

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, DECEMBER 2 2013 – 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:00am

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced the next conditional use hearing for the proposed lights at Methacton High School will be December 5, 2013 at the Worcester Community Hall.

He invited everyone to visit the township web site, under "RECENT NEWS" to complete a survey related to Center Point Village Planning.

Motions & Resolution

APPROVAL OF THE MINUTES OF NOVEMBER 4, 2013

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as written the minutes of November 4, 2013.

SEBASTIAN RIDING ASSOCIATION SIGN REQUEST

Supervisor Quigley inquired about the location of the sign.

There being no other comments, the Board expressed that there was no objection to the sign.

SIGN APPROVAL AT 2160 BUSTARD ROAD

Chairman Bustard recused himself stating he was related to the owner of the property.

Tiffany Loomis, Zoning Officer, presented the dimensions of the signs noting that it is exempt from a sign permit because it commemorates a heritage farm.

James Mollick, Worcester, questioned the presentation on the agenda of the two sign items and not being allowed to comment further, stated the Board was violating the sunshine law.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and passed by both to approve the sign at 2160 Bustard Road.

MANAGERS REPORT

Zoning Hearing Board Update & Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Application: 13-11, for a privacy fence at 3427 Germantown Pike which will be held on December 17, 2013, which is the third Tuesday due to the holiday.

Application: 13-12, for front yard setback for an 8'x 11' living area located at 2130 Weber Road.

Application: 13-13, for replacement of non-conforming sign at 3235 Germantown Pike. Frank Bartle, Esquire, representing the applicant, spoke on his behalf and explained the need for the variance. Supervisor Caughlan requested they withdrawal the second variance request.

Application: 13-14, for side yard setback for 10' additional for attached garage at 1728 Whitehall Road.

Subdivision & Land Development Update

Tiffany Loomis had no updates.

DISCUSSION: Historic Preservation Overlay District Ordinance

Chairman Bustard noted two changes that were suggested by the solicitor to 1.) Limit two uses in a commercial district, and 2.) Limit the lot size for restrictions.

Gordon Todd, Chairman of the Planning Commission, suggested allowing two uses on one property, if the lots size allows, with one of those uses being commercial if the property contains a historical dwelling. Commercial use can also be utilized in the historical dwelling allowing two commercial uses on one property.

The Board instructed Mr. Garrity to address the two commercial uses, and address the lot size by revising the wording.

AUTHORIZATION PLANNING COMMISSION TO REVIEW PROPOSED TEXT AMENDMENT – METHACTON SCHOOL DISTRICT.

Mr. Mangan announced that the Planning Commission will review the amendment at the December 12, 2013 meeting to get final language. He requested authorization for the solicitor to attend.

Supervisor Quigley stated that sending the ordinance to the Planning Commission will delay the process and that common sense needed to be used. He did not support sending the Solicitor.

Rick DeLello, Worcester, requested that if the Solicitor did attend the meeting, the Board should refrain from attending.

James Mollick, inquired about the amendment not being in the public packets for review and suggested a joint meeting between the Board of Supervisors and the Planning Commission to resolve the amendment thereby expediting the process that's been around for 2 years. He further commented on \$100,000 being wasted on the Condition Use hearings for the school district.

Frank Bartle, representing the School District, stated he appreciates the cooperation and requested the Board expedite the ordinance to allow time for construction and having the fields ready for early fall. He further thanked the Township solicitor, engineer, manager and staff for their cooperation.

A motion by Supervisor Caughlan seconded by Arthur Bustard and passed by both to approve the Worcester Planning Commission to review the Proposed Text Amendment from Methacton School District and have the solicitor attend the December 12, 2013 meeting. Supervisor Quigley opposed.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, reported the generators have been installed at the Administration and Public Works buildings.

The Hollow Road Bridge demolition is complete and the replacement culvert will be delivered December 11th. The road should be re-opened by the end of the year with the final paving delayed to spring due to weather conditions.

A notice of intent to award the Valley Green Waste Water Treatment Plant was issued with a twelve month completion date.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

Chairman Bustard announced that the Township has received notice of a DCED grant in the amount of \$200,000+ grant for extension of the Zacharias Trail. It is a matching grant so the un-used money from the 2013 Budget will be utilized for the match.

Supervisor Caughlan noted that it must be constructed within three years.

A motion by Chairman Bustard, seconded by Supervisor Caughlan and passed by all to transfer \$125,000 from the General Fund to a Capital Reserve Fund designated for the Zacharias Trail.

PUBLIC COMMENTS

James Mollick inquired about several items on the solicitor's invoice and questioned who authorized them.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:22 am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
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WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, DECEMBER 18, 2013 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

130105

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- Thursday, January 23, 2014: Next conditional use hearing for proposed lights at Methacton High School, 7-10 p.m.
- Thursday, January 30, 2014: Next public input session for Center Point Village Planning, 7-9 p.m.

Motions & Resolution

APPROVAL OF THE MINUTES OF November 20, 2013

Supervisor Caughlan made two corrections, on page five to change "admissible" to "permitted" and page six "form" to "from".

James Mollick, Worcester, commented on omissions from the minutes, the Treasurers report showing surplus and budgets, bid award for the Valley Green Waste Water Plant, suggested putting meetings on YouTube, and public comments.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of November 18, 2013.

Act 209 Committee Presentation

The proposed 6:30 p.m. meeting for the Act 209 committee did not have a quorum present. The proposed meeting is rescheduled for Wednesday, January 15, 2014 at 6:30 p.m.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to schedule the Act 209 Committee Presentation to January 15, 2014.

Public Hearing: Proposed Ordinance 2013-247 – Proposed Sewer Rates (A court reporter was present to record the proceedings.)

James J Garrity, Solicitor, opened the public hearing at 7:41 p.m. by providing a brief description of the ordinance.

William Kazimer, Worcester, stated that he was forced to connect to the public sewer even though his septic system worked fine and now he must pay high outrageous fees. He also commented on PAWA fees rising.

Steve Rock, Worcester, inquired what the rate includes and commented on the shortfalls since 2006. He further commented on the reserves in the fund.

Joseph Nolan, Township Engineer, responded it covers operation of plant, electric, chemicals, sludge removal, wet well cleaning, and other associated costs.

James Garrity noted that other communities are experiencing increased costs in infrastructures operations.

Supervisor Caughlan noted that money is being set aside for improvements.

James Mollick suggested changing management companies and inquired why the Board did not enact the plan to connect more homes in 2006.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve Ordinance 2013-247, Proposed Sewer Rates.

Township Financing – Hickory Hill Expansion Approval

Chairman Bustard noted the previous discussions of the Township financing offer of three percent over five years for the assessable portion of the expansion.

TREASURER'S REPORT

The Treasurer's report for November, net change on cash basis:

November 2013 Report:

General Fund	\$2,007,329.82
State	(\$37,919.27)
Capital Reserve	\$ 2,251.43

James Mollick commented on the surplus for 2013 in the General Fund and suggested it be returned to the residents.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for November, 2013.

PAYMENT OF THE BILLS OF THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to pay the bills of the Township in the amount of \$389,396.46.

Historic Ordinance Amendment – Authorization to Advertise

Supervisor Caughlan thanked the Planning Commission for the considerable time & work in proposing this ordinance.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley to authorize advertisement of the proposed historic ordinance. A public hearing will be held Wednesday, February 20, 2014.

Methacton School District Proposed Text Amendment – Authorization of Advertise

Supervisor Caughlan questioned the School Boards definition of "advertising" and the size of signs and billboards.

Supervisor Quigley stated it is time to move forward and the children need the fields.

William Kazimer commented on the lack of copies available for public review.

Steve Rock inquired about neighboring school districts and making common sense decisions.

James Mollick commented on the lack of copies available for public review and alleged violation of sunshine law. Shelly Greenwalt, Worcester, commented that the sign seems extremely large.

A motion by Supervisor Quigley, seconded by Chairman Bustard and approved by all to authorize for advertisement the Methacton School District Proposed Text Amendment.

2014 Budget

Steve Rock commented on the snow removal cost in the Liquid Fuels fund, the budget reduction for mowing, contributions to Volunteer Fire Company, and the Zacharias Trail grant match.

James Mollick commented on the line item for Right to Know legal costs, the Board's authorization for legal expenses, and projected excess money.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to adopt the 2014 Budget.

DCED Grant Announcement – Motion to sign commitment letter.

Chairman Bustard explained the project to connect the existing Zacharias Trail to Evansburg State Park.

Supervisor Caughlan thanked Joseph Nolan and Julie Lanzillo for their work.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to authorize signature of the commitment letter.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, provided the report.

Ms. Loomis announced that four applications were received and that two of those applications were continued and two were heard at the December 17th meeting.

Subdivision Update

Tiffany Loomis, Zoning Officer, provided the report.

Ms. Loomis noted an extension of time has been received from the Trinity Lutheran Church.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all, to accept the Trinity Lutheran Church extension of time.

The Worcester Township Planning Commission recommended Preliminary/Final approval for the Methacton Land Development subject to conditions. The Board of Supervisors to consider at the January 15, 2014 meeting.

At the meeting on January 9, 2014, the Trinity Lutheran Church and the Southfield Farm will be reviewed.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan provided his monthly report to the Township.

He provided updates on three construction projects:

1. The two emergency generators at the Township administration office and public works facility have been completed.
2. Hollow Road Bridge culvert has been installed, but the weather has hampered the back fill. It will be completed in spring, 2014.

3. The preconstruction meeting for the Valley Green WWTP was held on December 18, 2013 with a January 6, 2014 proceed date to be completed in one year.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

Chairman Bustard suggested three transfers of funds to the Capital Reserve for 2013:

- \$250,000 for Phase I & II study of the Army Reserve Base
- \$25,000 for repairs and renovations to the Township Administrative building
- \$200,000 for road paving and signalization upgrades

James Mollick commented on the movement of funds for the Army Base, noting that it is a waste of taxpayer's money.

John Diesel, Worcester, commented on the Phase II study being paid for by the Township, and not the Federal Government.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, approved by all to move the above funds to the Capital Reserve Fund.

Supervisor Quigley suggested Saturday marathon meeting for the Conditional Use hearings for the Methacton School District to resolve the issue now instead of continuing it for three hours every month. Chairman Bustard noted that it is the legal process and must proceed accordingly.

PUBLIC COMMENTS

John Diesel, commented that nothing has been resolved regarding the Hickory Hill financing.

Steve Rock stated the current Board shows poor asset and fiscal management by seeking a \$2.5 million dollar loan when they have money in reserve, lack of action of the 1996 Act 537 Plan, and no communication to residents. He further stated that they have no open space management and lack of concern for residents' personal interests.

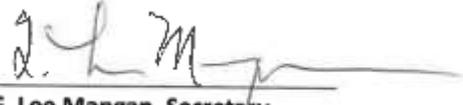
James Mollick commented on campaign contributions from developers, expressed environmental concerns for The Preserves, e-mails between residents and solicitor and the need for clarity and public explanation. He further commented on the conditional use hearings costing the Township money.

William Kazimer commented on former Supervisors character.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:35pm.

Respectfully submitted:



F. Lee Mangan, Secretary