

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
MONDAY, JUNE 2, 2014 - 9:00 A.M.

130105

CALL TO ORDER by Arthur Bustard at 9:03am

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 June 10, 2014 from 7-10pm
- If needed, the next scheduled hearing is June 16, 2014 from 7-10pm
- The Traffic Impact Fee Advisory Committee meets June 4, 2014 at 4pm at the Worcester Administration Building

Motions & Resolutions

APPROVAL OF THE MINUTES OF MAY 5, 2014

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved to dispense with the reading of, and approve as written the minutes of May 5, 2014.

Steve Rock, Worcester, commented on video recording. Chairman Bustard said it was on today's agenda.

James Mollick, Worcester, commented that the minutes do not accurately reflect what has been said or what happens.

MANAGER'S REPORT

Zoning Hearing Board Update

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

The last Zoning Hearing Board meeting was held May 27, 2014.

Application #14-02 was granted, contingent upon rear yard buffering and fencing.

Application #14-03 was granted in part and denied in part. The 5-foot side yard privacy fencing was denied. The existing 6-foot fence was permitted.

Supervisor Caughlan asked if the applicant can return to the Township with a permit request.

Subdivision Update

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

A new application was received for 2048 Berks Road, an internal lot line change/minor subdivision application. Property owners are trying to address an estate issue, and there is an item on the agenda related to accepting an extension of time from the applicant.

Acceptance of Extension of Time: Nelson Subdivision/Land Development Plan

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to accept the Extension of Time: Nelson Subdivision/Land Development Plan at 2048 Berks Road.

Update: Video Recording Presentation

Julie Lanzillo, Director of Parks, Recreation & Information Services, provided an updated report.

A discussion ensued about concerns for resident privacy, and the desire for more information on what immediate neighboring municipalities are doing.

Chairman Bustard asked for further research on other municipalities, and a report on any legal requirements.

ENGINEER'S REPORT

Preserve at Worcester: Timber Vehicular Bridge Request

Joseph Nolan provided background on the request and referenced a memo he provided to the Township with his opinion. He thinks it would add an aesthetic value to the property, but questions the durability and maintenance requirements, as the Township will ultimately be accepting dedication of these bridges. His recommendation to the Board was to consider their use of these bridges.

Supervisor Caughlan asked about stone facing requirements. She further commented on pedestrians possibly getting splinters and asked about the epoxy aggregate surface, and if that would create a recoating maintenance issue in the future. She also asked about comparable maintenance costs versus other surfaces and bridge types. Mr. Nolan assured her that future maintenance issues would be fully addressed and not be any more of a concern due to the surfacing.

Supervisor Quigley thanked Mr. Nolan for the letter and asked about the developer paying for Mr. Nolan to travel to inspect one of these bridges. He also commented that just like people coming to a public meeting, there is an expectation they will be video taped. On a Wood Bridge, there is an expectation that one could get a splinter and those things are just to be expected.

Chairman Bustard asked for progress on the road improvement project. Mr. Nolan said at the next business meeting he will have a list of roads and cost estimates and will be seeking the Boards approval to advertise. Due to the severe winter and drainage issues, the list is lengthy and he will prioritize the list.

Mr. Nolan also commented that the Valley Green Wastewater Treatment Plant project is proceeding and sees no reason why the project would not be completed by the end of the year.

Chairman Bustard commented on the contractor sign near the project. Ms. Loomis replied that it has been seen and it is presently being addressed.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

Supervisor Caughlan wanted to follow up concerning resident requests to her for more information on the timing of the Hickory Hill sewer expansion. She would like a recap of the decision, what was determined, why the decisions were made, and if it could be done at a special informational meeting.

Chairman Bustard suggested setting out time in the next business meeting to address this information and suggested an hour to do so.

Supervisor Quigley agreed, but commented on the Township sending a mailing to residents regarding the agenda item.

Mr. Mangan commented that if the Board wanted it, the mailing could go out this week. Chairman Bustard asked Mr. Nolan if he would be able to provide a timeline and answer resident questions at that meeting. Mr. Nolan said that no details or cost estimates have changed since his last presentation, but he can go over it again, and give an update on the work in progress.

Supervisor Quigley remarked on resident comments concerning public sewer in general in the Township. He would like to start looking at a long-term plan. Chairman Bustard said he agreed.

PUBLIC COMMENTS

Rick DeLello, Worcester, commented on the video presentation. He remarked that his name has been in the Township meeting minutes many times and said there is an expectation that if one comes to a public meeting, names and images may be recorded. He said that the Board must just decide one way or the other. He further commented on the Preserve at Worcester being sold to another builder, and he is concerned about the things the last builder agreed to do. He also commented on the sewer discussion at the next Board meeting, and suggested sending certified letters, so residents can't claim they did not know about the meetings.

Joseph Nolan said that the new builder, Toll Brothers, is required to post construction escrow for all improvements reflected on the record plans of The Preserve. All requirements agreed to by the previous builder will be required of the new builder and they are required to build according to the specifications of the approved final recorded plan.

Supervisor Quigley asked Mr. Nolan if there is an ordinance that a builder is required to leave a specific amount of topsoil.

Steve Rock thanked Supervisors Caughlan and Quigley for their support of a sewer update meeting.

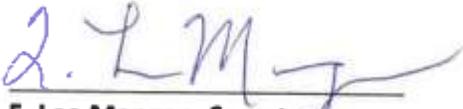
Supervisor Caughlan asked if materials can be posted on the Township web site. It was confirmed that the information has been posted there since Mr. Nolan's 2013 presentation and the same materials were mailed to all of the impacted residents.

James Mollick commented on privacy in video meetings noting that the Board puts Right to Know requests on the web site. In addition, he said, the Township has recorded the audio at Board meetings for years and at recent Methacton High School conditional use hearings have been video recorded by the school district. He further commented on the renewal with Miller Environmental at the last meeting and why it was not on the meeting agenda. He suggested the Board review the solicitor bills from the last 6 months. He commented on item 14-11-21, which was listed under his name, but it was not his right to know request. He commented that the right to know officer is salaried and should do the work.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:00am.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY, JUNE 18, 2014 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 8:49 p.m. following a Special Meeting regarding sewers

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

130105

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- The next Methacton High School conditional use hearing is not yet scheduled. Mr. Garrity said he is waiting for replies from other parties.
- The Planning Commission meetings on July 10 & August 14, 2014 have been cancelled.

Motions & Resolutions

APPROVAL OF THE MINUTES OF MAY 21, 2014

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 May 21, 2014.

Supervisor Caughlan corrected a statement about the sales trailer at the Preserve under the Engineer's Report and asked that the comment be amended.

James Mollick, Worcester, commented that the minutes do not accurately reflect what he said and what happened during the meeting.

Amendment to Site Lease with Option – 3224 W. Germantown Pike

F. Lee Mangan, Township Manager, provided an update on the amendment. The solicitor's office negotiated this matter, activating a supplemental \$10,000 payment. Mr. Garrity said the \$10,000 payment is for an extension in addition to the regular rental payment.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all for the Board to enter into the Amendment to Site Lease with Option with SBA Monarch Towers III, LLC to extend the Lease Agreement for the cell tower at 3224 West Germantown Pike until 2044, and authorize the Chairman to execute the Amendment to Site Lease.

Montgomery County Planning Commission Renewal Contract

Chairman Bustard commented that this comes up every three years.

Supervisor Caughlan commented that this is at a 50% cost to the township.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to approve the Montgomery County Planning Commission Renewal Contract in the amount of \$54,634.50 over three years.

James Mollick asked why there was no copy in the public packet and asked if it was put out to bid. He commented that there was conflict with the Montgomery County Planning Commission and Marc Jonas, Matt Shelly and John Harris.

Scott Misus, Worcester, asked about the services that are provided and if CKS Engineers could provide them.

TREASURER'S REPORT

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

May, 2014 Report:

General Fund	\$204,663.92
State	\$198,862.37
Capital Reserve	\$261.20
Sewer Fund	\$40,714.92

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for May, 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 \$498,259.56.

James Mollick commented on the amount to Wisler Pearlstine, and asked for a breakdown, and what amount was charged for conditional use hearings.

MANAGER'S REPORT

Zoning Hearing Board Update

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

The last hearing was May 27, 2014 and the next meeting is June 24, 2014 when three applications will be heard.

Application 14-04 - 1340 Dell Road to permit pillars in the front yard setback.

Application 14-05 - 3040 Woodlyn Avenue, application withdrawn.

Application 14-06 - 2131 Bethel Road, variance for lot width and driveway location: The Zoning Hearing Board has requested the applicant speak with the neighbor and resolve the differences.

Subdivision Update

Tiffany Loomis provided the report regarding 2048 Berks Road lot line change for estate planning.

ENGINEER'S REPORT

Monthly Activity

The Valley Green Wastewater Treatment is proceeding according to schedule and tomorrow morning at 5:00am, they will be pouring concrete for the slab.

The Preserve at Worcester Timber Bridge Presentation

Joseph Nolan provided a photo presentation of a similar project located in Delaware, by the same proposed manufacturer, only the bridge proposed for Worcester will have a coated deck.

Supervisor Caughlan questioned the life span of the bridge.

Supervisor Quigley noted that this is for a private community and it meets Penn DOT standards.

Chairman Bustard noted that if the Township is taking ownership, it must meet our standards.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to approve the timber bridges proposed by Toll Brothers for the Preserves.

Discussion of Road Project for 2014

Mr. Nolan stated he worked with our Roadmaster, Robert D'Hulster, and reviewed the roads. The budget needs to be doubled due to the extreme winter weather that is increased to \$1 million, it will cover the majority of the needed work.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to increase the road improvement budget in 2014 to \$1 million.

James Mollick commented that this is one way to spend a surplus and asked where he may get a copy of the detailed road program for 2014. Solicitor Garrity handed Dr. Mollick a detailed list of the project.

SOLICITOR'S REPORT

James Garrity had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Nancy Thompson, Worcester, said that the Township Manager has assured her that in one more year, she will have the stormwater issue on her property addressed. She wants something in writing, since she trusts no one.

Scott Misus, Worcester, commented on previous meeting minutes and asked why we were not using a fiberglass bridge in the Zacharias Trail extension. He references the minutes where Joe Nolan said it was because it is a 100-foot span. Mr. Misus said he contacted a local company and that the span is not a concern with this local vendor. He also commented on a township employee mowing grass on a lot that he believed was private property.

Jay McKeever, Worcester, asked if the township is willing to consider maintenance contracts or bids for the grinder pump. He also asked if the township would consider installing a berm at the Valley Green Wastewater Plant to make the plant less visible.

Daniel Dreher, Worcester, asked if it is possible to get a feasibility study for a hybrid system in the Hickory Hill sewer area. He further asked if a cost analysis was done on a 40-year life cycle. He also asked if the Board was going to re-vote the sewer issue.

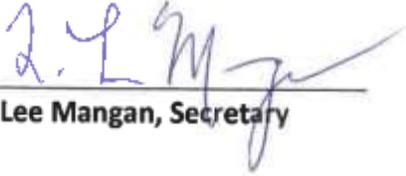
Mr. Nolan said on a present-worth analysis, most are done on a 10-year basis.

James Mollick commented on gravity sewers, asked about video recording of meetings, the contract for Miller Environmental and the results of the Phase I study from the Army Reserve Base.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:50 p.m.

Respectfully submitted:

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

F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 SPECIAL MEETING: HICKORY HILL SEWER PRESENTATION
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, JUNE 18, 2014 - 6:30 P.M.

CALL TO ORDER by Arthur Bustard at 6:35pm

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

130105

Joseph Nolan, Township Engineer, Presentation:

Joseph Nolan, Township Engineer, provided a recap of information which has previously been shared at public meetings concerning the public sewer expansion to the Hickory Hill area.

F. Lee Mangan, Township Manager, Presentation:

Lee Mangan, Township Manager, provided a brief recap of the same information previously shared concerning sewer survey responses of the residents in the Hickory Hill area, actions by the Board of Supervisors, and options for financing.

Public Comments:

Daniel Dreher, Worcester, commented that he was not aware of sewer discussion items at previous meetings. He further commented on a recent petition of Hickory Hill residents, in favor of a gravity sewer system over low pressure.

Mark Chiapetta, Worcester, asked about sharing laterals in one trench, if grinder pumps may be located in the septic stone pit and about estimated monthly sewer bill. He further commented that this seemed like an infrastructure improvement that should be paid for by the Township.

Roger Andrews, Worcester, disputed the reference that gravity systems increase the home values, and how long one must own the house to regain the monetary output and stated that future buyers want gas heat, not public sewer.

Julie Lackman, Worcester, remarked that they just put in their new septic system, took a sizeable loan, and asked if the Township would pay the cost for her outstanding loan. She asked why the Township is not showing grace to people that moved in after 2006 and why the residents must pay for infrastructure improvements. Mr. Garrity responded that the infrastructure is related to these residents only, not all of the Township residents.

John Diesel, Worcester, said the Township has money in reserves and he will not pay for infrastructure. He referenced Marcellus Shale tax and Penn Vest loans as possible sources of money. He stated he never received any letter informing him of this project.

Charles Watson, Worcester, referenced ACT 13, Marcellus Shale payments for planning and inquired about the cost of the Valley Green Wastewater Plant upgrades. Supervisor Caughlan stated the Marcellus Shale tax is not for sewer systems and also said legal and engineering costs are borne by the sewer ratepayers.

Robert Chew, Worcester, said he lived there less than 2 years and asked for clarification if the loans are only for the assessed portion. He further stated that he moved into his home and within two weeks he received the sewer survey. He indicated that he wants gravity system if he has to pay for it.

John Coughlin, Worcester, asked about future development and what happens when the system fails for new homes next to him and inquired if he will get a credit for the infrastructure payment he makes when they are forced to tie in. Mr. Mangan replied that Townships resolve this with a line being drawn somewhere, and that was done in the 537 Plan.

Thomas Direso, Worcester, asked if this is a done deal.

Marilyn Burkey, Worcester, said that in Worcester people are made to do things right and we should hold ourselves to the same standard and not install Low Pressure because of the maintenance required to maintain it.

James Mollick, Worcester, commented on a 2006 letter the Township received from DEP and that the agenda for July 16, 2013 did not reflect a vote to be taken after eight minutes of discussion regarding the Hickory Hill expansion. He stated the people are speaking their voice and the Board should listen to the people.

Scott Misus, Worcester, questioned why the Board did not install public sewers in 1996 and cited his belief of 18 years of fiscal irresponsibility.

Supervisor Caughlan said that if all of the residents want gravity sewer, then she will listen to them.

Debra Chiapetta, Worcester, stated she does not care about system choice, but does care about the cost. She asked for clarification on real costs.

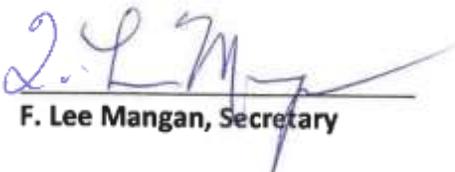
Jeff Cook, Worcester, asked what the Township's contribution was to the Fairview Village expansion.

Diane Cook, Worcester, commented that she saw looks of disgust, impatience and intolerance from the Board. She said the Board owes the residents more respect.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the scheduled meeting at 8:41pm into a 5-minute recess before the regularly scheduled monthly Board of Supervisors' meeting.

Respectfully submitted:


F. Lee Mangan, Secretary