

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, NOVEMBER 15, 2017 – 7:30 PM**

CALL TO ORDER by Chair Caughlan at 7:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session prior to this evening’s meeting to discuss the following issues: a personnel matter, in specific potential revisions to the terms of employment and to the benefits provided to Township employees; a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base; a matter of potential litigation, in specific an application made to the Zoning Hearing Board; a matter of potential litigation, in specific a property that is in violation of the Township Code; and, a matter of potential litigation, in specific an alleged nuisance violation.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the Planning Commission membership policy, Supervisor-Elect DeLello serving on the Planning Commission, groundwater test results related to North Penn Army Reserve Base, and on Township efforts to acquire the North Penn Army Reserve Base.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair Caughlan asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Bustard made a motion to approve a consent agenda that includes (a) the Treasurer’s Report and other Monthly Reports for October 2017, (b) bill payment for October 2017 in the amount of \$294,211.71; and, (c) the October 18, 2017 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on inter-fund transfers, and on budgeted expenditures for land acquisitions, including the possible acquisition of the North Penn Army Reserve Base.

By unanimous vote the Board adopted the motion to approve.

- b) waiver – Mr. Ryan provided an overview of a request to grant a waiver to install a portion of an on-lot septic system in the front yard, and in a setback, at 2119 Berks Road.

Supervisor Bustard made a motion to approve a waiver to install a portion of an on-lot septic system in the front yard, and in a setback, at 2119 Berks Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Resolution 2017-23 – Mr. Ryan provided an overview of a proposed Preliminary/Final plan of subdivision for Himsworth, a three-lot subdivision at Hollow Road.

Supervisor Bustard made a motion to approve Resolution 2017-23, to grant approval to a Preliminary/Final plan of subdivision for Himsworth, a three-lot subdivision at Hollow Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) Resolution 2017-22 – Mr. Ryan provided an overview of a proposed Preliminary/Final plan of land development for Advance Realty Management, for improvements to an existing institutional research facility at Morris Road. Mr. Nolan commented on previous land development approvals for the property.

Frank Wells, Worcester, commented on site buffers, truck traffic and noise, parking area conditions and the storage of service vehicles. Duane Horne, Property Manager, commented on hours of operation, the portion of the facility presently occupied, staffing levels, and the storage of service vehicles. Mr. Wells requested additional landscaping and berms be installed, and consideration of the resolution was tabled to permit Mr. Horne and Mr. Wells to further discuss this request.

- e) waiver – Mr. Ryan provided an overview of a request to waive a grading permit fee, and to approve a waiver request to install an on-lot septic system in the front yard at the Peter Wentz Farmstead, Skippack Pike.

Supervisor Bustard made a motion to waive a grading permit fee, and to approve a waiver request to install an on-lot septic system in the front yard at the Peter Wentz Farmstead, Skippack Pike. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) agreement – Mr. Ryan provided an overview of a proposed Maintenance Escrow Agreement for certain improvements at the Preserve at Worcester subdivision. Mr. Nolan noted the developer had completed all required improvements to his satisfaction.

Supervisor Bustard made a motion to approve a Maintenance Escrow Agreement for certain improvements at the Preserve at Worcester, conditioned on the developer providing a maintenance bond in a final form acceptable to the Township Solicitor. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Resolution 2017-21 – Mr. Ryan provided an overview of a proposed resolution to accept rights-of-way at the Preserve at Worcester subdivision. Mr. Nolan noted there were no outstanding items regarding that proposed.

Supervisor Bustard made a motion to approve Resolution 2017-21, to accept rights-of-way at the Preserve at Worcester subdivision, conditioned on the developer making a contribution to the Township in the amount of \$8,920 in lieu of Liquid Fuel Dollars for 2018. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Resolution 2017-22 (continued) – Bob Irick, Landscape Architect for the Applicant, stated the Applicant is agreeable to replacing dead trees along the east property line that were planted as part of the Phase 1A portion of site improvements. Mr. Irick stated the Applicant is not agreeable to installing additional landscaping at this time.

Supervisor Bustard made a motion to approve Resolution 2017-22, to grant approval of a Preliminary/Final plan of land development for Advance Realty Management for improvements to an existing institutional research facility at Morris Road, and conditioned on the Applicant replacing dead trees along the east property line that were planted as part of the Phase 1A portion of site improvements. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) agreement – Mr. Ryan provided an overview of a proposed agreement to purchase an agricultural conservation easement at a 35-acre property at Kriebel Mill Road and Stump Hall Road. Mr. Ryan noted the Township share of the \$490,000 purchase price is \$73,500,

and he stated the Commonwealth and Montgomery County will fund the balance of the purchase price.

Supervisor Bustard made a motion to approve an agreement to purchase an agricultural conservation easement at a 35-acre property at Kriebel Mill Road and Stump Hall Road. The motion was seconded by Supervisor Quigley.

Mr. Mollick commented on the property's ownership, past purchases of development rights from the owner, Township Code allowances for the operation of farmer's markets, political contributions made by the owner, and the Haines easement transaction.

By unanimous vote the Board adopted the motion to approve.

- j) resignation – Supervisor Bustard made a motion to accept the resignation of Kristen Marin, Codes Clerk. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) ratification of hire – Supervisor Bustard made a motion to ratify the hire of Andrew Raquet, Codes Clerk, a full-time employee. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- l) Public Hearing – At 8:25 pm Chair Caughlan opened a Public Hearing to consider Ordinance 2017-268, an ordinance regarding stormwater management regulations.

Mr. Brant noted the ordinance had been posted in the Township Building lobby and on the Township website on October 2. Mr. Brant noted the ordinance had been submitted to the Worcester Township Planning Commission, Montgomery County Planning Commission, *Times Herald* and Montgomery County Law Library on October 19. Mr. Brant noted the ordinance had been advertised in the *Times Herald* on October 30 and November 6.

Mr. Nolan provided an overview of the proposed regulations, including regulated activities, the impact to non-subdivision and land development improvement applications, project thresholds, and required permitting procedures and Township reviews.

Supervisor Quigley stated his opposition to the proposed ordinance, noting the extent to which the regulations affect private property.

Chair Caughlan called for public comment, and there was none.

The Public Hearing was closed at 8:35 pm.

- m) Ordinance 2017-268 – Chair Caughlan called for a motion to consider Ordinance 2017-268, an ordinance regarding stormwater management regulations, and there was none.
- n) 2018 Budget – Mr. Ryan noted the proposed 2018 Budget was ready for advertisement and public inspection. Chair Caughlan thanked Township staff for their efforts to prepare the proposed 2018 Budget.

Supervisor Bustard made a motion to advertise the proposed 2018 Budget for public inspection. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on budgeted expenditures for land acquisitions, including the possible acquisition of the North Penn Army Reserve Base.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- There was no other business discussed at this evening's Business Meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Business Meeting at 8:44 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager