

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
AND PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, JUNE 20, 2018 – 6:30 PM**

CALL TO ORDER by Chair DeLello at 6:31 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:	RICK DELELLO	[X]
	SUSAN CAUGHLAN	[X]
	STEVE QUIGLEY	[X]
	GORDON TODD	[X]
	ANTHONY SHERR	[X]
	DOUG ROTONDO	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that prior to this evening's Business Meeting the Board of Supervisors will meet in Executive Session to discuss (1) a matter of potential litigation, regarding a reported violation of Township Code at private property, (2) a matter of litigation, an appeal made to the Office of Open Records, Mollick v. Worcester Township, AP 2018-1070; and, (3) a real estate matter, regarding the potential sale of Township property. No decision on these matters will be made at this evening's Business Meeting.

PUBLIC COMMENT

- Scott Misus, Worcester, commented on the televising of public meetings.
- Deb Walker, Worcester, commented on Center Point Village planning efforts, existing traffic in Center Point Village, and commercial building size. Chair DeLello commented on Center Point Village planning efforts and the Palmer property concept plan.
- Bill Goulding, Worcester, commented on land developer accommodations, waiver of Township Code requirements, and the basin maintenance fee paid in lieu of basin dedication.

DISCUSSION

- a) Center Point Village Zoning Ordinance – Mr. Todd commented on the proposed residential density bonus, the residential density noted in the Worcester Township Comprehensive Plan, and concepts noted in the Center Point Village Vision Plan.

Supervisor Caughlan commented on the manner whereby the residential density may be increased, and components included in the proposed Palmer property concept plan.

Chair DeLello commented on architectural criteria. Supervisor Caughlan commented on permitting architecture that complements surrounding properties.

Supervisor Caughlan commented on the proposed convenience store use and commercial building size.

Supervisor Caughlan commented on the townhome use proposed at the Palmer property.

Chair DeLello commented on recommended revisions noted in Mr. Todd's May 9, 2018 review of the proposed Center Point Village Zoning Ordinance.

Supervisor Caughlan commented on prioritizing the review of issues relative to the Palmer property.

Supervisor Caughlan commented on the development of a walkable community in Center Point Village.

Mr. Todd commented on the development of a trail connection to the Peter Wentz Farmstead. Chair DeLello noted the Palmers are agreeable to providing that portion of this trail segment situated on their property.

Mr. Sherr commented on the ordinance development, review and revision process to date.

Supervisor Quigley commented on Planning Commission comments to date, proposed townhome units at the Palmer property, and proposed commercial uses at the Palmer property.

Ed Mullin, Attorney for the Owners of the Palmer property, commented on projected real estate taxes generated by the proposed townhome units at the Palmer property.

Ms. Greenawalt commented on the number of students projected to be generated by the proposed townhome units at the Palmer property. E. Van Rieker, Planner for the Owners of the Palmer property, commented on student projection assessment methodology.

OFFICIAL ACTION ITEMS

- b) March 15, 2017 Joint Meeting Minutes – Susan Caughlan motioned to approve the March 15, 2017 Joint Meeting Minutes, second by Mr. Todd. There was no public comment. By unanimous vote the motion was approved.

OTHER BUSINESS

- There was no other business discussed at this evening’s meeting.

PUBLIC COMMENT *(continued)*

- Jim Mollick, Worcester, commented on the utilization of transfer development rights, the manner whereby transfer development rights were assigned to the Worcester Golf Course, the allowance of townhome units at the Reserve at Center Square, school-age students projected to be generated by the proposed townhome units at the Palmer property, and private property rights.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Joint Meeting at 7:35 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager