

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, JUNE 15, 2016 – 6:00 PM**

**CALL TO ORDER** by Chair Caughlan at 6:04 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:   SUSAN G. CAUGHLAN   [X]  
              STEPHEN C. QUIGLEY   [X]  
              ARTHUR C. BUSTARD   [X]  
              GORDON TODD   [X]  
              PATRICIA QUIGLEY   [X]  
              CHRIS DAVID   [X]  
              ANTHONY SHERR   [X]  
              RICK DELELLO   [X]

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced the Board of Supervisors had met in Executive Session immediately following the May 18 Business Meeting to discuss a matter of litigation, in specific The Cutler Group v. Worcester Township, Montgomery County Court of Common Pleas docket #15-13769; and, a matter of threatened litigation, related to the Hickory Hill Sewer project. Mr. Ryan also announced the Board of Supervisors will meet in Executive Session immediately following this meeting to discuss a matter of litigation, in specific Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number 15-13760; and, a matter of litigation, in specific The Cutler Group v. Worcester Township, Montgomery County Court of Common Pleas docket #15-13769.

**PUBLIC COMMENT**

- Jim Mollick, Worcester, commented on the Montgomery County Court of Common Pleas decision in the matter of The Cutler Group v. Worcester Township, litigation proceedings and the Township Solicitor performance, the Methacton School District conditional use hearing, Board of Supervisor performance, the proposed Center Point Village zoning ordinance and project schedule.
- Jim Phelan, Worcester, commented on the Montgomery County Court of Common Pleas decision in the matter of The Cutler Group v. Worcester Township.

- Wini Hayes, Worcester, commented on the Montgomery County Court of Common Pleas decision in the matter of The Cutler Group v. Worcester Township, the proposed Center Point Village zoning ordinance and preferred uses in the Center Point Village, Village walkability, parks and trails in the Village, and Palmer property access to Valley Forge Road.
- Bob Andorn, Worcester, commented on the permitted public comment period at public meetings, the proposed Center Point Village zoning ordinance, and development restrictions in the proposed ordinance.
- Francis Vogan, Worcester, commented on Village walkability, and a previously-considered historic preservation ordinance.
- Rob Hayes, Worcester, commented on convenience store uses, proposed development density and architectural details in the proposed Center Point Village zoning ordinance, utilization of transfer development rights, Village walkability, and development restrictions in the proposed ordinance.
- Joe Pacholski, Worcester, commented on the permitted public comment period at public meetings.
- Roberta Body, owner of Palmer Tract, commented on Palmer family history, preferred uses in the Center Point Village, viewscape preservation, open space requirement in the proposed ordinance, and the preservation of existing structures at the Palmer property.
- E. Van Reiker, Consultant for the Palmer family, commented on the permitted public comment period at public meetings, and the proposed bubble plan in the Center Point Village zoning ordinance.

## **PRESENTATIONS**

- a) Center Point Village Zoning Ordinance – Gordon Todd provided an overview of Planning Commission discussions to date on the proposed Center Point Village ordinance. Mr. Todd commented on the density bonus, open space preservation requirement, woodland preservation, Village walkability, parcel consolidation, and design standards. Mr. Todd noted the Planning Commission is in the information gathering portion of the project.

Supervisor Quigley commented on the utilization of transfer development rights. Mr. Todd and Supervisor Quigley commented on transfer development unit value.

Supervisor Bustard commented on the professional staff utilized to draft the proposed Center Point Village ordinance, Village walkability, proposed densities, commercial uses, and the utilization of transfer development rights.

Chair Caughlan commented on commercial uses and preferred uses in the Center Point Village, traffic volume on Skippack Pike and Valley Forge Road, preparation of an ordinance that is applicable to the entire Village, the location of commercial uses at the Palmer property, Village walkability, proposed trails, and an estimated implementation schedule for the proposed trails.

Mr. Todd commented on the ability of the proposed Center Point Village ordinance to accommodate future development.

Supervisor Bustard commented on the Montgomery County and Worcester Township priority to establish a trail connection between the Peter Wentz Farmstead and the existing trail along the Zacharias Creek.

**OFFICIAL ACTION ITEMS**

- a) November 2, 2015 Joint Meeting Minutes – Mr. Todd motioned to approve the November 2, 2015 Joint Meeting Minutes as presented. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Members adopted the motion to approve.

**OTHER BUSINESS**

No other business was discussed at this evening’s Joint Meeting.

**ADJOURNMENT**

There being no further business brought forward, Chair Caughlan adjourned the Joint Meeting at 7:14 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager