

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, DECEMBER 21, 2016 – 6:00 PM**

CALL TO ORDER by Chair Caughlan at 6:03 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that the Board of Supervisors had met in Executive Session following the November 16 Business Meeting to discuss a matter of real estate, in specific the consideration of a potential property purchase. No decision on this matter will be made at this evening's Business Meeting.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on deposits made to the Township's capital reserve fund for the possible acquisition of the North Penn Army Reserve Base, and environmental study costs for this property.

PRESENTATIONS

- a) Meadowood Master Plan Update – Paul Nordeman, Meadowood Senior Living Executive Director, provided an overview of efforts underway to update the retirement community's Master Plan. Mr. Nordeman commented on the membership of the committee established to update the Master Plan.

Tim Woodrow, Engineer for Meadowood Senior Living, provided an overview of Master Plan components. Mr. Woodrow noted improvements currently under construction, including the development of an aquatic therapy center and the expansion of a dining area.

Mr. Woodrow commented on several potential improvements at the property, including the upgrade of courtyards and the development of independent-living hybrid units at the northeast portion of the property. Mr. Woodrow also noted the potential development of a marketing suite, parking area additions and expanded administrative offices.

Mr. Woodrow commented on the possible realignment of the main entrance at Skippack Pike, so that this is opposite of Hollow Road, and he noted the potential to install traffic signal at this location. Mr. Woodrow commented on the development of the Valley Forge emergency access to allow right-in and right-out movements at this location.

Mr. Woodrow provided an overview of a proposed off-road trail to parallel the community's loop road, and potential trail connections to neighboring properties and developments.

Mr. Woodrow commented on the possible construction of an event auditorium and a theatre at the Schultz Center.

Mr. Woodrow commented on the installation of an additional emergency generator.

Mr. Woodrow commented on the possible construction of a memory care unit at a portion of the property to be determined.

Chair Caughlan commented on the possible construction of a memory care unit, building and impervious coverage limits, and stormwater management facilities.

Supervisor Quigley commented on development restrictions in effect at the rear of the property. Mr. Woodrow noted discussions had between Meadowood and the Smith Family, and the status of this restriction.

Chair Caughlan commented on the use of the property by neighbors. Mr. Nordeman noted community groups presently use the facilities, and he stated the Meadowood community welcomes this partnership. Chair Caughlan commented on therapy center use. Mr. Nordeman provided an overview of the clients who currently use the therapy center. Chair Caughlan commented on community garden usage. Mr. Nordeman noted the proposed improvements would provide greater community access to these gardens.

Supervisor Bustard commented on expanded parking areas in the front yard to Skippack Pike, and noted he does not favor expanded parking at this location. Supervisor Bustard commented on the potential realignment of the Skippack Pike main entrance, so that this is opposite of Hollow Road.

Supervisor Quigley commented on the development of the Valley Forge emergency access, and the impact to neighboring properties. Chair Caughlan commented on the potential to connect the property's trails network to neighboring communities.

b) MS4 annual review

Joe Nolan, Township Engineer, provided an overview of new stormwater regulations governing discharges from the Township's storm sewer system.

Mr. Nolan commented on six required minimum control measures to be implemented by the Township. Mr. Nolan noted new requirements to address impairments to waterways that are situated within five miles of the Township.

Mr. Nolan commented on the required reductions to nitrogen and phosphorous levels during the five-year permit, and the required investigation of certain pathogens during this period.

Mr. Nolan noted the Pennsylvania Department of Environmental Protection would not require the Township to implement stormwater improvements in that portion of the Wissahickon Creek watershed situated in the Township, given this small area.

Supervisor Quigley commented on the impacts of Federal and State mandates on local government and residents.

OTHER BUSINESS

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

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Work Session at 7:16 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager