

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, NOVEMBER 2, 2015 – 9:00 AM**

CALL TO ORDER by Chairman Bustard at 9:12 AM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

No informational items were discussed at this morning's Work Session.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings. Mr. Andorn also commented on Montgomery County Planning Commission services, Methacton School District planning efforts, ordinances that contain conflicting language, and the quality of construction and inspections at the Hickory Hill Sewer Project.

MOTIONS

- a) Settlement Agreement for 48 East Adair Drive – Tommy Ryan, Township Manager, provided an overview of a proposed Settlement Agreement for a claim of damages at 48 East Adair Drive.

Supervisor Caughlan motioned to approve the Settlement Agreement as presented. The motion was seconded by Supervisor Quigley. There was no public comment. By unanimous vote the Board adopted the motion to approve.

MANAGER'S REPORT

- a) Zoning Hearing Board update – Mr. Ryan noted receipt of an application to the Zoning Hearing Board; the Applicant seeks relief to construct a detached garage at 2959 Potshop Road. The application will be considered on December 22.

- b) Subdivision and Land Development update – Tiffany Loomis, Assistant Township Manager, provided an overview of subdivision or land development activity during the prior month.
- c) Planning Commission update – Ms. Loomis provided an overview of current Planning Commission activities. Ms. Loomis noted the Planning Commission will next meet on November 12.
- d) proposed Act 209 Traffic Impact Fee ordinance – Mr. Ryan provided an overview of a proposed ordinance to adopt revised traffic impact fees. Mr. Ryan noted the Township Solicitor was reviewing the ordinance. Mr. Ryan stated the Members will consider authorization to advertise the ordinance at the November 18 Board Meeting.
- e) proposed Hickory Hill Sewer Assessment and Connection ordinance – Mr. Ryan provided an overview of a proposed ordinance to establish property assessments in the Hickory Hill Sewer Project area, and to require the connection of properties in this area. Mr. Ryan confirmed the ordinance will be revised to delete a public sewer connection requirement at the time of property refinance. Mr. Ryan stated the Members will consider authorization to advertise the ordinance at the November 18 Board Meeting.

ENGINEER'S REPORT

- a) Salt Building Project update – Joe Nolan, Township Engineer, provided an update on the Salt Building Project. Mr. Nolan noted construction should commence within two weeks.
- b) Hickory Hill Sewer Project update – Mr. Nolan provided an update on the Hickory Hill Sewer Project. Mr. Nolan commented on improvement installation and restoration standards.
- c) Hickory Hill Connection Procedures and Specifications – Mr. Nolan provided an overview of a draft connection procedure and construction specifications packet to be provided to the property owners in the Hickory Hill Sewer Project area. Chairman Bustard recommended the Township Engineer and Township staff be available to answer resident questions about the procedure and specifications; Mr. Nolan noted this would be included in the packet cover letter.

SOLICITOR'S REPORT

- a) Executive Session announcement – Jim Garrity, Township Solicitor, announced the Board will meet in Executive Session following this morning's meeting to discuss (1) a matter of real estate, in specific the possible acquisition of the Army Reserve Base, (2) a matter of litigation, in specific an appeal of a decision of the Office of Open Records, and, (3) a personnel matter.

OTHER BUSINESS

No other business was discussed at this morning's Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chairman Bustard adjourned the Work Session at 9:27 AM.

Respectfully Submitted:

Tommy Ryan
Township Manager