

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, FEBRUARY 2, 2015 AT 9:00 AM**

CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD	[X]
SUSAN G. CAUGHLAN	[X]
STEPHEN C. QUIGLEY	[X]

INFORMATIONAL ITEMS

- Willow Creek Farms, LLC Conditional Use Hearing will be held on Wednesday, February 18, at 7:30 pm, not 7:00 pm, at the regularly scheduled Board of Supervisors Meeting.
- A presentation on the North Penn Army Base will be given by Manko, Gold, Katcher, Fox LP and take place during the same Board of Supervisors Meeting.
- Executive Session will be held during today's Work Session after the Solicitor's Report.

MOTIONS AND RESOLUTIONS

Approval of the Minutes of January 5, 2015

A motion was made by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve the amended minutes of January 5, 2015.

James Mollick, Worcester, inquired as to what the Executive Session is about and stated that in his opinion the minutes do not reflect what occurred at the meeting and provided several examples.

MANAGER'S REPORT

Lee Mangan, Township Manager, gave a report on the proposed Soccer field off of Heebner Road. Joe Nolan, Township Engineer, explained that a fence would be needed.

Supervisor Caughlan inquired if a lease was obtained from PECO. Mr. Mangan suggested it would be best to wait for Mr. Nolan's analysis to be done.

Mr. Nolan explained that PECO does not like having fields where people are standing underneath and occupying the right of way. Supervisor Caughlan further inquired if this would be needed.

Mr. Nolan explained that he has worked with PECO on many other projects and doesn't believe it is needed, but will verify.

Supervisor Quigley inquired if Township staff would be involved in the work to cut costs. Mr. Mangan stated yes. Mr. Nolan further clarified what kind of work would be done by staff (i.e. parking lot), and stormwater management will need to be completed.

Supervisor Quigley asked what Mt. Kirk Park is used for. Mr. Mangan stated that Mt. Kirk is used more for a practice facility, and not games. Mr. Nolan explained that this was constructed as part of Chadwick Place. The parking area needs to be expanded.

Supervisor Caughlan inquired if teams need to be scheduled through our Park & Recreation Department. Mr. Mangan confirmed this. The fields are inadequate regarding soccer and baseball. Mr. Mangan explained a baseball field could be built in the next few years.

Supervisor Caughlan inquired about the Park & Recreation's involvement in this process and inquired as to this process. Mr. Mangan explained the Park and Recreation process. The need for more parking was addressed.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize the Township Engineer and Township Staff to move forward with the specifications for a new soccer field on Heebner and Hollow Roads.

Tiffany Loomis, Director of Planning and Zoning, commented on the rescheduling of the hearing for 3238 W. Germantown Pike (ZHB #15-01) and Willow Creek Farm's upcoming Conditional Use Hearing. She also noted a new application (ZHB #15-02) requesting a variance at 1233 Merry brook Road from the Zoning Hearing Board.

ENGINEER'S REPORT

Salt Building

Mr. Nolan gave an update on the Salt Building, and referred to the plans provided in the public packets. The cinders, or secondary salt bay, were addressed as to where they would be stored. The wash bay and the Department of Environmental Protection requirements were also addressed. He said that there will be a rain garden due to the MS4 permit.

Supervisor Caughlan inquired if 14 feet is adequate access for the trucks, wash bay, and cinder trucks.

Mr. Nolan reviewed this with the Director of Public works and will double check to confirm. Discussion and questions ensued regarding this issue.

Chairman Bustard inquired about the height of the building, and commented that originally the truck was going to be inside. Now the truck will be backing in and dumping the materials. This is for the purpose of keeping everything cost effective.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize the Township Engineer to proceed with the design of the Salt Building as presented.

James Mollick, Worcester, stated that he believes that the Nike facility is able to provide the same functions that the proposed Salt Building would have.

Adair Stormwater Project

The design has been completed, and easements have been prepared for six properties. The letters have been prepared with the plan showing what is proposed. Upon receipt of the easements being executed, the project will be ready for bid. There will be some discussion with the property owners. All DEP permits have been obtained.

SOLICITOR’S REPORT

There will be an Executive Session regarding 3238 W. Germantown Pike pertaining to building and zoning code violations.

OTHER BUSINESS

None

PUBLIC COMMENT

Dr. Mollick inquired as to why a 1,000 feet figure was used to notify for Willow Creek Farms, LLC Conditional Use Hearing.

Discussion occurred about how this figure was determined.

Dr. Mollick inquired about the 2014 financial audit and Solicitor’s bills.

Executive Session Began

Executive Session Ends

Having no further business to come before this Board, the meeting was adjournment at 9:59 am.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary