

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, OCTOBER 7, 2013 – 9:00 A.M.

130105

CALL TO ORDER by Arthur Bustard at 9:04am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced the next conditional use hearing for the proposed lights at Methacton High School will be October 10th at 7:30 at the Worcester Community Hall. He also announced that the Planning Commission meeting for that evening will be moved to the Worcester Administration Building.

Motions & Resolution

APPROVAL OF THE MINUTES OF SEPTEMBER 9, 2013

Supervisor Caughlan had one change, on page 3, discussion of the contributions to the baseball field. The motion was repeated. The first motion on the bottom of page 3 was the correct one.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of September 9, 2013.

MANAGER'S REPORT

Zoning Hearing Board Update & Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Two applications were approved in September: #13-08, 1035 Nicole Drive and #13-09, 2534 Acorn Lane.

There is one new application for the October 22nd meeting: # 13-10, from the Methacton School District for the baseball field at Kriebel Mill Road and Germantown Pike, requesting a variance relief for signage.

Supervisor Caughlan asked if the request can be discussed outside of the sign ordinance. Mr. Garrity said that they can send a letter to express the opinion of the Board.

Supervisor Quigley said there has been a lighted scoreboard at the football field for a long time and he does not see a problem with a lighted scoreboard at the baseball field. He confirmed that there is no proposed advertising on the back of the scoreboard.

Ms. Loomis confirmed that the Board still wants the applicant to go before the Zoning Hearing Board.

Subdivision & Land Development Update

Tiffany Loomis, Zoning Officer, provided the report.

CKS Engineers Inc. has submitted their review letter for Methacton School District Land Development application with several outstanding issues.

Solicitation Permit Ordinance Discussion

Lee Mangan, Township Manager, said that there have been resident complaints relative to solicitations throughout the Township and residents are asking for guidance. He provided a copy of a solicitation ordinance for another community served by our solicitor and suggested the Board review the ordinance for possible updates to Worcester's solicitation ordinance.

The current Worcester permit calls for a \$25 fee, and Mr. Mangan reported that he believes that a majority of the solicitation going on throughout the Township does require a Township permit.

Chairman Bustard said he is also getting complaints and is also concerned about activity this past weekend with people walking through intersections collecting money from drivers and the safety issues associated with this type of solicitation.

Supervisor Caughlan commented on the sample ordinance having a provision for non-profits to not register for a permit.

Mr. Garrity said people soliciting in an intersection are regulated different from people going through a neighborhood. He does not approve of the Township giving permits to groups in the roads because it gives the appearance of a Township sanction. The sample ordinance deals with people knocking on doors and it is difficult to enforce.

Supervisor Caughlan asked if the state police will enforce the ordinance and if it is a high school sports teams, we should contact the school and express our concerns.

Supervisor Quigley said he has heard from residents that some solicitors are coming to back doors of residences and being aggressive.

Chairman Bustard asked if the board wants to move forward with the proposed ordinance. With positive response from both members, he suggested Mr. Mangan post information on the web site and move forward by the end of the year.

Burn Ordinance Discussion

Mr. Mangan said that there have been complaints on burning in the township and he recognizes it is a sensitive issue.

Chairman Bustard said that he has mixed feelings but the Worcester Fire Chief does not want to prohibit burning, but also does not want to be called out for every burn activity. Chairman Bustard reviewed Towamencin's burn ordinance and likes their ordinance. He suggested moving forward to be fair to the fire company.

Supervisor Caughlan asked if the Worcester Volunteer Fire Department wants to appoint a fire Marshall.

Mr. Mangan said that decision rests with the Board and not having one is a deficiency. He inquired if the Board has an individual willing to take on the position.

Mr. Garrity inquired about recycling money from DEP and suggested that this ordinance may not be sufficient for their grant money.

Supervisor Quigley said that he appreciates the problems of the fire company but does not want to change the culture of the Township.

Chairman Bustard said that this is also a no-burn county and as far as he is concerned, the County trumps the Township. Chairman Bustard has no problem with banning leaf burning, but he agrees that Supervisor Quigley has a good idea to find out from the fire department how many calls they really get pertaining to this.

Approval of Sign Permit Application – 2209 North Wales Road, Heritage Conservancy

Ms. Loomis reported that the requested sign is 2 feet x 2.6 feet, and proposed to be on a pole. She also said that part of the ordinance requires Board approval.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve the sign permit at 2209 North Wales Road for the Heritage Conservancy.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, reported the Hollow Road Bridge bids will be opened on October 10th, and it is through the new PennBid web site.

The Valley Green Wastewater Treatment Plant upgrade has been advertised, and bids will be opened on November 12.

The Quarry Hall Road pipe replacement change order is the only outstanding issue from the 2013 Road Improvement Program.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Rick DeLello, Worcester, commented on the solicitation ordinance. He stated that in the Sunny Brook development, they have communicated with their residents as much as possible but cautioned the Board about passing an ordinance that is difficult to enforcement.

Supervisor Quigley asked Mr. DeLello if it is a problem in Sunny Brook. Mr. DeLello said that in a cluster development, there is a small percentage. When it is the schools and girl scouts knocking on doors, there is a degree of acceptance, but the magazine subscriptions, and others that don't "seem right" are the concern.

James Mollick, Worcester, commented about his inability to ask questions about the Methacton School District conditional use application at the last meeting being told by Mr. Garrity that he could not make

any comments, because there was a pending conditional use public hearing, per the Municipalities Planning Code. Dr. Mollick said that he feels his rights were violated.

Supervisor Quigley said that he thinks it was a general blank statement by the solicitor to protect the Board from being potentially influenced by anyone.

Dr. Mollick further stated that Mr. Garrity should recuse himself from the matter because he has had private conversations with Mr. Brooks and Karen Murphy while the lighting ordinance was being written. Dr. Mollick inquired about Richard Roseberry and commented on the solicitors invoice regarding a lighting consultation for lighting at the high school.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:54am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
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WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, OCTOBER 16, 2013 - 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:

Chairman Bustard announced several informational items:

- Land Use Report, Center Point Village: Second Public Input Session: Thursday, November 7, 2013; 7:00- 9:00pm
- Monday, October 28th: NEXT conditional use hearing for proposed lights at Methacton High School

Motions & Resolution

APPROVAL OF THE MINUTES OF SEPTEMBER 18, 2013

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 18, 2013.

TREASURER'S REPORT

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

September 2013 Report:

General Fund	\$1,183,923.73
State	\$33.56
Capital Reserve	\$2,163.91

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for September, 2013.

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 \$553,224.55.

James Mollick, Worcester, asked for a breakdown of the check in the amount of \$36,123 to Wisler Pearlstine. He further asked for specific percentages of the invoice as it pertains to the Right To Know case in Harrisburg and executive sessions.

130105

Award Bid: Hollow Road Bridge Replacement Project

A total of 15 bids were received and opened on October 10, 2013.

Joseph Nolan reported that his firm has worked with this contractor and recommends approval of the bid award.

Supervisor Caughlan remarked that she wants to make sure the contractor is aware of the timeframe. Mr. Nolan said there is a 90 day window once the contractor receives the Notice to Proceed.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to award bid to Scott Building Corporation in the amount of \$164,106.

MANAGER'S REPORT**Zoning Hearing Board Update**

Tiffany Loomis, Zoning Officer, provided the report.

Next hearing will be October 22 regarding the Methacton High School's request for a variance for relief to allow signage for a baseball field. Comments made at the last Board Work Session were passed on to the Zoning Hearing Board Solicitor.

Supervisor Caughlan remarked that she has received calls from residents and was informed that the proposed scoreboard is 36 feet long and 10 feet wide and it seems to her to be very large.

Chairman Bustard confirmed that it is a baseball scoreboard and to display nine innings, the scoreboard has to have room to display results from each inning, including other stats and player names. In order for people to see it from hundreds of feet away, it must be that large.

Supervisor Quigley said they have a scoreboard now, and it is very hard to see, and people that sit on a hill far away cannot currently see it.

Supervisor Caughlan says if it is internally illuminated, that should make the size problem go away. She further said that she hears concerns about Worcester and preserving the look and feel of the Township. She would prefer to have it addressed with a smaller sign.

Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Oberkircher property, 3117 Stump Hall Road.

Supervisor Quigley said a lot of public money was spent to preserve this property. It has now been sold and the new owners are developing it. He is concerned that the purpose of the Farmland Preservation Program was not to preserve estates/investment properties, but for working farms. Supervisor Quigley said when he was on the conservation board 20 years ago there was a controversy about active working farms, and the horse business. He understands the original intent.

Supervisor Caughlan said that the state allows horse boarding properties in that program and stated the County Farm Board has the first responsibility for enforcement.

ENGINEER'S REPORT**Monthly Activity**

Joseph Nolan provided an update on the Valley Green Wastewater Treatment Plant bids. There has been tremendous interest and they will be opened on November 12 for potential award at the November 20th meeting.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

William Kazimer, Worcester, said that if Supervisor Caughlan is correct about the baseball sign, it sounds very big and inquired about advertising on the scoreboard.

Steve Rock, Worcester, inquired about standard size illuminated scoreboards and if a smaller one is available. He further commented on landscaping being potentially dangerous to the intersection.

He further commented on the bids being sent out for the VG WWTP upgrade and inquired about renderings of the new facility. He further asked about the annual budget and \$200,000 deficit in 2012 for operation of the sewage treatment plants and inquired how long they have been operating at a deficit.

James Mollick remarked that the deficit Mr. Rock referred to has existed for the previous two years. He further asked about the billing detail on the solicitor's invoice and why it has been changed from previous versions. He also inquired about Lee Brant referenced in an email on 12/11/12. Dr. Mollick further asked about emails from David Brooks and John Harris to the Township Manager concerning resumes of potential lighting consultants.

Nick Imperial, Worcester, remarked on DVDs he supplied to the Board at the last two meetings with no response. Chairman Bustard said the staff is reviewing it. James Garrity said a notice of violation has gone out and it should not be commented on at this time.

Mr. Garrity further said that we will review any additional videos that are supplied. Chairman Bustard said that the process is being followed and we can only do what is legally possible.

Kim McClintock, Worcester, commented on a runoff problem he has with his property and an adjoining property. He inquired about neighbors pumping a retention basin out

Mr. Nolan responded that the developer is converting those basins to their final state.

Rick DeLello, Worcester, commented on the conditional use hearing for the proposed high school lights suggesting it would be helpful to have multiple dates lined up.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 8:15pm.

Respectfully submitted:



F. Lee Mangan, Secretary