

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
MONDAY, OCTOBER 1, 2012 9:00 A.M.

CALL TO ORDER

Arthur Bustard called the regularly scheduled work session to order at 9:00 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C BUSTARD
 SUSAN G. CAUGHLAN
 STEVEN C. QUIGLEY

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS

None

1. APPROVAL OF THE MINUTES OF SEPTEMBER 4, 2012

Susan Caughlan made a correction to her comments. A motion by Susan Caughlan, seconded by Steve Quigley and passed by all to dispense with the reading of, and approved as amended, the minutes of September 4, 2012.
 (Copies were available for review.)

2. MANAGER'S REPORT

ZONING HEARING BOARD UPDATE – by Tiffany Loomis, Land Use Officer

Ms. Loomis reported that no new applications were submitted. The October meeting will be cancelled.

SUBDIVISION AND LAND DEVELOPMENT UPDATE - by Tiffany Loomis, Land Use Officer

Ms. Loomis reported that at their last meeting, the Worcester Township Planning Commission recommended approval of the Ianella subdivision, contingent upon the last review of CKS Engineers.

Supervisor Caughlan asked if the WTPC reviewed the historical structure ordinance.

Mr. Mangan said the 2013 budget will be presented at the November business meeting allowing time for adoption at the December business meeting.

He further reported that the sign ordinance will be presented at the October business meeting.

The solicitor's report will include an item discussed in executive session requiring a motion by the Board.

Chairman Bustard inquired about the window proposal for the Community Hall. Mr. Mangan replied.

Supervisor Quigley asked about updates from Joseph Manko, Esq. concerning the Army Reserve Base. Mr. Mangan replied that there are no current updates. He commented that the Army is seemingly taking a position that they are not going to do anything with the groundwater issue, which is a Township concern.

Supervisor Caughlan commented that DEP is also concerned about the groundwater issue.

3. TOWNSHIP ENGINEER'S REPORT

MS-4 Stormwater requirements

Joseph Nolan, Township Engineer, gave a report.

Approximately 8 years ago, DEP issued permits to certain townships, including Worcester. It originally was a 5 year permit, and was extended for 3 years. The current permit expires March 14, 2013.

A new application was submitted to DEP in September by the Township.

The new program will require a continuation of the original 6 permit objectives.

Mr. Nolan outlined the new permit requirements for 2013: township-wide storm sewer mapping to be completed by March 2014; a new Stormwater management ordinance must be adopted by March 14, 2014; there must be compliance of Total Maximum Daily Load (TMDL) for sediment in impacted watersheds by March 2014.

Mr. Bustard asked if CKS will be able to incorporate their mapping into the Next Level system that the township uses for administrative needs.

The Stormwater mapping will include location of all inlets, storm pipes and outlets. The new ordinance must incorporate all current Best Management Practices, volume control and water quality control measures. CKS recommends a standalone ordinance, which will apply to all township properties, not just new developments.

The Township incorporates 3 watersheds within its boundaries: Wissahickon Creek (0.62%), Skippack Creek (75.82%) and Stony Creek (23.56%). The first two have TMDLs but Stony Creek does not. CKS recommends we should include all three.

Wissahickon Watershed: Worcester is required to remove 161 pounds per year of sediment from the stormwater. CKS recommends the township clean out the 6 storm inlets in the area of Acorn Drive to meet this requirement.

Skippack Creek: Worcester is required to remove 29,252 pounds per year of sediment from the stormwater. DEP will let the township take credit for recent projects, which amounts to 18,684 pounds. CKS recommends naturalization of the Defford Road Basin, which would be an estimated 19,491 pounds. This must be completed by March, 2014.

Chairman Bustard asked if the township can get credit for township basins that are naturalized by private residents.

Mr. Nolan commented that a Growing Greener grant is available for which the township can apply. There is a 15% local match and CKS will prepare an application for the township. There is an application deadline of October 26, 2012.

Supervisor Caughlan asked if this was the same program that Chadwick HOA used.

Mr. Nolan summarized that the township must maintain what is already being done and complete storm sewer system mapping, adopt the new ordinance and comply with new TMDL limits in the Wissahickon and Skippack Creek watersheds.

Chairman Bustard asked how often the TMDL requirements might be modified.

Supervisor Quigley asked about what should be budgeted for this program. He further commented that he feels it is important to educate the residents that the issues the township is facing are DEP-mandated issues.

Supervisor Caughlan asked about the small impact of a rain garden at a private residence. Mr. Nolan expressed concern about relying on private residents being responsible for maintaining the DEP requirements imposed on the township. Mr. Nolan said it might impact the water quality, but we cannot take DEP credit for it.

Chairman Bustard asked if the Zacharias Creek was the major flow into the Skippack Creek and asked about the potential need to clean out the Zacharias Creek in the future.

Mr. Ciro Tornambe, Worcester, commented on the additional measures that could be taken. Mr. Nolan indicated that a private resident could do work, but then an easement would need to be given to the township, so the township can control and maintain these measures.

Supervisor Caughlan asked about a tree grant and its impact on these requirements. Mr. Nolan said it would not help with sediment measures.

Supervisor Quigley remarked that the current sewer situation the township is facing should be looked at in conjunction with this newly revised DEP mandate.

Mr. Mangan commented that it is wise to promote among private residents possible actions that could impact water quality.

Supervisor Caughlan asked about the development of an Environmental Action Committee of township volunteers to assist with public outreach. Mr. Nolan said DEP would only recognize the value of the committees work, not the mere existence of a committee.

4. TOWNSHIP SOLICITOR'S REPORT

Joseph M. Bagley, Esq. commented that the Board of Supervisors held an executive session after the last meeting, with discussion of potential enforcement through a civil action, with Joanne Foster as a potential defendant.

Chairman Bustard said it is time to move forward.

A motion by Susan Caughlan, seconded by Steve Quigley and passed by all to approve enforcement action.

5. OTHER BUSINESS

None

PUBLIC COMMENTS

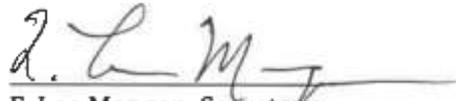
Mr. Ciro Tornambe asked about the current status of the Cedars Village Overlay ordinance.

Mr. Rick DeLello, Worcester, remarked on the sewer presentation meeting materials available online. Mr. Bustard said that the township is in the process of soliciting information from the impacted residents and another special meeting is going to take place to discuss the results of the survey. The meeting is tentatively scheduled for October 24, 2012.

6. ADJOURNMENT

There being no further business to come before this Board, Mr. Bustard adjourned the regularly scheduled work session at 9:53A.M.

Respectfully submitted,



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY OCTOBER 17, 2012 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

1. The Zoning Hearing Board meeting for October 23rd has been cancelled. No new applications were received.
2. Another reminder, the November Board of Supervisors meeting will be moved from November 21 to November 14th, due to the Thanksgiving Holiday
3. Methacton High School is hosting the Pac-10 Conference Cross Country Tournament in Heebner Park on Thursday, October 18th.

PUBLIC HEARING: Cedars Village Overlay District Ordinance and Map Amendment, 2012-235

The Public Hearing opened at 7:32pm.

James Garrity, Solicitor, provided a background of the ordinance.

A court reporter was present to record an official transcript of the proceedings.

Supervisor Caughlan commented on the Montgomery County Planning Commission review letter, and said that anything in that letter can be done with amendments in the future and should not hold up the ordinance.

No public comments. The Public Hearing was closed at 7:36pm.

Chairman Bustard indicated he is ready to move ahead. Supervisor Quigley agreed. Supervisor Caughlan agreed but wanted to address the issue of amendments.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and passed by all to approve Ordinance 2012-235, Cedars Village Overlay District Ordinance & Map Amendment.

Supervisor Caughlan made a motion to send the comments in the MCPC letter to the Planning Commission for their review.

Supervisor Quigley asked why it was coming back now, when they have been reviewing it for months.

After further discussion, Supervisor Quigley seconded the motion.

Mark Landis, Worcester, remarked about the need for amendments, more public hearings, and making a motion concerning amendments immediately after the ordinance was passed.

Solicitor Garrity responded that this was draft number six, and that if the Board does not act now, it may never get passed.

Chairman Bustard called the motion and it passed unanimously.

APPROVAL OF THE MINUTES OF SEPTEMBER 19, 2012

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written, the minutes of September 19, 2012.

TREASURER'S REPORT

The Treasurer's report for September, net change on cash basis:

September 2012 Report:

General Fund	\$1,204,830.05
State	\$229,272.46
Capital Reserve	\$2,163.30

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for September, 2012.

William Kazimer, Worcester, asked about any requirement for the Supervisors to maintain a larger capital reserve.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$354,898.08.

MANAGER'S REPORT

a. Zoning Hearing Board Update

The September 25th and October 23rd meetings were cancelled. No new applications had been received.

Tiffany Loomis, Land Use and Zoning Officer provided the report noting that one application has already been received for November.

b. Land Development and Subdivision Update

Tiffany Loomis, Land Use and Zoning Officer provided the report.

Revisions were received for 1335 Dell Road and 3245 Stump Hall Road, and plans will be distributed this week.

Mr. Mangan remarked that at the November work session he will report on sign ordinance recommendations.

He further commented that the 2013 budget will be presented at the November 14th business meeting.

Mr. Mangan commented there will be a second special meeting for the Center Point sewer area on October 24th.

Supervisor Caughlan asked about the response to the sewer survey sent out by the township.

Supervisor Quigley asked about Joseph Manko and the status of the Army Base. Mr. Mangan authorized Mr. Manko's firm to write a letter regarding the failure of the Army to address issues regarding continuing failure of the Army to address concerns.

Supervisor Caughlan asked if this failure was due to a lack of federal money. She wanted to know what the legislators locally could do at the federal level. Mr. Mangan expressed concern about dim prospects of such help, citing the larger Frankford Arsenal project in Philadelphia (also represented by Mr. Manko's firm) has not been resolved in roughly 30 years.

ENGINEER'S REPORT

a. Monthly Activity

Supervisor Quigley inquired of Mr. Nolan where DEP is in the sewer study process.

Supervisor Caughlan asked if Mr. Nolan was updating the 537 plan. He responded no.

b. Meadow Lane Subdivision, Acceptance of Sewer Lines

Mr. Nolan provided a summary of the 4-house project, constructed by MJE Builders. A low pressure main was designed to handle those 4 lots but also the 6 lots developed by Zaveta on Hollow Road, and some other Hollow Road residences. There has been a request by a resident to connect and that cannot happen until the township takes dedication.

It was originally designed to handle 13 connections.

Supervisor Bustard asked if the lines were built to township specifications. Mr. Nolan confirmed they were.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept Meadow Lane Subdivision Sewer Lines, Resolution 2012-21, with corrections on "Whitpain" reference to "Worcester".

SOLICITOR'S REPORT

Mr. Garrity commented on the Methacton High School athletic field lights. He indicated he originally did not want to move forward as long as there were issues with the school and neighbors. He has been advised that there is no current consensus between the two groups,

however, he believes that the township should not wait any longer for the negotiations, and should move forward with presenting an ordinance.

OTHER BUSINESS

None

PUBLIC COMMENTS

Maeve Vogan, Worcester, commented on Mr. Garrity's report about the high school lights. She asked the Board what way they are going to write the ordinance. Mr. Bustard said they were writing a light ordinance.

Herb Rothe, School Board member, remarked about the talks with neighbors. Superintendent Quinn has been meeting with John Harris, representing the neighbors. He wanted the Board to know that the school district is working to get the agreement done.

Supervisor Quigley asked if the Supervisors do not write the ordinance, and there is an agreement between the school district and the neighbors, who gets involved if there is a problem? Mr. Garrity said the township must write some type of ordinance, related to zoning. The township is not involved in an agreement between residents and the school.

Supervisor Caughlan commented on the list of requirements mentioned by Mr. Rothe, and suggested they could be incorporated into the ordinance. Mr. Garrity said the lights would be permitted by conditional use. The school board is welcome to offer any conditions, but Mr. Garrity said that the ordinance will be written to reflect zoning related issues, and no other items that are not reflective of zoning concerns.

William Kazimer spoke about reduced property values if the lights are allowed

Herb Rothe spoke about the list of conditions between the neighbors and school district. He remarked about how those conditions need to be formally incorporated.

Mr. Garrity said the ordinance will be simple. Mr. Garrity said that some conditions may be part of the zoning hearing board conditional use. It becomes binding if it gets attached as conditions to the conditional use decision. Mr. Garrity said an appropriate inclusion would be height of the fixtures.

Supervisor Quigley asked about the resident committee. He asked if there are people from both sides of the aisle on the committee. He also asked if the athletic director has researched what other districts do.

Rick DeLello, Worcester, remarked about Matthew Shelly's (Montgomery County Planning Commission) Cedars Village letter. He commented about township revenue and current year projections. Supervisor Bustard remarked the township is doing well this year.

Mr. DeLello further commented on the high school light issue and concerns about allowing a small group of residents so much voice on a matter affecting the entire township population.

Mark Landis commented on the minutes on the web site, saying they were no longer there. Julie Lanzillo demonstrated they are on the web site.

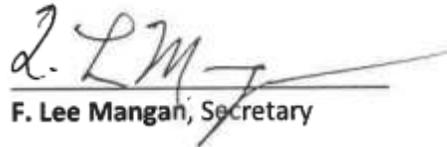
Mr. Landis further asked if the township has a person certified to measure sound. Mr. Mangan affirmed.

Kim Brown, Worcester, commented on the lack of athletic field lights at Methacton High School and how the children in the community need them.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 8:21P.M.

Respectfully submitted:


F. Lee Mangan, Secretary