

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, MAY 5, 2014 - 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 following informational item:

- The next Methacton High School conditional use hearing is May 19, from 7-10pm

Motions & Resolutions

APPROVAL OF THE MINUTES OF APRIL 7, 2014

A motion by Supervisor Quigley seconded by Chairman Bustard and approved by both to dispense with the reading of, and approve as written the minutes of April 7, 2014.

Supervisor Caughlan remarked she was not at the meeting and deferred on making a motion.

James Mollick, Worcester, commented that the minutes do not accurately reflect what happened at the meeting.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

One new application has been received for the May 27, 2014 hearing. The applicant is seeking relief from the fencing ordinance for rear and side yard setbacks.

Subdivision Update

Tiffany Loomis said there were no new items to report.

Video Presentation Report

Julie Lanzillo, Park and Recreation Director, provided the report to the Board regarding various ways to video and air the Board of Supervisor meetings and the costs associated with each. The Board took it under review.

Zacharias Trail Update

Joseph Nolan, Township Engineer, provided the report. CKS Engineers is nearly complete with field survey work noting some of the work will be awarded by bid (bridge over the creek) and the segment from Green Hill Road to Evansburg State Park. The Township staff will be constructing the portion

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along Hollow Road. CKS will oversee permitting for the bridge and that has been initiated. A wetlands study has been done, and DEP permitting is in process for a crossing permit that still needs to be completed.

Chairman Bustard asked about using a fiberglass bridge and Mr. Nolan responded that it is a 100 foot span so a fiberglass bridge is not sufficient. The piling process he recommends is less invasive and the boardwalk style he suggests is more aesthetically pleasing.

Chairman Bustard asked if the layout has changed based on the recent surveying. Mr. Nolan reported no. Chairman Bustard asked if the Township has contacted Evansburg State Park officials to see if they will be connecting to our trail. Mr. Nolan reported that the open space the Township acquired only permits this segment to go where it is proposed.

Supervisor Caughlan asked how much of the trail would be paved. Mr. Nolan said the portion from Green Hill Road to Evansburg will be paved with some sections along Hollow Road due to drainage issues. The portion along Fawn Road will be crushed stone and/or limestone, utilizing the old road bed as a base. Supervisor Caughlan asked about the paved areas and if there is green space alongside for horses. Mr. Nolan said that for ADA compliance, there will be some cuts and fills done on the downhill portion approaching the Pioneer House.

Mr. Mangan reported on improvements to the public works facility, specifically a new salt shed. He said Mr. Nolan is working with Robert D'Hulster, Director of Public Works, and in June there should be a recommendation for the Board to consider.

Mr. Mangan has also asked Mr. Nolan to study the Artmar, Ethel and Valley Forge Road area concerning stormwater.

ENGINEER'S REPORT

Monthly Activity

Joseph Nolan gave updates on:

1. Hollow Road Bridge: The project is complete.
2. Construction on Valley Green Wastewater Treatment Plant upgrade and expansion: Demolition has started and tanks are being removed. The electrician is approximately 80% done with what he is able to do, based on the other pieces being completed. New concrete tanks should be set in August.
3. The Adair stormwater project will be bid this summer, with construction in late summer/early fall.
4. Storm sewer issues in the area of Ethel and Artmar: Mr. Nolan reported he was there last week during the height of the recent thunderstorms and observed that a lot of the water causing the problems is coming from Valley Forge Road.

Chairman Bustard asked about progress on the Hickory Hill public sewer. Mr. Nolan reported they are looking at a draft ordinance, per DEP requirements. Once that is submitted, DEP is ready to approve the 537 Plan, and then the part 2 permit can be submitted. Completion is expected by the end of the year, but a lot of the timing depends upon DEP's response.

Mr. Nolan reported he is also working on the 2014 Road Improvement Project. In light of the work that has been done thus far for emergency road repair from winter damage, he thinks it is important to really prioritize the areas of concern.

Supervisor Quigley asked about the Pennsylvania Turnpike and Schultz Road, where water is running off the turnpike and onto the road. With the upcoming expansion, Mr. Nolan responded that the water will be directed into basins.

Supervisor Caughlan requested Mr. Nolan present all concerns regardless of budget, so the Board can be aware of all items. Mr. Nolan said that was his plan to present all items, along with a prioritization.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

Supervisor Quigley commented on 1918 Landis Road, where a tree which came down during a storm and residents expressed concerns to him because it may be on Township property.

Supervisor Caughlan said a resident brought to her attention the noise from truck brakes in the village area. Chairman Bustard asked the manager to look into it.

Rick DeLello, Worcester, commented on the video presentation. He said that the value in putting up the video feed is there for the many residents who are not at the meetings. Today the Township has nothing, so any move is progress. He suggested launching a pilot program to get it started and then evaluate and improve as it evolves.

James Mollick agreed with Mr. DeLello. He suggested not politicizing the project. He further commented on a Right to Know response he received citing confusion between file 07-31 and file 07-90. Chairman Bustard stated this is 5 years old and he is not prepared to comment at this time. Dr. Mollick further asked about the RTK legal fee budget category and asked what fees have been incurred so far. Dr. Mollick stated his support for video presentation.

Chairman Bustard commented on the dedication over the weekend of the Robert Childress Memorial baseball field at Methacton High School stating it is a beautiful facility and over 250 people attended the dedication.

PUBLIC COMMENTS

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:04am.

Respectfully submitted:


F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, MAY 21, 2014 - 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]

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- The next Methacton High School conditional use hearing is June 10, 2014 from 7-10pm
- If necessary, the next scheduled meeting is June 16, 2014 from 7-10pm
- The Planning Commission meeting on May 22, 2014 has been cancelled
- The Board has received a petition from Mr. and Mrs. Watson and the residents from the Hickory Hill Sewer area

Motions & Resolutions

APPROVAL OF THE MINUTES OF APRIL 16, 2014

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 April 16, 2014.

James Mollick, Worcester, commented that they do not accurately reflect what happened and what was said. He suggested Chairman Bustard's prepared statement be attached.

RESOLUTION 2014-24: Frog Hollow Racquet Club Preliminary/Final Approval (2115 Weber Road)

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to pass Resolution 2014-24: Frog Hollow Racquet Club Preliminary/Final Approval (2115 Weber Road).

Supervisor Caughlan remarked there was a comment at the Planning Commission meeting about a conservation easement and suggested it be incorporated into the resolution.

PRESENTATION: VISION FOR CENTER POINT VILLAGE

John Kennedy

John Kennedy was joined by Jody Holton, Director of the Montgomery County Planning Commission.

John Kennedy said the process was started in June 2013 and since many meetings have been held and research conducted. He gave a brief recap of the process to get to this point including series of interviews conducted with the Supervisors and Planning Commission Chairman. Additional meetings were held with landowners in the study area. Three public sessions and two supplemental sessions at Worcester Elementary School and Meadowood were held.

As a team, a series of goals they wanted to achieve were established after talking to many people:

- Create a sense of “place”
- Maintain Village character
- Preserve existing buildings
- Direct development specifically into this area and provide public sewer
- Allow a variety of housing types to help establish village character
- Limit commercial development to that serving local needs
- Integrate open space to develop parks and trails for access
- Calm traffic and improve safety
- Improve visual quality of the streetscape
- Eliminate split zoning of individual parcels and promote better and more village-friendly zoning.

Supervisor Caughlan asked Mr. Kennedy to explain why this is being done noting the residents are not aware of the current zoning. Mr. Kennedy explained that there is a variety of zoning which is not necessarily conducive to the type of development people want to see, and not conducive to the locations that people may want to see developed.

Supervisor Quigley commented that he thought tonight was a preliminary presentation.

Chairman Bustard wants to focus on the transportation problem in that area. He is willing to endorse this as a first step.

Steve Rock, Worcester, asked Mr. Kennedy how long he has been working with the township. He asked if they took into account the school traffic patterns.

Craig Schloer, Worcester, asked if the protected open space is enough to justify the intensive residential and commercial development and if residents should expect other areas to be protected.

Robert Andorn, Worcester, asked how many residents or property owners are in favor of this plan. He thinks it would be premature for endorsement since landowners have not seen this before.

Supervisor Quigley indicated there is a grant opportunity available, and this is not a final plan.

Mr. Kennedy said that to take advantage of the possible grant award, there needs to be an endorsement by the Board.

Rogers Anders, Worcester, asked if there were public funds to ease implementation of this plan and further asked who is paying Mr. Kennedy for his work.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to endorse the Vision for Center Point performed by Kennedy & Associates and Montgomery County Planning Commission.

RESOLUTION 2014-25: TCDI Grant Application Submission

Kenneth O’Brien, McMahon Transportation Engineers and Planners, gave a presentation. He explained the TCDI grant requirements and goals.

Chairman Bustard said this is part of the comprehensive traffic study currently being done by the Township.

Supervisor Caughlan asked if this is a cash match, or in-kind. She suggested that the grant goal be ordinance preparation, not adoption and asked for speed limit signs.

Maeve Vogan, Worcester, asked why this grant is not being pursued for Germantown Pike and Fairview Village and asked why the Fairview Village planning process was dropped when it was almost complete. She asked if PennDOT has been consulted about future widening, etc.

Mark Landis, Worcester, noted there is no cost estimate for the total cost and if the grant is \$100,000 and the match max is \$20,000, and the total project is \$150,000 who will make up the difference.

John Diesel, Worcester, said Worcester does not have a traffic system that would benefit from a timed program for traffic flow stating lights are too far apart. He asked who is writing the grant and what kind of success do other townships have.

Supervisor Quigley commented that they have spoken with Meadowood about changes at their exit, and lining up with Hollow Road, in coordination with PennDOT.

Steve Rock said the timing of this could not be any better.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to pass Resolution 2014-25: TCDI Grant Application Submission.

RESOLUTION 2014-23: Approving the Procedures for Compliance with Procurement of Professional Services Pursuant to the Provisions of Act 44 of 2009

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to pass Resolution 2014-23: Approving the Procedures for Compliance with Procurement of Professional Services Pursuant to the Provisions of Act 44 of 2009.

TREASURER'S REPORT

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

April 2014 Report:

General Fund	\$102,322.49
State	\$202,434.15
Capital Reserve	\$ 233.27
Sewer Fund	(\$ 31,344.08)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for April, 2014.

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 \$532,715.29.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The next hearing is May 27, 2014 when two applications will be heard.

Application #14-02, Adair Drive and Germantown Pike, is continued from the previous hearing. The Zoning Hearing Board has requested the applicant speak with the neighbor.

Application #14-03, 1041 Nicole Drive, is seeking relief for a fence that has already been installed, but the height exceeds that which is allowed.

Supervisor Caughlan asked if the applicant intended to install a higher fence, or if it was a misunderstanding.

Subdivision Update

Tiffany Loomis provided the report.

Two new sketch plans were received. Each paid a \$1,000 professional services fee.

2131 Bethel Road is a new proposal with 3 lots. The review has been received from CKS Engineers. Various variance reliefs would be needed with this submission.

2119 Berks Road

This is the former Rhodes subdivision, proposing 4 new lots, off of Berks and Weber Roads.

Wastewater Treatment Plant Operations

The Township needs to renew the contract with Miller Environmental for operations at the township sewer treatment facilities.

Joseph Nolan, Township Engineer, explained the original contract expires June 6, 2014, and Miller has requested some minor modifications and clarifications.

Supervisor Caughlan commented about DEP fines and asked if it would be best to bid this out. Mr. Nolan clarified that those problems precede Miller's involvement with the facilities and when Miller took over the contract three years ago, they did a thorough study of needed improvements. DEP fines for violations have since been reduced upon correction of the items Miller recommended.

Steve Rock wants to know to whom Miller Environmental is accountable. Mr. Nolan said that the Township has given him authority to oversee Miller's activities and explained that the problems Mr. Rock referenced did not happen under Miller Environmental Inc.'s contract period. Mr. Rock asked who pays for spare parts when they fail. Mr. Nolan responded that when something fails, Miller Environmental can respond and take care of it if it is an emergency.

John Diesel asked if there was the potential for litigation with the prior firm where problems and costs may have occurred.

James Mollick asked if this is a contract renewal and if so, why the agenda was not worded that way. He said you can't blame the machines as they are operated by people. He stated the Township had \$71,000 of fines and penalties at the Berwick Place plant. Mr. Nolan said a lot of those fines were for pipe bursts or overflows, and nothing to do with the operator negligence.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to approve Miller Environmental Inc. wastewater treatment plan operation agreement.

Zacharias Trail relocation consideration request

Dr. Beth Stearns, Worcester, asked why the proposed trail has to enter Heebner Park at the corner of her property. She provided suggestions on an alternative entrance point.

Supervisor Caughlan asked if her concern has to do with being close to her property. Dr. Stearns said initially it was but speaking now she thinks it is going to impact the overall trail system and suggested moving it 50 feet north.

Joseph Nolan disagreed with her reasoning behind her proposed move noting this is the path of least resistance.

Supervisor Quigley said he is not a person who walks trails but will follow the Township Engineers recommendations.

Supervisor Caughlan suggested Mr. Nolan can walk the area with Dr. Stearns.

Mr. Mangan said he told Dr. Stearns that the township would ensure barriers be installed to deter people from encroaching on her property.

John Diesel stated he disagreed with Mr. Nolan.

ENGINEER'S REPORT

Request for Toll Brothers Sales Trailer at the Preserve

Mr. Nolan explained that this request needs permission from the Board and that they may want to have a caveat for removal of the trailer as soon as the model home is opened. Mr. Nolan suggested a timeframe after the model is open that they have to move the trailer.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve the request for Toll Brothers Sales Trailer at the Preserve, and that it be removed 30 days after the model home is completed or maximum of one year, whichever occurs first.

Hollow Road Bridge Change Order

Joseph Nolan explained that the bridge is complete, but a change order with two items was necessary. The contractor added four delineators on the culverts due to darkness in the area and a small concrete extension brought to grade for road stability was built on the left side, going south, near the slope that might erode in the future.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve the change order for the Hollow Road Bridge Replacement Project in the amount of \$5,491.50.

Monthly Activity

Joseph Nolan gave an update on the Valley Green Wastewater Treatment plan reconstruction.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Mark Landis, Worcester, requested the Board review the proposed night work by the Pennsylvania Turnpike Commission.

Bill Diana, Worcester, shared concern from residents in Stony Creek Farms that many in the community are concerned that the builder/developer is not in compliance with landscape compliance, including common spaces and unit owners.

Supervisor Caughlan asked Mr. Nolan if he has walked the area. Mr. Nolan indicated he is well aware of these concerns and has another meeting with the developers set up.

Steve Rock asked if the last four Townships newly hired positions were advertised, inquired about any updates on the Army Reserve Base, and wanted an update on videotaping the meetings. He further asked if there has been a survey for the Hickory Hill and Crest Terrace area and asked if the recent water problem was posted on the Township web site. He further stated that a large portion of Worcester does not use the public schools, but still pay school taxes and some people don't use streets and parks, but the taxpayer still pays for those. He inquired why the public can't use the millions of dollars of open space that has been procured at the expense of the taxpayers.

Donald Dreher, Worcester, inquired why the low-pressure system was selected for sewer in the Hickory Hill area stating he would like to withdraw from the township's proposal and have the work done himself.

Robert Romano, Worcester, was not happy with the answer Chairman Bustard just gave and requested a straight answer, on when a project is going to start, when it will be done, and the details?

Supervisor Caughlan said the design has not been done.

Mr. Nolan corrected her, and said the 537 plan was submitted, the final comments were addressed and sent to DEP. The design is 95% complete. If the Township goes to gravity, the whole project will have to be redesigned, and will set everything behind 8-9 months.

Charlie Watson, Worcester, said this all started when they were not given a choice.

John Diesel suggested the Township pick up the infrastructure cost, and the residents pick up the hook up cost and inquired why the Township is paying for the stormwater drainage costs in the Adair area.

James Mollick asked when the 2013 audit will be available. He further asked if the Army Base study is done, commented on Mr. Romano's request asking for the truth, and asked the Board why they can't tell the truth. He commented on the \$1 million in the Capital Reserve Fund and but the Board is only using \$150,000 and asked who made the decision and why?

Dorothy McGrane, Worcester, commented on the lot of numbers being thrown around on open space and confirmed that the Harris Farm only received \$92,000 from the township. She further confirmed that preserved farms are by law not allowed to be opened to the public.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:57pm.

Respectfully submitted:



F. Lee Mangan, Secretary