the State Convention.

**8. A MOTION TO APPOINT A VOTING DELEGATE TO THE STATE CONVENTION**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the appointment of Frank Davey as a voting delegate to the State Convention.

**9. A MOTION TO APPROVE THE PROPOSED BOARD OF SUPERVISORS MEETING DATES FOR 2002**

JANUARY	07
FEBRUARY	20
MARCH	20
APRIL	17
MAY	15
JUNE	19
JULY	17
AUGUST	21
SEPTEMBER	18
OCTOBER	16
NOVEMBER	20
DECEMBER	18

ALL MEETINGS WILL BE HELD ON THE THIRD WEDNESDAY OF EACH MONTH (UNLESS OTHERWISE NOTED) AT 7:30 P.M. IN THE TOWNSHIP COMMUNITY HALL.

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

**10. A MOTION TO APPROVE THE STAFF HOLIDAYS FOR 2002**

FEBRUARY	18	MONDAY	PRESIDENTS DAY
MARCH	29	FRIDAY	GOOD FRIDAY
MAY	27	MONDAY	MEMORIAL DAY
JULY	4&5	THURS/FRIDAY	INDEPENDENCE DAY
SEPTEMBER	02	MONDAY	LABOR DAY
NOVEMBER	28,29	THUR. & FRIDAY	THANKSGIVING
DECEMBER	25	WEDNESDAY	CHRISTMAS
JANUARY	01	WEDNESDAY	NEW YEAR'S DAY 2003
5 PERSONAL DAYS			

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the above staff holidays for the year 2002 & January 2003.

**11. A MOTION TO APPOINT THE DEPOSITORIES FOR TOWNSHIP MONIES**

HARLEYSVILLE NATIONAL BANK  
UNION NATIONAL BANK  
PLGIT  
MELLON/CITIZENS BANK  
SOVEREIGN BANK  
PROGRESS FEDERAL BANK  
PNC BANK  
COMMERCE BANK

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

**12. A MOTION TO APPROVE THE TREASURER'S BOND IN THE AMOUNT OF EIGHT MILLION DOLLARS**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the Treasurer's Bond in the amount of \$8 million dollars.

**13. 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.

**14. 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.

**PUBLIC COMMENTS**

Mr. Arthur Bustard, Bustard Road resident, commented that he disapproved of the height of the berm that was built at the new Saddlewood subdivision. He was advised that the Board of Supervisors had approved the berm as part of the Plan approval process, and that the Board was currently rethinking alternatives to berming as a part of landscaping solutions in general. Mr. Davey noted that Montgomery County Planning Commission routinely suggests berming in their review commentary.

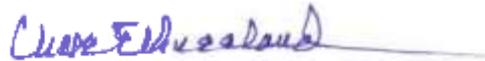
**15. ADJOURNMENT**

There being no further business to come before this Board, the public organizational meeting of the Worcester Township Board of Supervisors was adjourned by Mr. Davey at 11:14 A.M.

FUTURE MEETINGS

BOARD OF AUDITORS JANUARY 8, 2002 W.T. COMMUNITY HALL 11:00 A.M.  
PLANNING COMMISSION JANUARY 10, 2002 W.T. COMMUNITY HALL 7:30 P.M.  
ZONING HEARING BRD. JANUARY 22, 2002 W.T. COMMUNITY HALL 6:30 P.M.  
BOARD OF SUPERVISORS FEBRUARY 20, 2002 W.T. COMMUNITY HALL 7:30 P.M.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Chase E. Kneeland", with a horizontal line extending to the right.

CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, FEBRUARY 20, 2002 7:30 P.M.

**CALL TO ORDER**

Mr. Davey called the regularly, scheduled meeting to order at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

- Mr. Davey advised that the Township purchased 22 acres of the Markel property in December, as part of the Township's Open Space program.
- Mr. Davey advised that the Township acquired 12 acres of land from the Heebner tract. This property abuts the Township park and will become part of the park. The Township also acquired a 2 acre parcel from the Heebner tract that will serve as greenway corridor along Hollow Road.
- Heebner Park will be opened officially in the spring of 2002. The Board of Supervisors is currently seeking a Park Director to manage scheduling and general administration of Heebner Park.
- Recycling is being planned for Worcester. As a result of the 2000 Census, the population increase in this Township mandates a recycling program. The three main haulers in this area will have to cooperate with our program. More information regarding recycling will be forthcoming in the Township newsletter.

**PUBLIC COMMENTS**

Mr. Kim David, 1704 Berks Road, requested a definition of the greenway. Mr. Davey explained that the greenway, a Township concept endorsed by Montgomery County, would conceivably serve as a trail linking open space between Heebner Park and Evansburg State Park, and possibly extend to include the Peter Wentz Farmstead.

**1. READING AND APPROVAL OF THE MINUTES OF JANUARY 7, 2002**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of January 7, 2002.

(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for December 2001 and the year 2002 to January net change:

General Fund	(473,165.71)
State Fund	.15
Capital Reserve	146.27

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Reports for December 2001 and year 2002 to January, net change.

**3. PAYMENT OF THE BILLS OF THE TOWNSHIP IN THE AMOUNT OF \$175,890.15**

A motion by Mr. Kneeland, seconded by Mr. Mr. Graham and passed unanimously to pay the bills of the Township in the amount of \$175,890.15.

**4. A MOTION TO INCLUDE A BOARD SUPERVISOR IN THE TOWNSHIP-PAID HEALTH BENEFITS PLAN**

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to include a Board Supervisor in the Township-paid health benefits plan.

**5. A MOTION TO APPROVE THE REQUEST OF THE WORCESTER TOWNSHIP VOLUNTEER FIRE COMPANY TO SPONSOR A 5K RUN TO BE HELD ON JUNE 15, 2002**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the request of the Worcester Township Volunteer Fire Company to sponsor a 5K run to be held on June 15, 2002.

**6. A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 02-03.**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant the Township Solicitor approval to oppose Zoning Hearing Board Application No. 02-03.

7. **RESOLUTION NO. 02-01 - ACT 537 PLAN REVISION APPROVAL FOR THE BRUNNER TRACT 12-LOT SUBDIVISION**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 02-01 - Act 537 Plan Revision approval for the Brunner Tract 12-Lot subdivision.
8. **RESOLUTION NO. 02-02 - ADJUSTING THE TOWNSHIP FEE SCHEDULE**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 02-02 adjusting the Township Fee Schedule.
9. **RESOLUTION NO. 02-03 - RECOGNIZING THE INAUGURATION OF DR. KAREN A. STOUT AS THE FOURTH PRESIDENT OF MONTGOMERY COUNTY COMMUNITY COLLEGE**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 02-03 recognizing the inauguration of Dr. Karen A. Stout as the fourth president of Montgomery County Community College.
10. **A MOTION TO CONFIRM THE DIRECTIVE TO THE TOWNSHIP SOLICITOR TO LITIGATE AN ORDINANCE VIOLATION AGAINST THE PROPERTY OWNER AT 3471 ERNEST LANE, TAX PARCEL NUMBER 6700-00777-587**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to confirm the directive to the Township Solicitor to litigate an Ordinance violation against the property owner at 3471 Ernest Lane, Tax Parcel Number 6700-00777-587.

#### **OPEN PUBLIC HEARING**

Mr. Davey opened the public hearing regarding Ordinance No. 02-185 at 7:41 P.M.

11. **PUBLIC HEARING - ORDINANCE NO. 02-185 - AMENDING THE ZONING CODE BY CREATING A NEW ZONING DISTRICT CALLED THE AGE QUALIFIED RESIDENTIAL COMMUNITY DISTRICT (AQRC DISTRICT) AND AMENDING THE OFFICIAL ZONING MAP**

Mr. Garrity, Township Solicitor, presented a summary of the previous hearings relating to this Ordinance. The Board of Supervisors has considered the previous comments brought forward by the public, as well as those comments offered by the various reviewers. These two properties, generally known as the Schlosser and the Vangrossi properties, represent approximately 100 acres in the AGR District.

Discussion:

- Mr. Gordon Todd, 2116 Bustard Road, stated his opposition to the proposed Ordinance. He added that Worcester is a family-oriented Township and this zoning appears to him to be exclusionary. He added that the concentration of an over-55 population would push for special services in the Township.
- Mr. William Kazimer, 3121 Germantown Pike, stated that he has resided in Worcester Township for 46 years, didn't know he was "old", and spoke positively about the tax benefits of such a community.
- Mr. Kimber David, 1704 Berks Road, inquired how the proposed 70% open space required in this new zoning would be preserved. Mr. Garrity responded by explaining the deed restrictions.
- Mr. John Harris, 1133 Kriebel Mill Road, stated that he is very involved in open space as the Township Open Space Coordinator. He described the proposed Ordinance as achieving premium open space to be utilized by everyone, with the housing units situated away from the road and public view.
- Mr. Todd questioned an aspect of the proposed Meadowood expansion while noting that he was veering from the subject at hand.

**CLOSE THE PUBLIC HEARING**

Mr. Davey closed the Public Hearing at 7:57P.M.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to adopt Ordinance No. 02-185.

**OPEN PUBLIC HEARING**

Mr. Davey opened the public hearing relating to the Conditional Use application for Cedars Hill subdivision at 7:59 P.M.

**12. PUBLIC HEARING - CONDITIONAL USE APPLICATION FOR CEDARS HILL 10-LOT SUBDIVISION - TO PERMIT WETLAND FILLING FOR DRIVEWAY CROSSINGS**

Mr. Garrity, Township Solicitor, made a brief presentation explaining the minimal wetlands crossing for this proposed 10-lot subdivision located at 3349 Skippack Pike and entered several items into Exhibits. Mr. Garrity then introduced Michael Furey, attorney for the applicant, who made a presentation about the application, justifying the need to cross wetlands in order to serve the proposed subdivision with driveway access. Presentation made by Mr. Furey and his expert, Mr. Gregory Newell, project engineer.

Public Comments:

Ernest Yocum asked about pipe diameters used for road crossings. Gordon Todd noted the reason for wetlands legislation was to protect them from any disturbances.

Bill Kasimer asked about the possibility of sewage infiltration into the wetlands. Kim David asked why the wetlands needed to be crossed at all. Wini Hayes asked for details about the retaining wall to be constructed parallel to Skippack Pike which supported the road widening, and also noted that only .04 acres of wetlands would be disturbed by the retaining wall.

**CLOSE THE PUBLIC HEARING**

Mr. Davey closed the Public Hearing for Cedars Hill Subdivision at 8:43 P.M. A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the wetlands crossing associated with this Conditional Use application, with the following conditions:

- Permitting approval by the DEP and Army Corps of Engineers
- Include Exhibit A3
- The Township Engineer must be satisfied with the encroachments

**GENERAL PUBLIC COMMENTS:**

- Mr. William Kazimer, 3121 Germantown Pike, requested the identification of the Supervisor receiving the health benefits paid by the Township. He was advised that the Supervisor is Mr. Chase Kneeland.
- Mr. Kim David, 1704 Berks Road, commented about Resolution No. 02-01, Act 537 Revision for the Brunner Tract. He stated that the sewer lines should be extended at a minimum, in order to protect the rural atmosphere of the Township. The Board responded that he misunderstood the meaning of the Act 537 Revision, that it did not include extending sewer lines at all.

**13. ADJOURNMENT**

There being no further business to come before this Board, the February 20, 2002, regularly scheduled meeting of the Worcester Township Board of Supervisors is adjourned at 8:48 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	FEBRUARY 26, 2002	6:30 P.M.	W.T. COMMUNITY HALL
	FEBRUARY 27, 2002	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	FEBRUARY 28, 2002	7:30 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	MARCH 20, 2002	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary



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

MARCH 11, 2002

ADMINISTRATION BUILDING

**1. CALL TO ORDER**

The regularly scheduled, duly advertised joint meeting of the Worcester Township Board of Supervisors and the Worcester Township Planning Commission was called to order by Mr. Davey at 9:30 AM.

**2. PLEDGE OF ALLEGIANCE**

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

**3. ROLL CALL**

**Present:**

Frank Davey  
John Graham  
Chase Kneeland  
Chuck Sardo  
Joe Nolan  
James Garrity  
Eunice Kriebel  
Frank D'Lauro, Jr.  
Beth Stearns  
Gordon Todd  
Robert Hayes, Jr.

Members of the Public: 0

**4. INFORMATIONAL ITEMS**

The Township has gone to settlement on the Heebner Property where 12 acres were purchased and approximately 2 more acquired by eminent domain for a total of close to 14 acres. The Township also settled on the Markel Property purchasing 22 acres and obtaining a conservation easement on the remaining 74 acres, so that only 3 houses can be built there.

**5. PUBLIC COMMENT** none

**6. APPROVAL OF THE MINUTES OF DECEMBER 10, 2001**

A motion by Mr. Kneeland, seconded by Mr. Graham, passed unanimously to approve the minutes of December 10, 2001, as written.

**7. DISCUSSION: ZONING HEARING BOARD PLAN REVIEW**

The possibility of the Planning Commission having better access to the issues that come before the Zoning Hearing Board was discussed. The idea will be presented to chair of the Zoning Hearing Board for discussion. In any case if the Planning Commission reviews a plan technically coming before the Zoning Hearing Board, the Planning Commission would not take a position on whether a zoning request should be granted.

**8. DISCUSSION: FORD TRACT**

The importance of clarifying long term plans and documenting them possibly via deed restriction was discussed.

**9. DISCUSSION: HISTORIC HOUSES**

Retaining as many of the historic houses as possible was discussed. The use of incentives rather than restrictions is felt to be more effective.

**10. DISCUSSION: COMPREHENSIVE PLAN REVIEW**

The supervisors will get back to the Planning Commission within 30 days regarding the use of professional advice during the Comprehensive Plan Review. Adding a section regarding Historic Houses will be considered. It is possible that the Township will contract with the County to provide professional assistance for the review.

**11. DISCUSSION: GENERAL**

none

**12. ADJOURNMENT**

There being no further business brought before this joint body, Mr. Davey adjourned the meeting at 10:50 A.M.

NEXT JOINT MEETING: JUNE 10, 2002

Respectfully submitted,

Beth Stearns, Planning Commission Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, APRIL 17, 2002 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

- The Township has recently condemned the Lenhart property at 1622 Hollow Road by eminent domain, and is now in the process of determining the fair market price to be paid to the Lenhart estate. This property abuts Heebner Park and includes buildings and 14.5 acres, which ultimately will become incorporated into the park.
- Last Tuesday and Wednesday the Township held informational meetings for the residents of Fairview Village who will be affected by the installation of sewer lines in the Village area.
- The Board of Supervisors attended the annual state meeting of Township Supervisors held in Hershey earlier this week. They attended workshops on current issues affecting townships across the Commonwealth.
- Heebner Park is now open. Scheduling of athletic events is underway and all organizations requesting use of the park facilities have been accommodated.

## **PUBLIC COMMENTS**

Commentary was exclusively regarding the matter of sewerage sections of the Fairview Village area. Comments offered by Village residents, Charles Liu, Mary Caparo, Elmer Quay, Chris Campbell, and Mrs. Bernstein. Comments addressed the matter of expenses of constructing the sewers, residents' sentiments that the cost was too high to be affordable; their sense that other townships were able to do the construction less expensively; that Lower Providence constructed sewers for less money than Worcester was proposing; that the supervisors ultimately were to blame for allowing small lot construction back in the 40's; that gaining grant money from the State should be looked into; that many were happy that sewers were coming but the cost was abhorrent; that the Supervisors were rushing this project to bid; that the matter of public water should also be looked into; that some cannot sell their houses without the sewers; that Lower Providence Township could do the project for \$8100 per house; that residents wanted to be included in examining the bid process; that the DEP requires alternatives be looked into prior to moving ahead. Mr. Davey and the Board listened and responded to the issues and reiterated the project parameters presented earlier in the week during the informational meetings. The ultimate necessity for sewers was emphasized by the Board, noting the number of failing and compromised septic systems in the Fairview Village area, and the fact this is a County recommendation based on health and water quality concerns.

### **1. READING AND APPROVAL OF THE MINUTES OF MARCH 20, 2002**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of the Special Meeting of March 28, 2002. The minutes of the regular meeting of March 20, 2002 were not approved, as they were not present at the meeting for public distribution.

(Copies were available for review.)

### **2. TREASURER'S REPORT**

The Treasurer's reports for the year 2002 to March net change:

General Fund	(21,352.72)
State Fund	(2,438.22)
Capital Reserve	41,021.55

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Reports for year 2002 to March, net change.

### **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 in the amount of \$153,985.07

4. A MOTION TO AWARD THE TOWNSHIP YEAR 2002 ROAD MATERIALS & EQUIPMENT BIDS

**2002 MATERIALS & EQUIPMENT RENTAL BIDS**

<b>1. STONE</b>		<b>M &amp; M STONE CO. TELFORD PA</b>		
<b>DESCRIPTION</b>		<b>UNIT</b>	<b>Unit Price FOB-Plant</b>	<b>Unit Price Delivered</b>
A	No. 10 Aggregate	Approximately 200 tons	\$6.00	\$9.00
B	No. 8 Aggregate	Approximately 300 tons	\$6.50	\$9.50
C	No. 2-A Modified Aggregate	Approximately 400 tons	\$5.25	\$8.25
D	No. 57 Aggregate	Approximately 300 tons	\$6.75	\$9.75
E	No. 3 Aggregate	Approximately 300 tons	\$5.40	\$8.40
F	No. 3-A Modified Aggregate	Approximately 600 tons	\$5.25	\$8.25
G	No. 1 Aggregate	Approximately 200 tons	\$5.40	\$8.40
<b>2. PAVING MATERIAL-ESCALATOR CLAUSE INCLUDED</b>		<b>GLASGOW, INC. GLENSIDE, PA</b>		
A	ID-2 Base	Approximately 400 tons	\$20.25	\$25.00
B	ID-2 Top (H Aggregate)	Approximately 400 tons	\$22.75	\$27.60
C	2-A Modified Bituminous Mix	Approximately 400 tons	\$18.75	\$23.60
D	BCBC	Approximately 400 tons	\$18.75	\$23.60
E	PSP Cold Patch	Approximately 200 tons	\$44.85	\$48.15
F	ID-3 Airport Mix Modified Base	Approximately 400 tons	\$21.50	\$26.35
<b>3. EQUIPMENT SUPPLIES</b>		<b>HARRIS GRAMM CONTRACTORS INC. COLLEGEVILLE, PA</b>		
<b>DESCRIPTION</b>		<b>RATE</b>		
A	580 e Backhoe or Equivalent with Operator	\$50.00		
B	480 LL Loader-Wheel- 1 C.Y. or Equivalent with Operator	\$45.00		
C	755 Loader-Crawler-2 1/4 C.Y. or Equivalent with Operator	\$74.00		
D	450 Crawler Dozer with Operator	\$58.00		
E	10-12 Ton 3-Wheel Roller with Operator	\$45.00		
F	10 Ton Tandem Roller with Operator	\$45.00		
G	252 Vibratory Roller with Operator	\$58.00		
H	Blaw Knox Paver - PF 35 or Equivalent with Operator	N.B.		
I	300 Mauldin Paver or Equivalent with Operator	\$55.00		
J	Air Compressor Package	\$40.00		
K	Tandem Axle Truck and Trailer - 20 Ton with Operator	\$56.00		
L	Single Axle Dump - 9 Ton with Operator	N.B.		
M	Tandem Axle Dump-18 Ton with Operator	\$48.00		
N	Tri Axle Dump - 22 Ton with Operator	\$50.00		

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award the Township Year 2002 Road Materials & Equipment Bids as follows:

Stone bid awarded to M & M Stone, Telford, PA, per bid tabulation;

Paving Material bid awarded to Glasgow Inc., Glenside, PA, per bid tabulation;

and

Equipment Supplies bid awarded to Harris Gramm Contractors, Inc., Collegeville, PA, per bid tabulation.

5. ADJOURNMENT

There being no further business to come before this Board, the regularly scheduled meeting of the Worcester Township Board of Supervisors was adjourned at 8:11 P.M. by Mr. Davey.

FUTURE MEETINGS:

ZONING HEARING BOARD	APRIL 23, 2002	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	APRIL 25, 2002	7:30 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	MAY 15, 2002	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, MAY 15, 2002 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Worcester Township Board of Supervisors was called to order by Mr. Frank Davey at 7:31 P.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

Mr. Davey made the following announcements:

- A part-time Park & Recreation Director has been hired, her name is Tracy Ciavarelli, and her compensation is \$18.00 per hour, 20 hours per week.
- The Quaker Group/Milestone development was purchased recently by Hovnanian Development Company, and the Township is working with them to resolve the residual issues left unaddressed by the Quaker Group in the Milestone Development.
- A new *Worcester Crier*, the Township newsletter, will be mailed at the end of May.
- The Township has received a Montgomery County \$418,600.00 Conservation Grant for property near the Peter Wentz Farmstead.
- The Pennsylvania Turnpike Commission will hold an Open House and informational meeting on June 20, 2002 at 2:30 P.M. at the North Penn High School. The focus will be Turnpike widening between Plymouth Meeting (Exit 25) and Lansdale (Exit 31), and slip ramps onto Schultz Road in Worcester Township.

**PUBLIC COMMENTS**

- Glen Titus, 3130 Methacton Avenue, inquired when the Township entered into an agreement with Comcast. He also remarked that the Township should have negotiated a senior citizen discount rate in that contract. The Board responded that the matter will be looked into.

- Nancy Straup, 2969 Artmar Road, requested to know the salary of the Park & Recreation Director; why is Worcester purchasing open space next to the Peter Wentz Farmstead; why is it that the Township received a grant for open space and not to subsidize the Fairview Village sewer area; what do the residents get for their taxes; the Township has not fixed her storm drainage on her property; how can the Township justify the \$78.75 per quarter charge for sewer usage; and when can the residents expect the final sewer cost figures to connect to the expanded Berwick Place Treatment Plant?
- Charles Wambold, 3066 Griffith Road, stated that the road resurfacing of his street created a problem at the end of his driveway. He was advised to call Harris Gramm Contractors for a resolution to this situation.
- Nancy Romano, 3121 Methacton Avenue, expressed gratitude to the Board of Supervisors for their good work on repairing the Township roads. She has been a resident in Worcester for 42 years and she states that the cost of connecting to the sewer line will be a financial hardship for her. Further, she asked if Montgomery County is mandating that public sewers become available. She advised that she believes the surrounding areas charged between \$7,000 and \$9,000 to connect to public sewers.
- Joseph Santangelo, 1019 Ethel Avenue, inquired if the Township considered installing public water when the Board was considering installing public sewers.
- Thomas Hamel, 11 W. Adair Drive, asked if the Township should consider re-negotiations with Comcast to obtain a senior citizen discount. Also, he is opposed to the charge of \$23,000 for connection to public sewer and this opinion represents that of his friend residing at 3207 Germantown Pike; he stated that he is having problems with his neighbor allegedly digging trenches without a permit and what can he do about this situation.
- Amy Goodwin, 1149 Valley Forge Road, expressed her frustration with installation and connection costs for utilities. She also questioned why water service isn't made available at the time of sewer service.
- Andrew Reese, 3161 Methacton Avenue, stated that he had just purchased his home and that he was unaware of the sewer connection at the time of purchase. He also stated that he feels the Township is earning a profit on the connection fee with a loan at 5%.
- Christopher Campbell, 25 W. Adair Drive, questioned if the Township studied any alternatives to the cost proposed for the sewer connection. Mr. Nolan, Township Engineer, responded that the state required alternative presented a more costly option, low-pressure system with individual home grinder pumps. Mr. Campbell requested that the Board consider eliminating the 5% interest charge.
- Victor Marchese, 3153 Methacton Avenue, inquired about the Health Department's knowledge of failing on-site sewer systems in the Fairview Village area.
- Diane (address unknown) stated that the Montgomery County Department of Health mandated that she fix her failing system when they recently moved into their home. She is upset that the Township is now requiring the expense to hook up to public sewer.

- Frank Honey, 1-22 Valley Forge Road, stated that he recalls being told a year ago by the Township Engineer, that he would not have to tie into the sewer. He questioned that if the Township is delayed in installing the lines; can he charge the Township 5%?
- Nancy Straup, 2969 Artmar Road, questioned who owned the roads where the sewers are being installed and made the analogy that the owner of property does not go to outside sources for the money to make repairs on his property.
- A resident questioned how the sewer hook-up cost was determined and how the county can allow a resident to dwell in a home with a failing system, yet not allow a new owner to obtain possession of a home with a failing system.
- Nick Dannunzio, 53 W. Adair Drive, questioned if his property is adjacent to the pumping station. Additionally, he questioned if the pump failed, would he have sewage on his property. He stated that there is a dip in Germantown Pike that no one has addressed.
- James Rees, 1210 Merrybrook Road, questioned if his location within the Township is affected by the installation of public sewers.
- Representative John Fichter responded to questions relating to the grant application.
  - He was asked if federal money is a possibility, who installed the sewer lines on Germantown Pike and what was the cost.
- William Kazimer questioned where the Gerstemeier property is located and who would benefit from the location of this property; he stated that, with the \$4 million increase passed by the Methacton School District, the residents will be facing \$200 tax increase; and that he believes that the connection cost is too steep for the senior citizens and working people.
- George Rogers, 3155 Methacton Avenue, stated that he has never had a sewer related problem and asked why the cost to connect to public sewers is so high.
- A resident asked if Windy Hill Road is part of the expansion area.
- A resident, Diane, questioned if part of the connection cost is applied to the construction of the sewer treatment plant, and who owns the plant? If the Township owns the plant, she inquired why the residents have to pay for it.
- Nancy Straup questioned why the Township is purchasing more open space, which is adjacent to already existing open space. She wanted to know the cost of Heebner Park and accused the Board of having their priorities out of order. She would prefer that the Board pays for sewer connections rather than build a park.
- A resident stated that the cost of repayment to the Township for sewer connection would be approximately \$500 per month.
- George Yerger, 1107 Hollow Road, asked how many people are to be affected by the sewer connections. His suggestion is that the remainder of the Township residents who are not sewerred, contribute to the cost of the expansion program.
- David Straup, 1122 Valley Forge Road, asked if it is possible to add the sewer cost to the annual tax bill and disburse it over a long period of time.

The above comments and questions were responded to by Mr. Davey and the Board, along with the Township Manager and the Township Engineer. The Board is sensitive to the financial stress sewers will create, but is also mindful of the need for a functional sewage management solution in Fairview Village. The Board is receptive to considering alternative financial options as this project moves forward. The Board reiterated its' commitment to open space, park development, and assisting the residents, if possible, with costs associated with the sewer project providing those mechanisms were legal and equitable.

1. **READING AND APPROVAL OF THE MINUTES OF MARCH 20, 2002**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of April 17, 2002 (revision to the year-to-date General Fund amount due to a revised Treasurer's Report, in the amount (\$199,148.09); and March 20, 2002 as written. (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's reports for the year 2002 to April net change:

General Fund	(122,305.15)
State Fund	148,386.98
Capital Reserve	41,163.70

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Reports for year 2002 to April, net change.

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

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to pay the bills of the Township in the amount of \$128,420.05

4. **RESOLUTION NO. 02-09 GRANTING PRELIMINARY APPROVAL FOR THE METHACTON ESTATES V 9-LOT SUBDIVISION**

Applicant is Warich Builders, Inc. of Collegeville, PA proposing a 9-lot subdivision on a 22.78-acre tract of land located along Hedwig Lane and Hogarth Lane. The property is zoned AGR Residential District. One lot will retain an existing dwelling. Private wells and on-lot sewer systems are proposed for this subdivision.

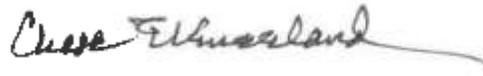
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 02-09 granting Preliminary approval for the Methacton Estates V 9-Lot subdivision.

5. RESOLUTION NO. 02-10 ACCEPTING THE MONTGOMERY COUNTY OPEN SPACE GRANT AND MONTGOMERY COUNTY ORDINANCE 02-C. 166, FOR THE PURCHASE OF A CONSERVATION EASEMENT ON A 32.5 ACRE PARCEL KNOWN AS THE GERSTEMEIER  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 02-10 accepting the Montgomery County Open Space Grant and Montgomery County Ordinance 02-C. 166, for the purchase of a conservation easement on a 32.5-acre parcel known as the Gerstemeier Property.
  
6. RESIDENTS OF THE FAIRVIEW VILLAGE SEWER PROJECT AREA REQUEST - TO SUBMIT A SIGNED PETITION TO THE BOARD OF SUPERVISORS.  
Mary Caparro and Vicki Rahmer submitted a petition to the Board objecting to the cost of the sewer project.
  
7. ADJOURNMENT  
There being no further business to come before this Board, the regularly scheduled meeting of the Worcester Township Board of Supervisors was adjourned at 9:35 P.M. by Mr. Davey.

FUTURE MEETINGS:

PLANNING COMMISSION	MAY 23, 2002	7:30 P.M.	W.T. COMMUNITY HALL
JOINT MEETING	JUNE 10, 2002	9:30 A.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	JUNE 19, 2002	7:30 P.M.	W.T. COMMUNITY HALL
ZONING HEARING BOARD	JUNE 25, 2002	6:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, JUNE 19, 2002 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled, June 19, 2002 meeting of the Board of Supervisors was called to order at 7:30 P.M. Mr. Davey.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

Mr. Graham introduced Graham Bickel, his grandson, who is working on a community badge of achievement from his Boy Scout troop. Part of this project is to attend a public meeting.

**PUBLIC COMMENTS**

There were no public comments at this time.

1. **READING AND APPROVAL OF THE MINUTES OF MAY 15, 2002**  
A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of May 15, 2002.  
(Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2002 to May net change:

General Fund	183,421.84
State Fund	148,387.04
Capital Reserve	41,320.28

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2002 to May, net change.

**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 in the amount of \$222,827.06.

**4. A MOTION TO GRANT WAIVER APPROVAL TO WORCESTER TOWNSHIP CODE § 130-26 B. 2. (c) FOR THE LOCATION AT 2896 HICKORY HILL DRIVE**

Mr. Ed Davis is requesting a rear & side yard setback waiver for a sand mound located at 2896 Hickory Hill Drive.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant approval for a waiver from the Worcester Township Code § 130-26 B. 2. (c) for rear & side yard setback relief for the location of a sand mound at 2896 Hickory Hill Drive, pursuant to Exhibit "A" as requested.

**5. RESOLUTION NO. 02-11 AUTHORIZING WORCESTER TOWNSHIP FIRE POLICE ACTIVITIES**

To assist with traffic control for the Heebner Park Dedication to be held on Saturday, August 10, 2002 between the hours of 10 A.M. through 2 P.M., and to assist with traffic control at the Skippack Township July 4, 2002 celebration.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to authorize the Worcester Township Fire Police to assist with traffic control for the Heebner Park Dedication to be held on Saturday, August 10, 2002 between the hours of 10 A.M. through 2 P.M., and to assist with traffic control at the Skippack Township July 4, 2002 celebration at 10:00 A.M for the parade and at dusk for the fireworks display.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant approval for Resolution No. 02-11 authorizing Worcester Township Fire Police activities.

**6. RESOLUTION NO. 02-12 GRANTING FINAL LAND DEVELOPMENT APPROVAL FOR MEADOWOOD EXPANSION**

Applicant is Meadowood Corporation, 3205 Skippack Pike, Worcester, Pennsylvania, proposing a land development expansion of their continuing care retirement facility. The proposed plan consists of the 32,540 square foot expansion of the existing healthcare area and the development of 40 cottages on the westerly portion of the site. This Resolution will grant approval of the 40 cottages known as Phase 1 of the Plan. A pumping station is required at the far north end of the carriage home development area. The tract is located in the LPD District and is being developed in accordance with the provisions of the AGR Zoning District criteria.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Final Subdivision Approval for the Meadowood Expansion Phase 1 land development plan **WITH THE FOLLOWING CONDITION(S):**

*Final approval is hereby conditioned upon Developer's receipt of the PennDOT stormwater permit which shall be subject to review and approval by the Township prior to issuance of any Township permits to commence work.*

Counsel for Meadowood presented an executed Extension of Time form for the Phase 2 approval process.

7. PUBLIC HEARING - THOMPSON SCOTT CONDITIONAL USE

OPEN PUBLIC HEARING:

Mr. Davey opened the public hearing at 7:38 P.M.

Applicant is Pat Sparango, Sparango Land Partnership III, L.P., Ft. Washington, PA, proposing to develop a 23.7 ± acre parcel of land known as the Scott property, as well as a 28.2 ± acre parcel of land known as the Thompson property, located at 2806 and 2700 Skippack Pike respectively. The developer proposes to combine these parcels in the AGR/LPD Agricultural zoning district as a conditional use cluster plan.

Joseph Bagley, Esquire, Township Assistant Solicitor, introduced the Conditional Use exhibits and J. Edmund Mullin, Esquire, applicant's representative, gave a brief presentation. Also representing the applicant was Paul Bradford Macy, P.E. of Pottstown.

DISCUSSION:

General discussion took place. Many comments and questions about suitability of the parcels for RPD development, traffic issues, steep slope issues, sewage management issues, well contamination possibilities, issue of public water servicing project, sewage easement issues and public safety matters discussed and questions directed to applicant's expert. Refer to court transcript for complete record.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to table the motion and reach a decision within the 45-day allowable period.

CLOSE PUBLIC HEARING: Mr. Davey closed the public hearing at 9:40 P.M.

PUBLIC COMMENTS:

- Bob Cannon, 3240 Mill Road, stated that 60-foot poles were erected and debris was left on the roads.
- Mary Caparro, 3120 Methacton Avenue, requested that the topic of the Fairview Village Sewer Area be placed on the July Board of Supervisors meeting agenda. She requested to know the status of this project, to which Mr. Davey replied.

- Kimber David, 1704 Berks Road, questioned the Township's involvement with the slip ramps proposed by the PA Turnpike and their meeting scheduled for 6/20/02 at the North Penn High School.
- Dr. Hansell Stedman, 1907 Berks Road, discussed the computer generated model of the Turnpike widening.
- Barbara Reed, 1026 Valley Forge Road, expressed gratitude for a response to her letter seeking an explanation of the cost involved with connecting to the proposed public sewer located in Fairview Village.
- A question was raised about the developers in the Fairview Village area donating the sewer system to the Township, or did the Township compensate the developers for the expanded system? Additionally, he wished to propose several financing options for sewer hook-up such as, floating a bond and repaying the cost over a 10-year period or collecting a sewer tax.
- Erin McCann, 1135 Valley Forge Road, requested clarification on how the determination was made to identify the houses that must be hooked-up to the public sewer. Mr. Davey explained the recapture cost process.
- Francis Betz, 3115 Methacton Avenue, stated that her septic system is working fine, although her well is contaminated. She wanted to know when public water will be available.
- Wayne Reed, 1026 Valley Forge Road, questioned what happens to the water at the Berwick Place Treatment Plant, for example, is the water table likely to drop if a another sewer is installed?
- William Kazimer, 3121 Germantown Pike, stated that DEP has contacted some of the Fairview Village residents regarding a water analysis. Also, he believes that a person with a 60' lot should not be charged the same as a person with 250' lot.
- Chan Chung, 14 E. Adair Drive, asked if the Township is funding any of the expanded treatment plant.
- Angelo Borzillo, 26 Wheatsheaf Lane, mentioned issues with Wheatsheaf Village. He also requested a meeting to resolve problems between the developer and the Township regarding the completion of Wheatsheaf Village. He was advised to telephone the Township office to set up a meeting.
- Katherine Collins, 1447 Kriebel Mill Road, asked if the state has approved sand mounds for small lots as a viable sewage management solution. She was told the DEP has approved sand mounds, along with other solutions as well.
- Nancy Straup, 2969 Artmar Road, stated that it is important to keep Worcester "green" by not developing the Thompson-Scott property. She stated that she believes there will be more traffic problems and that the school busses will not be able to execute the proposed radius.
- Philip Daly, 14 Wheatsheaf Lane, questioned the safety issue at the intersection of Germantown Pike & Church Road. Mr. Sardo will resend him the sight distance study performed at that intersection.
- William Kazimer commented that Mr. Daly raised a good issue and he would like a copy of the study that is being mailed to Mr. Daly for the intersection of Church Road and Germantown Pike.
- Dick Hammel, 66 Wheatsheaf Lane, stated that the sight distance changes with the seasons.
- Freida Clairmont, 1025 Ethel Avenue, questioned how the Township expects elderly residents to afford the sewer connection fees at Fairview Village. She requested a copy of last month's minutes.

Minutes, June 19, 2002

- Dr. Stedman reiterated his concerns over the development of the Thompson-Scott parcels.
- Mary Caparro questioned if the issue of the Fairview Village Sewer project is scheduled for the July Board of Supervisors meeting.

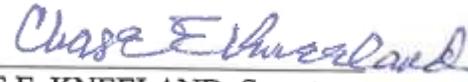
8. ADJOURNMENT

There being no further business to be brought before this Board, Mr. Davey adjourned the regularly scheduled meeting at 10:31 P.M.

FUTURE MEETINGS:

ZONING HEARING BOARD	JUNE 25, 2002	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	JUNE 27, 2002 cancelled	7:30 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	JULY 17, 2002	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

**JOINT MEETING  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP PLANNING COMMISSION  
JUNE 10, 2002  
9:30 A.M.  
ADMINISTRATION BUILDING**

**1. CALL TO ORDER**

The regularly scheduled, duly advertised joint meeting of the Worcester Township Board of Supervisors and the Worcester Township Planning Commission was called to order by Mr. Davey at 9:35 A.M.

**2. PLEDGE OF ALLEGIANCE**

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

**3. ROLL CALL**

Present:

Frank L. Davey  
John H. Graham  
Chase E. Kneeland  
James Garrity  
Joe Nolan  
Eunice Kriebel  
Frank A. D'Lauro, Jr.  
Patricia A. Quigley  
Beth Stearns  
Gordon Todd

Absent:

Robert E. Hayes, Jr.

Members of the Public: 1

**4. INFORMATIONAL ITEMS**

Tracy Ciavarelli has been hired as the part time Township Park and Recreation Director. Her duties include coordination of the use of the fields and planning an opening day ceremony for Heebner Park for sometime in August. The contractor for phase two of Heebner Park is Grassbusters. The tennis and basketball courts are scheduled to be paved this Thursday, June 13, 2002.

**5. PUBLIC COMMENT**

Mr. Davey called for public comments. There were none.

**6. APPROVAL OF THE MINUTES OF MARCH 11, 2002**

A motion by Mr. Graham, seconded by Mr. Todd, passed unanimously to approve the minutes of March 11, 2002, as written.

**7. STATUS OF THE MONTGOMERY COUNTY CONTRACT TO PROVIDE PROFESSIONAL CONSULTATION FOR REVIEW OF THE COMPREHENSIVE PLAN**

DISCUSSION: The Township expects to have a contract with the County by September.

**8. FORD TRACT COMPLIANCE WITH THE APPROVED PLAN**

DISCUSSION: The developer has been given a punch list of items to be completed.

**9. ZONING HEARING BOARD PLAN REVIEW**

DISCUSSION: It was agreed that the Planning Commission may review issues that come before the Zoning Hearing Board for the purpose of commenting on those aspects related to general Township planning, specific development design, or landscaping. The Planning Commission may recommend conditions relevant to planning that could be attached to the granting of variances, but will not comment on variance special exception or legal entitlement.

**10. HISTORIC HOUSES**

DISCUSSION: It was agreed that historic houses along the main roads of the Township are as important to preserving the rural character of Worcester Township as is open space, however developing ordinances regarding historic houses is a complex and at times controversial issue. The possibility of offering developers incentives to preserve historic houses was discussed and may be pursued.

**11. DISCUSSION: GENERAL**

There was no general discussion.

**12. ADJOURNMENT**

There being no further business to come before the Board of Supervisors and Planning Commission members, the meeting was adjourned by Mr. Davey at 10:20 AM

Respectfully submitted,

Beth Stearns, Planning Commission Secretary

NEXT JOINT MEETING: SEPTEMBER 9, 2002

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, JULY 17, 2002 7:30 P.M.

**CALL TO ORDER**

The July 17, 2002 Board of Supervisors meeting was called to order by Mr. Davey at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

No informational items were offered.

**PUBLIC COMMENTS**

- Agnes Ferrara, 2685 Shady Lane, requested information about the Turnpike Slip Ramp. She stated that Visteon has worked well with the Board of Supervisors and the area residents. She stated that by closing Weber & Schultz Roads in the slip ramp area, all traffic will be diverted to Berks Road. Additionally, the local residents have signed a petition to oppose PennDOT's proposed slip ramp at Schultz Road.
- Mary Caparro, 3120 Methacton Avenue, requested minutes of the last Board of Supervisors meeting. The minutes were given to her.
- Frank Plummer inquired about the number of sewer plants in Worcester. Additionally, he requested the cost of the plants and the Township's mechanism of obtaining them. He was advised of the Township's common practice of requiring the developer to build and then dedicate the sewage treatment plant to the Township.
- Kate Pack, 2140 Berks Road, asked where the Township stood on a six-lane highway (referring to the PA Turnpike), and slip ramps in Worcester. Mr. Davey advised her that the widening of the Turnpike was a new item in the current proposal and that the Supervisors had not changed their position on opposing the slip ramps.

1. **READING AND APPROVAL OF THE MINUTES OF JUNE 19, 2002**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of June 19, 2002 (Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2002 to June net change:

General Fund	267,798.50
State Fund	149,587.79
Capital Reserve	41,453.35

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2002 to June, net change.

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. **DECISION REGARDING THE THOMPSON-SCOTT CONDITIONAL USE APPLICATION**

Applicant is Pat Sparango, Sparango Land Partnership III, L.P., Ft. Washington, PA, proposing to develop a 23.7 ± acre parcel of land known as the Scott property, as well as a 28.2 ± acre parcel of land known as the Thompson property, located at 2806 and 2700 Skippack Pike respectively. These parcels are located in the AGR Agricultural zoning district and are proposed as a conditional use cluster plan.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the Thompson-Scott Conditional Use application with the 13 Conditions listed in the Decision and Order in the Matter of: Application of Sparango Land Partnership III, dated July 17, 20002.

All three Supervisors addressed the benefits of development via RPD configuration rather than by-right due to preservation of open space, significant setbacks, and preservation of streetscapes.

5. **RESOLUTION NO. 02-13 GRANTING FINAL APPROVAL - BRUNNER 13-LOT SUBDIVISION**

Applicant is Michael Gambone, Gambone Bros. Development Co., proposing a 13-lot subdivision (Lot 13 will contain an existing dwelling) situated on Valley Forge Road (east), north of Stump Hall Road. The tract consists of approximately 35 acres in the AGR Agricultural District. Public water will be supplied by North Penn Water Authority and the lots will be served by on-site sewage facilities (sand mounds).

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Final Approval to the Brunner Tract 13-Lot Subdivision.

**6. RESOLUTION NO. 02-14 GRANTING FINAL APPROVAL - ROSENLUND 21-LOT SUBDIVISION**

Applicant is Michael A. Gambone, Gambone Bros. Development Co., proposing a 21-lot subdivision (Lots 1 and 19 will contain existing structures) situated on Germantown Pike (north), at Smith Road. The tract consists of approximately 57.66 acres in the AGR Agricultural District. Public water will be supplied by the Pennsylvania American Water Company and the lots will be served by on-site sewage facilities.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Final Approval to the Rosenlund Tract 21-Lot Subdivision.

**7. BID AWARD - 2002 ROAD RECONSTRUCTION PROGRAM**

SCHEDULE OF PRICES- M & M STONE CO.					
Item No.	Approx Quantities	Unit	Description	Unit Price	Total
1	30,230	SY	Cold Recycled Bituminous Base Course		
2	5,400	SY	Full Depth Reclamation		
3	70,616	GAL	Emulsified Asphalt (E8-C)		
4	425	TON	RAP Material		
5	20	CY	Remove & Replace Unsuitable Base Material		
6	3,567	GAL	Fog Seal		
7	35	LF	13" x 17" ACCMP		
8	30	LF	19" x 30" ERCP		
9	2	EA	19" x 30" D-Type Endwall		
10	80	LF	Curb Driveway Depression Replacements		
11	70	LF	Standard Curb Replacements		
12	640	TON	ID-3 Leveling Course	\$35.82	\$22,924.80
13	3,480	TON	ID-2 Wearing Course	\$36.07	\$125,523.60
14	2,000	LF	Pavement Milling & Sealing	\$3.37	\$6,740.00
<b>TOTAL BID</b>					<b>\$155,188.40</b>

SCHEDULE OF PRICES-ALLAN A. MYERS, LP					
Item No.	Approx. Quantities	Unit	Description	Unit Price	Total
1	30,230	SY	Cold Recycled Bituminous Base Course		
2	5,400	SY	Full Depth Reclamation		
3	70,616	GAL	Emulsified Asphalt (E8-C)		
4	425	TON	RAP Material		
5	20	CY	Remove & Replace Unsuitable Base Material		
6	3,567	GAL	Fog Seal		
7	35	LF	13" x 17" ACCMP		
8	30	LF	19" x 30" ERCP		
9	2	EA	19" x 30" D-Type Endwall		
10	80	LF	Curb Driveway Depression Replacements		
11	70	LF	Standard Curb Replacements		
12	640	TON	ID-3 Leveling Course	\$38.00	\$24,320.00
13	3,480	TON	ID-2 Wearing Course	\$38.00	\$132,240.00
14	2,000	LF	Pavement Milling & Sealing	\$2.00	\$4,000.00
<b>TOTAL BID</b>					<b>\$160,560.00</b>

SCHEDULE OF PRICES-MARINO CORPORATION					
Item No.	Approx. Quantities	Unit	Description	Unit Price	Total
1	30,230	SY	Cold Recycled Bituminous Base Course		
2	5,400	SY	Full Depth Reclamation		
3	70,616	GAL	Emulsified Asphalt (E8-C)		
4	425	TON	RAP Material		
5	20	CY	Remove & Replace Unsuitable Base Material		
6	3,567	GAL	Fog Seal		
7	35	LF	13" x 17" ACCMP		
8	30	LF	19" x 30" ERCP		
9	2	EA	19" x 30" D-Type Endwall		
10	80	LF	Curb Driveway Depression Replacements		
11	70	LF	Standard Curb Replacements		
12	640	TON	ID-3 Leveling Course	\$35.00	\$22,400.00
13	3,480	TON	ID-2 Wearing Course	\$42.85	\$149,118.00
14	2,000	LF	Pavement Milling & Sealing	\$3.65	\$7,300.00
<b>TOTAL BID</b>					<b>\$178,818.00</b>

SCHEDULE OF PRICES- E.J. BRENEMAN					
Item No.	Approx. Quantities	Unit	Description	Unit Price	Total
1	30,230	SY	Cold Recycled Bituminous Base Course	\$6.95	\$210,098.50
2	5,400	SY	Full Depth Reclamation	\$4.98	\$26,892.00
3	70,616	GAL	Emulsified Asphalt (E8-C)	\$1.00	\$70,616.00
4	425	TON	RAP Material	\$18.90	\$8,032.50
5	20	CY	Remove & Replace Unsuitable Base Material	\$87.50	\$1,750.00
6	3,567	GAL	Fog Seal	\$1.15	\$4,102.05
7	35	LF	13" x 17" ACCMP		
8	30	LF	19" x 30" ERCP		
9	2	EA	19" x 30" D-Type Endwall		
10	80	LF	Curb Driveway Depression Replacements		
11	70	LF	Standard Curb Replacements		
12	640	TON	ID-3 Leveling Course		
13	3,480	TON	ID-2 Wearing Course		
14	2,000	LF	Pavement Milling & Sealing		
<b>TOTAL BID</b>					<b>INVALID</b>

SCHEDULE OF PRICES-SJM CONSTRUCTION					
Item No.	Approx. Quantities	Unit	Description	Unit Price	Total
1	30,230	SY	Cold Recycled Bituminous Base Course		
2	5,400	SY	Full Depth Reclamation		
3	70,616	GAL	Emulsified Asphalt (E8-C)		
4	425	TON	RAP Material		
5	20	CY	Remove & Replace Unsuitable Base Material		
6	3,567	GAL	Fog Seal		
7	35	LF	13" x 17" ACCMP	\$77.00	\$2,695.00
8	30	LF	19" x 30" ERCP	\$166.00	\$4,980.00
9	2	EA	19" x 30" D-Type Endwall	\$1,455.00	\$2,910.00
10	80	LF	Curb Driveway Depression	\$73.00	\$5,840.00

			Replacements		
11	70	LF	Standard Curb Replacements	\$73.00	\$5,110.00
12	640	TON	ID-3 Leveling Course	\$39.30	\$25,152.00
13	3,480	TON	ID-2 Wearing Course	\$38.80	\$135,024.00
14	2,000	LF	Pavement Milling & Sealing	\$4.30	\$8,600.00
			<b>TOTAL BID</b>		<b>INVALID</b>

SCHEDULE OF PRICES-SHORE SLURRY SEAL, INC.					
Item No.	Approx. Quantities	Unit	Description	Unit Price	Total
1	30,230	SY	Cold Recycled Bituminous Base Course	\$4.81	\$145,406.30
2	5,400	SY	Full Depth Reclamation	\$4.00	\$21,600.00
3	70,616	GAL	Emulsified Asphalt (E8-C)	\$0.95	\$67,085.20
4	425	TON	RAP Material	\$12.00	\$5,100.00
5	20	CY	Remove & Replace Unsuitable Base Material	\$30.00	\$600.00
6	3,567	GAL	Fog Seal	\$1.00	\$3,567.00
7	35	LF	13" x 17" ACCMP	\$70.00	\$2,450.00
8	30	LF	19" x 30" ERCP	\$100.00	\$3,000.00
9	2	EA	19" x 30" D-Type Endwall	\$2,000.00	\$4,000.00
10	80	LF	Curb Driveway Depression Replacements	\$26.00	\$2,080.00
11	70	LF	Standard Curb Replacements	\$26.00	\$1,820.00
12	640	TON	ID-3 Leveling Course		
13	3,480	TON	ID-2 Wearing Course		
14	2,000	LF	Pavement Milling & Sealing		
			<b>TOTAL BID</b>		<b>\$256,708.50</b>

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award the 2002 Road Reconstruction Bid as follows:

Paving is awarded to M & M Stone Co. in the amount of \$155,188.40 (Items 12 through 14).

Cold Mill Recycling is awarded to Shore Slurry Seal, Inc. in the amount of \$256,708.50 (Items 1 through 11).

8. **A MOTION TO AWARD A CONTRACT TO STUDY A POSSIBLE COMMUNITY GREENWAY PLAN**

This project is partially funded by a grant from the *Community Conservation Partnership Program* administered by the *Department of Conservation and Natural Resources, Bureau of Recreation and Conservation*.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to award a contract to study a possible Community Greenway Plan, to the Architectural Landscape firm of Simone Jaffe Collins, Berwyn, Pennsylvania.

9. **A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING BOARD APPLICATIONS 02-14; 02-15 AND 02-18**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant the Township Solicitor approval to oppose Zoning Hearing Board Applications 02-14, 02-15 and 02-18.

10. **DISCUSSION: FAIRVIEW VILLAGE SEWER SERVICE AREA**

Mr. Davey explained that this discussion is a continuation of the discussion that took place during the previous Board meeting held on June 19, 2002. He added that the state requested additional information regarding the grant that was submitted for financial assistance to supplement the homeowners' cost of tying into the public sewer line. Mr. Davey stated that he remains optimistic about the grant. Mr. Davey noted that the issues surrounding funding the project were still undecided, as did the matter of public water to the project area, and with these concerns in mind offered that moving forward on the project would be premature at this time. Mr. Graham stated his concerns for the residents of the project area being able to pay for the improvements, while Mr. Kneeland echoed health concerns as well as an awareness of the financial burden the project would place on the residents.

A motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to table the discussion for 1 month until the next scheduled Board meeting to be held on August 21, 2002.

**PUBLIC COMMENTS:**

- Mary Caparro spoke again, requesting that the Board of Supervisors continue the sewer service area discussions at each Board meeting until a resolution is reached.
- William Romano, 2131 Methacton Avenue, requested to know how the Township acquired the Berwick Place Sewer Treatment Plant; why it appears the Fairview Village residents are paying for the plant; expressing his feelings that undesirable aspects of the Township seem to be located in the Village; that the majority of Village residents appear to be retired; that funding for the sewer project may have to come from other sources if all residents refuse to pay their share; and he believes that he has seen sewage run down Trooper Road near the intersection with Germantown Pike.
- Sonja Entenmen, 1016 Ethel Avenue, wondered why it took 112 residents to express their anger about the project before the Township applied for a grant.
- Andrea Reese, 3161 Methacton Avenue, thanked the Board for admitting that the grant should have been applied for earlier. She also wondered if there is no money granted this year, would it be available for next year.
- Wini Hayes, 3035 Fisher Road, read aloud a letter of opposition to the PA Turnpike slip ramps proposal, signed by 374 persons, and requested that his letter be entered into the minutes.

- Chris Campbell, Methacton Avenue, questioned why the new homes to be built in the Rosenlund project could not be tied into the proposed sewer lines, thus reducing per-resident costs.
- Karen Mahlenbrock, 25 W. Adair Drive, questioned why the houses located on Smith Road were not included in the sewer expansion project.
- Barbara McMonagle, 2242 Berks Road, questioned what the Board's position is with the slip ramps and if the Board has taken any action to oppose them. She was informed of State Representative John Fichter's past meeting with the residents, adding that all comments have to be in to the Turnpike office by July 30<sup>th</sup>. Mrs. McMonagle stated that she believes that the Board should offer financial assistance to the residents of Fairview Village.
- Wini Hayes added that she would deliver the residents' comments about the Turnpike slip ramps for them. She offered the petition to the residents to add their signatures, stating that she is aware the Board is on record as opposing the ramps.
- A resident from W. Adair Drive asked if the slip ramps would be the new EZPass ramps.
- David McCann, 1135 Valley Forge Road, asked if the Township has considered an alternative plan if none of the residents agree to pay for the sewer connections. He stated that he will benefit from the public sewer system when he subdivides his land.
- Paul Capaldi, 3110 Methacton Avenue, requested information about the sewer grant and the Board's optimism about grant funds.
- Barbara McMonagle requested additional information about issues involved in the Zoning Hearing Board applications to which the Board has granted the Township Solicitor permission to oppose.

**11. ADJOURNMENT**

There being no further business to come before this Board, the regularly scheduled meeting of the Worcester Township Board of Supervisors was adjourned by Mr. Davey at 8:29 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	JULY 23, 2002	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	JULY 25, 2002	7:30 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	AUGUST 21, 2002	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,

  
CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, AUGUST 21, 2002 7:30 P.M.

**CALL TO ORDER**

Mr. Davey called the meeting to order at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

- Mr. Davey announced that the dedication of Heebner Park took place on Saturday, August 10, 2002. The gala event was well received and well attended.

**PUBLIC COMMENTS**

- Dick Hammel, President, Wheatshaf Village Homeowners Association, thanked the Board of Supervisors for their cooperation with the development's punch list.

**1. READING AND APPROVAL OF THE MINUTES OF JULY 17, 2002**

A motion by Mr. Kneeland seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of July 17, 2002. (Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's report for the year 2002 to July net change:

General Fund	243,014.80
State Fund	149,587.85
Capital Reserve	52,498.70

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2002 to July, net change.

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 in the amount of \$879,619.02.

4. **A MOTION TO GRANT THE TOWNSHIP SOLICITOR APPROVAL TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 02-19**

Applicant at 1121 Hollow Road is seeking a variance from §150-182 B.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant the Township Solicitor approval to oppose Zoning Hearing Board Application No. 02-19.

5. **RESOLUTION NO. 02-15 GRANTING PRELIMINARY/FINAL APPROVAL TO OAKWOOD FARMS (DELL ROAD) 2-LOT SUBDIVISION**

Applicant is Berino Bonitatis proposing a 2-lot subdivision comprising 4.69 acres in the AGR Agricultural District. Lot 4 would front on Dell Road and Lot 8 would front on Valley Forge Road with vehicular access from Dell Road. This minor subdivision will be served by on-site water and on-site sewage disposal.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 02-15 granting Preliminary/Final approval for Oakwood Farms (Dell Road) 2-Lot Subdivision.

6. **RESOLUTION NO. 02-16 - ACT 537 SEWAGE FACILITIES PLAN REVISION FOR THE METHACTON ESTATES V 9-LOT SUBDIVISION**

Warich Builders, Inc. of Collegeville, PA has received Preliminary Approval for the Methacton Estates 9-Subdivision on a 22.78-acre tract of land on the south side of Hedwig Lane between Hogarth Lane and Kriebel Mill Road. One lot will contain an existing dwelling. The 8 building lots are proposed to be served by individual subsurface sewage disposal systems consistent with the Act 537 Sewage Facilities Plan.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 02-16 revising the Worcester Township Act 537 Sewage Facilities Plan for the Methacton Estates 9-Lot Subdivision.

7. **RESOLUTION NO. 02-17 - GRANTING APPROVAL TO ACQUIRE A CONSERVATION EASEMENT LOCATED ON THE GERSTEMEIER PROPERTY, ALONG WITH ASSOCIATED EXPENSES**

The Gerstemeier Family Trust property is approximately 30.55 acres of land located on Schultz Road. The Township desires to purchase the rights to enforce restrictive covenants, including limiting further development of the land under a conservation easement and to create a trail easement.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve Resolution No. 02-17 authorizing the Worcester Township Board of Supervisors to acquire the Development Rights and the Trail Easement area from the Gerstemeier Revocable Living Trust.

**8. DISCUSSION: FAIRVIEW VILLAGE SEWER SERVICE AREA**

- Mr. Davey announced that the Board has neither heard from the state regarding grand funding for the Fairview Village Sewer Area, nor from the DEP regarding the revised plan.

Mr. Graham motioned to table the Fairview Village Sewer Area discussion until the September 18, 2002 Board meeting, seconded by Mr. Kneeland, and passed unanimously.

- Mary Caparro, 3120 Methacton Ave., questioned the amount of the grant applied for. Mr. Davey advised that it is between \$500,000 and \$750,000.
- Ron Evans, Hollow & Mill Roads, questioned the dollar amount to hook up to the sewer plant. He expressed his inability to understand the need for the designated connection cost.
- Barbara Reed, 1026 Valley Forge Road, asked when the Township applied for the sewer grant and if work on the sewer expansion will begin prior to any grant funding.
- William Romano, 3121 Methacton Avenue, questioned when the Township acquired the Berwick Place Treatment Plant. Mr. Davey explained the developers' costs and the reimbursement arrangement. Mr. Romano questioned the costs to operate the treatment plant; why are we waiting for the state to provide grant money; how much did Heebner Park cost to acquire. Mr. Davey advised that the cost for Heebner Park was approximately \$1,500,000.
- Amy Gooden, 1149 Valley Forge Road, questioned the interest on the money to construct the treatment plant. She also wished to know if public water will be available. She was advised that the NPWA has made no commitment to provide public water to that area. She also expressed an interest in accessing the bills list.
- Nancy Straup, 2969 Artmar Road, questioned the cost of purchasing the Gerstemeier property for open space and future maintenance costs for this property. She expressed an interest in obtaining open space for the Fairview Village section of Worcester Township. Ms. Straup expressed concern that the Fairview Village properties will not appreciate enough to offset the sewer connection costs. She questioned the ratio of the proposed grant to the total cost of the sewer expansion. Mr. Davey advised Ms. Straup that it would be between 30% and 40%.
- Glenn Titus, 3133 Methacton Avenue, questioned why only NPWA was identified as a potential water supplier, and also mentioned his understanding that DEP was willing to pay for the installation of water lines in Fairview Village.
- William Kazimer, 3121 W. Germantown Pike, requested an explanation regarding the different costs for the sewer connections. Mr. Joseph Nolan, P.E., Township Engineer, responded with an explanation of the three separate areas proposed for connections and their different requirements to connect. Mr. Kazimer requested to know the EDUs needed by the Trinity Lutheran Church to connect to the sewer. He inquired about the quarterly sewer payments for surrounding municipalities.
- Joseph Hughes, 1019 Quarry Hall Road, questioned the history of the Berwick lines, the bid information and recapture costs. Mr. Nolan answered his questions and then advised him that all information is public record.

- David Straup, 1122 Valley Forge Road, expressed compliments for Heebner Park. He questioned why there were no permanent bathrooms & water fountains.
- Nancy Straup, 2969 Artmar Road, again, expressed her frustration over the Fairview Village sewer expansion.

**PUBLIC COMMENTS:**

No public comments were offered at this time.

**9. ADJOURNMENT**

There being no further business to come before this Board, the regularly scheduled meeting of the Worcester Township Board of Supervisors was adjourned by Mr. Davey at 8:31 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	AUGUST 27, 2002	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	AUGUST 22, 2002	7:30 P.M.	W.T.COMMUNITY HALL
JOINT MEETING	SEPTEMBER 9, 2002	9:30 A.M.	W.T. ADMIN. BUILDING
BOARD OF SUPERVISORS	SEPTEMBER 18, 2002	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,

*Chase E. Kneeland*

CHASE E. KNEELAND, Secretary

**JOINT MEETING  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 9, 2002  
9:30 A.M.  
ADMINISTRATION BUILDING**

**MINUTES**

1. **CALL TO ORDER**  
The regularly scheduled, duly advertised joint meeting of the Worcester Township Board of Supervisors and the Worcester Township Planning Commission was called to order by Mr. Davey at 9:35 A.M.
2. **PLEDGE OF ALLEGIANCE**  
Mr. Davey led the recitation of the Pledge of Allegiance.
3. **ROLL CALL**  
Present:  
FRANK L. DAVEY  
JOHN H. GRAHAM  
CHASE E. KNEELAND  
CHUCK SARDO  
EUNICE KRIEBEL  
FRANK A. D'LAURO, JR.  
PATRICIA A. QUIGLEY  
BETH STEARNS  
ROBERT E. HAYES, JR.

Absent: GORDON TODD

MEMBERS OF THE PUBLIC: 1

4. **INFORMATIONAL ITEMS**
  - The Township settled on the purchase of a conservation easement on the Gerstemeier Tract.
  - The dedication of Heebner Park was held on Saturday August 10, 2002.
  - The Impact Fee study is coming to a conclusion; the County reports are in.
  - The Open Space program has been temporarily suspended in order to reassess and design a more structured program for the future.
1. **PUBLIC COMMENT**

Mr. Davey called for public comments. There were no public comments.

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP PLANNING COMMISSION  
JOINT MEETING  
September 9, 2002**

Page 2

2. APPROVAL OF THE MINUTES OF JUNE 10, 2002  
A motion by Mr. Graham, seconded by Mr. Kneeland, to dispense with the reading and to approve the minutes of June 10, 2002 as written passed unanimously.  
(copies are available for the public)
3. STATUS OF THE MONTGOMERY COUNTY CONTRACT TO PROVIDE PROFESSIONAL CONSULTATION FOR REVIEW OF THE COMPREHENSIVE PLAN  
DISCUSSION: The Township has agreed to enter into a three year contract with the Montgomery County Planning Commission for consultation to the Worcester Planning Commission for a complete review and required revision of the Comprehensive Plan.
4. STATUS OF SIGN ORDINANCE  
DISCUSSION: May 5, 2002 was the last revision of the sign ordinance.
5. ZONING HEARING BOARD PLAN REVIEW  
DISCUSSION: Mr. Davey has not yet contacted the chairman of the Zoning Hearing Board regarding this issue.
6. GREENWAY/PARK BRIEFING  
DISCUSSION: The Township has entered into a contract with Simon Jaffee to conduct a township wide study of the potential for development of a greenway system. One greenway being considered runs from Evansburg Park along the Zacharias Creek to Hollow Road, along Hollow Road to Heebner Road, along Heebner, and into Heebner Park.
7. ADJOURNMENT  
There being no further business to come before the Board of Supervisors and Planning Commission members, the meeting was adjourned by Mr. Davey at 10:30A.M.

NEXT JOINT MEETING: DECEMBER 9, 2002

**WORCESTER TOWNSHIP  
MONTGOMERY COUNTY  
BOARD OF SUPERVISORS  
MINUTES**

**SPECIAL MEETING**

**ADMINISTRATION BUILDING  
MONDAY, OCTOBER 8, 2001 10:30 A.M.**

**CALL TO ORDER**

The October 8, 2001 Special Meeting of the Worcester Township Board of Supervisors was called to order at 10:32 A.M. by Mr. Davey.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

No informational items were given.

**PUBLIC COMMENTS**

No public comments were offered.

1. **RESOLUTION NO. 01-24 AUTHORIZING THE PURCHASE OF A CONSERVATION EASEMENT LOCATED ON 14.15± ACRES ON HEEBNER ROAD AND FROG HOLLOW ROAD.**  
After due discussion, a motion by Mr. Graham, seconded by Mr. Kneeland and passed unanimously to approve Resolution No. 01-24 authorizing the purchase of a conservation easement located on 14.15± acres of ground on Heebner Road and Frog Hollow Road.
  - Mr. Davey clarified the need for the Resolution as a Montgomery County requirement for a grant application to the Montgomery County Open Space Board. Mr. Davey also reinforced the Board's commitment to open space.

MINUTES OF OCTOBER 8, 2001  
PAGE TWO

2. ADJOURNMENT

There being no further business to come before this Board, the special meeting was adjourned at 10:36 A.M. by Mr. Davey.

FUTURE MEETINGS:

ZONING HEARING BOARD	OCTOBER 23, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	OCTOBER 30, 2001	6:30 P.M.	W.T. COMMUNITY HALL
	NOVEMBER 1, 2001	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	OCTOBER 25, 2001	7:30 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	OCTOBER 10, 2001	7:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	NOVEMBER 14, 2001	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, OCTOBER 16, 2002 7:30 P.M.

**CALL TO ORDER**

The October 16, 2002, regularly scheduled meeting of the Worcester Township Board of Supervisors was called to order by Mr. Davey at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

Mr. Davey announced that Mr. Graham is absent due to illness.

**INFORMATIONAL ITEMS**

Mr. Davey announced that the Fall 2002 Newsletter was mailed. If any resident did not receive a copy, they are to contact the administrative offices.

**PUBLIC COMMENTS**

- Joseph Dawson, 2025 Bustard Road, stated that he was in attendance with his neighbors. The neighbors share a concern regarding the recently approved Steinberg (Cedars Hill) subdivision and the 10 new wells that they believe will place a strain on the water table and the existing wells. Since a nearby subdivision has public water, Mr. Dawson questioned if public water would be feasible for the Cedars Hill project as well.
- Mr. Art Bustard, 2089 Bustard Road, stated that he attended a meeting at which the Township Engineer, Joseph J. Nolan, P.E., stated that public water was intended for the Cedars Hill subdivision.
- Beverly Wilkie, 2008 Bustard Road, stated that a preliminary plan for Cedars Hill indicated that public water was planned.
- Chris Everhardt, 2029 Bustard Road, stated that their well was tested and the water was acceptable. Will the Cedars Hill wells be tested?

- Dick Wilkie expressed his concern regarding 10 new wells operating at 5 gallons per minute, which is all the recharge rate he has with his well, will be adequate to meet today's life styles.

The Supervisors and staff responded to the concerns about water supply at Cedars Hill and clarified that the developer's initial intent was to use public water but cost considerations pressed them to consider the alternative of private wells. Mr. Davey indicated the Township's willingness to look further into the matter and to get back to the concerned residents.

- William Kazimer, 3121 Germantown Pike, asked if a hardship was actually proven for the septic system waiver located at 3324 Fisher Road, and identified on this evening's agenda. Mr. Kazimer also questioned if public discussion will take place before tonight's vote on the Haganir 18-lot subdivision. Mr. Davey responded by elaborating on the hardship and outlining the process by which such a hardship is established.
- Ms. Caparro requested that the Fairview Village Sewer Project discussion appear on each Board of Supervisors' agenda for several more months.

**1. READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 18, 2002**

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to dispense with the reading of, and approve as written, the minutes of September 18, 2002.

(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's report for the year 2002 to September net change:

General Fund	283,597.26
State Fund	150,785.64
Capital Reserve	52,774.94

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for year 2002 to September, net change.

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

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to pay the bills of the Township in the amount of \$329,779.82.

- Elmer Quay, 3122 Methacton Avenue, advised the Board that he has been in touch with the DEP for 22 years regarding the water quality of his well and is also interested in having his contamination issues resolved.
- Nancy Straub suggested that every well in the Township undergo testing.
- William Richards, 12 E. Adair Drive, stated his opinion that it does not make sense to have public sewers without public water.
- Jean Eberhardt, Fairview Village, stated her wish to keep her well functional regardless of the possibility of hooking up to public water.

9. **ADJOURNMENT**

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

ZONING HEARING BOARD	OCTOBER 22, 2002	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	OCTOBER 24, 2002	7:30 P.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	NOVEMBER 20, 2002	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,



CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, NOVEMBER 20, 2002 7:30 P.M.

**CALL TO ORDER**

Mr. Davey called the regularly scheduled meeting of the Worcester Township Board of Supervisors to order at 7:30 P.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

Mr. Davey advised that the Worcester Township Park & Recreation Director has seats available for the Radio City Music Hall bus trip planned for December 3, 2002.  
Mr. Davey noted that Mr. Graham is absent due to illness.

**PUBLIC COMMENTS**

No public comments were offered at this time.

- 1. READING AND APPROVAL OF THE MINUTES OF OCTOBER 16, 2002**  
A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to dispense with the reading of, and approve as written, the minutes of October 16, 2002.  
(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's report for the year 2002 to October net change:

General Fund	263,411.13
State Fund	150,785.70
Capital Reserve	52,910.08

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to accept the Treasurer's Report for year 2002 to October, net change.

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

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to pay the bills of the Township in the amount of \$557,127.67.

4. **A MOTION TO ACCEPT FOR REVIEW, THE WORCESTER TOWNSHIP PRELIMINARY BUDGET FOR FISCAL YEAR 2003**

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to accept for review the preliminary budget for Fiscal Year 2003. A copy of this budget will be available for public review at the Administration Building during normal business hours.

5. **A MOTION TO GRANT MEADOWOOD CORPORATION AN EXTENSION OF TIME TO RECORD PLANS**

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to grant Meadowood Corporation a 60-day extension, from November 15, 2002, to record plans.

6. **RESOLUTION NO. 02-23 ACCEPTING THE LAND USE ASSUMPTIONS REPORT**

Mr. Ken O'Brien, representative from McMahon & Associates, advised that he and the Impact Fee Advisory Committee, had presented the Board of Supervisors with the Land Use Assumptions Report at a public hearing held at 7:00 P.M., just prior to this Board meeting. He requested that the Board of Supervisors accept this Report for review and adoption.

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to accept the Land Use Assumptions Report.

7. **RESOLUTION NO. 02-24 GRANTING FINAL APPROVAL FOR THE METHACTON ESTATES V SUBDIVISION PROPOSAL**

Applicant is Warich Builders, Inc., 3250 Hedwig Lane, Collegeville, PA proposing a 9-lot subdivision on 22.78 acres situated at Hedwig Lane and Hogarth Lane. This property is in the R-175 Residential District and water and sewer are planned to be on-site.

A brief description of this proposed subdivision was presented by representatives of the engineering firm of Czop/Specter and by Mr. McBrien, attorney for the applicant.

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to grant final approval for the Methacton Estates V subdivision proposal.

8. **RESOLUTION NO. 02-25 GRANTING PRELIMINARY APPROVAL FOR THE VOLPE ROOFING LAND DEVELOPMENT PROPOSAL**  
Applicant is Gary Volpe, proposing to develop the commercial piece of property located at 3230 Germantown Pike, formerly the March Lumber Co. This property contains 3.25 acres with four hundred feet of frontage on the southwest side of Germantown Pike between Kriebel Mill Road and Adair Drive. On April 23, 2002, the Zoning Hearing Board granted the applicant a special exception to develop the site for the proposed roofing business as a continuation of the nonconforming status in the AGR Residential zoning district. Elimination of the holding tank and connection to the public sewer is proposed.

Mr. Gary Volpe gave a brief presentation of his proposed business to the Board.

A motion by Mr. Kneeland, seconded by Mr. Davey and passed unanimously to grant Preliminary approval for the Volpe Roofing Land Development proposal.

9. **DISCUSSION: CEDARS HILL PETITION**

Mr. Davey advised that the Township had received a petition from residents who live in close proximity to the Cedars Hill subdivision. This petition states their opposition to the on-site wells approved for this subdivision.

Additionally, Mr. Davey advised that the Township has been in contact with the developer, who will look into the feasibility of alternative water supplies. The representative signatories of the petition requested that this item appear on the December's Board agenda.

10. **DISCUSSION: FAIRVIEW VILLAGE SEWER DISTRICT**

Mr. Davey stated that the Board had listened to the numerous comments offered by the residents of Fairview Village over the past several months. After carefully considering all the components involved in this this new sewer district and the issues and concerns of the residents, the Board has decided that it is imperative to move forward with the project. The Township will bear the cost of installing sewer mains in the streets, along with the pump station. This represents of Township contribution of approximately \$830,000 toward the project. Mr. Kneeland offered that after considering resident input and studying the issues over the previous months, it was his determination also that Mr. Davey's proposal was a reasonable and correct action to take. The residents will be financially responsible for costs of installing laterals, recapture costs, tapping fees, on-site system abandonment costs, and home-to-lateral plumbing costs. Estimated total resident costs will be:

East Area:	\$9,700.00
West Area:	\$8,500.00
Valley Forge Road	\$8,400.00

Mr. Davey added that these numbers are still significant, and the Board will continue to seek additional funding. Also, PA DEP has not yet approved the project.

Mr. Davey motioned that the Fairview Village Sewer Project be bid, after receipt of the necessary state approvals, with the intention of funding the required mains and pumping station, using the state grant and appropriate Township funds. The cost of laterals, recapture costs, tapping fees, on-site system abandonment costs, and home-to-lateral plumbing costs are to be paid by the property owners served by the sewers. Mr. Kneeland requested to table the motion until Supervisor John Graham was available to vote on this issue. Mr. Davey motioned to table the motion, seconded by Mr. Kneeland and unanimously approved.

Mr. Davey added that it would be a mistake to not install public water as supplied by the Pennsylvania American Water Company during the sewer construction, and that it was the Township's intention to move forward with finalizing agreements with Pennsylvania American Water Company to that end as well as enacting any ordinances necessary to accomplish acquiring public water service to the residents of Fairview Village.

- Robert Brown, 1108 Valley Forge Road, requested that public water be made available to the residents on Valley Forge Road.
- Erin McCann, 1135 Valley Forge Road, inquired about the cost to hook up to the public water supply. Joseph Nolan, Township Engineer suggested that it depended on which plumbing company one utilized. He guessed between \$1,000 and \$2,000.
- Harriet West, 46 E. Adair Drive, inquired who is responsible for the maintenance of the drain at the end of her driveway. Mr. Sardo advised that it is the Township's responsibility. Ms. West advised that her property was flooded on Saturday and she stated that her damage was in the vicinity of \$10,000.00. She requested Township reimbursement. She was told the Board would look into the matter promptly.
- Mary Caparo, 3120 Methacton Avenue, confirmed the cost of the sewers and thanked the Board of Supervisors for their assistance.
- Richard Shafer, 1205 Hollow Road, questioned if TCE's are found in well water, is the installation of public water at no cost to the property owner? Mr. Davey advised him about the DEP position on this issue and noted the lengthy amount of time needed by the DEP to make their determinations prior to moving forward with any solution to managing contaminated water.
- William Romano, 3331 Methacton Avenue, stated that the minutes of October 16, 2002 are in error regarding his remarks. Mr. Romano re-asked his question about the different methods of assessing costs for sewer main installation. He added that gravity lines should have been studied.

- Nancy Straub, 2969 Artmar Road, asked about the residents who own on-site systems that are in good working order and who are now being asked to pay to dismantle these systems, and also mentioned a storm drain located on her property.
- Erin McCann, 1135 Valley Forge Road, stated that when a sand mound septic system is still functional, would the Township consider granting a grace period to keep that existing system.
- William Kazimer, 3121 Germantown Pike, stated that the Board of Supervisors are "heroes".
- Henry Snyder, 3367 Skippack Pike, asked what the Board could do to reduce the speed on a section of Route 73 in the Cedars area. He stated that there is 7/10 of a mile between the signs, which seemed like too much distance, and asked who is enforcing the speed limit. He was advised that the State Police patrol Rt. 73.
- William Kazimer expressed his concern regarding the appearance of trucks that may be parked at the proposed Volpe Roofing land development project on Germantown Pike. He was advised that there will be no fabrication on site and garages will house the trucks every night.
- Nancy Straub stated that there is no speed limit sign on Valley Forge Road between Germantown Pike and Mill Road.
- Ernest Yocum, 2015 Bethel Road, asked if the Township had a sign ordinance which dealt with political signs, and mentioned the plethora of signs posted during the last general election. Mr. Davey advised him that the Township would not, at this time, address the issue of the first amendment.

**11. ADJOURNMENT**

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled meeting at 8:24 P.M.

PLANNING COMMISSION	NOVEMBER 21, 2002	7:30 P.M.	W.T.COMMUNITY HALL
ZONING HEARING BOARD	NOVEMBER 26, 2002	6:30 P.M.	W.T. COMMUNITY HALL
JOINT MEETING	DECEMBER 9, 2002	9:30 A.M.	W.T. ADMIN. BUILDING
BOARD OF SUPERVISORS	DECEMBER 18, 2002	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,

  
 CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, DECEMBER 18, 2002 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

FRANK L. DAVEY	<input checked="" type="checkbox"/>
JOHN H. GRAHAM	<input checked="" type="checkbox"/>
CHASE E. KNEELAND	<input checked="" type="checkbox"/>

**INFORMATIONAL ITEMS**

It was pointed out the next regular meeting of the Board of Supervisors will be held on January 6, 2003. This organizational meeting is required by Pennsylvania law to take place on the first Monday of the New Year, unless this Monday is a holiday. Then the meeting is to take place on the following business day.

Gratitude was extended to all those who participated in the Radio City Music Hall trip offered by the Worcester Township Parks and Recreation Program. It was announced that another New York City trip is being planned to see *Les Miserable* in the Spring of 2003.

**PUBLIC COMMENTS**

There were no public comments offered at this time.

**1. READING AND APPROVAL OF THE MINUTES OF NOVEMBER 20, 2002**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to dispense with the reading of, and approve as written, the minutes of November 20, 2002.

(Copies were available for review.)

2. **TREASURER'S REPORT**

The Treasurer's report for the year 2002 to November net change:

General Fund	141,081.43
State Fund	48,609.93
Capital Reserve	71,188.37

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to accept the Treasurer's Report for year 2002 to November, net change.

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 in the amount of \$149,312.26.

4. **A MOTION TO ACCEPT THE WORCESTER TOWNSHIP BUDGET FOR FISCAL YEAR 2003**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to accept the Worcester Township budget for Fiscal Year 2003

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

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

6. **RESOLUTION NO. 02-28 RECOGNIZING THE ATTAINMENT OF THE RANK OF EAGLE SCOUT BY JOHN MICHAEL BICKEL**

John M. Bickel is a member of Boy Scout Troop 152. This Resolution is presented to him to recognize his achievement in attaining the prestigious rank of Eagle Scout.

A motion by Mr. Graham, seconded by Mr. Davey and passed unanimously to recognize the attainment of the rank of Eagle Scout by John Michael Bickel and approve Resolution No. 02-28.

7. **RESOLUTION NO. 02-29 GRANTING FINAL APPROVAL TO THE HUGANIR 18-LOT SUBDIVISION**

Applicant is John Haganir, 1107 North Trooper Road, proposing a 18-lot subdivision, engineered by Robert E. Blue Consulting Engineers of Blue Bell. The tract is 18.66 acres, consisting of two parcels in two residential districts, R-100 and R-75. The 19<sup>th</sup> lot is to remain in its current configuration. All lots are to be served by public water and public sewer.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant final approval to the Haganir 18-Lot subdivision.

8. **RESOLUTION NO. 02-30 GRANTING PRELIMINARY APPROVAL TO THE RIEGER TRACT 4-LOT SUBDIVISION**

Applicants are Daniel and Lauren Rieger, 3295 Hedwig Lane, proposing a 4-lot subdivision comprising approximately 32.89 acres situated on Hollow Road and Water Street Road, in the AGR Residential district. The Plan depicts two existing lots, with one existing home and an accessory structure to remain. One of the existing lots is to be subdivided into three new lots, and one of these lots will be combined with the other original lot, creating a total of three residential lots. On-site water and on-site sewers are proposed for this project.

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to grant Preliminary approval to the Rieger Tract 4-Lot subdivision.

9. **RESOLUTION NO. 02-31 APPROVING THE BILL OF SALE FOR THE CHADWICK PLACE PUMPING STATION**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to approve the Bill of Sale for the Chadwick Place Pumping Station.

It was clarified by Mr. Davey that the developer built and installed the pumping station and it is now ready to be dedicated to the Township for \$1.00.

10. **DISCUSSION: CEDARS HILL PETITION**

Mr. Davey advised that the Township has been in contact with the developer of the Cedars Hill project. The Developer is unwilling to change plans from on-site water to public water. Mr. Davey announced that he would move forward with the Agenda and return to this issue for comments at the end of the public meeting.

**11. A MOTION TO UNTABLE THE MOTION TO BID THE FAIRVIEW VILLAGE SEWER DISTRICT PROJECT**

A motion by Mr. Kneeland, seconded by Mr. Graham and passed unanimously to untable the motion from the previous month's public meeting regarding the Fairview Village Sewer District project. Mr. Kneeland read the tabled motion from November's Meeting:

*Mr. Davey motioned that the Fairview Village Sewer Project be bid, after receipt of the necessary state approvals, with the intention of funding the required mains and pumping station, using the state grant and appropriate Township funds. The cost of laterals, recapture costs, tapping fees, on-site system abandonment costs, and home-to-lateral plumbing costs are to be paid by the property owners served by the sewers.*

**12. CONSIDERATION OF THE FAIRVIEW VILLAGE SEWER DISTRICT MOTION**

Mr. Davey opened the floor to continued discussion.

Mr. Graham explained his absence and informed that public that he had been following the situation and reading all pertinent data. He expressed his appreciation to his fellow Board members to await his return before entering into any decisions.

Mr. Graham made a motion to adopt the motion as previously read, seconded by Mr. Kneeland, and passed unanimously.

**PUBLIC COMMENTS:**

- Nancy Straub, 2969 Artmar Road, stated that last month the sewer costs were defined with Township contributions. She wanted to know why costs on Artmar Road higher? Mr. Nolan explained the pump station and other developer outlays which residents in the Artmar area must contribute to as a part of recapture costs. She was unhappy with the explanation and registered her dissatisfaction with profanity. She added that she believes the residents are paying for the public sewer at the Haganir subdivision and the proposed Cane subdivision. She was told the developer would be assuming all the costs of those installations. She also questioned the wisdom of providing public water and challenged the notion of mandatory hookups. Mr. Davey attempted to enlighten Ms. Straub with the assistance of Mr. Nolan who explained gravity systems versus systems utilizing pump stations, and the matter of topography dictating the gravity flow.
- Mr. Davey introduced John Harris, Open Space Coordinator. Mr. Harris advised the Board that a resident recently made a generous contribution of \$50,000 for open space preservation and he was here to present the check to the Township.

- Chris Campbell, Adair Drive, questioned if the water being discussed will be a mandatory hook-up. Mr. Davey responded that, if necessary, the Township will pass an ordinance to require hook-up. Mr. Campbell states that his well is tested annually, and the results are good. He does not want public water. Mr. Davey stated that if Mr. Campbell would make a private agreement with the water supplier not requiring him to hook up, then the Township would be satisfied. Mr. Joseph Bagley, Township Solicitor, cautioned that the water company may not install water lines if everyone does not connect. Mr. Campbell also inquired as to safety issues at the proposed Volpe Roofing Company site.
- Andrew Reese, Methacton Avenue, expressed gratitude for the Township's financial contributions to the project, and commented on the number of homes operating now with contaminated water.
- Joseph Santangelo, 1019 Ethel Avenue, questioned the meaning of "untabling a motion" and was educated by Mr. Davey about the correct parliamentary procedures required in the case of untabling a motion and bringing it back to a vote.
- William Kazimer, 3121 Germantown Pike, stated that in last month's approval of the Volpe Roofing project, he was advised that there would be no fabrication or storing of materials on site or truck deliveries. Mr. Davey advised that Mr. Volpe has indicated that no fabrication will occur at the Germantown Pike facility, that deliveries are made to the site of the job, and that vehicles will be stored inside to control theft and vandalism. Mr. Davey also added that provisions for acceleration & deceleration lanes will be noted on the plans if need in the future arises with successive owners of the site. Mr. Kazimer questioned if the building will be a two-story structure and if the area is really in the AGR zoning district. Mr. Nolan advised that Mr. Volpe must conform to the AGR set-backs, but has already been granted a continuation of a non-conforming use, which the property currently holds, and that accessory structures are limited to 16 feet in height. Mr. Kazimer questioned if the proposed 4' x 8' sign is within size regulations and was told that any sign erected on the property will conform to size regulations. He also asked for a clarification of Mr. Volpe's proposed hours of operation.
- Robert Brown, 1108 Valley Forge Road, asked if the public water lines are slated to run down Valley Forge Road as a part of the public water installation project to be done in conjunction with the sewer project. He resides on the opposite side of the road and would like to connect.
- Nancy Straub questioned if the bids are out for the Fairview Village Sewer project. She also asked if \$9,700 is the maximum cost. Mr. Nolan advised her that most costs are fixed costs, except for the laterals. She expressed her frustration that she does not have exact costs and an exact timeline. Ms. Straub questioned why the time for the next Board meeting is at 11 AM and was told the organizational meeting has been held at 11 AM for the last 50 years.
- Paul Capaldi questioned the length of time it will take to begin construction on the sewer project following DEP approval. He was advised by Mr. Nolan that the project most likely will take one year to complete after all necessary approvals have been obtained.

- Beverly Wilkie , 2008 Bustard Road, inquired who the developer is at the Cedars Hill subdivision and was told the developer was Sukonik Company.
- E. Henry Snyder, 3367 Skippack Pike questioned the developer's reason for not hooking up to public water at the Cedars Hill site. He was advised that it was a matter of cost and that he was within his rights to choose the less expensive alternative

13. **ADJOURNMENT**

There being no further business to come before this Board, Mr. Davey adjourned the regularly scheduled meeting at 8:18 P.M.

**FUTURE MEETINGS:**

PLANNING COMMISSION  
BOARD OF SUPERVISORS  
ZONING HEARING BOARD

JANUARY 2, 2003  
JANUARY 6, 2003  
JANUARY 28, 2003

7:30 P.M. W.T.COMMUNITY HALL  
11:00 A.M. W.T. COMMUNITY HALL  
6:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,

CHASE E. KNEELAND, Secretary