

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, DECEMBER 16, 2015 – 7:30 PM**

**CALL TO ORDER** by Chairman Bustard at 7:31 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

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

**INFORMATIONAL ITEMS**

- There were no information items announced at this evening's meeting.

**PUBLIC COMMENT**

- Jim Mollick, Worcester, commented on the public comment period at public meetings, the assignment of the Sunshine Law litigation to the Township's insurance carrier, sound barrier grant application and award, a decision on an appeal made to the Office of Open Records, and the issuance of a request for proposals for Township Solicitor services.
- Steve Rock, Worcester, commented on grant funding for the Hickory Hill Sewer Project.
- Steve Geyer, Worcester, commented on the location of the sewer lateral at a Hickory Hill Sewer Project property, and the distribution of project updates.
- Dan Dreher, Worcester, commented on the public comment period at public meetings, and the posting of information to the Township website.
- Thomas Zapalac, Worcester, commented on the Hickory Hill Sewer Project development, the Township funding a portion of the project costs, the funding of the Fairview Village Sewer Project, payment of the sanitary sewer tapping fee, and the sewer rate for properties served by a grinder pump.
- Scott Misus, Worcester, commented on the video recording of Board meetings, posting information to the Township website, the location of the sewer lateral at a Hickory Hill Sewer Project property, and the public participation rules at public meetings and this practice.
- John Diesel, Worcester, commented on the permitted public comment period at public meetings, funding of the Fairview Village Sewer Project, and the Township funding a portion of the Hickory Hill Sewer Project costs.

- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings, public comment on the North Penn Water Authority presentation at the December 7 Work Session. Chairman Bustard noted that while State Law requires municipalities to provide for public comment before any official action is taken or before each official action is taken, the Township provides public comment at both instances.

## **MOTIONS AND RESOLUTIONS**

- a) Ordinance 2015-253 – Jim Garrity, Township Solicitor, announced the Board would conduct a Public Hearing to consider an Ordinance to enact a traffic impact fee per Act 209.

The Public Hearing was opened at 8:05 PM. A Court Reporter transcribed the proceedings. The Public Hearing was closed at 8:25 PM.

Supervisor Caughlan made a motion to adopt Ordinance 2015-253, as presented, so to establish a traffic impact fee in the amounts of \$3,977 per peak PM trip generated in the North Transportation Service Area, and \$3,125 per peak PM trip generated in the South Transportation Service Area. The motion was seconded by Supervisor Quigley. By unanimous vote the Board adopted the motion to approve.

- b) Ordinance 2015-254 – Jim Garrity, Township Solicitor, announced the Board would conduct a Public Hearing to consider an Ordinance to enact an assessment for certain improvements, and to establish public sewer connection requirements, for the Hickory Hill Sewer Project.

The Public Hearing was opened at 8:28 PM. A Court Reporter transcribed the proceedings. The Public Hearing was closed at 10:28 PM.

Supervisor Quigley made a motion to adopt Ordinance 2015-254, as presented, so to enact an assessment for certain improvements, and to establish public sewer connection requirements, for the Hickory Hill Sewer Project. The motion was seconded by Supervisor Caughlan. By unanimous vote the Board adopted the motion to approve.

- c) 2016 Budget – Jim Garrity, Township Solicitor, announced the Board would conduct a Public Hearing to consider the proposed 2016 Budget.

The Public Hearing was opened at 10:30 PM. A Court Reporter transcribed the proceedings. The Public Hearing was closed at 10:45 PM.

Supervisor Caughlan made a motion to adopt the proposed 2016 Budget, as presented. The motion was seconded by Supervisor Quigley. By unanimous vote the Board adopted the motion to approve.

- d) Approval of the November 18, 2015 and December 7, 2015 Meeting Minutes – Supervisor Caughlan made a motion to dispense with the reading of, and approve as written the November 18, 2015 and December 7, 2015 Meeting Minutes. The motion was seconded by Supervisor Quigley.

Mr. Dreher commented on the proposed minute location in the meeting handout.

By unanimous vote the Board adopted the motion to approve.

- e) Treasurer's Report – The Treasurer's Report for October 2015 showed the following net change on a cash basis:

General Fund	\$ 585,787.81
State Fund	\$( 42,684.98)
Capital Reserve Fund	\$ 5,125.25
Sewer Fund	\$(734,044.90)

Supervisor Caughlan made a motion to approve the Treasurer's Report for November 2015. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the zoning expense detail.

By unanimous vote the Board adopted the motion to approve.

- f) Payment of the Bills of the Township – Supervisor Caughlan made a motion to approve the payment of the Township's bills in the amount of \$601,423.53. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the payment of the Township Solicitor invoices, appeal decisions made by the Office of Open Records, and the review of invoices to be paid by Supervisor Caughlan.

By unanimous vote the Board adopted the motion to approve.

