

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, MAY 2, 2011 AT 9:00 A.M.**

CALL TO ORDER by Arthur Bustard at 9:05 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

The Worcester Fire Department’s Annual 5K Run will take place on Saturday, June 18th.

The Morris Road Bridge over the PA Turnpike is scheduled to reopen today. Immediately following that reopening, North Wales Road will be detoured to accommodate the realignment of the intersection with Morris Road.

1. MANAGER’S REPORT

- a. Zoning Hearing Board Report. Mr. Burman reported on recent Zoning Hearing Board Activity. At the last meeting on April 26, 2010, the Zoning Hearing Board took two applications under consideration. There are no new application to be heard at the May 24, 2010 meeting.
- b. Mr. Burman provided a report on recent Subdivision and Land Development Activities. A revised Land Development Application has been received relative to 1074 Grange Avenue, in which the Applicant has requested to be placed on the Planning Commission’s May Agenda.

Mr. Burman reported that Meadowood is present to provide information on their master plan, which has already been reviewed by the Planning Commission. Mr. Tim Woodrow of Woodrow Associates reported on a master plan study of the campus that had been conducted approximately two years ago. There were several committees that looked at the competitiveness of Meadowood, and they are planning to begin a “campaign of interest” relative to the “North Hills” aka “The Grove” portion of the campus. This area would include twin units, with a main street running down the center and rear access to the units. Meadowood wishes to include the Township in this conversation so that the Board is aware of their thoughts. The Board of Supervisors discussed a number of concerns, including: the capacity of the campus and infrastructure; the proximity to the Wentz Family Cemetery; the existing gardening area; serious concerns with traffic issues and any potential requested use of the Valley Forge Road emergency access drive; parking capacity during special events; the buffer area that had previously been restricted for development, which was supported by the Township, but now appears to be negotiable.

Paul Nordeman, also representing Meadowood, indicated that the existing gardening area is an important amenity to the site, which would be considered for relocation. Mr. Woodrow indicated

that traffic studies had not yet been completed, but previous consideration had been given to the vicinity of Route 73 and Hollow Road, as well as various traffic calming measures along Route 73. Township Engineer Joe Nolan reported that capacity exists at the Meadowood Pump Station, with additional capacity available for purchase at the Valley Green Pump Station. Mr. Nordeman indicated that a formerly planned project turned out to be prohibitive, so the project was modified into a "sprucing up" rather than the originally planned replacement project. Mr. Nordeman and Mr. Woodrow indicated that Meadowood had negotiated with the neighbor for the easement (i.e. development restrictions) on the portion of the property that had been planned to last fifty years, but this area is now available for development. Mr. Nordeman confirmed that the older units had been retrofitted and updated, with an investment of several hundred thousand dollars. Mr. Nolan reported that this project seems large enough that such an issue would be addressed in the land development phase.

- c. Mr. Burman reported on the request from Montgomery County to waive the building permit fees in the amount of \$74 for a re-roofing project at the Peter Wentz Farmstead. There is no precedent here, but staff is not authorized to waive those fees. The Board did waive similar fees last year for a similar re-roofing project at this location. Supervisor Caughlan moved to waive the permit fees in the amount of \$74 for the re-roofing project at the Peter Wentz Farmstead. Supervisor Quigley seconded the motion. There were no comments from the Board or the Public, and the motion passed unanimously.
- d. Mr. Burman reported on a request from the Methacton School District for assistance with the parking area at the ballfield on School District property adjacent to Mill Road and Kriebel Mill Road. The Board discussed the merits of this request along with the next agenda item relative to the parking area along the Moran trail on Kriebel Mill Road. The Board also raised concerns with utilizing Township taxpayer funds for a School District project. Mr. Nolan expressed concerns with regard to parking setbacks along the right-of-way. The Board, via consensus, asked the Township Engineer to work with the School District representative(s) to figure out what is feasible (from a stormwater, zoning and access perspective) for the parking area at the above referenced location.
- e. Mr. Burman introduced the discussion of the proposed trail on the Moran property, and requested authorization to survey and set stakes for the proposed trail. The Board discussed this issue and the trail as laid out in the original trail easement agreement. With a proposed location identified in the front of the room, the Board indicated that this would not be a formal paved or gravel trail. Rather, this would be a forested trail, with certain amenities at either end of the trail near Kriebel Mill Road and Grange Avenue. Staff requested approval of the general location and to move forward with the survey from the entire Board. The Board discussed concerns that have been received from neighboring property owners, with regard to the proximity of the trail to neighboring properties. Mr. Nolan indicated that flags and stakes had been set along a potential location sometime last year, but this will need to be redone. Mr. Nolan also indicated that we had not established the 20 foot wide easement, which is required. The Board indicated a willingness to involve property owners in the final location of the proposed trail. Supervisor Caughlan moved to authorize the survey and stakes of the proposed trail, based on the location identified in the original easement agreement. Mr. Burman indicated that the small parking area and signage, along with the clearing of the trail, is to be completed by spring 2012. Mr. Burman requested approval of the general location now, and approval for the engineer to complete the survey in the fall, demonstrating progress on the project. Supervisor Caughlan moved to authorize the engineer to complete the survey after first inviting the affected neighbors to see what has been proposed and what the Board has directed staff to do. Supervisor Quigley seconded the motion. Maeve Vogan and Mark Landis, both of Worcester, commented on this issue. Chairman Bustard called the question and the motion passed unanimously.

- f. Supervisor Quigley moved to authorize staff to advertise the revised date of the Board's joint meeting with the Planning Commission for June 6, 2011. Supervisor Caughlan seconded the motion. Supervisor Quigley expressed concerns with the delay, given the volume of activity related to village planning and zoning amendments. There were no comments from the public. Chairman Bustard called the question and the motion passed unanimously.

2. ENGINEER'S REPORT

Chairman Bustard asked whether there had been any recent problems with the Adair Pumping Station and Berwick Treatment Plant. Mr. Nolan reported that there were not.

Supervisor Quigley expressed concerns with stormwater erosion along state roads, particularly Valley Forge Road (Route 363), asking whether it was the Township's responsibility. Mr. Nolan reported that it was his position that such problems would be PennDOT's responsibility, since the problems are in their Right-of-Way. Supervisor Quigley asked whether a letter could be sent to PennDOT to protect the Township. Mr. Nolan stated that a letter could be sent, inviting PennDOT to look at the areas in question.

Chairman Bustard asked how the 2011 Road Improvement Program is coming along. Mr. Nolan reported that recommendations will be forthcoming, and the Board may need to identify areas of priority based on limited moneys budgeted for roads this year.

Chairman Bustard asked whether the Township has a long range plan. Mr. Nolan reported that the Township Manager has been working on a long range plan, and Mr. Nolan will provide information for roadwork so that it will be included in a long range program.

Supervisor Quigley further discussed the issue of PennDot Rights-of-Way and land planning relating to newer developments. Mr. Nolan stated that this was a difficult question to answer, but many Township roads, for example, did not have property drainage and base installed when they were first constructed.

3. SOLICITOR'S REPORT

No Report.

4. OTHER BUSINESS

Mr. Burman requested an executive session following this meeting to discuss personnel and performance issues.

5. APPROVAL OF THE MINUTES OF MARCH 7, 2011

Supervisor Caughlan moved to approve the minutes. Supervisor Quigley seconded the motion. There were no comments from the public and the motion passed unanimously.

6. PUBLIC COMMENTS

Chairman Bustard asked members of the public to limit their comments to five minutes.

Mark Landis, Worcester, commented on the Morris Road bridge and temporary signals, as well as the ballfield and parking issue at Mill Road & Kriebel Mill Road.

Mr. Burman reported that the temporary signals that had been constructed on Route 73 to accommodate the detoured traffic from Morris Road were expected to be removed by the Turnpike's Contractor by mid-May.

Maeve Vogan, Worcester, commented on the notion of increasing the number of Supervisors from three to five.

Dorothy McGrane, Worcester, commented on the number of Supervisors.

Rick DeLello, Worcester, commented on the number of Supervisors.

6. Adjournment

There being no further business or comments from the public, Chairman Bustard adjourned the meeting.

