

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Monday, July 1, 2013 AT 9:00 A.M.**

**WORK SESSION CANCELLED**

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP FIRE DEPARTMENT  
 WORCESTER, PA  
 WEDNESDAY, JULY 17, 2013 - 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:**

The July 23<sup>rd</sup> Zoning Hearing Board Meeting, August 5<sup>th</sup> Joint Meeting and Board of Supervisors' Work Session will also be at the Worcester Volunteer Fire Department due to renovations at the Worcester Community Hall.

**Public Hearing**

**Limited Industrial Research District Ordinance 2013-245**

Opened at 7:32pm.

James Garrity provided an overview of the proposed ordinance. A court reporter was available to record a transcript of the proceedings.

Mr. Edmund Mullin, Esq., was present as a representative of the property owner.

Mr. Mullin said that he wants to explain why the owner is here and what they are trying to accomplish. He expects to revise the ordinance and come back for another hearing.

Supervisor Caughlan asked Mr. Mullin about the ordinance section on signs.

Steve Rock, Worcester, asked about incinerator use.

Robert Raquet, Worcester, questioned restriction of indoor sports facilities and the size of the parking garage.

William Kazimer, Worcester, asked if the owners of the property want a heliport on the property.

Frank Wells, Worcester, neighbor of the facility is against rezoning the property and read a prepared statement.

Kim David, Worcester, agreed with Mr. Mullin and his desire to keep the building at a height of 35 feet.

Agnes Ferrara, Worcester, served on Worcester Members Group years ago to prevent the building of the structure and objects to any changes.

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Andy Detterline addressed the height increase.

Gordon Todd, Chairman Worcester Township Planning Commission, explained why the Planning Commission was against indoor recreation.

Supervisor Caughlan asked Ms. Detterline for clarification on the requested increase in height and screening of the property.

Supervisor Quigley inquired if the proposed research facility would have less truck traffic than previous tenants of the property, the potential for lights on the requested parking facility, the traffic flow, and hours of operation.

William Kazimer inquired if public sewer was connected to the property.

The Public Hearing closed at 8:02pm.

Ms. Ferrara requested that nothing should be done on this property and it should be a recreation area for Worcester.

### **Motions & Resolution**

#### **APPROVAL OF THE MINUTES OF June 19, 2013**

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 June 19, 2013.

#### **TREASURER'S REPORT**

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

##### **June 2013 Report:**

General Fund	\$705,121.34
State	\$210,041.63
Capital Reserve	\$ 524.30

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and passed by all to accept the Treasurer's Report for June, 2013.

#### **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 \$203,738.85.

#### **Valley Green Wastewater Treatment Plant Upgrade Borrowing**

F. Lee Mangan, Township Manager, gave a report stating that the plant needs to be modernized. Mr. Kenneth Kollmer of CKS Engineers, who prepared the technical documents, was present. The Township proposes to borrow \$2.5 million to rebuild the Valley Green Sewer Treatment Facility. Proposals were solicited from 3 banks with the best bid from Univest Corporation. Univest has made a proposal for a fixed rate of 2.7% for the first 10 years in 25 year term. The amortization schedule has interest rate increases at years 11, 16 and 21 based on prime.

James Garrity explained the required filings with the state, related to the borrowing. All paperwork has already been prepared.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved by all to pass Ordinance 2013-246: 2013 General Obligation Note.

Supervisor Caughlan asked Mr. Garrity about caveats proposed by Univest over future activities and if they could require signoff on future borrowings and the tax exempt status. Megan Santana, Fox Rothschild, LLP, representative for Univest, replied.

Charles Watson, Worcester, asked about the impact on sewer capacity with these upgrades noting that the 537 plan was to be completed by 2006.

Steve Rock expressed displeasure with the timing of the improvements and presented the Board & Manager with a copy of the Act 537 Plan, referencing Chapter 25, PA Code. He requested the Board review it and assurance the tax payers for proper maintenance of the plant and related costs. He stated Act 537 Plan was adopted in 1995 and it keeps being over looked by past and current Board of Supervisors.

Mr. Mangan replied that if the Board acts affirmatively, the facility will be brought up to date and maintained.

James Mollick, Worcester, asked about fines from DEP and if they related to this facility referencing neglect by prior boards at this facility in addition to not raising fees for public sewage users. He said focus was on open space for years and not on facilities.

Chairman Bustard commented that the lifetime of a facility like this is about 25-30 years and this one is about 5 years beyond that. Repairs and replacements have been made for years. The Township is now trying to address the facility.

Roger Anders, Worcester, asked how the note will be repaid.

Supervisor Caughlan said not all properties are on public sewer, therefore properties on public sewer, the rate payers, will pay for the upgrades and maintenance to the system, and that will be included in the usage rate.

Winnie Hayes, Worcester, expressed concern about the community's confidence in past Boards and suggested the Township pass a resolution to provide an annual maintenance report to the public.

Chairman Bustard confirmed that three years ago a new firm was hired for management of the sewer treatment plants. That firm uncovered a variety of items, which were brought to the Board's attention and that is now the process that the Board is addressing and moving forward.

Michelle Greenawalt, Worcester, asked about the reset percentage rates and the years of bumps in the pay back rate on the loan.

Supervisor Quigley referenced the public's opinion of the Township dropping the ball and confirmed that it is a wakeup call to the supervisors that wastewater systems must be reviewed, checked on and recommendations followed through. Chairman Bustard agreed.

Mark Landis, Worcester, asked about the use of capital reserve for this project and how much is available.

Maeve Vogan, Worcester, asked about borrowing from the capital reserve, and asked about the payment structure.

Mr. Garrity explained that previously, Joseph Nolan, CKS Engineers, showed in detail that in accordance with the Act 537, the required plant was built. At a later date, the capacity was not needed and some was taken off line to save money. When the excess capacity was to be brought back online, it was determined that upgrades were necessary to meet DEP's new plan, to bring us back to the 220 capacity which was built, in accordance with the 537 Plan.

Chairman Bustard confirmed that the section brought back online was the older portion of the plant and DEP is promulgating many more new regulations. Mr. Garrity further explained that water regulations are getting more and more stringent.

Caren Segal, Worcester, inquired how many homes are connected to this facility and if there is anything in place to prevent this from happening again. Chairman Bustard said he cannot tell what DEP is going to do in the next year or two. Mr. Garrity reiterated that DEP can change the standards and that cannot be anticipated.

Ann Rock, Worcester, said that she feels the reason the capacity went down is because Worcester Acres was never hooked up, so the extra capacity was not needed and suggested that open space could be sold to offset the loan.

Mr. Mangan said that bids will go out in September, with a total project completion date of November 2014.

Mr. Mangan said that he will make a recommendation to the Board concerning raising rates for the next three years, at a rate of 10% per year.

Charles Watson commented on the lack of conversation about installing public sewer in the Worcester Acres area.

#### **2272 South Valley Forge Road Planning Module**

Tiffany Loomis, Zoning Officer, explained the variance request is for a new sand mound on the property, outside of the setback requirements. Applicant Mr. Hong and his contractor were present.

Mr. Hong explained the setback proposed is per state regulations, but needs a waiver from the Township. A representative from Cavanaugh's Surveying Services, Mr. Hong's contractor, confirmed that this is the only location to allow water to drain because there is an existing sand mound and two other property lines to be considered.

Charlene Bonekemper, Worcester, said when there is rain, it goes down her property and goes around the existing mound. This will create more water run off problems for her next door.

Chairman Bustard asked if the existing mound can be expanded.

Mr. Garrity suggested tabling the request until the property owner meets with the township engineer.

**Resolution: PLGIT Merchant Service Program 2013-26**

Eunice Kriebel, Treasurer, explained that this is a house-keeping matter to accept the new bank, Elavon, Inc, which will service credit card payments accepted by the Township through PLGIT.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley and approved, by all to approve Resolution 2013-26.

**MANAGER'S REPORT**

**Zoning Hearing Board Update**

Tiffany Loomis, Zoning Officer, gave the report. The Zoning Hearing Board meeting for July 23<sup>rd</sup> will have one new applicant, #13-06; Trustees of Local Union 106, 3455 Germantown Pike are requesting to expand the use of the property with construction of a two story building for classrooms. They are also seeking variances for setback relief and maximizing impervious coverage to 34% and to permit parking in the front and side yard setbacks. The representative, Bernadette Kearney, Esq. and Union reps were present.

Joseph Russella, Jr. provided a description of the proposed plans.

Mr. Garrity explained that even if zoning relief is granted, land development would still need to be addressed. Ms. Kearney affirmed her understanding.

William Kazimer questioned the process of zoning applicants coming before the Board of Supervisors and the planning module discussion.

**Subdivision Update**

Tiffany Loomis, Zoning Officer, gave the report clarifying the difference in process for a new lot and existing lot.

A conditional use application was received for the Methacton High School lighting ordinance on June 24, 2013. An executed extension of time was not received making August 24, 2013 the tentative deadline. Mr. Garrity explained the conditional use that was filed and it is his understanding that this will be continued.

**Hickory Hill Public Sewer**

Mr. Mangan explained a letter received June 20, 2013 from DEP requesting a response to the proposed expansion. He will reply to DEP by Thursday, July 18, 2013.

He further outlined details on a Hickory Hill area sewer survey stating there is almost a draw on people that prefer public versus private sewer of those that expressed an opinion on the survey conducted in late 2012.

Chairman Bustard said there are two choices. Go to public sewer or stay with current system and risk getting sued by DEP.

Robert Anders asked why the surveys were marked to identify residents.

Charlie Watson said he does not even understand why there was a survey, since that area was approved in the 537 Plan and believes the survey was skewed.

Steve Rock commented that DEP did an extensive soil survey in 1966 showing that 95% of Worcester was deemed unfit for on-lot septic. In 1995, the 537 Plan was developed by CKS Engineers. He questioned the legitimacy of the survey noting that several homes have been sold since the survey.

Kenneth Licwinko, Greenbriar Drive, has a new septic system and has a problem paying twice for the same service due to the negligence of prior boards. He expressed his discontentment and if it must be installed, he wants the least expensive.

Supervisor Caughlan suggested making accommodation for residents with new septic systems.

Jeff Piney, Hickory Hill Road, indicated he is a builder and is charged an initial sewer fee similar to here. As an owner of several properties with grinder pumps, he's had good experience with them further stating that property values are greater with public sewer.

Robert Anders inquired about the effect in costs if everyone is not required to connect.

Matt Rivett, Hickory Hill Road, a new owner has new system installed in his back yard by previous owner at expense of \$30,000. Will he need to hook up?

Susan Watson stated she is spending \$6,000 a year getting her system pumped, that would not be necessary if the Board had acted responsibly.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to extend public sewer service to the 71 homes in the study area known as Worcester Acres: Hickory Hill / Landis Road.

Mr. Mangan provided a description of the two public sewer options: low pressure and gravity systems. He explained the costs associated with each.

Charlie Watson said this is not a true reflection of all of the costs as presented, because a grinder pump is required for low pressure with associated costs.

Robert Anders said that he is concerned about the perspective of government and what the individual's rights are, when it comes to this decision.

Steve Rock prefers the gravity sewer option.

Ann Rock inquired what the prices would have been in 2006 when it should have been done.

Charles Watson said that with public sewers, property values go up and inquired if these costs are from actual bids and how it will be paid.

Supervisor Caughlan said that decisions regarding funding have not been made, and options for grants are not currently available but will continue to be explored. The manager will continue to look for financing.

Supervisor Quigley made a motion to go with the gravity sewer option. Chairman Bustard said he would go with the Low Pressure option. Discussion of pros and cons of each system incurred, noting other developments with low pressure systems.

Supervisor Quigley changed his motion to go with the low pressure option. The motion was seconded by Supervisor Caughlan. Motion approved by all to go with low pressure system.

#### **ENGINEER'S REPORT**

##### **Monthly Activity**

Ken Kollmer provided the report on the roadway improvement program and the Hollow Road bridge replacement updates. Construction should be completed by sometime in February.

#### **SOLICITOR'S REPORT**

None

#### **OTHER BUSINESS**

None

#### **PUBLIC COMMENTS**

None

#### **ADJOURNMENT**

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:28pm.

Respectfully submitted:



**F. Lee Mangan, Secretary**