

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS WORK SESSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
WORCESTER, PA  
TUESDAY, SEPTEMBER 1, 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	[ ]

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENT**

Cheryl Brumbaugh, Worcester, commented on the following topics: The overall condition of Stony Creek Farms (tree and plant life, and the main entrance to the community), the Developer, and the educational process of living within Worcester Township. She also commended Joseph Nolan, Township Engineer, for his communicative efforts, and the installation of Stony Creek's sprinkler system.

Robert Norton, Worcester, commented on the overall aesthetic of the community, watering his property, the quality of the soil, and the cost associated with the care of the community.

**MOTIONS & RESOLUTIONS**

1. **Approval of the Minutes:** Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the minutes of the August 3, 2015 meeting. The motion was seconded by Chairman Bustard. By unanimous vote the board adopted the motion to approve.

**MANAGER'S REPORT**

1. **Zoning Hearing Board Hearing Update:**  
Tiffany Loomis, Director of Zoning and Planning, reported that there are no new applications at this time.
2. **Subdivision and Land Development Update:**  
Ms. Loomis reported:
  - a. **Waiver Request for Front Yard Septic System for 2107 Bustard Road:**  
Roger Lehman, Senior Project Manager from All County Associates, introduced the plan for 2107 Bustard Road, a seven bedroom home. Mr. Lehman was

responsible for the soil testing and design of the new septic system, and explained that due to the current system's failure the location would need to be moved.

Mr. Nolan addressed his concerns for contractors requesting a waiver and obtaining permit after the fact. He is also worried about the potential icing of the next door neighbor's driveway. There very well could be a pipe needed to correct icing if it were to occur. Mr. Nolan recommended that escrow be posted in the event there is an issue in the amount of \$3,000. James Garrity, Township Solicitor, explained that there would need to be a contingency agreement.

Questions and answered ensued in regards to the placement of the system, its potential effect on the next door neighbor, and the permitting process. Edwin Hill, Township Manager, requested that staff contact the next door neighbor to inform him about this project.

Supervisor Caughlan made a motion to grant the waiver for 2107 Bustard Road setback distances from the side and front yard requirements with an escrow posted in the amount of \$3,000 with an agreement being drafted and executed. The motion was seconded by Chairman Bustard. By unanimous vote, the waiver request was passed.

**b. Land Development Proposal, Recreational Pool Facility for 3205 Skippack Pike (Meadowood Retirement Community):**

No new updates at this time.

**c. Planning Commission Update from the August 27, 2015 Meeting-**

The Planning Commission met on August 27, 2015 and discussed the Life Care Facilities language in the Township's zoning ordinance. The Planning Commission recommended that the Board of Supervisors amend the ordinance to remove the language.

Mr. Garrity explained that due to on-going litigation, there is concern that removing the provision all-together could pose problem by proving our definition was lacking in the first place making the litigation more difficult.

Supervisor Caughlan proposed that if the continuing care retirement community language is removed from the Agricultural zoning, Meadowood should be rezoned to a specific use. Chairman Bustard inquired when this may be acted upon, as he would like to move forward as quickly as possible with re-zoning Meadowood.

Mr. Garrity can prepare both ordinances to remove the life care facilities and rezone Meadowood as a Continuing Care Retirement Community.

Supervisor Caughlan made a motion to authorize Mr. Garrity to prepare an ordinance amendment removing the life care facility provision located in the

AGR Zoning District conditional use options of the Worcester Township Zoning Ordinance and create a specific zoning district called Continuing Care Retirement Community. The motion was seconded by Chairman Bustard. By unanimous vote, the motion was passed.

Paul Nordemann, Chief Executive Officer of Meadowood, inquired about spot zoning. Mr. Garrity further clarified what spot zoning is.

d. **New Resident Welcome Letter Discussion:**

Mr. Hill introduced the concept of the new resident welcome letter, and explained that he believes it is a great idea and has been implemented in other Townships. The Board agreed and directed Mr. Hill to move forward with this project.

e. **Preserve at Worcester Walkway Trail Extension Project Update:**

Mr. Hill reported there are no new updates at this time.

f. **2568 Skippack Pike House Update:**

Mr. Hill reported that the Township is currently waiting on the Montgomery County Health Department to inspect the sewer system test sites.

g. **Fire Marshal Position Update:**

Mr. Hill reported that there was a meeting with the Fire Department Chief Jim Hazlett to work out the details for the job description and to create a fire marshal position. The new Township Manager, Tommy Ryan, will continue to work on this when he starts.

h. **Fee Schedule Discussion:**

Mr. Hill requested staff look into the implementation of a penalty fee for contractors who fail to get the required permits for projects within the Township. Mr. Nolan suggested that contractors be registered at the Township for septic systems as well, and he will work on this project.

## **ENGINEER'S REPORT**

1. **Hickory Hill Sewer Project Update:**

Mr. Nolan stated the project construction is still on-going and the sewer mains are currently being installed. The north section on Landis Road has been installed, and the portion south of Landis Road is currently under construction. There have been some utility issues where the utility companies have not been properly marking the road. Mr. Nolan stated that the contractor has responded to the issues.

2. **2015 Road Improvement Project Update:**

Mr. Nolan has provided the approved contracts for Mr. Hill to execute. The Township is currently waiting on the construction contracts and will then be scheduling a pre-construction meeting.

3. **Zacharias Pedestrian Bridge Project:**

An anti-skid coating has been installed on the deck of the bridge and the trail on both sides of the bridge is currently having the limestone surface installed.

4. **Salt Building Project Update:**

No new updates at this time.

5. **Stony Creek Farms Update:**

Mr. Nolan reported that the bridge construction will start either today or tomorrow, September 2, 2015. Mr. Nolan is currently going through the punch list with that being scheduled to be completed by October 31, 2015. There was a meeting held with the developer, and it was noted that turf replacement is going to be a challenge. Mr. Nolan addressed all issues regarding the landscaping committee concerns, specifically topsoil due to Supervisor Caughlan's inquiry. He did state that Ryan Homes was at the meeting.

**SOLICITOR'S REPORT**

No Report

**OTHER BUSINESS**

None

**ADJOURNMENT**

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

**Respectfully Submitted,**

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**Eunice C. Kriebel**  
**Acting Secretary**