

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
TUESDAY, JANUARY 3, 2012 AT 11:00 A.M.**

CALL TO ORDER by Arthur Bustard at 11:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

1. INFORMATIONAL ITEMS

The Annual Organization Meeting of the Elected Auditors will take place on Wednesday, January 4, 2012 at 8:30 A.M., at the Worcester Township Community Hall, Fairview Village, PA.

2. REORGANIZATION OF THE BOARD OF SUPERVISORS

a. Motion to Appoint a Temporary Chairperson

Supervisor Caughlan made a motion to appoint Supervisor Bustard as Temporary Chairperson. Supervisor Quigley seconded the motion. There were no comments from the public. The motion passed unanimously.

b. Motion to Appoint a Temporary Secretary

Supervisor Caughlan made a motion to appoint F. Lee Mangan as Temporary Secretary. Supervisor Quigley seconded the motion. There were no comments from the public. The motion passed unanimously.

c. Motion to Appoint the Chairperson for calendar year 2012

Supervisor Caughlan made a motion to appoint Supervisor Bustard to the position of Chairman of the Board of Supervisors. Supervisor Quigley seconded the motion. The motion passed unanimously. James Mollick, Worcester, commented on separate motions and time of meeting.

d. Motion to Appoint the Vice Chairperson for calendar year 2012

Supervisor Bustard made a motion to appoint Supervisor Caughlan to the position of Vice Chairman of the Board of Supervisors. Supervisor Quigley seconded the motion. The motion passed unanimously. James Mollick commented on the choice.

e. Consideration and Adoption of Resolution 12-01; Township Manager, Secretary and Right to Know Officer

Supervisor Caughlan made a motion to adopt Resolution 12-01, appointing F. Lee Mangan Township Manager, Secretary and Right to Know Officer. Supervisor Quigley seconded the motion. The motion passed unanimously. James Mollick commented on agenda, Treasurer's report and right to know request.

f. Consideration and Adoption of Resolution 12-02; Assistant Township Manager, Treasurer and Assistant Secretary

Supervisor Caughlan made a motion to adopt Resolution 12-02, appointing Eunice C. Kriebel Assistant Township Manager, Treasurer and Assistant Secretary. Supervisor Quigley seconded the motion. The motion passed unanimously.

g. Consideration and Adoption of Resolution 12-03; Road Master and Director of Public Works

Supervisor Caughlan made a motion to adopt Resolution 12-03, appointing Robert D'Hulster Road Master and Director of Public Works. Supervisor Quigley seconded the motion. The motion passed unanimously. Supervisor Quigley commented on Roadmaster attending meetings.

h. Consideration and Adoption of Resolution 12-04; Zoning Officer

Supervisor Caughlan made a motion to adopt Resolution 12-04, appointing Tiffany Jacqmin Zoning Officer. Supervisor Quigley seconded the motion. The motion passed unanimously.

i. Consideration and Adoption of Resolution 12-05; Building Code Official

Supervisor Caughlan made a motion to adopt Resolution 12-05, appointing Keystone Municipal Services Inc. Building Code Official. Supervisor Quigley seconded the motion. The motion passed unanimously. James Mollick commented on process and the cost of the building inspector.

j. Consideration and Adoption of Resolution 12-06; Professional Consultants

Supervisor Caughlan made a motion to adopt Resolution 12-06A, appointing CKS Engineers, Inc. Township Engineer. Supervisor Quigley seconded the motion. The motion passed unanimously. James Mollick commented on competitive bids.

Supervisor Caughlan made a motion to adopt Resolution 12-06B, appointing CKS Engineers, Inc Assistant Zoning Officer. Supervisor Quigley seconded the motion. The motion passed unanimously.

Supervisor Caughlan made a motion to adopt Resolution 12-06C, appointing Wisler Pearlstine, LLP Township Solicitor. Supervisor Bustard seconded the motion. The motion passed two to one with Supervisor Quigley opposing. James Mollick commented on need for new solicitor to save costs and the process.

Supervisor Caughlan made a motion to adopt Resolution 12-06D, appointing Bee Bergvall, Co. Professional Auditors. Supervisor Quigley seconded the motion. The motion passed unanimously.

k. Consideration and Adoption of Resolution 12-07; Vacancy Board Chairman

Supervisor Caughlan made a motion to adopt Resolution 12-07, appointing Gordon Todd Vacancy Board Chairman. Supervisor Quigley seconded the motion. The motion passed unanimously.

l. Consideration and Adoption of Resolution 12-08; Delegates to the Annual PSATS Convention and Voting Delegate

Supervisor Caughlan made a motion to adopt Resolution 12-08, appointing Arthur C. Bustard, Susan G. Caughlan and Stephen C. Quigley Delegates to Annual PSATS Convention and Arthur C. Bustard Voting Delegate. Supervisor Quigley seconded the motion. The motion passed unanimously.

m. Consideration and Adoption of Resolution 12-09; Adoption of the 2012 Holiday Schedule

Supervisor Caughlan made a motion to adopt Resolution 12-09, adopting the 2012 Holiday Schedule. Supervisor Quigley seconded the motion. The motion passed unanimously.

<u>DATE</u>	<u>DAY</u>	<u>HOLIDAY</u>
January 2, 2012	Monday	New Years
February 20, 2012	Monday	President's Day
April 6, 2012	Friday	Good Friday
May 28, 2012	Monday	Memorial Day
July 4, 2012	Wednesday	Independence Day
September 3, 2012	Monday	Labor Day
November 22, 2012	Thursday	Thanksgiving Day
November 23, 2012	Friday	Black Friday
December 24, 2012	Monday	Christmas Eve
December 25, 2012	Tuesday	Christmas Day
December 31, 2012	Monday	New Year's Eve
January 1, 2013	Tuesday	New Year's Day

n. Consideration and Adoption of Resolution 12-10; Adoption of Board of Supervisors 2012 Meeting Schedule

Supervisor Quigley commented on the time of the work session meeting. Supervisor Caughlan made a motion to adopt Resolution 12-10, approving the Board of Supervisors 2012 Meeting Schedule. Supervisor Quigley seconded the motion. The motion passed unanimously. James Mollick commented on the morning meetings. Rick DeLello, Worcester, commented on making up the meeting in May.

<u>DATE</u>	<u>BOS W.S.</u>	<u>JT MTG</u>	<u>BOS MTG</u>	<u>ZHB MTG</u>	<u>PC W.S.</u>	<u>PC MTG</u>
January	Org Mtg 3 (Tues)		18	24	12	26
February	6	6	15	28	9	23
March	5		21	27	8	22
April	2		18	24	12	26
May	No Mtg	No Mtg	16	22	10	24
June	4		20	26	14	28
July	2		18	24	12	26
August	6	6	15	28	9	23
September	4 (Tues)		19	25	13	27
October	1		17	23	11	25
November	5	5	21	27	8	29
December	3		19	18	No Mtg	13

o. Consideration and Adoption of Resolution 12-11: Designation Depositories for Township Funds

Supervisor Caughlan made a motion of the following Depositories for Township Funds. Supervisor Quigley seconded the motion. The motion passed unanimously.

First Niagara
Univest-Union National Bank
PLGIT

p. Consideration and Adoption of Resolution 12-12; Approval of Fire Department Activities

Supervisor Caughlan made a motion to adopt Resolution 12-12 approving the Fire Department Activities. Supervisor Quigley seconded the motion. The motion passed unanimously.

q. Consideration and Adoption of Resolution 12-13; Assistant Right to Know Officer

Supervisor Caughlan made a motion to adopt Resolution 12-13 appointing Erica Lucey Assistant Right to Know Officer. Supervisor Quigley seconded the motion. The motion passed unanimously.

r. Motion to Approve Treasurer's Bond in the amount of \$10 Million Dollars

Supervisor Caughlan made a motion to approve the bond. Supervisor Quigley seconded the motion. The motion passed unanimously.

s. Motion to appoint members of the Planning Commission

Two expiring terms of Patricia Quigley and Douglas Rotondo is for a three year term. Supervisor Caughlan made a motion to re-appoint Patricia Quigley and Douglas Rotondo each for a three year term. Supervisor Quigley seconded the motion. The motion passed unanimously.

Two letters of resignation were received, one with a remaining term of two years and the other with remaining term of one year. Supervisor Caughlan made a motion to appoint Chris David to fill the two year term. Supervisor Quigley seconded the motion. The motion passed unanimously. James Mollick commented on the interview process, contact with the applicants, and conflicts of interest.

Supervisor Caughlan made a motion to appoint Anthony Sherr to fill the one year vacancy term. Supervisor Quigley expressed concern and lack of community participation and made a motion to appoint Rick DeLello. Chairman Bustard commented on Mr. Sherr's legal experience and seconded Supervisor Caughlan's motion. The motion passed two to one with Supervisor Quigley opposing. James Mollick commented on the resignation of Paul Ziegler, credentials of Anthony Sherr, and past involvement of Rick DeLello, and legal expenses. David Plager, Worcester, commented on Mr. Sherr conflict if representing the township in legal issues.

t. Motion to appoint member of the Zoning Hearing Board for expiring term

Supervisor Caughlan made a motion to appoint George Stauffer to another three year term. Supervisor Quigley seconded the motion. The motion passed unanimously. James Mollick commented on supervisors' contact with the applicant and qualifications of other applicants.

u. Motion to appoint liaison to North Penn Water Authority for five year term

Supervisor Caughlan made a motion to re-appoint Paul Ziegler to a five year term as representative to the North Penn Water Authority. Supervisor Quigley seconded the motion. The motion passed unanimously.

3. APPROVAL OF THE MINUTES OF NOVEMBER 7, 2011

Supervisor Caughlan made a motion to approve the minutes of November 7, 2011. Supervisor Quigley seconded the motion. The motion passed unanimously. Copies are available for review.

4. PUBLIC COMMENTS

Gordon Todd, Worcester, commented on knowledge of experience when appointing individuals for professional services.

James Mollick commented on long term services of professionals and the need for bidding, enforcement procedures in the township, purging of files, and Right to Know request without a response.

Rick DeLello, Worcester, commented on e-mail to manager without response, conversation with Paul Ziegler, inappropriate comments by Supervisors.

Charles Valenza, Worcester, commented on the need to consider televising meetings.

5. ADJOURNMENT

There being no further business or comments from the public, Chairman Bustard adjourned the meeting.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
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 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, PA
 WEDNESDAY, JANUARY 18, 2012 7:30 P.M.

CALL TO ORDER by Chairman Bustard at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE:

PRESENT:

ARTHUR C. BUSTARD [X]

STEPHEN C. QUIGLEY [X]

SUSAN G. CAUGHLAN [X]

INFORMATIONAL ITEMS:

Manager Lee Mangan announced that Item E: Army Reserve Base Discussion will be tabled pending receipt of additional information from DEP.

TREASURER'S REPORTS

The Treasurer's reports for December, net change on cash basis:

December 2011 Report:

General Fund	\$2,105.80
State	(\$55,022.21)
Capital Reserve	\$506,215.91

James Mollick, Worcester, inquired about decision on posting Treasurer's Reports on the web. Supervisor Caughlan moved to accept the Treasurer's Report. Supervisor Quigley seconded the motion. There were no comments from the Board. Chairman Bustard called the question and the motion passed unanimously.

Supervisor Quigley inquired about funds from the cable franchise being dedicated to video taping meetings and commented on the storage of salt damaging the building.

PAYMENT OF THE BILLS OF THE TOWNSHIP

James Mollick inquired about posting bills on the Township website.

Supervisor Caughlan moved to pay the bills of the Township in the amount of \$212,394.95. Supervisor Quigley seconded the motion. There were no comments from the Board. Chairman Bustard called the question and the motion passed unanimously.

MANAGER'S REPORT

Zoning Hearing Board Update provided by Tiffany Loomis

Last Meeting: December 20, 2011

Application #11-13: Application GRANTED on December 20, 2011

Next Meeting: January 24, 2012

One new application: #11-14: West Germantown Pike & East Adair Drive

Tiffany Loomis displayed a map for Application #11-14 showing the location as corner lot. The applicant needs relief for setbacks, impervious coverage, and accessory building structure without a primary residence.

Joseph Nolan, Township Engineer, noted that stormwater management should be considered because the property is in a high flood area and the request for excess impervious coverage.

After discussion, it was determine that a reverse subdivision would relieve any hardships.

James Phillips, Worcester, commented on informing the applicant.

William Kazimer, Worcester, commented on contacting the applicant.

James Mollick asked for further explanation.

Supervisor Caughlan moved to authorize the Solicitor to oppose the application. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

Land Development and Subdivision Update

Tiffany Loomis informed the Board there were no new land development or subdivision applications.

Supervisor Quigley inquired about tree plantings at the Grange Avenue land development property.

Lee Mangan informed the Board the trees will be removed and replanted weather permitting.

Motion to approve Resolution 2012-14, Professional Consultant – Robert Brant & Associates LLC

Lee Mangan noted that the Zoning Hearing Board has not met but plan to retain Robert Brant & Associates LLC. as in previous years.

James Mollick commented on this being the same procedure as last year.

William Kazimer commented on the approval prior to the Zoning Hearing Board meeting and the hourly rate

Supervisor Caughlan moved to approve Resolution 2012-14. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously to approve Resolution 2012-14, Professional Consultant – Robert Brant & Associates LLC

Designation of Agent Resolution – PEMA for Hurricane Irene

Supervisor Caughlan moved to approve Designation of Agent Resolution – PEMA for Hurricane Irene naming Eunice Kriebel. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously to approve Designation of Agent Resolution – PEMA for Hurricane Irene

Discussion and Possible Action – Transferable Development Rights (TDRs)

Lee Mangan turned the floor over to Susan Caughlan. Ms Caughlan presented the final format of the proposed ordinance and explained the advantages of establishing Transferable Development Rights (TDRs). She noted that it is an optional right to preserve lots as commodities or for estate planning, but the land is permanently preserved.

Supervisor Quigley inquired about the use of TDRs in surrounding communities and the receiving piece of the TDRs.

Chairman Bustard noted that the Board is working on receiving areas in Fairview Village but this ordinance is the first step to preserve land.

James Phillips inquired about zoning effecting the properties and ownership of the TDRs, future storm water management, improvements and the possibility of seminars to further understand the process.

James Mollick commented on the need to discuss TDRs now before the next meeting, the ordinance being half an ordinance, conflicts with the ordinance, and inquired if the Township is getting into the real estate business.

William Kazimer commented on human nature, ownership of the golf course and the Township spending money to assist current landowners.

Supervisor Caughlan moved to advertise Ordinance 2012-234: Transferable Development Rights (TDRs). Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously approve

ENGINEER'S REPORT

Monthly Report:

Joseph Nolan noted that the new bridge at Water Street Road and Kriebel Mill Road is complete.

Supervisor Quigley inquired about the state of the Township's roads with the mild winter.

SOLICITOR'S REPORT

None

OTHER BUSINESS

None

APPROVAL OF THE MINUTES OF DECEMBER 21, 2011

As required by the Pennsylvania Sunshine Act, the minutes of township meetings must include the date, time and place of the meeting; the names of the members present; the substance of all official actions; a record of any roll call votes taken by individual board members; and the names of all citizens who appeared officially and the subject of their comments. Is there a motion to approve the minutes?"

Chairman Bustard noted a date correction in the solicitors section.

Supervisor Caughlan corrected the spelling of a name, and removed "required" match under the tree vitalization grant to "proposed".

James Mollick commented that Section H-DePhillippo decision did not include the Commonwealth Court Decision, Section 5-Solicitors report did not included the case and docket number he sited, and Section 7-Approval of Minutes did not included DePhillippo doing business with the Township.

Supervisor Caughlan moved to approve as amended, the minutes of December 21, 2011. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously by all to dispense with the reading of and approve as amended, the minutes of December 21, 2011.

PUBLIC COMMENTS

Supervisor Quigley inquired if the Staff received any updates from State Officials regarding sound barriers along the area of the Turnpike widening.

James Mollick commented on the Times Herald RTK article, money spent on e-mails, wasted money, destroying e-mails, and supervisor's citing the pledge of allegiance.

Mauve Vogan, Worcester, inquired about the update on the Army Reserve Base and the need for an environmental report on the property. She further commented about the status of Township parks and the Task Force's recommendations with no action be taken on their suggestions.

Bruce Panco, Worcester, commented on the TDR Ordinance being half a action with no receiving area and suggested a complete ordinance.

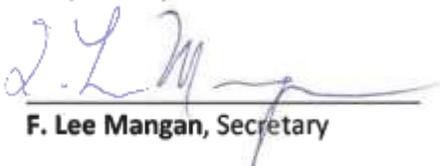
Gordon Todd, Worcester Township Planning Commission Chairman, noted that the receiving area is an important part and the Planning Commission is working on it for the Cedars, Fairview Village and Center Point areas.

James Phillips commented about TDRs and property values increasing being equal to spot zoning and the loss of transfer tax.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:02 P.M.

Respectfully submitted:



F. Lee Mangan, Secretary