

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, FEBRUARY 18, 2015 – 7:30 P.M.**

CALL TO ORDER by Chairman Bustard at 7:33 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]

SUSAN G. CAUGHLAN [X]

STEPHEN C. QUIGLEY [X]

INFORMATIONAL ITEMS

The Conditional Use for Willow Creek Farms, LP has been rescheduled for March 18, 2015. The Applicant has requested a continuance.

MANAGER’S REPORT

Zoning Hearing Board Report

Tiffany Loomis, Director of Planning and Zoning, gave an overview of the two Zoning Hearing Board Applications: #15-01 (Volpe, 3238 W. Germantown Pike) – Baseball Training Facility and #15-02 (Couridas, 1233 Merrybrook Road) – Addition outside of the building envelope approximately 40 feet. Both applications are scheduled to be heard on March 4, 2015.

Subdivision and Land Development

The Conditional Use Hearing for Willow Creek Farms, LP is rescheduled for March 18, 2015.

Grant Application for Traffic Signal Upgrades

Lee Mangan, Township Manager, gave a presentation of the grant application for traffic signal upgrades and maintenance at Valley Forge Road/ Skippack Pike and Germantown Pike/ Valley Forge Road. This is part of the new initiative of funding obtained through State Senator John Rafferty to assist local governments throughout the Commonwealth. The Township is able to recover 50% of the cost.

Mr. Mangan requested a blanket authorization from the Board to authorize an \$80,000 grant.

Supervisor Caughlan inquired if the Act 209 money may be used for a match. Mr. Mangan will further research if this money can be applied to adaptive signal control.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize staff to proceed with grant applications for the Green Light-Go Grant Program for adaptive signals at Germantown Pike/ Valley Forge Rd and Valley Forge Road/ Skippack Pike, and also for a separate maintenance grant application.

Maeve Vogan, Worcester, inquired as to the estimated annual expenditure for light maintenance. Mr. Mangan further estimated that the exposure is not more than \$15,000.

Motions and Resolutions

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of and approve the minutes as written from January 21, 2015.

James Mollick, Worcester, stated that in his opinion the minutes do not accurately reflect what occurs at the meetings, and suggested that video recordings of the meetings be posted on the Township website.

Daniel Dreher, Worcester, addressed placing draft minutes on the Township website, and wanted the breakdown of sewer tapping fees. Chairman Bustard directed him to speak with Joseph Nolan, Township Engineer.

William Kazimer, Worcester, addressed sewage usage residential charges. Chairman Bustard stated this portion of the meeting is only regarding the minutes.

Treasurer’s Report

Chairman Bustard presented the Treasurer’s Report for January 2015.

General Fund	\$42,741.79
State Fund	(\$6,542.43)
Capital Reserve	\$32.11
Sewer Fund	(\$29,509.10)

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Treasurer’s Report for January 2015.

Payment of the Bills

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills to the Township in the amount of \$404,041.91.

Dr. Mollick commented on the following topics: Bank registry listings for the past three months, the procedure on how the Board votes on Right to Know appeals, and requested that the Board not pay the solicitor’s bill.

Mr. Kazimer commented on sewage usage fees, and stated that the sewage rate should be reduced.

North Penn Army Base Report

Manko, Gold, Katcher, and Fox LLP gave a presentation on the results of the Phases I and II Environmental Studies for the North Penn Army Reserve Base. Matthew C. Sullivan, Esq. and Darryl D. Borrelli gave the presentation.

Mr. Sullivan stated that the site has gone through a number of investigations and environmental samplings. Phase I didn’t include any intrusive sampling, and consisted of a review of records and a walking tour of the site. Upon the completion of Phase I, a list of Recognized Environmental Conditions were compiled into 15 areas that warranted additional investigation. Phase II involved taking 29 soil samples and ground water samples from six wells.

Mr. Bustard opened the floor for questions and gave a brief history of the process of the North Penn Local Redevelopment Authority (LRA), which was formed in 2006.

Dr. Mollick and Mr. Borrelli discussed specific examples in the Lab Report regarding sampling, compounds, and the process of sampling. Dr. Mollick stated that in his opinion he believes the summary of the report is saying that the site is unsafe and needs remediation.

William Moran, Worcester, expressed concern that this project may turn into a superfund site, and asked what type of missiles were contained at the site.

Mr. Sullivan explained that prior investigations had been done to ensure that it isn't a superfund site. The site contained conventional missiles, not nuclear missiles.

Supervisor Caughlan had a series of questions regarding specific component samples. Discussion and questions ensued.

Ms. Vogan inquired if the building had been tested for asbestos and lead, which were likely in the building materials at that time. Mr. Sullivan explained that the building has not been tested.

She inquired as to the future steps of the asbestos removal, and the PAH acreage. Mr. Borelli explained that this was found in one sample, and the reports show that this does not seem to be an overall major impact.

Mr. Dreher inquired as to the future use of the building. Chairman Bustard said that the issue will be addressed if the Township acquires the site.

Supervisor Quigley commented that Manko, Gold, Katcher and Fox LLP was hired to obtain data, and that the use of the site will be determined by the Board of Supervisors from the study results found.

Chairman Bustard provided a summary as to how and why the consultants were hired. He then provided a brief timeline regarding communication with the Army. He additionally commented on the use of the site and stated that a park is a good idea. Supervisor Caughlan is in agreement.

Supervisor Quigley addressed the asbestos in the building, and asked that the Board look into the costs.

Chairman Bustard questioned if the whole building should be taken down or not. Taxes will not need to be raised, and \$750,000 has been set aside for the project in Capital Reserve.

Supervisor Quigley addressed what this change could bring to the community.

The LRA was discussed in great detail. Chairman Bustard and Supervisor Caughlan commented that the neighbors are comfortable with the site being turned into a park and assumed it would be from LRA recommendations in the past.

Supervisor Quigley expressed his concerns that none of the current neighbors near the site were present at the meeting, and the uncertainty of the proposed use of the site.

A motion to accept the site was initiated.

Dr. Mollick addressed the format of the agenda, his belief that there are conflicts of interest with the vote, and the uncertainty of costs, use, and overall operations of the site.

Robert Andorn, Worcester, inquired as to the current zoning of the site, which is agricultural. He would like to understand the costs associated with the property.

Mr. Dreher agreed with Mr. Andorn in regards to the costs associated with the property. He addressed conflicts of interest and transparency with motions. He commented that there are different types of parks and it should be made clear what type is being considered.

Dorothy McGrane, Worcester, addressed the LRA task force that was formed, and expressed concern if the Army takes the site as opposed to the Township.

Mr. Dreher inquired if salt could be stored in the building. Chairman Bustard said that the building is not configured in a way where salt could be stored.

Supervisor Caughlan explained the history of the consultant work on this site and her involvement in year's past. She further explained what a conflict of interest is.

A motion was made by Supervisor Caughlan, and seconded by Chairman Bustard to accept the 19 acre US Army Reserve base at no cost under the Federal Lands to Parks Program. Supervisor Quigley is opposed. The motion passed 2-1.

Supervisor Caughlan proposed that a DCNR grant for a Master Plan be requested. Chairman Bustard is in agreement.

A motion to apply for a DCNR grant for a master plan of the site was initiated.

Ms. Vogan inquired about the cycle of the grant and the timeline. She wants to know when the numbers will be provided.

Supervisor Quigley asked Chairman Bustard about the timeframe. Mr. Mangan stated that April 16, 2015 is the deadline for the grant to be submitted. The Township will be notified in the fall (approximately in October or November) if the Township has been awarded the grant.

Ms. Vogan inquired as to the cost of a master plan, if it is worth it to wait six more months, and the timeline for RFPs. Chairman Bustard responded that it generally takes two to three months.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to apply for A DCNR grant to perform a master plan to study this property as a park.

ENGINEER'S REPORT

Hickory Hill Wastewater Update

Mr. Nolan stated that the appeal for the Hickory Hill Sewer Plan has been withdrawn and the appeal has been dismissed.

Adair Stormwater Project

Easement plans and letters have been sent to six property owners. One property owner has responded. Mr. Nolan will be following up as the goal is to complete the work over the summer.

Valley Green Wastewater Treatment Plant Update: The Wastewater Treatment plant expansion is complete, and has been operational for one month to confirm that NPDES regulations have been met. Mr. Nolan will then submit for the certification.

Supervisor Caughlan inquired as to a notification being sent to the Hickory Hill residents about the dismissed appeal. The letter will be decided upon at the March 18, 2015 meeting.

Zacharias' Creek Pedestrian Bridge

Worcester Township received three bids on the Zacharias Creek Bridge Pedestrian Bridge, the lowest one being \$99,943. The estimated quote is \$120,000. Mr. Nolan would like to look at some of the bridges from the company that submitted the lowest bid. The work will begin over the summer.

SOLICITOR'S REPORT

Five property owners on Germantown Pike with failing septic systems: Lower Providence has authorized the connection of the first two properties (IBEW and 3441 Germantown Pike). Mr. Garrity is preparing the agreement documents for the parties involved. Chairman Bustard would like it by the work session. It is in Lower Providence's hands at this point to move the process quickly.

Supervisor Quigley asked about the remaining three properties. Mr. Garrity stated that the sewer main can be extended for the other three properties, but the cost for those properties is unknown at this point.

OTHER BUSINESS

Chairman Bustard was approached by Sue Gabriel for a donation to Methacton High School for the Post Prom Program. Lower Providence has donated \$1,000. Chairman Bustard presented the idea and wants to know what the other Supervisors think.

Both Supervisor Quigley and Supervisor Caughlan agree that it is a good idea.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a donation to Methacton High School's Post Prom Program in the amount of \$1,000.

Rick DeLello, Worcester, is in favor and suggested \$1,001.

Supervisor Quigley wanted the Board to take note and be aware of health concerns regarding septic systems at select properties in the Township.

Public Comments

Joseph Pacholski, Worcester, is concerned about the Hickory Hill project. He requested that an analysis be performed that will indicate what the residents' options are. He submitted a letter, tax maps of all 23 properties, and a petition. He explained the process that he has accomplished thus far.

Extra copies were given to Mr. Mangan and Mr. Nolan.

Chairman Bustard directed Mr. Nolan to look into this. Mr. Nolan stated that a 537 Revision would have to be submitted to DEP in order to move forward.

Mr. Dreher addressed other Township's tapping fees. He gave a run down of how other Townships charge, and requested that the tapping fees be waived for Worcester Acres.

Dr. Mollick addressed Act 203, the Army Base presentation held that evening, the use of the Base, conflicts of interest, and Right to Know appeals.

Supervisor Caughlan addressed when the LRA applied for the Army Reserve base, they applied for the site under Federal Lands to Parks Program.

Mr. Andorn is in support of Mr. Pacholski and is one of the names on the petition. He does not believe the Board is conflicted on the Base. He is disappointed in not knowing the costs of the Base.

William Goulding, Stony Creek Farms, addressed the concerns that have occurred regarding soil and landscaping that needs to be looked at in the spring. It needs to be looked at in the spring. He commented the location for trash, the incoming foliage, and requested the escrows be held until this is done.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:06 pm.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary