

**MINUTES  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
REORGANIZATION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, JANUARY 3, 2005 11 A.M.**

608246

**CALL TO ORDER**

The January 3, 2005 Organizational Meeting of the Board of Supervisors was called to order by Mr. Davey at 11:00 A.M.

**ATTENDANCE**

**PRESENT:**

FRANK L. DAVEY             
CHASE E. KNEELAND        
JOHN R. HARRIS          

**INFORMATIONAL ITEMS**

No Informational Items were offered at this time.

**PUBLIC COMMENTS**

No Public Comments were forthcoming.

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

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

**A MOTION TO APPOINT A TEMPORARY SECRETARY**

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to appoint Mr. Kneeland as Temporary Secretary (to record these motions).

**A MOTION TO APPOINT THE CHAIRMAN**

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

**A MOTION TO APPOINT THE SECRETARY**

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

2. **READING AND APPROVAL OF THE MINUTES OF DECEMBER 15, 2004**  
 A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to dispense with the reading of, and approve, the minutes of December 15, 2004.  
 (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            |
| ZONING HEARING BOARD       | HARRIS GRAMM/3 YEAR TERM |
|                            | EXPIRING 1/08            |

A motion by Mr. Davey, seconded by Mr. Kneeland 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. Davey, seconded by Mr. Kneeland 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. Davey, seconded by Mr. Kneeland 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. Davey, seconded by Mr. Kneeland and passed unanimously to approve the appointment of Dale Pennapacker 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. Davey, seconded by Mr. Kneeland 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. Davey, seconded by Mr. Kneeland and passed unanimously to approve the appointment of Chase E. Kneeland as a voting delegate to the State Convention.

**9. A MOTION TO APPROVE THE PROPOSED BOARD OF SUPERVISORS MEETING DATES FOR 2005**

608246

MONTH	BOARD 7:30 P.M. Community Hall	
	Work Sessions 8:00 A.M.	3 Organizational Meeting (Monday 11 a.m.)
JANUARY		
FEBRUARY	7	16
MARCH	7	16
APRIL	4	20
MAY	2	18
JUNE	6	15
JULY	6 (Wed.)	20
AUGUST	1	17
SEPTEMBER	7 (Wed.)	21
OCTOBER	3	19
NOVEMBER	7	16
DECEMBER	5	21

THE REGULAR MEETINGS WILL BE HELD ON THE THIRD WEDNESDAY OF EACH MONTH (UNLESS OTHERWISE NOTED) AT 7:30 P.M. IN THE TOWNSHIP COMMUNITY HALL, AND THE WORK SESSION MEETINGS WILL BE HELD ON THE FIRST MONDAY OF EACH MONTH AT 8:00 A.M. IN THE COMMUNITY HALL (UNLESS OTHERWISE NOTED).

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to approve the above-referenced 2005 meeting dates for the Board of Supervisors.

**10. A MOTION TO APPROVE THE STAFF HOLIDAYS FOR 2005**

FEBRUARY	21	MONDAY	PRESIDENTS DAY
MARCH	25	FRIDAY	GOOD FRIDAY
MAY	30	MONDAY	MEMORIAL DAY
JULY	04	MONDAY	INDEPENDENCE DAY
SEPTEMBER	05	MONDAY	LABOR DAY
NOVEMBER	24,25	THUR. & FRIDAY	THANKSGIVING HOLIDAY
DECEMBER	26	MONDAY	CHRISTMAS HOLIDAY
JANUARY	02	MONDAY	NEW YEAR HOLIDAY

6 PERSONAL DAYS

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to approve the above staff holidays for the year 2005.

- 11. A MOTION TO APPOINT THE DEPOSITORIES FOR TOWNSHIP MONIES**  
 HARLEYSVILLE NATIONAL BANK  
 UNION NATIONAL BANK  
 PLGIT  
 CITIZENS BANK  
 SOVEREIGN BANK  
 BANK OF AMERICA  
 PNC BANK  
 COMMERCE BANK  
 WACHOVIA BANK

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

**12. A MOTION TO APPROVE WORCESTER TOWNSHIP AS A ONE ROAD DISTRICT**

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to approve Worcester Township as a One Road District.

**13. PAYMENT OF THE BILLS OF THE TOWNSHIP**

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to pay the bills of the Township for January 2005, with totals available for the February 16, 2005 meeting.

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

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

**15. RESOLUTION NO. 05-01 ADJUSTING THE FEE SCHEDULE FOR YEAR 2005**

A motion by Mr. Davey, seconded by Mr. Kneeland and passed unanimously to adopt Resolution No. 05-01 adjusting the portions of the Worcester Township Fee Schedule as indicated in Exhibit "A" (attached).

**16. PUBLIC COMMENTS**

No Public Comments were forthcoming

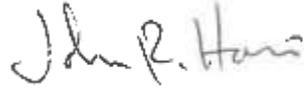
**17. ADJOURNMENT**

There being no further business to come before this Board, the organizational meeting of the Worcester Township Board of Supervisors was adjourned by Mr. Kneeland at 11:12 A.M.

**FUTURE MEETINGS**

BOARD OF AUDITORS	JANUARY 04, 2005	W.T. COMMUNITY HALL	11:00 A.M.
GROWING GREENER	JANUARY 06, 2005	W.T. COMMUNITY HALL	7:00 P.M.
PLANNING COMMISSION	JANUARY 27, 2005	W.T. COMMUNITY HALL	7:30 P.M.
ZONING HEARING BOARD	JANUARY 25, 2005	W.T. COMMUNITY HALL	6:30 P.M.
BOARD OF SUPERVISORS	FEBRUARY 07, 2005	W.T. COMMUNITY HALL	8:00 A.M.
BOARD OF SUPERVISORS	FEBRUARY 16, 2005	W.T. COMMUNITY HALL	7:30 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "John R. Harris".

JOHN R. HARRIS, Secretary

608246

BLOCK NO. 16 - LOT 8  
FRANK D'LAURO

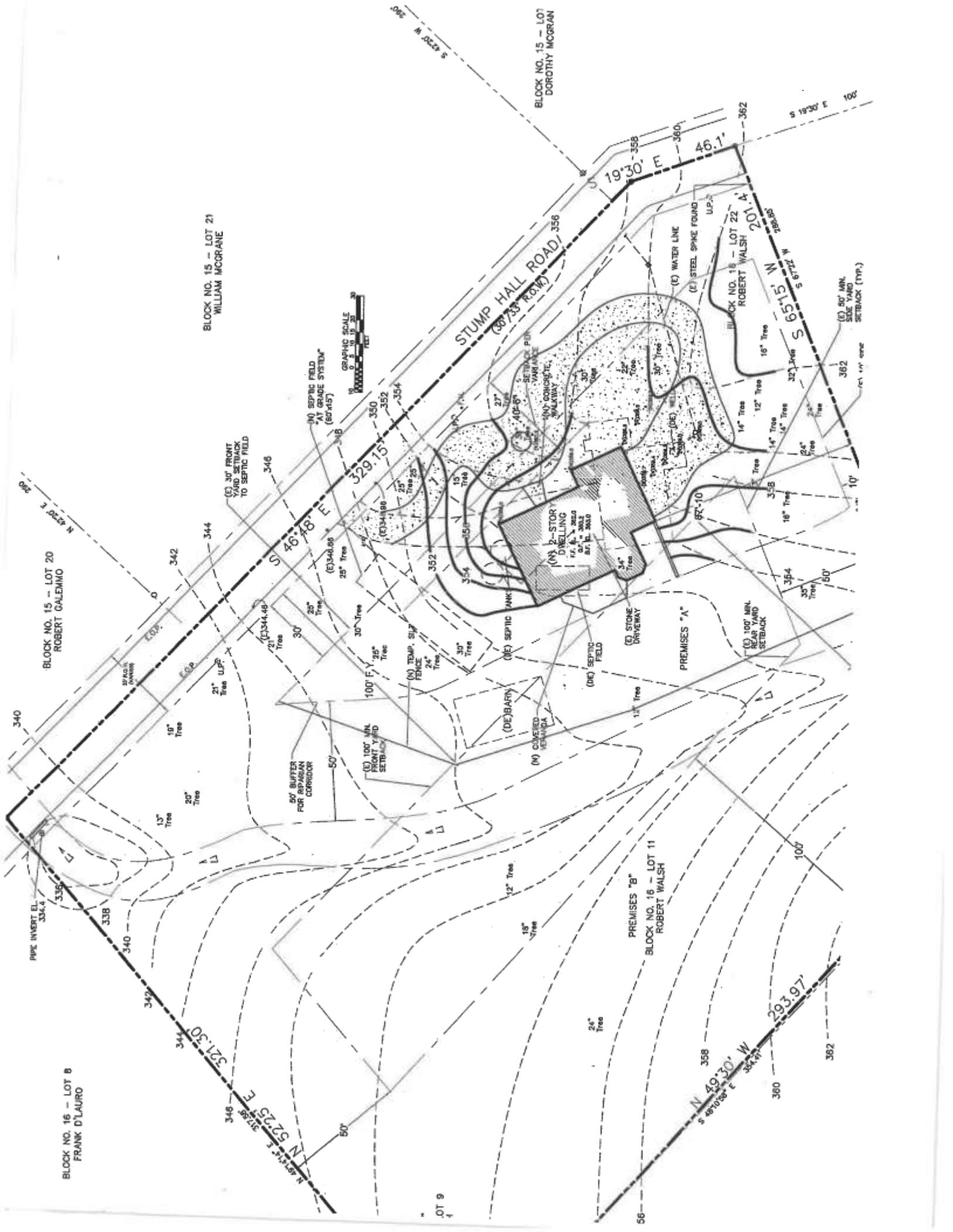
BLOCK NO. 15 - LOT 20  
ROBERT CALEMNO

BLOCK NO. 15 - LOT 21  
WILLIAM MCRANE

BLOCK NO. 15 - LOT 1  
DOROTHY MCRANE

BLOCK NO. 16 - LOT 11  
ROBERT WALSH

BLOCK NO. 18 - LOT 22  
ROBERT WALSH



LOT 9

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WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 MINUTES  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, FEBRUARY 7, 2005 8:00 A.M.

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

No informational items were announced.

**PUBLIC COMMENTS**

- Dennis Caglia, 1316 Dell Road, informed the board that he will be going before the ZHB to ask that he be allowed to complete his garage under the specifications of his original application.
- Oliver Smith, 3102 Fisher Road, advised that ten cub scouts had the pleasure of touring the Farmers Union Hall. He asked about the status of the spring house located off Hawks Nest Lane. He was advised that it may be incorporated into the proposed Greenway Trail. The Board requested that he ask the Historical Society to make recommendations as to the renovations needed.
- Susan Caughlan, 2686 Overhill Drive, questioned the status of the Greenway Trail. She was advised that Jim Faber, P.E., has been asked to give us some suggestions.

1. **APPROVAL OF MINUTES OF DECEMBER 6, 2004**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and amend and approve, the minutes of December 6, 2004.  
(copies were available for review.)

2. **DISCUSSION: WAIVER REQUEST FROM §130-26 B.(c) FOR 3040 STUMP HALL ROAD**

With the assistance of the Township Engineer, the Board agreed that no other alternative is available for an alternate septic site at this property, as prescribed by the Township Code § 130-26 B.(c).

A motion by Mr. Harris, seconded by Mr. Davey and unanimously passed to approve a waiver request from § 130-26 B.(c) for 3040 Stump Hall Road.

3. DISCUSSION: MORAN/RAUSCH TRACT – CONSIDERATION OF PRELIMINARY/FINAL SUBDIVISION APPROVAL AT FEBRUARY 16, 2005 BOARD OF SUPERVISORS MEETING  
Following a discussion of the Moran/Rausch Tract application for subdivision, the Board will place this item on the agenda for the public meeting to be held on February 16, 2005.
4. DISCUSSION: MALONE TRACT – CONSIDERATION OF FINAL SUBDIVISION APPROVAL AT FEBRUARY 16, 2005 BOARD OF SUPERVISORS MEETING  
Following a discussion of the Malone Tract application for subdivision, the Board will place this item on the agenda for the public meeting to be held on February 16, 2005.
5. DISCUSSION: THOMPSON-SCOTT – CONSIDERATION OF FINAL SUBDIVISION APPROVAL AT FEBRUARY 16, 2005 BOARD OF SUPERVISORS MEETING  
Following a discussion of the Thompson-Scott subdivision application, the Board will not place this item on the agenda for the public meeting to be held on February 16, 2005.
6. DISCUSSION: ZONING HEARING APPLICATIONS SCHEDULED FOR FEBRUARY 22, 2005 ZHB MEETING: APPLICATION NO. 05-03; APPLICATION NO. 05-04; APPLICATION NO. 05-05; APPLICATION NO. 05-06
- Application No. 05-03 was discussed. Mr. Garrity will review the options for easements regarding the property.
  - Application No. 05-04 was discussed. There are no major issues of concern.
  - Application No. 05-05 was discussed. Major issues of concern exist.
  - Application No. 05-06 was discussed. Major issues of concern exist. Mr. Kneeland will work with the applicant to see if smaller and fewer signs can suffice.
7. OTHER BUSINESS  
No other business was brought before the Board.

## PUBLIC COMMENTS

No public comments were forthcoming.

## 8. ADJOURNMENT

Mr. Kneeland adjourned the meeting at 9:35 A.M.

## FUTURE MEETINGS:

BOARD OF SUPERVISORS	REGULAR MEETING	FEBRUARY 16, 2005	7:30 P.M.
BOARD OF SUPERVISORS	WORK SESSION	MARCH 7, 2005	8:00 A.M.
JOINT MEETING		MARCH 7, 2005	9:30 A.M.

Respectfully submitted,

  
\_\_\_\_\_  
JOHN R. HARRIS, Secretary

608246

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY FEBRUARY 16, 2005 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

Township is sponsoring a Flower Show bus trip March 9<sup>th</sup>. Seats are available at a cost of \$43.00 for residents, \$45.00 for non-residents

There will be an Easter egg hunt at Heebner Park on Sunday March 20<sup>th</sup>. It starts at Noon

The Township's Spring Newsletter is in the mail.

Park & Recreation spring & summer programs are now available

Check out Worcester Township's new and expanding Web site

**PUBLIC COMMENTS**

No public comments were offered.

**1. APPROVAL OF THE MINUTES OF JANUARY 3, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of January 3, 2005.  
(Copies are available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2004 to December, and year 2005 to January net change:

*December 2004, Report:*

General Fund	1,246,165.30
State	17,273.88
Capital Reserve	31,880.23

**January 2005, Report:**

General Fund	(3,700.51)
State	6.12
Capital Reserve	61.66

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for 2004 to December, and 2005 to January net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$356,446.34.

4. **A MOTION TO AUTHORIZE THE TOWNSHIP SOLICITOR TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 05-05**

The applicants are the owners of a property located at 3101 Germantown Pike, for relief to permit the construction of a 1,647 square foot addition for use in conjunction with the current dental office use.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to authorize the Township Solicitor to oppose Zoning Hearing Board Application No. 05-05.

5. **RESOLUTION NO. 05-02 ACCEPTING THE DEED OF DEDICATION – ABRUZZI SUBDIVISION (CHURCH ROAD ULTIMATE RIGHT OF WAY)**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve Resolution NO. 05-02, accepting the Deed of Dedication for the Abruzzi subdivision, Church Road Ultimate Right of Way.

6. **RESOLUTION NO. 05-03 AUTHORIZING & EMPOWERING BERKHEIMER ASSOCIATES TO IMPOSE & RETAIN COSTS OF COLLECTION ON DELINQUENT TAXES**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve Resolution No. 05-03 authorizing & empowering Berkheimer Associates to impose & retain costs of collection on delinquent taxes.

608246

7. **RESOLUTION NO. 05-04 CONSIDERATION OF PRELIMINARY/FINAL SUBDIVISION APPROVAL – MORAN/RAUSCH TRACT 2-LOT SUBDIVISION**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve Resolution No. 05-04 granting Preliminary/Final Subdivision approval for the Moran/Rausch Tract 2-lot subdivision.

8. **RESOLUTION NO. 05-05 CONSIDERATION OF FINAL APPROVAL-MALONE TRACT 4-LOT SUBDIVISION**

Applicant is Michael Malone proposing a 4-lot subdivision on Wentz church Road (east)/Fisher Road (north), on 10.49 acres located in the LPD Land Preservation District. The existing two-story dwelling and outbuildings will be removed. Public water and on-lot sewers are proposed for these four lots.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve Resolution No. 05-05 granting Final Subdivision approval for the Malone 4-Lot subdivision.

9. **RESOLUTION NO. 05-06 CONSIDERATION OF FINAL APPROVAL FOR THE THOMPSON-SCOTT 23-LOT SUBDIVISION**

Applicant is Pat Sparango proposing a 23-lot subdivision (21 new building lots) on 51.04 acres on 2 noncontiguous parcels located on the south side of Skippack Pike and the west side of Berks Road. The applicant proposes a cluster subdivision (RPD) in the AGR Agricultural District. This Rural Preservation District clustering request was approved by the Board of Supervisors following a Conditional Use hearing held on June 19, 2002. Public water and a public sewerage are proposed.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve Resolution No. 05-06.

10. **PUBLIC HEARING ORDINANCE NO. 2005-203 EXPANSION OF NONCONFORMING STRUCTURE  
OPEN PUBLIC HEARING**

Mr. Kneeland opened the public hearing at 7:40 P.M.

Mr. James Garrity presented introductory remarks regarding Ordinance No. 2005-203.

**Discussion:**

Based on prior court decision in Pennsylvania, this is an ordinance to simply prevent second and third floor expansions for a non-conforming building.

**Public Comments:**

No public comments were offered.

**CLOSE PUBLIC HEARING**

The public hearing was closed at 7:42 P.M.

**VOTE:**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Ordinance No. 2005-203.

11. **PUBLIC HEARING ORDINANCE NO. 2005-204 OTHER LEGITIMATE USES PERMITTED IN LIMITED INDUSTRIAL DISTRICT BY CONDITIONAL USE APPROVAL  
OPEN PUBLIC HEARING**

Mr. Chase Kneeland opened the public hearing at 7:44 P.M.

Mr. James Garrity presented introductory remarks regarding Ordinance No. 2005-204.

**Discussion:**

Pennsylvania law requires Municipalities to permit every use in their land use ordinance. This ordinance is a "catch all" ordinance to control permitted structures. It's a small insurance policy.

**Public Comments:**

No public comments were offered.

**CLOSE PUBLIC HEARING**

The public hearing was closed at 7:45 P.M.

**VOTE:**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Ordinance No. 2005-204.

**GENERAL PUBLIC COMMENTS**

No Public comments were offered at this time.

12. **ADJOURNMENT**

There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 7:46 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	February 22, 2005	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	February 24, 2005	7:30 P.M.	W.T. COMMUNITY HALL
GROWING GREENER	March 3, 2005	7:00 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS	March 7, 2005	8:00 A.M.	W.T. COMMUNITY HALL
WORK SESSION			
JOINT MEETING	March 7, 2005	9:30 A.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	March 16, 2005	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,


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 JOHN R. HARRIS, Secretary

608246

**WORCESTER TOWNSHIP**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**WORK SESSION**  
**MINUTES**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, PA**  
**MONDAY, MARCH 7, 2005 8:00 A.M.**

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

No informational items were announced.

**PUBLIC COMMENTS**

- Held until the end.

**1. APPROVAL OF MINUTES OF FEBRUARY 7, 2005**

A motion by Mr. Kneeland, seconded by Mr. Davey, to dispense with the reading of, and unanimously approve as written, the minutes of February 7, 2005.

A change in agenda order was announced and the Board proceeded with item #4 on the agenda.

**2. LETTER FROM DOUGLAS R. BLAZEY, ESQUIRE RE: APPLEWOOD ESTATES**

Board of Supervisors acknowledged receipt of letter and researched the matter of tree cutting at Thompson/Scott development known as Applewood Estates. They concluded that only brush cutting was done and Sparango Developers were not in violation of any Township ordinance. Trees 6" in diameter must be replaced only if over 25% are removed.

Joseph Nolan, Township Engineer, responded to the letter indicating that there are two separate issues.

1. Montgomery County Conservation Department was concerned with earth disturbance on the estate lot. Mr. Nolan spoke with Mike Shannon regarding E&S. The only E&S report filed was in relation to tract development, not estate lot.
2. The cleaning activities identified by Attorney's letter resulted in CKS representatives performing a "stump" count. Joe Nolan was personally there on Saturday and Sunday and verified that only 14 trees were cut, 9 around barn, 5 behind shed. The balance was shrub cleaning activity. He has photos of barn and shed clearing. The site was apparently being used as a dump site.

James Garrity, Township Solicitor, indicated that no violation took place.

Douglas R. Blazey, Attorney representing residents showed video of alleged disturbance. He requested copies of the letters from CKS indicating their findings.

Joseph Nolan verified that all activity was in lot 23 and indicated that only 14 trees had been removed.

### 3. NATURAL LANDS TRUST – DAVID HARPER

John Gaadt showed presentation on Storm Water Management, blending NLT with PA storm water management. He stressed the impacts of runoff.

TMDL – in draft form right now

Stated that Worcester Township's ordinances are good and he has minor recommendations for changes.

Mr. Kneeland thanked Mr. Gaadt and Mr. Harper for their presentations to the Board.

### 4. DISCUSSION: KUMPF-BELL SUBDIVISION

Frank Bartle, attorney for the developer, requested permission to allow clearing and road cutting to begin. It was noted that the developer has conditional use and that the subdivision has preliminary approval. Joseph Nolan, CKS Engineers, noted that DEP has rejected the planning module. James Garrity indicated that no building permits can be issued until all public improvements are in or escrow has been posted. The developer has not obtained Penn DOT permits for Trooper Road and Joseph Nolan informed the Board of Supervisors that he was not comfortable with starting the job, citing that there are too many outstanding issues. Based on no final approval, outstanding Penn Dot and DEP permits, and off site improvements without agreements and escrow, the Board recommended the developer wait until approvals are in place.

608246

### 5. OTHER BUSINESS

Revised- 1. NPWA minutes read that Worcester Township was adamant about location of water tower. It was stated that see below NPWA has eminent domain rights.

### PUBLIC COMMENTS

Revised- Susan Caughlan asked if the storm water proposal would be on the next agenda. Chase Kneeland responded with see below a negative.

Dennis Caglia of Dell Road noted that the joint session had been cancelled. He inquired when it was rescheduled and asked if the Township had a position on his ZHB application. Charles Sardo indicated that it will be on the agenda March 16<sup>th</sup> with the Township authorizing their solicitor to oppose.

Mr. Kneeland adjourned the meeting at 9:45 A.M.

Respectfully submitted,



EUNICE C KRIEBEL, Assistant Secretary

### 5. OTHER BUSINESS

1. NPWA minutes of their latest Board meeting read that Worcester Township was adamant about location of water tower. Mr. Davey made the point that the Township had "preference" for the Variety Club site but was not adamant about it. It was noted that NPWA has eminent domain rights and could condemn the Variety Club site if it wished.

### PUBLIC COMMENTS

Susan Caughlan asked if the storm water ordinance review proposal from NTL would be on the next agenda. Mr. Kneeland responded that for now the Township would be utilizing input and oversight of the Township Engineer and the Township Solicitor as well as input from NLT, such as Mr. Harper's presentation this morning.

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY MARCH 16, 2005 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

Township is holding an Easter Egg Hunt in Heebner Park on Sunday, March 20<sup>th</sup> at noon.

Spring & Summer program sign-ups have already started.

The Codes of Worcester are available on the web site.

**PUBLIC COMMENTS**

No public comments were offered.

**1. APPROVAL OF THE MINUTES OF FEBRUARY 16, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of February 16, 2005.  
 (Copies are available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to February net change:

**February 2005, Report:**

General Fund	116,667.62
State	(5,721.71)
Capital Reserve	7,095.32

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for February, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$201,777.16.

**4. A MOTION TO AUTHORIZE THE TOWNSHIP SOLICITOR TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 04-12** (Dennis and Deborah Caglia, 1316 Dell Road, Norristown, PA 19403).

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to authorize the Township Solicitor to oppose Zoning Hearing Board Application No. 04-12.

**5. A MOTION TO AUTHORIZE THE TOWNSHIP SOLICITOR TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 05-07** (Seasons of Worcester, LLC, 2030 Legat Lane, Harleysville, PA 19438 and Center Square Associates, C/O Continental Real Estate, 700 W. Germantown Pike, East Norriton, PA 19403).

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to authorize the Township Solicitor to oppose Zoning Hearing Board Application No. 05-07.

**6. RESOLUTION NO. 05-07 FOR A REVISION TO THE "OFFICIAL SEWAGE FACILITIES PLAN" FOR THE JOHN CZOP SUBDIVISION.**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to AUTHORIZE RESOLUTION No. 05-07 A REVISION TO THE "OFFICIAL SEWAGE FACILITIES PLAN" FOR THE JOHN CZOP SUBDIVISION.

**7. A MOTION TO AWARD THE EQUIPMENT RENTAL BID HAVING BEEN DULY ADVERTISED FOR BID, NOTICE WAS GIVEN BY WORCESTER TOWNSHIP TO ACCEPT BIDS TO PROVIDE MATERIALS AND/OR EQUIPMENT FOR TOWNSHIP USE. THE BIDS WERE OPENED ON MARCH 9, 2005 AT APPROXIMATELY 1:00 P.M.**

A MOTION BY MR. HARRIS, SECONDED BY MR. DAVEY AND PASSED UNANIMOUSLY TO AWARD THE EQUIPMENT RENTAL BID TO THE LOW BIDDER: HARRIS GRAMM CONTRACTORS, INC.

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EQUIPMENT RENTAL		HARRIS GRAMM CONTRACTORS, INC. 1432 GRANGE AVENUE COLLEGEVILLE, PA 19426	
BID ITEM	UNIT	DESCRIPTION	RATE
1	Hour	580 E Backhoe	\$52.00
2	Hour	480 E LL Loader	\$50.00
3	Hour	755 Loader	\$76.00
4	Hour	450 Crawler Dozer	\$65.00
5	Hour	10-12 Ton 3-Wheel Roller	\$55.00
6	Hour	10 Ton Tandem Roller	\$55.00
7	Hour	252 Vibratory Roller	\$60.00
8	Hour	Blaw Knox Paver	N.B.
9	Hour	300 Maudlin Paver	\$65.00
10	Hour	Air Compressor Package	\$45.00
11	Hour	Tandem Axle Truck with Trailer	\$58.00
12	Hour	Single Axle Dump - 9 Tons	N.B.
13	Hour	Tandem Axle - 18 Tons	N.B.
14	Hour	Tri-Axle Dump - 22 Tons	\$52.00

8. **A MOTION TO AWARD THE MATERIALS BID**  
 HAVING BEEN DULY ADVERTISED FOR BID, NOTICE WAS GIVEN BY WORCESTER TOWNSHIP TO ACCEPT BIDS TO PROVIDE MATERIALS AND/OR EQUIPMENT FOR TOWNSHIP USE. THE BIDS WERE OPENED ON MARCH 9, 2005 AT APPROXIMATELY 1:00 P.M.

A MOTION BY MR. HARRIS, SECONDED BY MR. DAVEY, AND PASSED UNANIMOUSLY TO AWARD THE MATERIALS BID TO THE LOW BIDDERS:

(STONE) HIGHWAY MATERIALS, INC.  
 (PAVING MATERIAL) GLASGOW INC.

<b>STONE</b>				<b>HIGHWAY MATERIALS INC. 1750 WALTON ROAD BLUE BELL, PA 19422</b>		
<b>ITEM NO.</b>	<b>APPROX. QUANTITY</b>	<b>UNIT</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE FOB-PLANT</b>	<b>UNIT PRICE DELIVERED</b>	
1	200	Tons	No. 10 Aggregate (#1)	\$7.50	\$11.15	
2	300	Tons	No. 8 Aggregate (#1B)	\$8.70	\$12.35	
3	400	Tons	No. 2A Modified Aggregate	\$6.00	\$9.65	
4	300	Tons	No. 57 Aggregate (#2B)	\$8.00	\$11.65	
5	300	Tons	No. 3 Aggregate	\$6.95	\$10.60	
6	600	Tons	No. 3A Modified Aggregate	\$6.00	\$9.65	
7	200	Tons	No. 1 Aggregate (#4)	\$6.95	\$10.60	
<b>PAVING MATERIAL</b>				<b>GLASGOW, INC. P. O. BOX 1089 GLENSIDE, PA 19038</b>		
1	400	Tons	ID-2 Base	\$25.60	\$31.15	
2	400	Tons	ID-2 Top (H Aggregate)	\$28.10	\$33.65	
3	400	Tons	2A Modified Bituminous Mix	\$23.20	\$28.75	
4	400	Tons	BCPC	\$23.20	\$28.75	
5	200	Tons	PSP Cold Patch	\$50.00	\$54.15	
6	400	Tons	ID-3 Airport Mix	\$26.25	\$31.80	

**9. A MOTION TO AWARD THE BID FOR THE TRAFFIC LIGHT ROUTE 73 & BUSTARD ROAD**

HAVING BEEN DULY ADVERTISED FOR BID, NOTICE WAS GIVEN BY WORCESTER TOWNSHIP TO ACCEPT BIDS. THE BIDS WERE OPENED ON MARCH 9, 2005 AT APPROXIMATELY 1:00 P.M.

A MOTION BY MR. HARRIS, SECONDED BY MR. DAVEY, AND PASSED UNANIMOUSLY, TO AWARD THE TRAFFIC LIGHT ROUTE 73 & BUSTARD ROAD BID TO THE LOW BIDDER: CARR & DUFF, INC.

<b>COMPANY NAME</b>	<b>BID AMOUNT</b>
Carr & Duff, Inc. 2100 Byberry Road Huntingdon Valley, PA 19006	\$66,450.00

**GENERAL PUBLIC COMMENTS**

No Public comments were offered at this time.

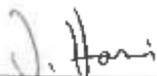
**10. EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTER****11. ADJOURNMENT**

There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 7:40 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	March 22, 2005	6:30 P.M.	W.T. COMMUNITY HALL
PLANNING COMMISSION	March 24, 2005	7:30 P.M.	W.T. COMMUNITY HALL
GROWING GREENER	April 7, 2005	7:00 P.M.	W.T.COMMUNITY HALL
BOARD OF SUPERVISORS			
WORK SESSION	April 4, 2005	8:00 A.M.	W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	April 20, 2005	7:30 P.M.	W.T. COMMUNITY HALL

Respectfully submitted,

  
 \_\_\_\_\_  
 JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 MINUTES  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, APRIL 4, 2005 8:00 A.M.

608246

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE****PRESENT:**

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

**INFORMATIONAL ITEMS**

No informational items were announced.

**PUBLIC COMMENTS**

- No public comments

**1. APPROVAL OF MINUTES OF MARCH 7, 2005**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and unanimously approve as written, the minutes of March 7, 2005.

**2. NATURAL LANDS TRUST – PAONE SKETCH**

The developers for the project made a presentation. They have purchased the additional adjacent property and have therefore submitted a new sketch plan showing the entire tract. It is now proposed to have 39 lots.

Monica Drewniany of Natural Lands Trust (NLT) said that she would review the new plan. Density is still a question.

**3. CONTORNO – ZHB – MIKE FUREY**

Mr. Michael Furey, attorney for Dr. Contorno cited that the 1995 ZHB granted approval for a dental office. Dr. Contorno has 2 adjacent lots, one of which is the office location. This is a professional office use, allowed by variance. In 2005, Dr Contorno requested a 1,700 square foot building which was opposed. They agreed to a 961 square feet building. His client will agree to only 2 dentists and no increase in parking area.

The Board indicated that they will take this information under consideration in determining their position on the variance request.

#### 4. THE RESERVE AT CENTER POINT

Mr. Robert Gundlack, attorney for Reserve at Center Point, introduced Bill Palkovics, owner of Del Val Soil, who gave a presentation on drip irrigation technology and indicated that DEP has approved this system at other sites.

Joe Nolan, Township Engineer, suggested they research an alternative system backup and prepare estimated costs for operation of the drip system. The Board asked if the developer would be willing to escrow funds for future repairs or replacements of the system. Mr. Gundlack indicated that that would not be a problem. Frank Davey stated that the Township would not be party to the DEP permit application.

#### 5. STONY CREEK FARMS

Aqua American had previously provided the Board of Supervisors with an operating proposal. Joe Nolan, Township Engineer, has had conversations with DEP and they are not opposed to third party ownership.

Frank Davey stated that there are no negatives to the proposal as long as Aqua American has agreed to no further expansion of the plant.

Charles Sardo is to call Brennan Marion and inform him of the decision.

#### 6. THOMAS SPEERS, Attorney for SEASONS OF WORCESTER

Asked what the Board's opposition is to his client's ZHB request for variance, Mr. Speers indicated prior use was similar and his client proposed no building changes. She would be selling bedding plants, flowers, vegetables, lawn ornaments and seasonal Christmas items. He indicated that this property was historically commercial and that this is not an intense commercial use.

Chase Kneeland cited the 1988 ZHB decision, item #10 indicating the Bair use was temporary use only.

Attorney Speer stated that the zoning applies to the property, not to individuals.

#### 7. LIBERTY BELL TRAIL – DISCUSSION

John Harris informed the Board that this is a County project, running from East Norriton to Quakertown. The County wants Worcester signatures on a resolution supporting the trail.

The Board needs more details before going ahead and will wait for formal request from county.

#### 8. OTHER BUSINESS

Oliver Smith asked the progress of repairs for the stone spring house on Hawks Nest Road. He provided the phone number of masonry contractor.

Oliver Smith asked if it was feasible to float a bond to secure open space before it is gone and suggested that it be put on the ballot for next election. He informed the Board that other Townships have bought land, stripped the development rights, and then re-sold the ground without development rights to recoup their investment.

Charles Sardo questioned James Garrity about how to proceed concerning an addition to the building for Merrymead Farm. Mr. Garrity indicated that he will research the matter and get back to the Board.

None

The Board further discussed Dr. Contorno's request and agreed not to oppose this ZHB application but have him file a land development application to review landscaping and parking issues. It was suggested that he connect to public sewers. The solicitor will request that there be a stipulation that there be no expansion of staffing from the current level.

They reviewed comments regarding the ZHB application by Seasons of Worcester. Based on potential increase in traffic and outside operations the Board will maintain opposition to the variance request.

It was noted that The Reserve at Center Point drip irrigation issue was approved by the Worcester Township Planning Commission if the system were moved from the trees to open space. The Growing Greener ordinance allows individual systems in the open space. Joe Nolan suggested the builder explore the possibility of individual lot systems, citing that the Township will not be on the permit application to DEP.

Mr. Kneeland adjourned the meeting at 10:20 A.M.

Respectfully submitted,



John R. Harris, Secretary

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WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY APRIL 20, 2005 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

The Board of Supervisors has just returned from the annual PSATS convention in Hershey, Pennsylvania. All state supervisors convene to hear speakers and attended seminars regarding many various issues facing government today. Governor Rendell spoke at the convention and it was a very good conference.

The 2004 Roadway Reconstruction Project that was halted last year will commence 4/26/05. Most of the roads affected were in the Fairview Village area.

**PUBLIC COMMENTS**

Elmer Quay of 3122 Methacton Avenue inquired as to when PAWA will be told to repair lawns damaged by water installation? It was noted that the rain delayed the start of the restoration.

William Kazimer suggested that PAWC should rake and seed before the roads are repaired.

1. **APPROVAL OF THE MINUTES OF FEBRUARY 16, 2005**  
 A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of March 16, 2005.  
 (Copies are available for review.)
2. **TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to March net change:

**March 2005, Report:**

General Fund	\$212,445.83
State	(\$4,531.76)
Capital Reserve	\$7,167.29

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for March, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$253,137.64.

**4. A MOTION TO AUTHORIZE THE TOWNSHIP SOLICITOR TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 05-08** (Thomas J. Wolffgang, 3477 Stump Hall Road, Colledgeville, PA 19426).

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to authorize the Township Solicitor to oppose Zoning Hearing Board Application No. 05-08.

**5. RESOLUTION NO 05-09 FOR A REVISION TO THE "OFFICIAL SEWAGE FACILITIES PLAN" FOR THE KUMPF BELL SUBDIVISION.**

Mr. Kneeland remarked that it was a routine inclusion into 537 Plan – State Approved Plan.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to AUTHORIZE RESOLUTION NO 05-09 A REVISION TO THE "OFFICIAL SEWAGE FACILITIES PLAN" FOR THE KUMPF BELL SUBDIVISION.

**GENERAL PUBLIC COMMENTS**

It was reported that Chase Kneeland and Susan Caughlan attended a joint meeting at Evansburg Park. Mr. Kneeland gave a review of the meeting highlighting a proposed extension of the trail way from Evansburg Park to Heebner Park.

The trails in Evansburg Park need revisions and Park officials are requesting neighboring communities input and cooperation in continuation of the trails. Worcester Township Greenway Plan will dovetail with their plan..

Elmer Quay of 3122 Methacton Avenue questioned the sewer rental price. He stated that surrounding townships charge based on water usage. Mr. Kneeland responded that Worcester was not planning to change its flat fee policy.

**6. ADJOURNMENT**

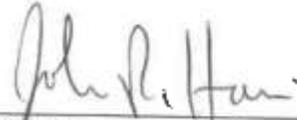
There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 7:40 P.M.

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## FUTURE MEETINGS:

ZONING HEARING BOARD	April 26, 2005	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	April 28, 2005	7:30 P.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS		
WORK SESSION	May 2, 2005	8:00 A.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	May 18, 2005	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,



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JOHN R. HARRIS, Secretary

**WORCESTER TOWNSHIP**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**WORK SESSION**  
**MINUTES**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, PA**  
**MONDAY, MAY 2, 2005 8:00 A.M.**

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**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE****PRESENT:**

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

**INFORMATIONAL ITEMS**

No informational items were announced.

**PUBLIC COMMENTS**

- No public comments

**1. APPROVAL OF MINUTES OF APRIL 4, 2005**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and unanimously approve as written, the minutes of April 4, 2005.

**2. HOMSHER HILL – OVERSIGHT AGREEMENT – INPUT FROM JIM GARRITY**

Ed Mullin/Brennan Marion

**3. MEADOW VIEW LANE – SUBDIVISION – PRESENTATION OF RPD DEVELOPMENT**

New RPD Plan has been submitted for consideration. The parcel is 9.9 acres.

**4. THE RESERVE AT CENTER POINT – DRIP IRRIGATION**

Conditional approval for RPD has been granted. The Township needs more information on drip irrigation. Joe Nolan will call the engineer, Mr. Langan, to determine status of the investigation of on-site septic.

**5. TRAFFIC CALMING DEVICES – PROCEDURE FOR INSTALLATION – INPUT FROM JOE NOLAN.**

Landis Road and Bean Road were discussed. A three-way stop is warranted for Bean Road. Joe Nolan determined that a 50-foot line of sight is not present.

The Township will contract McMahon Associates for study and suggestions for Landis Road.

**6. OTHER BUSINESS**

Chase Kneeland requested a resolution for the Tax Collector to charge taxpayers \$5 for tax bill duplicates and to pass on charges for returned checks. Jim Garrity, Township Solicitor, is to prepare a resolution.

7. PUBLIC COMMENTS

None.

8. EXECUTIVE SESSION TO DISCUSS POSSIBLE LITIGATION AND PERSONNEL MATTER.

Mr. Kneeland adjourned the meeting at 9:05 A.M.

Respectfully submitted,

  
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John R. Harris, Secretary

**WORCESTER TOWNSHIP**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**MINUTES**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, PA**  
**WEDNESDAY MAY 18, 2005 7:30 P.M.**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Mr. Kneeland led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

The paving contractor, Allan Myers Inc., will begin the final paving for the continued 2004 road project on May 29<sup>th</sup>. There is currently landscaping and driveway restoration taking place.

The Bustard Road traffic light pre-construction meeting took place. The project is actively moving forward.

**PUBLIC COMMENTS**

Tim Fagen of 1046 Ethel Avenue inquired if public water would be installed before the paving is completed. Mr. Kneeland indicated that the Township is working with PAWA, but water service on Ethel Ave. is not anticipated before paving. Mr. Fagen indicated that many of his neighbors have well problems also and are eager for public water.

Michael Gradwell of 1040 Ethel Avenue, stated that once the road is topped, the road should not be cut to supply water service. The Township should move to top pave the road and let PAWC dig along the side.

**1. APPROVAL OF THE MINUTES OF APRIL 20, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of April 20, 2005.  
(Copies were available for review.)

**2. TREASURER'S REPORT**

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The Treasurer's reports for the year 2005 to April net change:

**April 2005, Report:**

General Fund	\$229,197.05
State	\$165,237.84
Capital Reserve	\$7,246.71

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for April, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$147,610.60.

**4. A MOTION TO AUTHORIZE THE WORCESTER TOWNSHIP FIRE POLICE TO ASSIST SKIPPACK TOWNSHIP WITH THEIR 4<sup>th</sup> OF JULY CELEBRATION.**

Mr. Kneeland indicated that Worcester Township strives for inter-municipal cooperation.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to authorize the Worcester Township Fire Police to assist Skippack Township with their 4<sup>th</sup> of July celebration.

**5. RESOLUTION NO 05-10 FOR A CONSIDERATION OF PRELIMINARY/FINAL SUBDIVISION APPROVAL – RUSSELL BRYANT JR. & RUSSELL & RENEE BRYANT 1948 SHUTT MILL ROAD.**

Joseph Nolan, township engineer, stated that all issues indicated in his letter of April 28, 2005 have been addressed.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to authorize resolution No 05-10 for preliminary/final subdivision approval for Russell Bryant Jr. & Russell & Renee Bryant of 1948 Shutt Mill Road.

**6. PUBLIC HEARING – ORDINANCE 05-205 MILESTONE SPEED LIMITS**

Jim Garrity, Township Solicitor, opened the Public Hearing at 7:40 P.M.

Joseph Nolan gave a brief explanation of this Ordinance stating that Pennsylvania law allows residential development to be posted for speed without a speed study.

There were not comments from the public.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Ordinance 05-205 Milestone Speed Limits.

**7. PUBLIC HEARING – ORDINANCE 05-206 STOP SIGN – BEAN & BEYER ROADS**

Joseph Nolan gave a brief explanation of this Ordinance and indicated that an engineering study was performed. He stated that this is a “T” intersection and that it warrants having stop signs placed on all three legs. Mr. Nolan recommends placement of signs.

There were no questions.

Mr. Kneeland closed the Public Hearing at 7:44 P.M.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Ordinance 05-206 Stop Sign – Bean & Beyer Roads.

**8. CONDITIONAL USE HEARING – HOMSHER HILL, LLC/STONEY CREEK FARMS OF WORCESTER, LP. RIPARIAN CORRIDOR CROSSINGS FOR ROADS AND TRAILS**

Mr. Kneeland opened the Conditional Use Hearing at 7:45 P.M.

Mr. Garrity gave a brief explanation of this Conditional Use stating it is 113 acres on North Wales and Township Line Road and zoned AQRC. The applicant wishes to develop the property as AQRC and seeks several conditional uses.

Mr. Garrity closed the Conditional Use Hearing at 8:18 P.M.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Conditional Use, Homsher Hill, LLC/Stoney Creek Farms of Worcester, LP. Riparian Corridor Crossings for Roads and Trails with the following two conditions:

- 1) That applicant obtains all outstanding approvals as indicated in Conditional Use hearing
- 2) Any grey areas indicated in the CKS Engineers review letter be addressed.

**GENERAL PUBLIC COMMENTS**

William Kazmier indicated that on the Southeast side of Adair Drive, a sign was damaged and not replaced by the sewer contractor.

He also questioned the positioning of the entrance and exit signs for the Community building. Mr. Nolan addressed his concern and stated that both

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alternatives were considered and that the existing method was considered safer under the circumstances.

The Board of Supervisors adjourned to executive session for litigation issue and will take no action.

**9. ADJOURNMENT**

There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 8:30 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	MAY 24, 2005	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	MAY 26, 2005	7:30 P.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS		
WORK SESSION	JUNE 6, 2005	8:00 A.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	JUNE 6, 2005	9:30 A.M. W.T. COMMUNITY HALL
W/ PLANNING COMMISSION		
BOARD OF SUPERVISORS	JUNE 15, 2005	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,




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JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 MINUTES  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, JUNE 6, 2005 8:00 A.M.

608246

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE****PRESENT:**

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

**INFORMATIONAL ITEMS**

The three-way stop installed at Bean and Beyer Roads has reportedly made the residents happy.

**PUBLIC COMMENTS**

- No public comments

**1. APPROVAL OF MINUTES OF MAY 2, 2005**

A motion by Mr. Harris, seconded by Mr. Kneeland, to dispense with the reading of, and unanimously approve as written, the minutes of May 2, 2005.  
(Copies were available for review).

**2. DISCUSSION – SUNNY BROOK BASEBALL FIELDS**

An additional 90-foot baseball field is needed within the township. The area at Sunny Brook designated for this field is too small. Joe Nolan, township engineer, recommended two 60-foot fields. The only place in township that a 90-foot field could be added is the Township Park multi-purpose area. It was suggested that we could possibly get a 90-foot field and soccer field in that area.

**3. ROTELLE DEVELOPMENT CO. – DRAFT PLAN REVIEW DETWIELER/KIBBLEHOUSE TRACT**

Neal Stein, attorney for the developer, Rotelle Development. Property is located at Weber and Berks Road. The property has a riparian corridor, FEMA flood plan. The plan proposes private water and sewer on large lots. The developer was informed of Turnpike widening and suggested he contact Turnpike Commission for details. The sketch plan proposed 12 lots with the original house lot on 16 acres to preserve an estate lot. The developer noted environmental constraints on Weber Road. Mr. Kneeland suggested the developer consider a Growing Greener review indicating the lot yield remains the same, but open space is more centralized.

**4. MIKE EVANS – DISCUSSION OF THE MORAN TRACT**

Mike Evans, developer, presented a proposed RPD plan to Board of Supervisors. Build by right plan yields 25 lots. He is interested in Growing Greener and Natural Lands Trust. Mr. Harris indicated that the ordinance is close to final but still in draft form.

5. OTHER BUSINESS

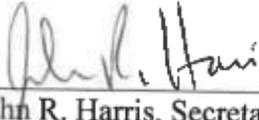
Mr. Sardo, township manager, informed the Board that he has received requests from Mill Road residents for a stop sign at Mill Road by Kriebel Mill Road near the high school. Joe Nolan, township engineer, said it does not warrant a sign. Board will await further written requests.

6. PUBLIC COMMENTS

None.

Mr. Kneeland adjourned the meeting at 8:45 A.M.

Respectfully submitted,

  
\_\_\_\_\_  
John R. Harris, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY JUNE 15, 2005 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Mr. Kneeland led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

The Township is sponsoring a Phillies Game Bus Trip, on Friday September 9<sup>th</sup>., Phillies vs. Florida Marlins. The bus departs the township building at 4:45 pm.

Ice Cream Sundae Sunday, August 7th, starts at noon, includes a magic show and free ice cream sundaes.

A variety of summer camps are being offered in the township, with full details and sign-up available through township web site or office.

**PUBLIC COMMENTS**

No Public Comments

**1. APPROVAL OF THE MINUTES OF MAY 18, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of May 18, 2005.  
(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to May net change:

*May 2005, Report:*

608246

General Fund	\$529,393.93
State	\$165,240.16
Capital Reserve	\$7,323.62

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for May, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$151,471.62.

**4. ACKNOWLEDGE RECEIPT OF APPLICATION FROM MB INVESTMENTS FOR 4 PROPERTIES TO BE PLACED INTO THE AGRICULTURAL SECURITY DISTRICT – 3001 MILL RD., - 1224 VALLEY FORGE RD. – 3229 GERMANTOWN PIKE – 3243 GERMANTOWN PIKE**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to acknowledge receipt of application from MB Investments for 4 properties to be placed into the Agricultural Security District – 3001 Mill Rd. – 1224 Valley Forge Rd. – 3229 Germantown Pike – 3243 Germantown Pike.

**5. A MOTION TO AUTHORIZE THE TOWNSHIP SOLICITOR TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 05-13 PROPERTY LOCATED AT 2973 GERMANTOWN PIKE FOR A SIGN VARIANCE (ECKERD DRUG STORE)**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to AUTHORIZE THE TOWNSHIP SOLICITOR TO OPPOSE ZONING HEARING BOARD APPLICATION NO. 05-13 PROPERTY LOCATED AT 2973 GERMANTOWN PIKE FOR A SIGN VARIANCE (ECKERD DRUG STORE).

**6. RESOLUTION NO. 05-12 IN SUPPORT OF MONTGOMERY COUNTY IN PLANNING FOR THE LIBERTY BELL TRAIL AND THE POWER LINE TRAIL**

Mr. Kneeland remarked that Montgomery County has initiative underway to have trails throughout the county.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Resolution No. 05-12 in support of Montgomery County in planning for the Liberty Bell Trail and the Power Line Trail.

**7. PUBLIC HEARING – ORDINANCE 05-207 TAX COLLECTOR FEES**

Mr. Kneeland opened the Public Hearing at 7:37 P.M.

Mr. Jim Garrity, Township Solicitor, gave a brief explanation of this Ordinance.

This Ordinance amends the township code to establish and permit tax duplication fees and returned check fees as follows:

\$15 to prepare and mail tax certificate; \$5 administrative fee for returned checks; \$5 to request duplicates.

There were no questions.

Mr. Garrity closed the Public Hearing at 7:39 P.M.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Ordinance 05-207 Tax Collector Fees.

608246

**GENERAL PUBLIC COMMENTS**

Dorothy McGrane of 3025 Stump Hall Road, a 45-year township resident, expressed concern about the size of the proposed Eckerd Drug Store signs. Mr. Kneeland responded that the Township had already authorized the Solicitor to oppose the application.

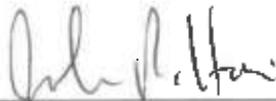
**8. ADJOURNMENT**

There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 7:41 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	JUNE 28, 2005	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	JUNE 23, 2005	7:30 P.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS		
WORK SESSION	JULY 6, 2005	8:00 A.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	JULY 20, 2005	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,

  
 \_\_\_\_\_  
 JOHN R. HARRIS, Secretary

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORK SESSION  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
WEDNESDAY, JULY 6, 2005 8:00 A.M.

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

- CHASE E. KNEELAND
- FRANK L. DAVEY
- JOHN R. HARRIS

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

- Al DeGennaro, Attorney for JP Mascaro, MB Investments, and Pat Mascaro, referred to application of MB Investments to have four properties accepted into the Agricultural Security District. Pat Mascaro is looking a property for a corporate headquarters. He suggested the Heist property or Germantown Pike property next to the church as potential sites and to have that property eliminated from the ASD. He indicated that there are 60-100 employees and this building would function as an administrative office with approximately 30,000 square feet being utilized as a two-story building. MB Investments will amend the ASD application to remove one property at the Board's recommendation.
- Barbara Mayer, property owner of 3005-3007 Skippack Pike stated that she sent a letter requesting the property be rezoned from agricultural to commercial. It is currently non-conforming. She wants to merge the property with property owned by Exxon for a Commerce Bank site. Benefits would be:
  - o Exxon Station is an eye sore. MTBE contamination. Well and soils contaminated.
  - o Commerce Bank will clean soils.
  - o Traffic flow has increased. They propose a turning lane south bound on RT 363 for Westbound traffic on Route 73 and turning lane for elementary school.
  - o Her property backs up to the school and could provide a driveway to Route 363 eliminating traffic on Route 73.

**1. APPROVAL OF MINUTES OF JUNE 6, 2005**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and unanimously approve as written, the minutes of June 6, 2005.  
(Copies were available for review).

**2. ZAVETA CONSTRUCTION – DRAFT PLAN FOR A PROPOSED SUBDIVISION OF THE ROCCO PROPERTY**

Robert Blue, PE & Richard Zaveta, Developer gave a proposal for a subdivision of the Rocco property. They indicated that all five lots perked and proposed sand mounds or a drip system. Mr. Zaveta, owner of the property indicated that it is a high-end development and preserves existing structures. He

presented photos of the Rocco/Schweiker estates and projects that Mr. Zaveta has developed elsewhere with similar architecture. Proposed houses would be 6000-8000 square feet. He indicated that he will maintain the look, pin oaks, fencing, etc. He suggested road material of red cinders to achieve an estate presence with no shared driveways. Proposed trails and parking area were pointed out to Mr. Zaveta by the Township.

### 3. DISCUSSION: LANDIS ROAD TRAFFIC CALMING EVALUATION

Speed reduction will be sought by painting lines to make the road appear narrower. Joe Nolan, township engineer, spoke with Ken O'Brien of McMahon Associates, who says that Landis Road is not appropriate for speed bumps. Joe Nolan recommended line painting as the best solution to speeding on the road. Mr. Kneeland told Mr. Nolan to go ahead and notify residents.

### 4. WHEATSHEAF HOMEOWNER'S ASSOCIATION LETTER – ANNUAL SPRINKLER INSPECTION

Tabled to a later date.

### 5. KIBBLEHOUSE PROJECT – PUBLIC SEWER OR ON-SITE SYSTEMS

There was a discussion of public sewer feasibility down Weber or Berks Roads. Joe Nolan has done a preliminary analysis of township public sewerage. An easement would be necessary to go into Valley Green WWTP. This plant is expandable, but not to double the size due to space restrictions. Several options for public sewer were discussed noting the two existing treatment plants and the Myers proposed plant. Joe Nolan indicated that it is easier to expand than build new plants. Mr. Nolan will contact their engineer to suggest they use public sewer.

Public sewer for the Evans and Zaveta properties was discussed with access to Valley Green via the Fawn Creek pumping station.

### 6. DISCUSSION: PATH THROUGH WESTRUM AND GAMBONE DEVELOPMENTS

It was noted that Kumpf Bell (Gambone tract) was already given preliminary approval. This tract already has open space around the tract and that is a possible location for a trail if the township takes ownership or an easement. It was noted that a Homeowner's Association can not own the 50' R-O-W on Township Line Road for access from Westrum's development. Mr. Nolan will check into ownership.

### 7. DISCUSSION: 2107 DEEP MEADOW LANE DRIVEWAY

The owner is asking for a "U"- shaped driveway. Permission was given to the owner across the street. There was no objection from the Board of Supervisors since it is a low traffic road.

A motion by Mr. Harris, seconded by Mr. Davey, and approved unanimously, to waive section 130-17-B6 of the Subdivision and Land Development ordinance and to allow 2107 Deep Meadow Lane two driveway cuts.

MB Investments' proposed amendment of their application for the AGR Security was discussed. It was agreed that the Heist property is not desirable for an office building. The 17-acre tract on Germantown Pike has possibilities but would have a direct impact on Berwick Place WWTP. The Township will have James Garrity, solicitor, call Al DeGennaro, Attorney for MB Investments to suggest deed restriction of the rest of the latter property if an office were permitted.

### 8. OTHER BUSINESS

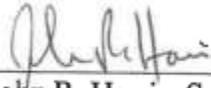
None

### 9. PUBLIC COMMENTS

None

Mr. Kneeland adjourned the meeting at 10:00 A.M.

Respectfully submitted,



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John R. Harris, Secretary

**WORCESTER TOWNSHIP**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**MINUTES**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, PA**  
**WEDNESDAY JULY 20, 2005 7:30 P.M.**

**CALL TO ORDER**

The regularly scheduled meeting of the Board of Supervisors was called to order by Mr. Kneeland at 7:35 P.M.

**PLEDGE OF ALLEGIANCE**

Mr. Kneeland led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

The Township has received \$18,806 from the DEP for our part in the recycling program.

The Township is sponsoring a Phillies Game Bus Trip, on Friday September 9<sup>th</sup>, Phillies vs. the Florida Marlins. The bus departs the township building at 4:45 pm. The cost is \$35 per person. Contact the township office to register.

Worcester Township is sponsoring a chartered coach to New York City on November 21 for the Radio City Christmas Spectacular. The cost is \$70 for Worcester residents and \$75 for non-residents. Our seats for the 11AM show are located in the first mezzanine.

**PUBLIC COMMENTS**

William Kazimer inquired about item 8 in the AGA Security Area. Mr. Kneeland explained that it is four properties owned by Mascaro Brothers, and that acceptance into the security area does not change the zoning.

**1. APPROVAL OF THE MINUTES OF JUNE 15, 2005**

A motion by Mr. Frank Davey, and seconded by Mr. Chase Kneeland, to dispense with the reading of, and approve as written, the minutes of June 15, 2005.  
(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to June net change:

608246

**June 2005, Report:**

General Fund	\$479,515.60
State	\$167,837.80
Capital Reserve	\$16,852.93

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, and passed to accept the Treasurer's Reports for June, 2005 year to date net change.

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

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, and passed to pay the bills of the Township in the amount of \$396,649.14.

**4. A MOTION TO APPOINT C. WILLIAM FOX OF 242 ROBIN RIDGE, LANSDALE, PA TO THE WORCESTER TOWNSHIP PLANNING COMMISSION**

Mr. Kneeland explained that there had been a vacancy on the Planning Commission for several months, and after reviewing the applicants, selected Mr. Fox.

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, and passed to appoint C. William Fox of 242 Robin Ridge, Lansdale, PA to the Worcester Township Planning Commission.

**5. A MOTION TO AWARD THE 2005 ROADWAY RECONSTRUCTION BID**

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, and passed unanimously to award the 2005 Roadway Reconstruction Bid as follows:

Asphalt Paving Systems, Inc. Items 1-14, in the amount of \$631,643.00  
Allan A. Myers, L.P. Items 15-17, in the amount of \$160,470.00

**6. RESOLUTION NO. 05-13 MONTGOMERY COUNTY PLANNING ASSISTANCE CONTRACT**

Mr. Kneeland remarked that Montgomery County Planning Commission has been very helpful to Worcester Township with various challenges that face us. The contract is for a term of three years.

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, and passed unanimously to adopt Resolution No. 05-13 to enter into the Montgomery County Planning Assistance Contract.

**7. RESOLUTION NO. 05-14 EMPLOYEE POLICY MANUAL OF WORCESTER TOWNSHIP**

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, and passed unanimously to adopt Resolution No. 05-14 which makes the Employee Policy Manual of Worcester Township effective.

**7. PUBLIC HEARING – AGA SECURITY DISTRICT (FOUR PROPERTIES LOCATED AT 3001 MILL; 1224 VALLEY FORGE ROAD; 3229 GERMANTOWN PIKE; 3243 GERMANTOWN PIKE)**

Mr. Kneeland opened the Public Hearing at 7:44 P.M.

Mr. James Garrity, Township Solicitor, gave a brief explanation.

The application is to add four properties belonging to MB Investments. This will allow the owners to continue agricultural operations and does not allow development on the property. There can be no condemnation of the property without state approval. The AGA also protects against “nuisance” ordinances and lawsuits against farming operations.

The parcels must be 10 acres or more. The Montgomery County Planning Commission has reviewed the application and had only one concern with the wooded lot not being actively farmed. The County Planning Commission has recommended accepting the four properties if the farming operation requirement is met. The Township did not have a definition of how much acreage must be farmed.

Carl Shumaker of Woodlyn Avenue inquired about the advantage for placing a property into the AGA.

William Kushner of Germantown Pike and a School Board Member inquired about the size of all the properties and indicated that it is apparent that this is all about the property not being condemned. He stated that if the properties are not being farmed, it should not be approved.

Mr. Kneeland closed the Public Hearing at 7:58 P.M.

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, to table the application until questions have been researched.

**GENERAL PUBLIC COMMENTS**

William Kushner of Germantown Pike thanked the Board of Supervisors for denying the sign variance requested by Eckerd Drug, preserving the rural atmosphere.

George Hill inquired about how expensive it would be to maintain Heebner Park.

608246

Mr. Kneeland responded that it is a relative concept, but that he believed that the costs were well justified by the benefit to the Township residents.

**8. ADJOURNMENT**

There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 8:05 P.M after announcing that the Board will meet for an executive session to discuss a legal matter where no decision will be made.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	JULY 26, 2005	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	JULY 28, 2005	7:30 P.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS		
WORK SESSION	AUGUST 1, 2005	8:00 A.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	AUGUST 17, 2005	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,

  
 Frank L. Davey, Vice Chairman

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORK SESSION  
MINUTES  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
MONDAY, AUGUST 1, 2005 8:00 A.M.

608246

**CALL TO ORDER**

Mr. Davey called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

**PRESENT:**

CHASE E. KNEELAND   
FRANK L. DAVEY   
JOHN R. HARRIS

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

None

**1. APPROVAL OF MINUTES OF JULY 6, 2005**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and unanimously approve as written, the minutes of July 6, 2005.  
(Copies were available for review).

**2. MOTION TO EXTEND TRI-PARTY DEVELOPMENT AGREEMENT FOR FROG HOLLOW RACQUET CLUB FOR SIX MONTHS.**

A motion by Mr. Harris, seconded by Mr. Davey, and approved unanimously, to extend the tri-party development agreement for Frog Hollow Racquet Club for six months.

**3. DISCUSSION: WALKING TRAIL ON THE KUMPF-BELL DUBDIVISION**

Tabled to a later date.

**4. DISCUSSION: MORAN TRACT/SAL PAONE**

Paone and Evans are trying to get two more months from Moran on the option, in order to complete perk tests.

**5. DISCUSSION: SUBDIVISION OF 2033 WENTZ CHURCH ROAD/GEORGE HECK, JR.**

Two options for a minor subdivision were discussed.

**6. DISCUSSION: ONE-WAY ROAD AT BRUNNER SUBDIVISION**

Charles Sardo, Township Manager, will contact PennDOT to determine their requirements.

**7. OTHER BUSINESS**

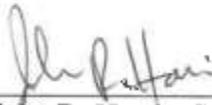
None

## 8. PUBLIC COMMENTS

None

Mr. Davey adjourned the regularly scheduled work session at 8:58 A.M.

Respectfully submitted,



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John R. Harris, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY AUGUST 17, 2005 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Mr. Kneeland led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

There is a bus trip to the Phillies Game on September 9 versus the Florida Marlins. The cost is \$35, which includes a ticket to the game. Our seats are on the third base side, in the terrace level.

Worcester Township is sponsoring a chartered coach to New York City on November 21 for the Radio City Christmas Spectacular. The cost is \$70 for Worcester residents and \$75 for non-residents. Our seats for the 11AM show are located in the first mezzanine.

The Board would like to give a big "thank you" to Merrymead Farms for donating the ice cream for our August 7<sup>th</sup> Ice Cream Sundae Sunday in Heebner Park.

The traffic signal at Route 73 (Skippack Pike) and Bustard Road has been installed. It is not operational yet, but will be shortly.

**PUBLIC COMMENTS**

William Kazimer inquired how many properties are to be added to the ASA, item 4.

**1. APPROVAL OF THE MINUTES OF JULY 20, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of July 20, 2005.  
(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to July net change:

**July 2005, Report:**

General Fund	\$498,553.11
State	\$167,840.49
Capital Reserve	\$16,932.53

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for July, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$341,532.14

**4. RESOLUTION NO 05-11 ADDITIONAL LANDS ADDED TO AGRICULTURAL SECURITY AREA**

Chase Kneeland, Chairman, stated the location and acreage for the four parcels.

Joe DeGennaro, attorney, had no comment.

Mr. Kneeland stated that he has read and reviewed the documentation from Montgomery County for ASA inclusions, and all four properties qualify as either agricultural, timber, wood or wood products.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Resolution No. 05-11 Additional Lands Added to Agricultural Security Area.

**5. OTHER BUSINESS**

Todd Parker, 2934 Township Line Road, requested information on the proposed trail for the Kumpf-Bell tract. Mr. Kneeland responded that there is a county-wide initiative for trails to be connected throughout the county.

William Kazimer inquired about item number four (4) on the agenda. Mr. Kneeland gave an interpretation of how the Germantown Pike properties qualify as agricultural. Michael Clement, substituting Township Solicitor, indicated that he spoke with Jim Garrity, Township Solicitor, and agreed that woods and timber are an appropriate use.

**GENERAL PUBLIC COMMENTS**

None

**8. ADJOURNMENT**

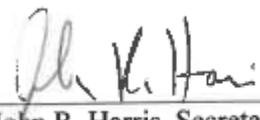
There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 7:45 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	AUGUST 23, 2005	6:30 P.M. W.T. COMMUNITY HALL
PLANNING COMMISSION	AUGUST 25, 2005	7:30 P.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS		
WORK SESSION	SEPTEMBER 7, 2005	8:00 A.M. W.T. COMMUNITY HALL
JOINT MEETING	SEPTEMBER 12, 2005	9:30 A.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	SEPTEMBER 21, 2005	7:30 P.M. W.T. COMMUNITY HALL

608246

Respectfully submitted,

  
 \_\_\_\_\_  
 John R. Harris, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 MINUTES  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY, SEPTEMBER 7, 2005 8:00 A.M.

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:03 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

Oliver Smith spoke about the Worcester Historical Society Tour where one proposed stop will be at the Willow Creek Farm with hay rides to tour the cemetery. Mr. Smith asked if a horse and carriage ride to the cemetery would be acceptable. The stop is a Revolutionary burial site with only individuals on the tour taking the ride.

The Board of Supervisors noted that the conditions placed on Willow Creek do not allow them to have commercial hay rides. They agreed, however, that this particular instance is not a function of Willow Creek Orchards, but rather was initiated by and benefits the Worcester Historical Society. It will be a one-time only charitable function. James Garrity, Township Solicitor, agreed that it is not part of Willow Creek Orchards operations.

**1. APPROVAL OF MINUTES OF August 1, 2005**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and unanimously approve as written, the minutes of August 1, 2005.

(Copies were available for review).

**2. DISCUSSION OF WAIVER REQUEST: STONY CREEK FARMS**

Ed Mullin, legal counsel for the developer, referenced the CKS Engineers letter of August 11, 2005 regarding waiver requests. Joe Nolan, Township Engineer, stated that the Worcester Fire Department has requested "no parking" signs on the streets.

Item #4 concerns road frontage on North Wales and Township Line Roads. Township Line Road is a state road, and the issue is before Penn DOT. The Developer proposes a road width of 26 feet from the center line on North Wales Road. They are also working with Septa to widen the road at the tracks.

The sidewalk and curb will be incorporated into the trails. Since Stony Creek Farms is a gated community, the trail will go the length of North Wales Road. Paved trails vs. wood chips and trail widths were discussed.

### 3. DISCUSSION OF WAIVER REQUEST: JASON BUSTARD TRACT

Joe Nolan requested that seepage pits be shown. Jim Garrity noted that an e-mail was sent to him showing test pits located on the adjacent flag lot. Worcester Township did not have these most recent plans.

Mr. Kneeland tabled the issue until clarification of the most recent plan.

### 4. DISCUSSION OF WAIVER REQUEST: LINDA KNEELAND TRACT

The Board is okay with all requested waivers.

### 5. DISCUSSION OF SECOND DRIVEWAY AT 2045 HOLLIS ROAD

Mr. Kneeland suggested that the Board grant the request, sighting ample acreage of the property. He questioned if the "two driveway" issue should go back to the Zoning Hearing Board for neighbor input. Mr. Davey commented that no one would care but the neighbors and that it should go back to the Zoning Hearing Board, but the fee should be the lowest possible.

Mr. Garrity suggested that this sort of request should be a special exception, as opposed to a variance, since it is difficult to prove hardship for two driveways. Acreage or road frontage should be used as a guideline (250 feet – 80 square feet) (for establishing a minimum to allow double driveways).

A motion by Mr. Harris, seconded by Mr. Davey and unanimously passed to approve a second driveway at 2045 Hollis Road.

### 6. DISCUSSION OF WAIVER REQUEST FOR SANITARY SEWER, 2976 HORSESHOE LANE

The new system will be a sand mound. The prior system was destroyed by compaction of soils by a tree removal crew.

A motion by Mr. Harris, seconded by Mr. Davey and unanimously passed to grant the waiver request for the sanitary sewer at 2976 Horseshoe Lane.

### 7. WAIVER OF SLDO HIGHLANDS AS-BUILT PLAN

Joe Nolan stated that the basin constructed at Brunner/Highlands has a 2-foot difference in elevation from the approved plan. There are two issues:

- 1) 3-1 side slope instead of 5-1 (no safety issues, eliminate bowl effect)
- 2) Depth of basin

The Board noted that a 3-1 slope is allowed in natural basins. It was asked if the developer could go to a natural basin. The item was tabled until Mr. Nolan finds out if the developer is willing to make a naturalized basin as a condition for the waiver.

### 8. DISCUSSION OF HUGANIR PROPERTY

Nolen Group is interested in the development of this tract but they want changes to the subdivision plan in addition to reimbursement for the Windy Hill sewer.

Jim Garrity will respond to the Nolen Group requests as follows:

- 1) If subdivision changes are made, they must go through the Subdivision and Land Development process
- 2) The Township will allow a low pressure system for the sewer
- 3) They will need to work with Township and PAWC for public sewer & water with reimbursement agreement. Windy Hill Road to be re-built as on the current plan.

#### 9. QUARRY HALL ROAD STORM SEWER IMPROVEMENTS

On Quarry Hall Road between Mill & Griffith, existing pipes are not large enough for stormwater discharge. The cost to upgrade the piping is estimated at \$50,000. Joe Nolan will do an investigation on the effect of down stream properties.

#### 10. OTHER BUSINESS

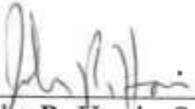
None

#### PUBLIC COMMENTS

None

Mr. Kneeland adjourned the regularly scheduled work session at 10:11 A.M.

Respectfully submitted,

  
\_\_\_\_\_  
John R. Harris, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY SEPTEMBER 21, 2005 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Mr. Kneeland led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

The Worcester Historical Society held their annual tour on September 10. Five sites were visited and it was very well attended, generating interest and income for the Society.

**PUBLIC COMMENTS**

None

**1. APPROVAL OF THE MINUTES OF August 17, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of August 17, 2005.  
(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to August net change:

**July 2005, Report:**

General Fund	\$535,419.70
State	\$167,843.36
Capital Reserve	\$17,012.19

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for August, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$359,225.29

**4. RECOGNITION OF NORTH PENN WATER AUTHORITY DIRECTOR**

At this time, the meeting was turned over to Mr. Frank Davey. Mr. Davey recognized Harry B. Miller, Jr., for more than nine years of service as the Township's representative to the North Penn Water Authority Board. When the vacancy arose, Mr. Miller accepted the position, attending monthly meetings, serving Worcester's interests and acting as a watchdog for fiscal restraint. Mr. Davey expressed his gratitude for Mr. Miller's service from 1997-2005, accepting his resignation effective upon finding a replacement.

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, and passed unanimously to accept the resignation of Mr. Harry B. Miller, Jr., from the board of the North Penn Water Authority.

**5. APPOINTMENT TO THE NORTH PENN WATER AUTHORITY BOARD OF DIRECTORS: MR. PAUL ZIEGLER OF 2122 WEBER ROAD, LANSDALE, PA 19446**

A motion by Mr. Frank Davey, seconded by Mr. Chase Kneeland, and passed unanimously to appoint Mr. Paul Ziegler of 2122 Weber Road, Lansdale, PA 19446 to the Board of Directors of the North Penn Water Authority.

**6. RESOLUTION NO. 05-15 LINDA KNEELAND SUBDIVISION PRELIMINARY/FINAL APPROVAL**

Mr. Chase Kneeland recused himself from the vote, as the applicant is his wife.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed by both to adopt Resolution No. 05-15 Linda Kneeland Subdivision Preliminary/Final approval.

**7. RESOLUTION NO. 05-16 MICHAEL GAMBONE/PECO SUBDIVISION PRELIMINARY/FINAL APPROVAL**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Resolution No. 05-16 Michael Gambone/PECO Subdivision Preliminary/Final approval.

**8. RESOLUTION NO. 05-17 KUMPF-BELL/STABLES SUBDIVISION FINAL APPROVAL**

Chase Kneeland had Joe Nolan, township engineer, verify that all is in order.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Resolution No. 05-17 Kumpf-Bell/Stables Final Subdivision approval.

**9. GEORGE HECK-WENTZ CHURCH ROAD SUBDIVISION – ACCEPT FOR REVIEW**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept for review George Heck-Wentz Church Road subdivision.

**10. ROCCO-ZAVETA SUBDIVISION – ACCEPT FOR REVIEW**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept for review Rocco-Zaveta subdivision.

**11. OTHER BUSINESS**

Doug Rotondo of Trooper Road inquired about resolution 05-17. He asked how is it possible that the developer has already started development when the subdivision just received final approval.

Mr. Kneeland responded with Mark Hosterman, Township solicitor, adding that the developer has a right to start clearing the land.

Mr. Rotondo suggested that the ordinance should be changed to not allow the land to be stripped and destroyed until the developer obtains final approval.

Charles Sardo, Township manager, stated that through the MPC of the Pennsylvania mandates that the land owner has the right to start after obtaining preliminary approval.

**GENERAL PUBLIC COMMENTS**

None

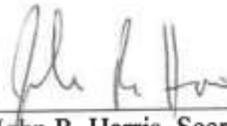
**12. ADJOURNMENT**

There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 7:45 P.M.

**FUTURE MEETINGS:**

ZONING HEARING BOARD	SEPTEMBER 27, 2005	6:30 P.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS		
WORK SESSION	OCTOBER 3, 2005	8:00 A.M. W.T. COMMUNITY HALL
BOARD OF SUPERVISORS	OCTOBER 19, 2005	7:30 P.M. W.T. COMMUNITY HALL

Respectfully submitted,

  
 \_\_\_\_\_  
 John R. Harris, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 MINUTES  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, OCTOBER 3, 2005 8:00 A.M.

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

None

**1. APPROVAL OF MINUTES OF SEPTEMBER 7, 2005**

A motion by Mr. Harris, seconded by Mr. Kneeland, to dispense with the reading of, and unanimously approve as written, the minutes of September 7, 2005.  
(Copies were available for review).

**2. DISCUSSION OF WAIVER REQUEST: STONY CREEK VILLAGE**

All waivers were granted with the understanding that the applicant will find and install a trail along North Wales Road, agreeable to the Township.

**3. DISCUSSION OF PROPOSED SEWAGE DISPOSAL SYSTEM PLAN: LOT 25 SHEFLEY VILLAGE**

Charles Sardo, Township Manager, will ask the owner if the system could be shifted to the north, to avoid the waiver.

**4. OTHER BUSINESS**

Dr. Contorno asked for waivers of the land development plan and sprinklers, in the expansion of his dental office.

The exception was approved to allow the applicant to prepare the land development plan without going through the formal procedure.

The sprinkler waiver question was tabled.

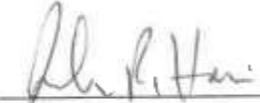
**PUBLIC COMMENTS**

Joe Nolan, township engineer, was asked to get an estimate on moving Spring House on Hollow Road.

Discussion of space for the Fire Company.

Mr. Kneeland adjourned the regularly scheduled work session at 9:12 A.M.

Respectfully submitted,

  
\_\_\_\_\_  
John R. Harris, Secretary

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WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY OCTOBER 19, 2005 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Mr. Kneeland led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

The township-sponsored trip to the Radio City Christmas Spectacular on November 21 has only two available seats remaining. The cost is \$70 for township residents and \$75 for non-residents.

**PUBLIC COMMENTS**

Chris David inquired about the lights in the parking lot.

Bill Kasimer commented on the Stony Creek Farm plans and commented that "you have really arrived when you live in a gated community." He asked if the plans would be explained in detail.

**1. APPROVAL OF THE MINUTES OF SEPTEMBER 21, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of September 21, 2005. (Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to September net change:

**September 2005, Report:**

General Fund	\$542,106.65
State	\$171,054.96
Capital Reserve	\$ 17,094.47

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for September, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$347,449.90

**4. LT. DAVID MILLER, BARRACKS COMMANDER, PENNSYLVANIA STATE POLICE**

Lt. Miller is the station manager for the state police, having been associated with Worcester Township for 25 years. He announced a policy change that will affect Worcester residents. A recent audit revealed that the handling of false alarms needed to be addressed.

Beginning in October of 2005, a change will be made in how this is handled. Three false alarms in a one-year period are allowed per residence; four is considered excessive.

The state police will enforce Section 7511 of Title 18, Chapter 75 regarding false alarms. Reports will be left at the site and after three false alarms, a non-traffic citation will be issued, or there will be a possible non-response from the state police if the situation is not corrected.

Mr. Kneeland asked how many false alarms the state police respond to in Worcester. Lt. Miller said there are approximately 10-20 per months, depending upon the weather.

Mr. Kneeland then inquired about the top three responses by the state police in Worcester. Lt. Miller will get back to him regarding the top needs of residents.

**5. RESOLUTION NO. 05-19 ACCEPTING THE DEED OF DEDICATION FOR SUKONIK CEDARS HILL / SKIPPACK PIKE, CEDARS HILL DRIVE**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve RESOLUTION NO. 05-19 ACCEPTING THE DEED OF DEDICATION FOR SUKONIK CEDARS HILL / SKIPPACK PIKE, CEDARS HILL DRIVE

**6. APPROVAL OF CHRISTMAS TREE SALE FOR BOY SCOUT TROOP 133**

Boy Scout Troop 133 has requested permission to sell Christmas Trees on December 9, 10 and 11, 2005 at the Worcester Township Community Hall.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve the Christmas Tree Sale for Boy Scout Troop 133.

**7. RESOLUTION NO. 05-18 STONY CREEK FARMS SUBDIVISION PRELIMINARY APPROVAL**

Representatives for Stony Creek included Ed Mullin and Ralph Groff of Bohler Engineering.

608246

The development will consist of 47 buildings with 209 units on approximately 100 acres with 77% of the acreage open space. There will be a 15-foot trail easement on top of the road easement. Railroad ROW with additional easement to be joined to future county/township trails. They will use 'BMP', Best Management Procedures, to handle stormwater.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Resolution No. 05-18 Stony Creek Farms Subdivision Preliminary approval.

**8. PUBLIC COMMENTS**

Bill Kasimer inquired about the Stony Creek Farms, specifically the number of buildings and units. He asked about the plans for a clubhouse and maintenance and what amount of Township Line and North Wales Roads will be widened.

Art Bustard asked if Worcester had conferred with Whitpain Township on what they propose for road widening.

Chris David asked what the appropriate time for comments is and asked if there was access to Whitehall Road. She inquired about the linking of trails and who is responsible for trail maintenance.

Susan Caughlan asked if the Environmental Lands Inventory by Montgomery County has been identified on the plan indicating the "NAI" value is old grown hardwood and asked if they are being preserved? She also asked how curbs are being addressed.

Joe Nolan, Township Engineer, stated that the township wanted curbing on Township Line and North Wales Roads.

Kirk McAuliffe asked how long the building process will take.

**GENERAL PUBLIC COMMENTS**

Charlie Kinsky asked if the brush along Fisher Road could be mowed back.

**9. ADJOURNMENT**

There being no further business brought before this Board, Mr. John Harris adjourned the regularly scheduled meeting at 8:11 P.M.

Respectfully submitted,

  
 \_\_\_\_\_  
 John R. Harris, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 MINUTES  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, NOVEMBER 7, 2005 8:00 A.M.

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

**PRESENT:**

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

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

None

**1. APPROVAL OF MINUTES OF OCTOBER 3, 2005**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and unanimously approve as written, the minutes of October 3, 2005.  
 (Copies were available for review).

**2. DISCUSSION OF PROPOSED SEWAGE DISPOSAL SYSTEM PLAN: LOT 25 SHEFLEY VILLAGE**

Del Val Soil representative presented a copy of the letter to the Board of Supervisors and reviewed the plan of the property on Valley Forge Road. It showed extensive testing has been done and the only acceptable area is 11 feet from the side yard.

A motion by Mr. Harris, seconded by Mr. Davey, and unanimously approved to waive the requirement of a 30-foot setback on Lot 25, Shefley Village.

**3. DISCUSSION OF WAIVER REQUEST: JASON BUSTARD TRACT REVISED PRELIMINARY PLANS**

A new plan with Montgomery County approval of the sewage treatment area in Lot #1 was reviewed. Joe Nolan, township engineer, and the township have reviewed the requested waivers. Item # 5 requiring installation of monuments is now a moot point as the Right of Way along Bustard Road is not being dedicated.

Waivers will be granted, subject to #5 being granted for Lot #1 only in the resolution for preliminary/final subdivision approval.

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#### 4. SPARANGO/2131-2137 BETHEL ROAD SKETCH PLANS

This is a 10-acre parcel with 4 proposed lots, on the west side of Bethel Road, north of the Turnpike. It was noted that flag lots are not allowed with common driveways as proposed. The use of a private road was considered, but in the end the supervisors preferred to go with the suggested sketch, with the addition of a turn around area or cul-de-sac for emergency vehicles.

#### 5. WELLS/BROWN LOT LINE ADJUSTMENT PRELIMINARY PLANS

The properties are located on Bethel Road. There is public water and public sewer. This involves a 5,247 foot property swap between neighbors because the sewer lateral crosses property lines.

#### 6. OTHER BUSINESS

Mr. Kneeland provided an update on Zaveta/Rocco subdivision proposal. Joe Nolan has met with the engineer at the site and explained the trail request. Their engineer will review and give proposal and improvements to Township. Mr. Harris met on site to evaluate the ability to get equipment in to clear the trail.

Mr. Kneeland acknowledged a letter about inability to hear in Worcester Township Community Hall when the heater is running.

#### PUBLIC COMMENTS

Susan Caughlan asked about the status of ramps at Farmers Union Hall. Mr. Kneeland will follow up to verify if they have been installed.

Mr. Kneeland adjourned the regularly scheduled work session at 8:56 A.M.

Respectfully submitted,



John R. Harris, Secretary

**WORCESTER TOWNSHIP**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**MINUTES**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, PA**  
**WEDNESDAY NOVEMBER 16, 2005 7:30 P.M.**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Mr. Kneeland led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

None

**1. APPROVAL OF THE MINUTES OF OCTOBER 19, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of October 19, 2005.  
(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to October net change:

**October 2005, Report:**

General Fund	\$429,311.30
State	\$171,058.21
Capital Reserve	\$ 17,169.11

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for October, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$605,461.95.

608246

4. **A MOTION TO ADOPT SECTION 457 (b) DEFERRED COMPENSATION PLAN**

Mr. Kneeland explained the plan.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt section 457 (b) Deferred Compensation Plan

5. **A MOTION TO ACCEPT THE 2006 PRELIMINARY BUDGET FOR REVIEW**

Full copies are available for review starting November 17, 2005 at the Township Office Building.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the 2006 Preliminary Budget for Review.

6. **RESOLUTION NO. 05-20 JASON BUSTARD PRELIMINARY/FINAL SUBDIVISION APPROVAL**

This represents a small three-lot subdivision at the north end of Bustard Road. The plan meets all subdivision requirements.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve Resolution 05-20 Jason Bustard Preliminary/Final Subdivision Approval.

7. **OTHER BUSINESS**

None

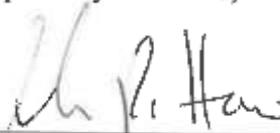
**GENERAL PUBLIC COMMENTS**

Bill Kazimer of Fairview Village inquired about the expected revenues and expenditures.

9. **ADJOURNMENT**

There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 7:38 P.M.

Respectfully submitted,



John R. Harris, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORK SESSION  
 MINUTES  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 MONDAY, DECEMBER 5, 2005 8:00 A.M.

**CALL TO ORDER**

Mr. Kneeland called the regularly scheduled work session to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

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

**ATTENDANCE**

**PRESENT:**

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

**INFORMATIONAL ITEMS**

North Wales Road will be closed December 15, 2005, between Township Line Road and Route 73 for bridge replacement.

**PUBLIC COMMENTS**

None

**1. APPROVAL OF MINUTES OF NOVEMBER 7, 2005**

A motion by Mr. Harris, seconded by Mr. Davey, to dispense with the reading of, and unanimously approve as written, the minutes of November 7, 2005.  
(Copies were available for review).

**2. RESOLUTION 05-22 STONY CREEK VILLAGE PRELIMINARY SUBDIVISION APPROVAL**

Ed Mullin, lawyer for the developer, gave a brief presentation explaining that the corner of North Wales Road and Township Line Road is zoned commercial. This plan is in compliance with the Township's ordinances, and he referenced the engineer's letter of approval.

Mr. Kneeland inquired about the location of the trail. Rolf Groff, engineer, showed the trail location. Mr. Harris asked if the trail on North Wales Road would interfere with the trees. Mr. Groff indicated that the trail is within the road improvement area and grade adjustments but some trees would be lost for road improvements.

Mr. Mullin said he would like some restaurants, boutique-type stores, with commercial space on a small scale. Mr. Harris inquired about the style of the building, and Brennan Marion indicated it would be stone and barn style in keeping with the nature of Worcester.

A motion by Mr. Harris, seconded by Mr. Davey, and unanimously approved to adopt Resolution No. 05-22 STONY CREEK VILLAGE PRELIMINARY SUBDIVISION APPROVAL.

**3. RESOLUTION 05-21 BETHEL KNOLL DEED OF DEDICATION**

Charles Sardo, township manager, stated that this resolution involves interior roads as well as Bethel Road improvements. The 18-month maintenance bond is in place.

608246

A motion by Mr. Harris, seconded by Mr. Davey, and unanimously approved to adopt Resolution No. 05-21 BETHEL KNOLL DEED OF DEDICATION.

**1. REQUEST FOR WAIVER: SEWAGE DISPOSAL SYSTEM: 2953 POTSHOP ROAD & 2148 SCHULTZ ROAD**

Mr. Kneeland explained that this involves minor side and rear yard setbacks and that both systems have failed. Mr. Harris asked what the life of the system is or is this due to lack of maintenance? Mr. Kneeland inquired of the solicitor if the municipality can enforce an ordinance to maintain and pump.

Joe Nolan, township engineer, said it is not realistically enforceable. It is a burden to the homeowner and would require two people to staff and enforce. An educational approach is needed instead.

A motion by Mr. Harris, seconded by Mr. Davey, and unanimously approved to AWARD REQUEST FOR WAIVER: SEWAGE DISPOSAL SYSTEM: 2953 POTSHOP ROAD.

A motion by Mr. Harris, seconded by Mr. Davey, and unanimously approved to AWARD REQUEST FOR WAIVER: SEWAGE DISPOSAL SYSTEM: 2148 SCHULTZ ROAD.

**5. DISCUSSION OF SEWER MANAGEMENT: RESERVE AT CENTER POINT**

The lawyer for John Westrum presented a proposal of a sewage treatment plant. It would be owned and operated by Aqua America and service 10,000 gallons per day. Aqua America is the only permittee. Joe Nolan, Township Engineer, has reviewed the proposal, indicating that it is similar to BPWWTP.

Mr. Harris asked if there was an option for further expansion if neighboring areas needed capacity. James Garrity, Township Solicitor, indicated that it is on private property; therefore space for expansion might not be available. Joe Nolan said options for moving the plant might be evaluated, but higher elevation and placing it in the middle of the property might make it inaccessible. Mr. Garrity inquired if the location of the plant is a separate lot.

Joe Nolan requested a one-sheet re-submit for sanitary sewer approval; however, if there are other issues, all plans would need to be revised.

**6. DISCUSSION: WILLOW CREEK FARM MARKET**

Drew Smith stated that the cost of the sprinkler system is one-third of the cost of the building. The building is not a commercially zoned structure, but zoned Agricultural and the business is a seasonal selling of their own crops. They are requesting an exemption from the sprinkler requirement.

Mr. Kneeland asked how tall the building is and what is the second floor usage. Mr. Smith indicated that the usage is for storage. They are not planning to use the areas as office space or retail. They are redesigning barn space for office usage. Joe Nolan stated that the ordinance requires sprinklers for 2,000 square feet or more of commercial space. 10,000 square feet is the state mandate. Municipalities may change it individually.

Mr. Smith indicated that the source of water is an issue. They would need two wells or holding tanks. Joe Nolan stated that they could look into chemical or dry systems. He also said that he would research ordinances and see if the intro building needs to be have sprinklers.

Mr. Davey indicated that the Board of Supervisors, Joe Nolan and the building inspector would discuss, make a decision and get back to Mr. Smith.

**7. OTHER BUSINESS**

John Harris noted a request to contribute money to the Worcester fund. Mr. Davey indicated that in the past the Township has not seen fit to do so.

**PUBLIC COMMENTS**

None.

Mr. Kneeland adjourned the regularly scheduled work session at 9:02 A.M.

Respectfully submitted,

  
\_\_\_\_\_  
John R. Harris, Secretary

608246

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
**MINUTES**  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 FAIRVIEW VILLAGE, PA  
 WEDNESDAY DECEMBER 21, 2005 7:30 P.M.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Mr. Kneeland led the recitation of the Pledge of Allegiance

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

The Township is providing, as a service to its residents, discounted ski lift tickets this winter.

Mr. Harris informed the public that the township has received a \$50,000 anonymous donation to the Open Space fund, to help preserve Worcester's remaining open space.

**PUBLIC COMMENTS**

None

**1. APPROVAL OF THE MINUTES OF NOVEMBER 16, 2005**

A motion by Mr. John Harris, and seconded by Mr. Frank Davey, to dispense with the reading of, and approve as written, the minutes of November 16, 2005.  
(Copies were available for review.)

**2. TREASURER'S REPORT**

The Treasurer's reports for the year 2005 to November net change:

**November 2005, Report:**

General Fund	\$133,426.68
State	\$171,061.60
Capital Reserve	\$ 17,169.11

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to accept the Treasurer's Reports for November, 2005 year to date net change.

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

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to pay the bills of the Township in the amount of \$454,532.09.

4. **A MOTION TO APPROVE THE 2006 BUDGET**

Copies will be available at the Township Office.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve the 2006 budget.

5. **RESOLUTION NO 05-23 ZAVETA CONSTRUCTION-HOLLOW ROAD PLANNING MODULE**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to adopt Resolution No. 05-23 Zaveta Construction-Hollow Road Planning Module.

6. **RESOLUTION NO. 05-24 RESERVE AT CENTER POINT PRELIMINARY/FINAL APPROVAL FOR LOT 25 (PHASE 1)**

Jason Engelhardt of Langan Engineering provided a short presentation. He explained this is a 55 acre tract and that John Westrum is the applicant.

Mr. Kneeland explained that Lot 25 contains the existing house, which fronts Trooper Road.

The Reserve at Center Point contains four total phases:

- Phase 1 = Lot 25, existing house
- Phase 2 = 1 Acre to adjoin neighbor/Posen
- Phase 3 = 1 Acre to adjoin another neighbor
- Phase 4 = Main subdivision of 25 lots

This tract is zoned AGR, and will consist of a single cul-de-sac street and has been approved by the Board of Supervisors for a Conditional Use. All waivers will be handled at the final approval stage and are addressed in the review letter by CKS Engineers.

Mr. Harris inquired about the sewer location.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve Resolution 05-24 Reserve at Center Point Preliminary/Final approval for Lot 25 (Phase 1).

7. **RESOLUTION NO. 05-25 RESERVE AT CENTER POINT PRELIMINARY APPROVAL PHASES 2, 3 and 4**

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to approve Resolution 05-25 Reserve at Center Point Preliminary approval for Phases 2, 3 and 4.

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**8. ACCEPT FOR REVIEW: WALBRIDGE FARM, 230 PENLLYN BLUE BELL PIKE, TO THE AGRICULTURAL SECURITY AREA**

Mr. Kneeland explained that Whitpain Township does not have an ASA area. As a result, owners may apply to neighboring municipalities. This tract is 75 acres.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to Accept for Review: Walbridge Farm, 230 Penlllyn Blue Bell Pike, to the Agricultural Security Area.

**9. ACCEPT FOR REVIEW: MIKE EVANS PROPERTY ON HEEBNER ROAD CONDITIONAL USE APPLICATION**

Mr. Kneeland explained that this plan involves 125 acres as a proposed RPD development. This acceptance starts the 90-day review.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to Accept for Review: Mike Evans Property on Heebner Road Conditional Use Application.

**10. ACCEPT FOR REVIEW: BLAKE KNEELAND SUBDIVISION**

The proposed subdivision is to split the current lot into a 2-lot subdivision. This acceptance starts the 90-day review.

A motion by Mr. John Harris, seconded by Mr. Frank Davey, and passed unanimously to Accept for Review: Blake Kneeland Subdivision.

**11. OTHER BUSINESS**

Mr. Kneeland acknowledged Mr. Frank Davey having served the Township as supervisor for 10 years, 6 years as chairman. Mr. Kneeland presented Mr. Davey with a plaque honoring his service to the Township, and thanked him for his guidance.

Mr. Davey stated it was a privilege to be Supervisor and personally rewarding. He thanked his predecessors for their fine stewardship.

**GENERAL PUBLIC COMMENTS**

David Plager thanked Mr. Davey for his service. He also inquired about the Growing Greener Ordinance and requested the Board of Supervisors put together a summary of the Ordinance and present it on the Township Web Site, as well as hold a meeting to inform the public about its contents. He requested that details be provided in advance of the meeting so the public can digest them.

Jeff Beal, a resident of Cassel Trailer Park, requested action by the Township to assist him with issues concerning sewer, water and eviction notices. He has pictures of the problems.

Mark Hosterman, township solicitor, indicated that the water problems appear to be under the home, and therefore a homeowner issue. He suggested Mr. Beal seek help from a lawyer.

9. **ADJOURNMENT**

There being no further business brought before this Board, Mr. Chase Kneeland adjourned the regularly scheduled meeting at 8:00 P.M.

Respectfully submitted,



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John R. Harris, Secretary

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