Respectfully submitted:



David R. Burman, Secretary

609684

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, MAY 18, 2011 AT 7:30 P.M.**

CALL TO ORDER by Arthur Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

1. TREASURER'S REPORT

Chairman Bustard read the Treasurer's Report for the month of April 2011 – Net Change on Cash Basis

General Fund	\$245,809.13
State Fund	\$153,554.55
Capital Reserve Fund	\$2,578.27

Supervisor Caughlan moved to accept the Treasurer's Report. Supervisor Quigley seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

2. PAYMENT OF BILLS OF THE TOWNSHIP

Supervisor Caughlan moved to pay the bills of the Township in the amount of \$192,678.03. Supervisor Quigley seconded the motion. There were no comments from the Board. James Mollick and Nick Imperial, both of Worcester, commented on the bills. Chairman Bustard called the question and the motion passed unanimously.

3. MANAGER'S REPORT

- a. Mr. Burman reported that DRAFT ordinance revisions concerning Accessory Uses (in Chapter 150) would be posted on the Township's website for public review, prior to requesting authorization to advertise.
- b. Mr. Burman reported that DRAFT ordinance revisions concerning "no-impact home-based business" (as defined and required by Section 603.(1) of the Municipalities Planning Code) would be posted on the Township's website for public review, prior to requesting authorization to advertise.

c. Discussion of Location for Proposed Trail at Heyser Field –

Mr. Burman presented illustrations of two trails in the front of the room: the first representing the recommendation of the Park & Rec Task Force from 2009; and the second representing a proposal that had been received this year. The Board noted that a portion of the work related to the trail could be performed as part of an Eagle Scout Project. There was consensus among the Supervisors that the proposed location for the trail identified in the second slide would be acceptable.

- d. Zoning Hearing Board Update –** Mr. Burman reported that the last meeting of the Zoning Hearing Board took place on April 26th, and two applications were heard and taken under advisement. The next meeting is scheduled for May 24, 2011. There are no new applications to be heard at that meeting, and two decisions are expected.

4. ENGINEER'S REPORT

- a. Consideration of the Pennsylvania Turnpike Commission's Request for Waivers of the Township's Stormwater Management Regulations –** Mr. Nolan reported that the Township has received a request from the Turnpike for a consistency letter related to post-construction stormwater management plans, essentially reaffirming the plan that had been previously approved by the Board. A lengthy discussion ensued concerning the need for additional details to be presented for the Board's consideration, including but not limited to which basins are affected, what has changed since the prior approval, when was the prior approval granted, what are the proposed locations of landscaping and shade trees, etc. Mark Landis, Worcester, commented on the request. The Board, via consensus, requested Mr. Nolan to review the situation and provide a further report for the Board in the near future.
- b. Dedication of Weber Road and Berks Road Rights-of Way via Resolution 2011-09 concerning the Rhoads Subdivision –** Mr. Nolan reported that this was a standard resolution for the acceptance of road frontages on Berks Road and Weber Road, relative to the Rhoads Subdivision. Supervisor Caughlan moved to adopt Resolution 2011-09, accepting dedication of Weber Road and Berks Road Rights-of-Way. Supervisor Quigley seconded the motion. There were no comments from the Board or the Public and the motion passed unanimously.
- c. Recommendation for award of contract for Kriebel Mill Road Bridge replacement –** Mr. Nolan reported that the contract had been duly advertised and bids were opened on May 11, 2011. The base bids ranged from \$209,700 to \$325,500. The lowest responsible bidder is Ply-Mar Construction of Plymouth Meeting, PA. The Engineer has worked with this contractor and believes they are qualified. The Engineer's Estimate for this project was \$250,000. There is an alternate bid in this project, representing a change in price for wood guide rails. Since the project is adjacent to a state road, PennDOT would need to approve the Highway Occupancy Permit. PennDOT highly discourages the use of wood guide rails. In order to keep the project moving forward, the contract has been bid both ways. Since the guide rail is the last thing to be installed, it is recommended that the project be awarded on the base bid amount, which includes the standard metal guide rails, with a decision to be made later relative to wood guide rails. Construction would occur in stages, with one lane open at all times, over the summer when school was not in session. Supervisor Caughlan moved to award the Kriebel Mill Road Bridge replacement to Ply-Mar Construction of Plymouth Meeting, PA, in the amount of \$209,700. Supervisor Quigley seconded the

motion. There were no comments from the Board or from the public, and the motion passed unanimously.

- d. **Hilltop Estates Sidewalk Waiver Request** – Mr. Nolan reported that the developer is in the final stages of the project. The original subdivision plan shows a section of sidewalk running from Nicole Drive out to Valley Forge Road. The developer, along with the nearby property owner, has requested that the sidewalk be eliminated from the project because the installation would require the removal of two mature and very large trees. Supervisor Caughlan moved to eliminate the requirement for a sidewalk in the referenced location and leave the money in escrow to help pay for any future public improvements. Supervisor Quigley seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

5. SOLICITOR'S REPORT

- a. **Executive Session Report** – Mr. Garrity reported that an executive session was held immediately following the May 2nd meeting of the Board of Supervisors, for the purpose of discussing personnel and current performance evaluations. Another executive session will be held following this meeting to discuss the status of negotiations with T-Mobile relative to the Nike Park lease.
- b. **Report on Sound Barriers for Pennsylvania Turnpike** – Mr. Garrity provided a thorough and very detailed summary of the Pennsylvania Turnpike's Noise Impact Analysis Report dated May 2008. Mr. Garrity reported that the Turnpike Commission uses a three pronged formula for determining whether to install noise barriers. The barriers must be warranted (does the sound warrant a barrier); feasible (can the walls be installed and will they do any good from an engineering perspective); and, are the costs reasonable (cost effectiveness has been determined to be \$50,000 per house). In most, if not all cases, noise barriers are warranted and feasible. However, in only one location, Sunnybrook, the Turnpike Commission has determined the barriers to be reasonable, and sound barriers will be installed. Mr. Garrity noted that there are other locations in which the sound barriers may be warranted and feasible, but the standard for reasonableness has not been met. Mr. Garrity reported that his research did not locate any lawsuits that challenged the criteria. In this case, the rural character of Worcester is working against the Township. Mr. Garrity recommends working with the Turnpike Commission and elected officials to see if we can demonstrate that more residential houses would benefit from the sound walls. This has proven to be the most successful approach that Mr. Garrity is aware of.

The following individuals, all of Worcester, commented on the need for sound barriers: David Brooks, Nick Imperial, Lee Venezia, Skip Cooper, Mark Landis, David Yablonski, Dave Plager, Jim Mollick, Charles Venzia.

At the conclusion of the public comments, the Supervisors, via consensus, asked the Township Manager to attempt to facilitate a "Town Hall" style meeting with representatives of the Pennsylvania Turnpike Commission and the elected officials.

6. OTHER BUSINESS

7. APPROVAL OF THE MINUTES OF APRIL 20, 2011

Supervisor Caughlan moved to approve the minutes of April 20, 2011. Supervisor Quigley seconded the motion. There were no comments from the Board or the public and the motion passed unanimously.

8. PUBLIC COMMENTS

Chairman Bustard asked members of the public to limit their comments to five minutes.

Mark Landis, Worcester, commented on the noise from the Turnpike and on comments made by a Supervisor at a prior Board Meeting, which he found offensive.

Nick Imperial, Worcester, commented on the cost of open space, public access to open space, types of land preservation, and concerns regarding lights.

Dave Plager, Worcester, commented on the proposed trail for Heyser Field.

Jim Phillips, Worcester, commented on rules and regulations for trails, adverse impacts resulting from trails, and the proposed ordinance amendment concerning "no-impact home-based business".

Phil Burke, Worcester, commented on a recent Right-to-Know Request, and landscaping on his neighbor's property. A spirited discussion ensued with Mr. Nolan.

Donna Quigley, Worcester, commented on a post on a blog that she found offensive.

Nick Imperial, Worcester, commented on handicapped parking at his polling place on Election Day.

Tiffany Loomis, Zoning Officer, commented in support of review comments offered by the Township Engineer and Township Solicitor.

James Mollick, Worcester, commented with regard to his opinions concerning elected Supervisors and conflicts of interest.

9. Adjournment

There being no further business or comments from the public, Chairman Bustard adjourned the meeting.

Respectfully submitted:



David R. Burman, Secretary

609684