

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, NOVEMBER 16, 2016 – 7:30 PM**

**CALL TO ORDER** by Chair Caughlan at 7:39 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

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

**INFORMATIONAL ITEMS**

- Bob Brant, Township Solicitor, announced that the Board of Supervisors had met in Executive Session prior to this evening’s meeting to discuss a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base. No decision on this matter will be made at this evening’s Business Meeting.

**PUBLIC COMMENT**

- Kim McClintock, Worcester, commented on deer crossing signage at North Wales Road. Tommy Ryan, Township Manager, will address this matter.
- Jim Mollick, Worcester, commented on current litigation, and Township expenses for current litigation.

**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 2016, (b) bill payment for October 2016 in the amount of \$267,442.13; (c) the October 19, 2016 Work Session minutes; and, (d) the October 19, 2016 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Bob Andorn, Worcester, commented on the availability of meeting information before the meeting. Dr. Mollick commented on the availability of meeting information before the meeting, fees billed by Township Counsel for the Cutler litigation, and fees billed by the Township Solicitor.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2016-35 – Mr. Ryan provided an overview of a Preliminary/Final Plan of subdivision for a lot line change at 1853 Green Hill Road.

Supervisor Bustard made a motion approve Resolution 2016-35, to approve a Preliminary/Final Plan of subdivision for a lot line change at 1853 Green Hill 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 2016-36 – Mr. Ryan provided an overview of a Preliminary Plan of subdivision for two lots at 3130 Skippack Pike.

Chair Caughlan commented on potential future subdivisions of the parcels, and the need for a variance to allow the proposed lot width at one lot. Mr. Brant noted approval is conditioned upon the Applicant obtaining a variance before the submission of a Final Plan.

Supervisor Quigley made a motion approve Resolution 2016-36, to approve a Preliminary Plan of subdivision for two lots at 3130 Skippack Pike. The motion was seconded by Supervisor Bustard.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) Resolution 2016-37 – Carl Weiner, Attorney for the Applicant, provided an overview of Preliminary Plan of subdivision for a 39 lots at Whitehall Road.

Rolph Graf, Engineer for the Applicant, commented on proposed open space and stream and perimeter buffers.

Mr. Weiner stated the Applicant will comply with all comments in the Township Engineer's November 7 review letter.

Chair Caughlan commented on a trail connection to Berks Road. Mr. Graf stated this easement will be added to the Final Plan.

Chair Caughlan commented on existing structures at the property. Mr. Graf stated the dwellings at Lot 1 and Lot 21 will be retained, and the remaining dwellings razed.

Supervisor Bustard made a motion approve Resolution 2016-37, to approve a Preliminary Plan of subdivision for a 39 lots at Whitehall Road. The motion was seconded by Supervisor Quigley.

Eileen Ghenn, President of the Stony Creek Farms Homeowners Association, stated the HOA is not opposed to approval of the Preliminary Plan, and stated the Applicant must continue to work with the Township and the HOA to fully address all outstanding issues. Dr. Mollick commented on a conflict of interest for the Members, contributions made to a political organization by the property owner and the Attorney for the Applicant, the treatment of sanitary sewer flows from the proposed development at the Center Square Golf Course, and comments made by the Chairman of the Planning Commission Chairman relative to the Planning Module and the treatment of sanitary sewer flows from the proposed development at the Center Square Golf Course. Bill Goulding, Worcester, commented on Preliminary Plan approval procedure, and Applicant expenditures during the approval process. Michael Bale, Worcester, noted the Applicant must to continue to work with the Township to fully address all outstanding issues.

By unanimous vote the Board adopted the motion to approve.

- e) 2017 Budget – Mr. Ryan provided an overview of the draft 2017 Budget. Mr. Ryan commented on current and proposed staffing, receipt and expenditure trends, taxes and fees, and public services. Mr. Ryan noted the Budget does not propose the hire of additional employees, does not include new taxes, and does not propose an increase to existing taxes. Mr. Ryan noted the Budget proposes a 2.4% increase to residential and commercial sanitary sewer service fees, an increase of \$1 per month for residential customers.

Mr. Ryan commented on the budget document; he noted the document format was revised to include narratives, graphics and exhibits.

Supervisor Quigley commented on the budget document format.

Chair Caughlan commented on potential improvements at Mount Kirk Park. It was the consensus of the Members to direct staff to prepare a plan of proposed capital expenses for all Township parks in the coming year.

Supervisor Bustard made a motion to authorize advertisement of the draft 2017 Budget for public inspection. The motion was seconded by Supervisor Quigley.

Tim Creelman, Worcester, commented on proposed transfers, Capital Fund receipts and expenditures, and Capital Fund reserve accounts. Mr. Andorn thanked Township staff for their work on the Budget and the Budget materials provided. Dr. Mollick commented on the Capital Fund reserve account for the possible acquisition of the North Penn Army Reserve Base, Right-to-Know Law expenditures, Right-to-Know Law compliance efforts of Township staff, legal expenditures, and conditional use expenditures.

By unanimous vote the Board adopted the motion to approve.

- f) settlement agreement – Mr. Brant provided an overview of a proposed property assessment settlement agreement as to Mullen, et. al. v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #14-31021, with payment to the Plaintiff in the amount of \$34.

Supervisor Bustard made a motion approve a settlement agreement as to Mullen, et. al. v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #14-31021, with payment to the Plaintiff in the amount of \$34. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

#### **OTHER BUSINESS**

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

#### **ADJOURNMENT**

There being no further business brought before the Board, Chair Caughlan adjourned the regularly scheduled meeting at 8:55 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager