

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
 WORCESTER TOWNSHIP COMMUNITY HALL
 FAIRVIEW VILLAGE, WORCESTER, PA
 MONDAY, JULY 2, 2012, 9:00A.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

The Zoning Hearing Board meeting scheduled for July 25, 2012 has been cancelled due to no new or continued applications.

APPROVAL OF THE MINUTES OF JUNE 4, 2012

Supervisor Caughlan noted one correction regarding the Heyser Zoning Application to read "applicant was requesting all uses."

Supervisor Quigley questioned why Mr. Heyser appeared before the Board of Supervisors.

Supervisor Caughlan moved to approve the minutes as amended of June 4, 2012. Supervisor Quigley seconded the motion. Chairman Bustard called the motion and the motion passed unanimously.

1. MANAGER'S REPORT

a. Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, reported the last meeting was June 26th. Application #12-03, 3019 Germantown Pike was granted with classification for business use only.

b. Moran Trail Update

Mr. Mangan reported that the Moran Trail is almost completed and a dedication will be planned with the Township, Montgomery County Lands Trust and staff.

2. ENGINEER'S REPORT

a. Valley Green Sanitary Sewer Project

Joseph Nolan, Township Engineer, informed the Board that DEP is requiring updates to the Valley Green WWTP or they may revoke the 90K gallon extra capacity that is not currently being utilized. He submitted a plan to DEP with a proposed 27 month improvement program to be completed by October, 2014. It is awaiting DEP's approval and authorization.

He further reported that the revision to the 2006 Center Point Sewer Expansion is underway.

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be done. I just don't want to see your residents paying to put things on that they shouldn't have to put on and winding up with a claim against the government. Cause that's really bad to have a person have a claim against the government.

Mr. Kazimer: Well, I live in Fairview Village. I have city water now but I still use my well for watering plants.

Mr. Manko: Do they live?

Mr. Bustard: Only when he waters them.

Mr. Kazimer: Isn't it possible though that the Nike site could pollute my well a mile away?

Mr. Manko: It could but if there are wells between you and the Nike site, I'd start with the ones that are closer.

Mr. Kazimer: But it is possible?

Chairman Bustard: That's one of the reasons that we're concerned about it and we want to get DEP moving on it.

Ms. Caughlan: But we also have to look at geology. And that's the other side of the ridge.

Mr. Manko: It's going to follow whatever the subsurface flow is.

Chairman Bustard: OK, well I think we've beat this up pretty good. I appreciate very, very much your report tonight. We'll take it all under advisement. We will do that letter, I think it makes sense.

3. SOLICITOR'S REPORT

a. Sign Ordinance Discussion

Lee Mangan, Township Manager, made a preliminary recommendation that signage for the Center Point Village area is delayed until a decision is made regarding the village overlay district re-zoning.

James Garrity introduced the recommended changes for offsite premises signs noting that the Pennsylvania Court actions have legitimized their existence and recommends action by the Board of Supervisors to regulate the placement of such signs to eliminate site specific relief.

A draft ordinance was submitted to the Board several months ago. Mr. Garrity is looking for further input from Board prior to advertising. It should regulate location, size, illumination and site specific. Signs of the nature are currently allowed in Light Industrial areas only. Discussion regarding height and distance in relation to cart way pursued. Internal illumination will be discussed at a later date. All agreed on 35' in height, allowing 300 sq. ft. and a standalone ordinance separate from the general sign ordinance.

Mark Landis, Worcester, inquired about illumination time being limited, tax on signs, and how Virginia state law prohibits them.

Maeve Vogan, Worcester, inquired about towers being used for signs and opening up more requests for cell towers.

b. Cedars Village Overlay Ordinance Discussion

Mr. Garrity noted that there are currently two ordinances presented to the Board; one prepared by the Worcester Planning Commission and one from Mr. Kennedy, representative for David Markel, which has many differences. Mr. Garrity pointed out the major differences; 1) elimination of classes 2) use of outdoor dining and smaller residential side yard setbacks, 3) types of buffering 4) additional uses 5) financial institutions with a drive through.

Mr. Kennedy commented on the elimination of the classes and how homes currently zoned residential could utilize the Village Ordinance based on property size, required setbacks and uses based on proposed three classes.

Supervisor Quigley commented on Planning Commission being misled and who exactly wrote the ordinance, TDR's being tied to the development, and distribution of wealth.

Supervisor Caughlan responded the residents provided input, Worcester Township Planning Commission, and professional consultants all had input, and commented that residents of Cedars requested the overlay. She requested Mr. Kennedy provide input on how to buffer current residents from the commercial village.

Mr. Kennedy suggested taking the two proposed ordinances and integrating them: suggested that a 3% impervious coverage is impossible with commercial use and proposed a 25 – 30% building coverage with double impervious coverage; He further noted that the TDR cost does not allow comparable development.

Chairman Bustard suggested that the impervious coverage was out of line and that the TDR's should be part of the expansion since the property in question is currently a non-conforming property with outstanding violations.

Gordon Todd, Chairman of Planning Commission, reviewed the proposal from Mr. Kennedy and agrees with some of the changes regarding setbacks, drive through, and impervious surfaces. He suggested coordinating the changes in a less formal environment.

Supervisor Quigley suggested the Planning Commission review the two proposals and draft a revised ordinance combining the two versions to make sure everyone is happy.

Ciro Tornambe, Worcester, expressed frustration over another delay in determining property's use for the future. He further suggested that all discussions be in public to allow input.

Mark Landis suggested expediting the process to speed up advertising the new ordinance.

Maeve Vogan commented on the Board trying to eliminate all business in Worcester and putting demands on businesses noting everyone wants the most out of their property value. She further suggested the Board stop fighting and move forward to keep taxes down and eliminate the TDR's from the Village concept.

Rick DeLello, Worcester, stated that drawing up the proposed ordinance taking three years is a misrepresentation. Villages need economic viability to be worthwhile for consumers and residents who live there. There should have been professional input earlier.

Supervisor Quigley expressed concerns of taxation effects on the properties with the overlay and transfer of TDR's.

Chairman Bustard suggested Mr. Kennedy and the Worcester Planning Commission meet and discuss it at their next meeting on July 26, 2012 and report to the Board of Supervisors in August, 2012.

4. OTHER BUSINESS

None

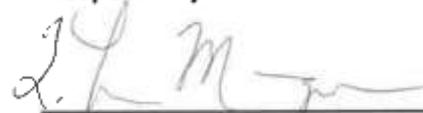
5. PUBLIC COMMENTS

None

ADJOURNMENT

There being no further business or comments from the public, Chairman Bustard adjourned the meeting at 10:50 AM.

Respectfully submitted:



F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER VOLUNTEER FIRE DEPARTMENT
 WORCESTER, PA
 WEDNESDAY JULY 18, 2012 - 7:30 P.M.

CALL TO ORDER by Chairman Bustard at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE:

PRESENT:

ARTHUR C. BUSTARD [X]

STEPHEN C. QUIGLEY [X]

SUSAN G. CAUGHLAN [X]

INFORMATIONAL ITEMS:

Chairman Bustard commented that at the last meeting on June 20, John Kennedy, land planner representing David Markel, presented an alternative plan for the Cedars Village Overlay Ordinance during the public hearing. At the July work session the Board recognized that some parts of the alternative plan had same advantageous ideas. They requested the Worcester Township Planning Commission to review the alternative plan and report back to the Board at the August 6th work session. The ordinance will then be discussed at the August 15th meeting and will re-advertise for a public hearing in September.

Manager Lee Mangan reported that the Moran Trail is being completed and there will be a dedication in August.

APPROVAL OF THE MINUTES OF JUNE 20, 2012

Supervisor Caughlan moved to approve the minutes of June 20, 2012. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously by all to dispense with the reading of and approve the minutes of June 20, 2012.

TREASURER'S REPORTS

The Treasurer's report for June, 2012 net change on cash basis:

June, 2012 Report:

General Fund	\$712,843.77
State	\$155,361.07
Capital Reserve	\$808.17

James Mollick, Worcester, inquired about additional materials in the Board members' binders referencing the April, 2012 Treasurers report.

Supervisor Caughlan moved to accept the Treasurer's Report. Supervisor Quigley seconded the motion. There were no comments from the Board. Chairman Bustard called the question and the motion passed unanimously.

PAYMENT OF THE BILLS OF THE TOWNSHIP

James Mollick, Worcester, requested detailed information be provided to the public and questioned two vendor payments, one for a New York bus trip and the other being the solicitor's invoice.

Maeve Vogan, Worcester, questioned the date on the list of invoices compared to the date on the Treasurer's report in the packet.

Supervisor Caughlan moved to pay the bills of the Township in the amount of \$239,249.20. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

MANAGER'S REPORT

Zoning Hearing Board Update provided by Tiffany Loomis, Zoning Officer and Land Use officer.

There is no update and the July meeting is cancelled because there are no new applications.

Land Development and Subdivision Update provided by Tiffany Loomis.

Ms. Loomis informed the Board of one new application, Our Farm located at Berks & Potshop Roads. It is a revised sketch plan and will be reviewed by the Worcester Planning Commission.

Hilltop Estates / Cane Subdivision - removed from agenda due to incomplete documents.

2012 ROAD IMPROVEMENT

Lee Mangan read the letter of recommendation from CKS Engineers naming Reid Paving Contractors Inc., of Gilbertsville, PA as low bidder for the base contract price of \$375,195. An option of \$40,375 for Fisher Road is included for a total bid amount of \$415,570. Reid Paving Contractors received the award in 2011 and CKS Engineers recommended awarding the 2012 contract to them.

Supervisor Caughlan moved to award the 2012 Road Improvement Contract to Reid Paving Contractors Inc. in the amount of \$415,570. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

OFF PREMISES ADVERTISING SIGN ORDINANCE

The Board noted that they want to see the final draft prior to authorization to advertise. It will be reviewed at the work session on August 6, 2012.

ENGINEER'S REPORT

Joseph Nolan, Township Engineer, was absent from the meeting.

CENTER POINT SEWER UPDATE

Lee Mangan reported that CKS Engineers needs additional technical input to complete the Center Point Sewer Update so it is not currently available.

Susan Watson, Worcester, expressed concern about delays and inquired as to who receives the hook up costs and inquired about the Township's position on bids for failing septic systems.

Charlie Watson, Worcester, inquired about feasibility studies on expansion, ownership of the Valley Green WWTP and who maintains the plants.

Supervisor Quigley responded that the Board has been looking at the situation for months and it is at minimum a two year process.

Supervisor Caughlan explained that the engineer is researching the expansion area to include the Hickory Hill area, explained options to homeowners regarding failing septic systems, and expressed concerns about financing.

Chairman Bustard explained that currently there are only 800 residents connected to the Worcester public sewer system.

Mark Chiappetta, Worcester, commented on sewer studies performed years ago, the Valley Green Plant and DEP compliance, and using general fund reserves for financing. He further expressed falling property values and inability to get re-financing.

Supervisor Caughlan assured Hickory Hill and Crest Terrace areas will be included in the future study. She noted that there are two phases to the study, the expansion and repairs to the existing plant with DEP threatening to revoke the permit for an underutilized 90,000 gallon capacity and the need to work with them.

Steve Rock, Worcester, commented on the need to improve the sewer some twenty years ago, being a long-time resident and paying taxes but all falling on deaf ears. He further expressed frustration about the infrastructure and street curbs being too high, rising costs, and code issues in Worcester. He expressed concern about an open door policy and the need for the Board to address details.

Suzanna Cipollini, Worcester, commented on recent conversation with the Township Engineer and the availability of funds for sewer expansion and connections. She commented on the seepage from neighbor's sand mound and requested a date for repairs and accountability.

Chase Kneeland, Worcester, commented on the availability of over 200 connections in 2003 and DEP revoking the connections because of failing plants. He recommended the Township do whatever necessary to maintain the connections and to get the necessary money.

Supervisor Caughlan noted the analysis of the rates and projected rate increase performed by the former manager and assured the residents the issue will be addressed.

Harry Alderfer, Worcester, commented on Montgomery County dictating the necessity for new septic systems and requested relief for homeowners.

James Garrity, Solicitor, expressed the complexity of the situation explaining that sanitary sewer systems must be paid by the users, not general taxpayers. The Township 537 Plan mandates how each property will address sewer issues and it must be coordinated with the County and the DEP.

James Phillips, Worcester, commented on roads being torn up for water and the need for relief when selling houses by receiving a letter from the Township regarding public sewer availability in the future.

Jeff Piney, Worcester, commented on being a builder and homeowner and can see both sides.

Sean DeHaven, Worcester, commented on County inspectors stating that any septic system over 45 years old will fail and requested a final date for hookup with plans and costs.

Supervisor Caughlan suggested a public informational meeting scheduled for September when vacations are over with the Township Engineer present to discuss the whole package.

James Garrity suggested waiting until all the numbers are known.

Steve Urban, Worcester, inquired about the Township's process for allowing additional cooking facilities and bathrooms that require larger sand mounds to be installed, noting there was an addition on the house next to him and he did not receive any notice of a request for variance.

Roger Anders, Worcester, requested the manager look into possible grants and final costs for the September meeting.

Maeve Vogan commented on the cost of \$50,000 for a sand mound and requested specific mailings for related issues.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

Supervisor Quigley motioned to improve a working relationship between the supervisors by having the manager research other township's relationships between supervisors, planning commission members and the zoning hearing boards. He noted that the Manager is an employee of the Board of Supervisors and they need to give him direction. The Planning Commission and Zoning Hearing Board should be independent boards.

Chairman Bustard acknowledged that there is a process problem that is part of an infrastructure problem. He requested the Manager research other surrounding townships to see how their process plans are structured.

Supervisor Quigley stated that he has repeatedly requested the public sewer issue be placed on the agenda but other members pick and choose different topics.

PUBLIC COMMENTS

Steve Rock inquired about the U.S Army Base noting contamination of over 15 years.

Maeve Vogan commented on the hostility between the Board members causing discomfort and the need to work as a team, noting public behavior and knowing roles and responsibilities

David Plager commented on the new Pennsylvania voter ID law and noted the County seminar to explain the system.

Carol Lang, Worcester, inquired about a dog park and its feasibility.

Rick DeLello, Worcester, inquired about providing the public with midyear budget to actual financial reports and requested the Chairman of the Board should set the tone for the meetings.

James Mollick requested the 2006 sewer study be placed on line, commented that Cedars Overlay Ordinance was the priority last month, not the sewers, and open space purchased by the Township at

the expense of taxpayers should be open to the public for all to enjoy. He further commented on the protected Heyser e-mail and the availability of money for residents with failing septic if open space had not been purchased.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:20 p.m.

Respectfully submitted:



F. Lee Mangan, Secretary