

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, DECEMBER 20, 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

- Chair Caughlan announced the Board of Supervisors met in Executive Session prior to this evening's meeting to discuss a personnel matter and a matter of potential litigation.
- The Board of Supervisors recognized Supervisor Art Bustard at this evening's meeting, his last as a Township Supervisor. For his service to the community Supervisor Bustard was presented with a Township proclamation, a Pennsylvania House of Representatives citation as prepared by State Representative Matthew Bradford, and an American flag flown over the US Capitol at the request of Patrick Meehan, Member of the United States House of Representatives.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the purchase of the Smith Farm agricultural easement, contributions made to Township Supervisor election campaigns, the Haines property acquisition, and Montgomery County Farm Board Member property site visits, meeting attendance and deliberations.

PRESENTATION

- State Senator John Rafferty presented a Pennsylvania Senate citation to Supervisor Bustard, for his service to the community.

OFFICIAL ACTION ITEMS

- a) Resolution 2017-25 – Carl Weiner, Counsel for the Applicant, provided an overview of a Final Plan of land development for Stony Creek Village, a commercial development at North Wales Road and Township Line Road that includes office, retail and restaurant uses. Joe Nolan, Township Engineer, confirmed there have been no revisions to site layout and frontage improvements subsequent Preliminary Plan approval in 2005.

Supervisor Bustard made a motion to approve Resolution 2017-25, to grant approval to a Final Plan of land development for Stony Creek Village, a commercial development at North Wales Road and Township Line Road. The motion was seconded by Supervisor Quigley.

Kim McClintock, Worcester, commented on berms and fences at the rear property line, and a trail to Stony Creek Village. Mr. Weiner noted landscaping proposed at this location, and noted the proposed trail is located at the frontage of the subject property only. Dr. Mollick commented on landscape maintenance and previous development issues at Stony Creek Farms. Mr. Weiner stated the property owner will maintain the proposed landscaping.

By unanimous vote the Board adopted the motion to approve.

- b) 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 November 2017, (b) bill payment for November 2017 in the amount of \$319,690.38; and, (c) the November 15, 2017 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on year-to-date legal expenses, year-to-date Right-to-Know legal expenses and previous year legal expenses.

By unanimous vote the Board adopted the motion to approve.

- c) waiver – Mr. Nolan provided an overview of a request to grant a waiver to install an on-lot septic system in the front yard, and in a setback, at 2583 Skippack Pike.

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 2583 Skippack Pike. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) waiver – Mr. Nolan provided an overview of a request to grant a waiver of land development to install a pavilion at 1814 Valley Forge Road.

Supervisor Bustard made a motion to approve a waiver of land development to install a pavilion at 1814 Valley Forge Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) waiver – Tommy Ryan, Township Manager, provided an overview of a request to grant a waiver of land development to install a storage shed at Stony Creek Farms.

Supervisor Bustard made a motion to approve a waiver of land development to install a storage shed at Stony Creek Farms. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) waiver – Tommy Ryan, Township Manager, provided an overview of a request to grant a waiver of land development to construct a small addition to an existing office at 1805 Berks Road.

Supervisor Bustard made a motion to approve a waiver of land development to construct a small addition to an existing office at 1805 Berks Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) agreement – Mr. Ryan provided an overview of an Addendum to the Stipulation Agreement for the proposed development of the Center Square Golf Course. Bob Brant, Township Solicitor, confirmed Counsel for the developer and Counsel for the Intervenors had signed the Addendum.

Supervisor Bustard made a motion to approve an Addendum to the Stipulation Agreement for the proposed development of the Center Square Golf Course. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Resolution 2017-24 – Mr. Ryan provided an overview of a resolution to prohibit the location and operation of a Category 4 casino facility in Worcester Township. Mr. Ryan noted recently-enacted State Law that allows the issuance of up to ten Category 4 casino licenses also permits municipalities to prohibit the location of a Category 4 casino within its borders if the governing body so adopts by resolution by year's end.

Supervisor Bustard made a motion to approve Resolution 2017-24, to prohibit the location and operation of a Category 4 casino facility in Worcester Township. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) Public Hearing – At 8:20 pm Chair Caughlan opened a Public Hearing to consider Ordinance 2017-273, an ordinance to install stop signs at Kriebel Mill Road and Wood Bridge Lane.

Mr. Brant noted the ordinance had been posted in the Township Building lobby, posted on the Township website, and submitted to the *Times Herald* and Montgomery County Law Library on November 16. Mr. Brant noted the ordinance had been advertised in the *Times Herald* on December 1.

Mr. Ryan provided an overview of the stop sign locations.

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

The Public Hearing was closed at 8:23 pm.

- j) Ordinance 2017-273 – Supervisor Bustard made a motion to approve Ordinance 2017-273, an ordinance to install stop signs at Kriebel Mill Road and Wood Bridge Lane. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) Public Hearing – At 8:25 pm Chair Caughlan opened a Public Hearing to consider the 2018 Budget.

Mr. Brant noted the Public Hearing had been advertised in the *Times Herald* on December 6.

Mr. Ryan noted no revisions to the budget were made subsequent to the version discussed at the November 15 Business Meeting, and Mr. Ryan noted no comments were received during the public inspection period.

Chair Caughlan commented on budgeting for grants received for improvements at Defford Road Park and along portions of the Zacharias Creek riparian corridor.

Dr. Mollick commented on auditor presentations at public meetings, duties of the Board of Auditors, year-to-date General Fund receipt and expenditures, change in net cash position, budgeted expenses for the possible acquisition of the North Penn Army Reserve Base, the listing of conditional use legal expenses in the proposed budget, and detail included in the proposed budget. Dr. Mollick submitted exhibits that included portions of the proposed budget, and portions of the budgets of Lower Gwynedd Township and Whitpain Township.

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

The Public Hearing was closed at 8:47 pm.

- l) 2018 Budget – Supervisor Bustard made a motion to approve the 2018 Budget. The motion was seconded by Supervisor Quigley.

Dr. Mollick expressed his opposition to the proposed budget.

Dr. Mollick raised an objection under the Sunshine Act, in specific noting that Chair Caughlan did not properly announce the Executive Session at the start of this evening’s meeting. Chair Caughlan then announced that, prior to this evening’s meeting, the Board of Supervisors met in Executive Session to discuss a personnel matter, in specific potential revisions to the terms of employment and to the benefits provided to Township employees, and a matter of potential litigation, regarding an alleged nuisance complaint.

By unanimous vote the Board adopted the motion to approve.

- m) ratification of hire – Supervisor Bustard made a motion to ratify the hire of Jack Civitella, Public Works Laborer, 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.

OTHER BUSINESS

- Chair Caughlan recognized Ralph Navarrete, Methacton School Board Member and Board liaison to Worcester Township, in attendance at this evening’s meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Business Meeting at 8:53 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager