

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS WORK SESSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**WORCESTER, PA**  
**MONDAY, OCTOBER 6, AT 9 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 | [X] |

**INFORMATIONAL ITEMS:**

Chairman Bustard announced the following informational item:

- The Methacton Conditional Use Meetings are scheduled for October 6, 2014 and if necessary, October 7, 2014 at 7 PM.

**Motions & Resolutions**

**APPROVAL OF THE MINUTES FOR AUGUST 4, 2014 AS AMENDED**

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve the amended minutes of August 4, 2014.

Supervisor Caughlan amended the sentence "ordinances in violation of the property" striking half of the sentence on the second page, replaced the word "auction" to "bid".

Chairman Bustard corrected the name "Brandon" to "Brennan".

**MANAGER'S REPORT**

**Zoning Hearing Board Update**

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The Zoning Hearing Board meeting scheduled for October 28, 2014 is cancelled due to no new applications.

**Subdivision and Land Development Update**

Ms. Loomis provided the report.

3040 Woodlyn Avenue was recommended by the Worcester Township Planning Commission for preliminary/final approval at their September 25, 2014 meeting. A draft resolution will be prepared for the Board's review at the October 15, 2014 meeting.

**2568 Skippack Pike discussion**

F. Lee Mangan, Manager, clarified that a bid package is being prepared by Mr. Garrity's office and referred Mr. Garrity to further expand on the matter.

James Garrity, Township Solicitor, prepared a draft bid package to restore this property with the property being subdivided no greater than 80,000 sq. ft.

Chairman Bustard inquired that the bid package specifications clarify that the home has to be restored and cannot be demolished.

Supervisor Caughlan inquired if restoration tax credits will be addressed in the bid packet.

Supervisor Quigley inquired if the footprint may be expanded. Mr. Garrity stated yes but the historical portion of the house must remain but the addition of 1950 can be altered or removed.

**Center Square Golf Course Conditional Use application for Life Care Facility**

Mr. Mangan reported that a conditional use application for the 157 acres golf course has been received by the Township. The hearing will be in conjunction with the October 15<sup>th</sup> regularly scheduled Board of Supervisors meeting.

David Pataki, Worcester, inquired as to what was proposed for the tract. Mr. Mangan responded the conditional use is for 400 plus units consisting of mixed life-care facility and apartments.

Paul Nordeman, CEO of Meadowood, inquired if healthcare would be offered.

**US Army Reserve Base**

Mr. Mangan stated that the environmental report for Phase II is complete and has been circulated to the Board.

**ENGINEER'S REPORT**

Mr. Mangan gave the report noting that the surveying is underway for the Adair stormwater project, as well as Ethel and Artmar Roads.

Ongoing meetings are taking place between the Township Engineer and Stony Creek Farm residents and committees. Phase III trees have been planted and lawn and common area restoration should be completed by the end of this week.

Chairman Bustard inquired if the road project will be completed soon. Mr. Mangan stated that the road project will be completed by the end of the month.

**SOLICITOR'S REPORT**

Mr. Garrity requested to have an executive session with the Board regarding a Right to Know matter – Docket #2014-1179.

An executive session began at 9:15 am and the Board of Supervisors returned at 9:35 am.

Mr. Garrity recommended there be a motion to appeal the order from the Office of Open Records because of the precedent it will set for all municipalities.

Supervisor Caughlan motioned to authorize the Township Solicitor to file the appeal for order 2014-1179 with Office of Open Records. Supervisor Quigley seconded the motion and it was approved by all.

#### **OTHER BUSINESS**

No other business at this time.

#### **PUBLIC COMMENTS**

Rick DeLello, Worcester, commented on the traffic and parking issues at Sunny Brook Park that Julie Lanzillo used to handle and inquired who will now follow up on this matter.

He also addressed speed within Sunny Brook Estates and referenced that one mailbox was taken out due to high speeds. He would like to see the position of Director of Parks & Recreation refilled.

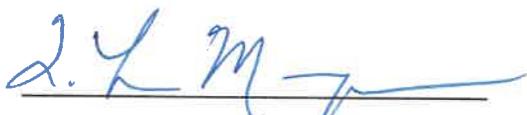
Mr. Mangan stated that there is not adequate parking due to individuals showing up 15 to 20 minutes early. He recommended that the Township expand its facilities concerning soccer fields

Mr. Mangan will be proposing this within a month as part of the capital improvements program. He suggested Mt. Kirk Park expansion and will address the matter in the 2015 budget next month.

Carolyn Stedman, Worcester, addressed the Board about the rocky soil conditions, as well as limited trees in phase III. Chairman Bustard stated that more trees will be planted this week. Mr. Mangan confirmed.

Having no further business to come before this Board, the meeting was adjournment at 9:45 am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 WORCESTER, PA  
 WEDNESDAY, OCTOBER 15, 2014 – 7:30 PM

**CALL TO ORDER** by Arthur Bustard at 7:30 PM

**ATTENDANCE**

PRESENT:

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

130105

**INFORMATIONAL ITEMS:**

Chairman Bustard announced several informational items:

- Both the Zoning Hearing Board and Planning Commission Meetings have been cancelled for October.

**Motions & Resolutions**

**APPROVAL OF THE MINUTES OF SEPTEMBER 17, 2014**

Supervisor Caughlan corrected the minutes by stating that in the second paragraph when referencing 2665 Skippack Pike, the term “accessed” should be “requested” and “parcel” should be “parsonage.”

In terms of the church’s interest in 2568 Skippack Pike, Supervisor Caughlan changed “is interested” to “may be interested.”

James Mollick, Worcester, commented that the minutes do not accurately reflect what occurred. He further commented on the Gravity System regarding the Hickory Hill Sewer. He said that the Board of Supervisors misled the public and that the Hickory Hill residents were not bullied.

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 17, 2014.

**TREASURER'S REPORT**

**September 2014**

Chairman Bustard presented the information

|                 |                  |
|-----------------|------------------|
| General Fund    | \$ 973,106.10    |
| State           | \$ 198,840.98    |
| Capital Reserve | \$ 1,330.11      |
| Sewer Fund      | (\$1,340,288.96) |

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the September 2014 Treasurer’s Report.

Dr. Mollick commented on the legal category section of the report stating that he believes there are inconsistencies. Dr. Mollick expressed that he has a problem with how the legal expenditures are categorized.

#### **PAYMENT OF THE BILLS**

Chairman Bustard presented the report.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the payment of the bills in the amount of \$1,170,724.02.

Dr. Mollick said that the invoices are stated in a manner where he perceives that they will be used in a political campaign. He further commented on closed appeals, payroll records requested under his name, that he never requested, along with other entries under his name in the billings. He further commented that the billing system is flawed.

#### **MANAGER'S REPORT**

##### **Zoning Hearing Board Update**

Tiffany Loomis, Director of Planning and Zoning, stated that the meeting scheduled for October 28, 2014 has been cancelled.

##### **Subdivision and Land Development Update**

Ms. Loomis stated that the Planning Commission meeting scheduled for October 23, 2014 has been cancelled.

##### **Planning Commission Report**

F. Lee Mangan, Township Manager, introduced Gordon Todd, Chairman of Worcester Township's Planning Commission.

Mr. Todd stated that the Worcester Township Planning Commission has recommended that the Board of Supervisors adopt the Master Plan of Center Point Village and authorize John Kennedy and Montgomery County Planning Commission to draft a zoning ordinance on behalf of the Township.

He addressed that the Worcester Township Planning Commission is working on an invasive species ordinance regarding Bamboo and a new historic ordinance from the ground up to include the entire public.

Mr. Mangan addressed that the TCDI grant program was not successful, and that further funding will be looked into.

##### **Chairman addressed Resolution #2014-32: Authorizing Formal Approval of the Master Plan for Center Point Village**

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution #2014-32.

##### **Chairman Bustard addressed Resolution #2014-33: Authorizing the Attempted Development of Zoning Ordinance Amendments to Reflect the Master Plan for Center Point Village**

Mr. Mangan clarified that the master plan will be addressed by quadrants where zoning will be applied.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution #2014-33.

John Kennedy introduced himself and further explained the process. He will be taking a secondary role to the Montgomery County Planning Commission. He referenced Brandon Rudd as the planner for the project. He has submitted a proposal from August 25, 2014 that stated rates and terms that applied during the master plan process. He said that there would be a request for a work order. He further explained the breakdown of rates being charged.

Chairman Bustard requested that he further explain how John Kennedy & Montgomery County Planning Commission will interact with the Worcester Township Planning Commission. He further explained that the quadrant plan is currently being implemented.

Mr. Kennedy has proposed a total schedule of 12 months and looks forward to working with the Planning Commission. Between 12 and 18 months, he would like to have a proposed Zoning Ordinance to present to the Board.

#### **ENGINEER'S REPORT**

Joseph Nolan, Township Engineer, presented Resolution# 2014-34: 3040 Woodlyn Avenue Lot Line Adjustment.

He has reviewed the plan and this is considered a simple lot line plan. A series of waivers were proposed and there are no objections.

Supervisor Caughlan inquired if the smaller lot were to be sold, what regulations would the buyer have to comply with?

Mr. Nolan stated that it would become a building lot and the owner would have to comply with the Township's building code requirements. No new lots are being created, one lot is being made bigger and the other lot is being made smaller.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution #2014-34.

#### **2014 Road Project Update**

The 2014 Road Improvement Program is 70% complete. Only four more roads need to be paved, which will be completed next week.

#### **Valley Green WWTP Update**

Construction is on schedule, and all testing has been done. Pipes are being installed and equipment within the tanks is also being installed. The electrical contractor is onsite installing all conduit for the plant. The plant should be operational by the end of the year. Landscaping still needs to be addressed.

#### **Zacharias Trail Project Update**

The trail project is under construction, and the grading and excavation of the site and adjacent areas are complete. The large culvert and under drain has been installed. The path will be paved as of next week and be completed within the next three to four weeks.

**Zacharias Trail Bridge Update**

The Bridge in conjunction with the trail project has had a few Department of Environmental Protection requests to revise the plans. The plans have been revised and submitted to Department of Environmental Protection. They are currently reviewing the project and the permit is forthcoming.

Chairman Bustard confirmed that this was part of the grant.

**Storm Sewer Project for Adair Update**

Letters have been sent to homeowners letting them know that the Township will be doing survey work to access their properties, and the work is progressing. They are in the design phase.

**Stony Creek Farms Update**

Chairman Bustard inquired about Stony Creek Farms. Mr. Nolan stated that the contractor will be completing the work shortly. He has been completing walkthroughs, and is very pleased with what he sees. He has been working with the Landscape Committee and taking issues as they come up. All items have been addressed due to the amount of time being spent with site visits.

**SOLICITORS REPORT**

James Garrity, Township Solicitor, referenced that it would be best to complete the rest of the meeting before the Conditional Use hearing begins. The Board of Supervisors agreed.

**OTHER BUSINESS**

Supervisor Caughlan moved to create an informational packet for the 70+ residents affected by the Hickory Hill Sewer area. The motion did not receive a second and it failed.

**PUBLIC COMMENTS**

Daniel Dreher, Worcester, stated that if a re-survey would be done he would drop his appeal regarding the Hickory Hill Sewer issue. If the appeal is open, sewers cannot proceed. Mr. Dreher stated that Supervisor Quigley was originally in favor in gravity systems.

Supervisor Quigley stated that more was being required by the residents by opening up another survey. This issue has been addressed the past two and a half years. Supervisor Quigley went on to explain that all of the options were weighed regarding this matter and that the formal process was adhered to.

Mr. Dreher would like someone to step up, and he will withdrawal the Department of Environmental Protection appeal due to the financial consequence.

Dr. Mollick commented on his Right to Know request and stated the Department of Environmental Protection requested the surveys but when he requested these surveys, the Township redacted information. Within two days the Department gave him the un-redacted surveys.

Dr. Mollick inquired who called the State Police to be there for September 9, 2014 conditional use hearing.

He commented on the Board of Supervisors going to the Commonwealth Courts regarding an in camera review of documents by the Right to Know office. He cited Mr. Clement's verbiage in a Right to Know response and took offense of being call abusive. An appeal has been further filed regarding the recordings for the Conditional Use Hearings.

William Kazimer, Worcester, inquired as to the depth of the topsoil at Stony Creek Farms and further commented on the trees and to be careful planning too many.

William Goulding, Worcester, addressed the rocky soil, turf issues, and missing trees in the Stoney Creek Development. He confirmed that Mr. Nolan has been actively involved and things have improved. He referenced that there is a looming conveyance where significant issues need to be addressed before dedication.

The Board of Supervisors Meeting was adjourned at 8:25 p.m.

Mr. Garrity opened the Conditional Use Hearing at 8:31 p.m. A court reporter was present for recording and transcripts.

Respectfully submitted:



F Lee Mangan, Secretary

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