- g) Minimum Municipal Obligation to the Non-Uniform Pension Plan – Supervisor Caughlan made a motion to approve the revised 2016 Minimum Municipal Obligation contribution for 2016, as presented. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Resolution 2015-33 – 3330 Water Street Road, LP Preliminary/Final Subdivision Approval – Supervisor Caughlan made a motion to adopt Resolution 2015-33, granting Preliminary/Final Plan Approval for a two-lot subdivision at 3330 Water Street Road, as presented. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) Resolution 2015-34 – Dedication of a Portion of 1921 North Wales Road – Mr. Ryan provided a brief overview of a proposed dedication of land at 1921 North Wales Road for purposes of roadway improvements.

Supervisor Caughlan made a motion to adopt Resolution 2015-34, accepting dedication of land at 1921 North Wales Road for purposes of roadway improvements, as presented. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) Resolution 2015-35 – 2568 Skippack Pike Bid Award – Mr. Ryan provided a brief overview of the letting for public bid of Township-owned property at 2568 Skippack Pike. Chairman Bustard noted the sale was subject to the existing dwelling being restored in accordance with conditions noted in a façade easement.

Supervisor Caughlan made a motion to adopt Resolution 2015-35, approving the sale of 2568 Skippack Pike to US Seal LLC in the amount of fifty five thousand dollars and no cents (\$55,000.00). The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

Supervisor Caughlan noted the Township had and will incur certain expenses to prepare the property for bid and transfer. Supervisor Caughlan commented on the restoration of the existing dwelling in accordance with conditions noted in a façade easement.

Supervisor Caughlan made a motion to deduct from the sale proceeds an amount equal to the expenses incurred to prepare the property for bid and transfer, and to place the balance of funds in a restricted account for the purpose of monitoring the restoration of the existing dwelling, until said restoration is satisfactorily completed at which time the funds can be released to the General Fund for use for any purpose. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) Resolution 2015-36 – Multimodal Transportation Fund Program Grant Application – Mr. Ryan provided a brief overview of a proposed grant application to the Pennsylvania Department of Transportation Multimodal Transportation Fund Program, for funding of sound barriers at three locations along the Pennsylvania Turnpike.

Supervisor Caughlan made a motion to approve Resolution 2015-36, authorizing the submission of a grant application to the Pennsylvania Department of Transportation

Multimodal Transportation Fund Program, for funding of sound barriers at three locations along the Pennsylvania Turnpike. The motion was seconded by Chairman Bustard.

Supervisor Quigley noted that he will abstain from voting on this matter because he owns property that abuts the project area.

Mark Landis, Worcester, thanked the Township for its efforts. Mr. Dreher commented on the required local match. Dr. Mollick commented on the grant program, the grant application that was previously submitted by the Township for the same improvements, and the location of the sound barriers.

The Board adopted the motion to approve, with Chairman Bustard and Supervisor Caughlan voting aye, and Supervisor Quigley abstaining.

- l) Municipalities Planning Code review period waiver – 3455 Germantown Pike, IBEW – Supervisor Caughlan made a motion to accept the Applicant’s offer to waive the 90-day review period as set forth in the Pennsylvania Municipalities Planning Code. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- m) Municipalities Planning Code review period waiver Whitehall Estates –Supervisor Caughlan made a motion to accept the Applicant’s offer to waive the 90-day review period as set forth in the Pennsylvania Municipalities Planning Code. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- n) vehicle donation – Supervisor Caughlan made a motion to approve the donation of 2003 Dodge Durango to the Worcester Township Volunteer Fire Department. 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) Subdivision, Land Development and Zoning update – Mr. Ryan provided an update on subdivision, land development and zoning activities, including a Zoning Hearing Board meeting to be held on December 22.

## **ENGINEER'S REPORT**

- a) Hickory Hill Sewer Project update – Mr. Nolan provided an update on the Hickory Hill Sewer Project, including improvements installed to date and work to be completed, including restoration efforts.
- b) Salt Building Project update – Mr. Nolan provided an update on the Salt Building Project, including improvements installed to date.
- c) TMDL Strategy – Mr. Nolan presented an overview of a proposed strategy to address certain stormwater improvement requirements imposed upon the Township by Federal and State law. Mr. Nolan noted the boundaries of the Township's three watersheds, and commented on waterways designated as impaired. Mr. Nolan commented on the Township's current efforts to revise its stormwater management ordinance, and various techniques to decrease sediment entry into waterways. Mr. Nolan commented on the Township's sediment waste load allocation, and candidate reduction techniques. Mr. Nolan noted the Township was a member to a multi-municipal consortium that is working to address this stormwater mandates on a watershed-wide basis. Mr. Nolan confirmed the mandate pertained to stormwater, and not sanitary sewer discharges.

## **SOLICITOR'S REPORT**

Mr. Garrity, Township Solicitor, announced the Board will meet in Executive Session at the conclusion of this evening's meeting to discuss a matter of personnel as to a benefit applicable to certain Township employees.

## **OTHER BUSINESS**

No other business was discussed at this evening's meeting.

## **ADJOURNMENT**

There being no further business brought before the Board, Chairman Bustard adjourned the regularly scheduled meeting at 11:29 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager