

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY MARCH 4, 2013, 9:00 A.M.**

**CALL TO ORDER** by Arthur Bustard at 9:00 A.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS**

None

**APPROVAL OF THE MINUTES OF FEBRUARY 4, 2013**

Supervisor Caughlan made the motion, Supervisor Quigley seconded, and all approved.

**MANAGER'S REPORT**

**Zoning Hearing Board Update**

Tiffany Loomis, Zoning Officer, provided the report.

There is one new application for the March 26<sup>th</sup> meeting.

Application 13-01, 2293 Weigner Road was continued to March 23, 2013 to allow the applicant time to obtain requested information from the ZHB.

Application 13-02, 3025 West Germantown Pike was approved without the relief for signage.

**Subdivision & Land Development Update**

Tiffany Loomis, Zoning Officer, provided the report.

A sketch application was received for the property located on Berks Road, known as "Our Farm". The plan will be distributed to the Planning Commission for review at the March 28, 2013 meeting.

The subdivision for 3100 Heebner Road, a one lot subdivision will be heard March 28, 2013.

**Worcester Book Club – Community Use / Fee**

Mr. Mangan reported that a request for a reduced fee for use of the Community Hall was received from the Worcester Book Club.

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Mr. Bustard commented that the nominal fee covers the heat and electric.

After short discussion, the Board agreed not to waive the fee.

#### **VALLEY GREEN WWTP FINANCING**

Manager Mangan informed the Board that the Township will need to borrow approximately \$2.3 to \$2.5 million dollars for the expansion. He along with the Solicitor will prepare an RFP for area banks. Formal action will be taken at the March 20<sup>th</sup> meeting. The expansion is needed to meet DEP approval. Further, he stated that there would be no action for a number of months.

#### **SOLICITORS REPORT**

Mr. Garrity reported that there was an executive session after the February 20, 2013 meeting to discuss Dubner Property violations.

#### **OTHER BUSINESS**

Supervisor Quigley commented on letter previously received from a resident regarding safety conditions on Bean Road and inquired about any updates.

Supervisor Caughlan commented that this might be an area that the ACT 209 committee can review.

#### **PUBLIC COMMENTS**

James Mollick, Worcester, inquired about the status of the Valley Green Sewer Plant Facility, financing and DEP violations. He further inquired about the Dubner property delay.

#### **ADJOURNMENT**

There being no further business to come before this Board, Chairman Bustard adjourned the regularly scheduled Board of Supervisors Meeting at 9.20 a.m.

**Respectfully submitted:**



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 WORCESTER, PA  
 WEDNESDAY, MARCH 20, 2013 - 7:30 P.M.

**CALL TO ORDER** by Arthur Bustard at 7:31 pm

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS:**

Chairman Bustard announced several informational items:

1. Boy Scout Troop 133 will hold their annual Egg Hunt in Heebner Park on Saturday, March 23<sup>rd</sup> at 11am, with a rain date of March 24<sup>th</sup> at 1pm.
2. Worcester is co-sponsoring an electronics "anything with a plug" recycling event with Skippack Township, this Saturday, March 23<sup>rd</sup> from 9am-1pm at Palmer Park. Full details on our web site.
3. The 13<sup>th</sup> annual Worcester Volunteer Fire Department 5K race is Saturday, April 2, 2013. Sign up details are available on their web site at [www.worcesterfd.com](http://www.worcesterfd.com).

**Motions & Resolution**

**APPROVAL OF THE MINUTES OF February 20, 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 February 20, 2013.

James Mollick, Worcester, commented on the reporting of his comments as compared to the detail of other people's comments on various items.

**APPROVAL OF THE MINUTES OF February 27, 2013**

Supervisor Caughlan made a correction in the 5<sup>th</sup> paragraph, beginning with "David Brooks, Worcester" where IEF at the end of the line should be IES.

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 February 27, 2013.

**TREASURER'S REPORT**

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

**February 2013 Report:**

General Fund	\$238,667.26
State	(\$18,319.29)
Capital Reserve	\$195.91

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A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for February, 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 343,352.50.

James Mollick asked if the Board had the same document that the public had. He was assured by the Chairman the documents were the same.

**Resolution 2013-19: Chief Administration Officer/Non-Uniformed Pension Plan**

Lee Mangan, Township Manager, provided a description of the resolution, stating it is necessary, and a continuation of the board's past practices.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to approve Resolution 2013-19, Chief Administration Officer/Non-Uniformed Pension Plan.

**Resolution 2013-20: Application for DCNR Grant**

Lee Mangan provided a description of the work on the DCNR grant application, in conjunction with CKS Engineers.

Joseph Nolan, Township Engineer, provided a description of the planned trail extension over 2013 and 2014. He explained that the resolution is necessary for the grant application, and the township will provide a 100% match, which can include "in kind work" as well as cash.

Supervisor Caughlan asked if the Evansburg State Park coordinator provided support as in the last application made in 2009.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve Resolution 2013-20, Application for DCNR Grant.

David Plager, Worcester, asked if the new segments would be paved.

Maeve Vogan, Worcester, asked about the cost and the work that can be performed by township staff.

**Resolution 2013-21: Authorization of Disposition of State Public Records**

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to approve Resolution 2013-21, Authorization of Disposition of State Public Records.

James Mollick asked about the current policy on the retention of emails.

**Sign Ordinance: Authorization to Advertise Amendment to Sign Ordinance**

Chairman Bustard provided some background. He explained that about a year and a half ago, the Board asked the Worcester Township Planning Commission to look at this ordinance. He wanted to address concerns over real estate directional signs and Center Point Village specifically.

Supervisor Caughlan had questions about the definition for billboard. She further commented on temporary signs and suggested adding "freestanding" between "permanent" and "sign" on page 11, paragraph e.

Solicitor Garrity commented that not every business has a freestanding sign, therefore this modification would not allow them to have a temporary sign.

Gordon Todd, Planning Commission Chairman, commented that temporary signs were intended to be near the road and on the increase of sign area, allowing for more businesses to be on freestanding signs.

Supervisor Caughlan commented on the restriction to only allow one freestanding sign at a time and suggested the elimination of this restriction.

Supervisor Quigley expressed his concern that not every business in the township has access to a freestanding sign, where they can attach a temporary sign and this provision would hurt them.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize advertisement of the Amendment to the Sign Ordinance with changes discussed.

Maeve Vogan commented that she was glad to see it moving along and asked about the definition of a temporary sign, per the ordinance. She disagreed that a sign attached to a permanent sign does not really constitute a temporary sign. She further asked if the ordinance addressed community/residential development signs and commented about the placement of real estate directional signs and right of way.

James Mollick commented on the reputation of the sign ordinance as being very restrictive historically and asked who put in the restrictions that Supervisor Caughlan wants to remove. He further asked if there was a provision in the proposed ordinance for a conditional use for a sign.

Kim McClintock, Worcester, asked if anyone has the ability to get an exemption or variance on this ordinance. Chairman Bustard said that anyone is eligible to apply for a variance from the Zoning Hearing Board.

#### **Valley Green Wastewater Treatment Plant Financing – Authorization for RFP**

Lee Mangan provided background on the proposed financing to assist with upgrading the Valley Green Wastewater Treatment Plant as has been discussed at these meetings recently.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to authorize the township manager to distribute an RFP for a \$2.5 million loan for financing of the Valley Green Wastewater Treatment Plant.

James Mollick asked if this involves the issue with neighboring residents that may want to tie in to the public sewer and who would be responsible for the financing costs.

William Kazimer, Worcester, commented on township cash reserves.

Supervisor Quigley asked the township manager about the status on the resident issue concerning tie in to the public sewer in that area.

Chairman Bustard called a 15 minute recess at 8:38pm for an executive session to discuss the North Penn Army Reserve Base with the township's legal counsel prior to his presentation.

Chairman Bustard reconvened the meeting at 8:57pm.

#### **MANAGER'S REPORT**

##### **North Penn Army Reserve Base: Status Update**

Lee Mangan introduced Matthew Sullivan Esq. of Manko, Gold, Katcher and Fox, who was retained by the township in 2012 to assist with the North Penn Army Reserve Base.

Mr. Sullivan provided an update on the status of the project. Since the last presentation in the summer of 2012, the Department of Defense and Pennsylvania DEP exchanged correspondence. DEP was seeking more characterization of the area, and the Army took the position that no more characterization was warranted. The property has been assigned to the National Park Service to get ready to transfer to the township.

Since that time, wells in the adjacent area have been tested and came back as non-contaminated for the substances which were tested. The remaining issue for the township to consider is whether or not they want to take the transfer of the property, and what steps need to be taken to ensure the safety of the township going forward.

James Mollick asked how much money has been spent to date on the contract with Mr. Sullivan's firm and what has been found on the site and when sampling tests were actually done. Mr. Sullivan said that nothing has been found that would warrant remediation.

Supervisor Caughlan commented that the water in the silos does not move in or out. Mr. Sullivan commented that there would be no way to know currently if that is the case.

James Mollick asked Mr. Sullivan about the silos and out of what material they are constructed. Mr. Sullivan replied concrete. He further stated that you can build anything you want on a toxic waste dump, and it's still a toxic waste dump and commented on how the building could be used.

Dave Plager asked about the depth of the wells that were tested and commented that the sampling results Mr. Sullivan read did not seem complete. He expressed interest in finding out the cost of finding out what is really on the site.

Supervisor Quigley expressed concern about the project. He has been on the board for 5 years and in that time, not much has been done. He thinks it is a ticking time bomb for the township and that the testing leaves a lot to be desired and that it is going to be an endless money pit. He expressed concern that testing requested by the township was denied and he believes the federal government will not stand behind it once it is transferred.

Supervisor Caughlan asked what would happen if the township did not take it as a park. Mr. Sullivan said it would go back to the Army, and then they may keep it, or try to convey it to someone else. Supervisor Caughlan asked if the Army could sell it to a developer on the open market and if so, could the township do anything at that point to protect the residents.

##### **Social Media Report and Presentation**

Julie Lanzillo gave an update on the current use of social media by the township.

Supervisor Quigley asked about the mobile accessibility of the township web site.

Supervisor Caughlan thanked Dr. Lanzillo for her 24/7 dedication to this effort.

**Zoning Hearing Board Update**

Tiffany Loomis, Zoning Officer, gave the report. There was one new application.

**Subdivision Update**

None

**ENGINEER'S REPORT**

**2013 Road Improvement Program**

Lee Mangan gave a brief description of the proposed work and estimated costs, including a potential cooperative project with Skippack Township.

Joseph Nolan explained it involves a variety of different repairs.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and passed by all to authorize the township engineer to prepare and the township manager to advertise the proposed 2013 Road Improvement Program for bids.

Supervisor Quigley commented on pot holes in Milestone and inquired how the township makes a determination on when to start? Mr. Nolan said the best case is to do repairs as they come up, but there are sealant procedures that can be done as well.

**Update on Materials and Equipment Bids**

Bids are being accepted next Wednesday.

Additionally, the township has been contacted by Upper Gwynedd Township and asked to consider partnering on a storm drainage grant specific to the stormwater basin at Conrad and Morris Roads. Upper Gwynedd received funds to do some work in there toward their MS4 program. 50% of the drainage area to that basin is from Worcester. Upper Gwynedd has asked Worcester to partner and contribute a small portion of the funding, in exchange for half of the MS4 credits, which we are required to obtain.

Mr. Nolan said it is his recommendation to consider this opportunity.

A motion by Supervisor Caughlan that if Upper Gwynedd decides to pursue this grant, that Worcester partner with them and spend a maximum of \$11,400, seconded by Supervisor Quigley and approved by all.

**SOLICITOR'S REPORT**

Mr. Garrity had no report.

**OTHER BUSINESS**

None

**PUBLIC COMMENTS**

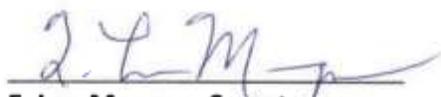
Maeve Vogan apologized for her earlier outburst. She said that if she is expected to behave nicely, she wants the same in return.

James Mollick asked about the executive session and the status of the 2012 audit, commented on the Township's assets, inquired about the status of the Dubner case and asked about partnering with Methacton School District where cable access television is concerned. He also commented on the sewer issue and the septic systems in the neighboring area around the Valley Green Wastewater Treatment Plant and inquired about the status of fines with DEP.

**ADJOURNMENT**

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:49pm.

Respectfully submitted:

  
A handwritten signature in blue ink, appearing to read 'F. Lee Mangan', is written over a horizontal line.

**F. Lee Mangan, Secretary**