

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, AUGUST 16, 2017 – 7:30 PM**

**CALL TO ORDER** by Chair Caughlan at 7:32 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT: SUSAN G. CAUGHLAN [X]  
ARTHUR C. BUSTARD [X]

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session before this evening's Business 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; a matter of litigation, in specific Heck v. the Worcester Township Zoning Hearing Board, Montgomery County Court of Common Pleas, docket number #17-04387; and, a matter of potential litigation, in specific a property that is in violation of the Township Code. Mr. Ryan noted no decision on these matters is expected to be made at this evening's Business Meeting.

**PUBLIC COMMENT**

- Kim McClintock, Worcester, commented on signage at North Wales Road and sanitary sewer work recently conducted in this area.
- Bill Goulding, Worcester, commented on future connections to the wastewater treatment plant at Stony Creek Farms, and on the Oversight Agreement for this facility.
- Jim Mollick, Worcester, commented on the litigation costs for the Center Square Golf Course, and auditor presentation to the Board of Supervisors.
- 
- Jay McKeever, Worcester, commented on the Cutler Group's concept plan for development of the Center Square Golf Course, and setbacks to properties along Berks Road and Whitehall Road.

**OFFICIAL ACTION ITEMS**

- a) Consent Agenda – Chair Caughlan asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Bustard made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for July 2017, (b) bill payment for July 2017 in the amount of \$279,491.41; (c) the July 19, 2017 Work Session minutes; and, (d) the July 19, 2017 Business Meeting minutes. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) waiver – Joe Nolan, Township Engineer, provided an overview of a waiver request to install an on-lot septic system in the front yard at 1515 North Trooper Road. Mr. Nolan has reviewed the plan, and he has no objection to that proposed.

Supervisor Bustard made a motion to approve a waiver request to install an on-lot septic system in the front yard at 1515 North Trooper Road. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Resolution 2017-17 – Mr. Ryan provided an overview of two grant awards from the Pennsylvania Department of Transportation Green Light Go Program for improvements to certain traffic signals along Valley Forge Road and Germantown Pike.

Mr. Ryan noted the Board need approve the execution of agreements for each grant award. Bob Brant, Township Solicitor, has reviewed the agreements, and he has no objection to that proposed.

Supervisor Bustard made a motion to approve Resolution 2017-17, authorizing the execution of two agreements for grants awards received from the Pennsylvania Department of Transportation Green Light Go Program. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) waiver – Mr. Ryan provided an overview of a waiver of land development request to install a shed at the City Restaurant, 2974 Germantown Pike.

Supervisor Bustard made a motion to approve a waiver of land development request to install a shed at the City Restaurant, 2974 Germantown Pike. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) bid award – Mr. Ryan noted the Township had let for public bid a 2011 Ford Escape. Mr. Ryan recommended the sale be awarded to Peter Sykes, the highest responsive and responsible bidder, in the amount of \$8,422.00.

Supervisor Bustard made a motion to award the sale of a 2011 Ford Escape to Peter Sykes, the highest responsive and responsible bidder, in the amount of \$8,422.00. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) bid award – Mr. Ryan noted the Township had let for public bid a used Apple iPad Air. Mr. Ryan recommended the sale be awarded to Erica Lucey, the highest responsive and responsible bidder, in the amount of \$148.75.

Supervisor Bustard made a motion to award the sale of a used Apple iPad Air to Erica Lucey, the highest responsive and responsible bidder, in the amount of \$148.75. The motion was seconded by Chair Caughlan.

Bob Andorn, Worcester, commented on the equipment let for bid and on the high bidder.

By unanimous vote the Board adopted the motion to approve.

- g) Public Hearing – At 8:02 pm Chair Caughlan opened a Public Hearing to consider Ordinance 2017-270, an ordinance to establish regulations for wireless communication facilities.

Mr. Brant noted the ordinance had been submitted to the *Times Herald* on July 19 and to the Montgomery County Law Library on July 21. Mr. Brant noted the ordinance had been posted in the Township Building lobby and on the Township website on July 21, and had been advertised in the *Times Herald* on July 24 and July 31.

Mr. Ryan commented on the growth of distributed antenna systems in the region. Mr. Ryan provided an overview of the ordinance, including proposed regulations for tower-based and non-tower based wireless communication facilities.

Chair Caughlan commented on terminology used, permits required, applicable setbacks, and the regulation of wireless facilities on Township-owned property.

Mr. Andorn commented on the restriction uses at private property. Dr. Mollick commented on the ordinance intruding into residents' lives, and on the amount of regulation established by the Township.

Andrew Peterson, Worcester, commented on the growth of distributed antenna systems in the region, municipal government regulation of distributed antenna systems, and restrictions on tower-based wireless communication facilities outside public rights-of-way.

Chair Caughlan called for additional public comment, and there was none.

The Public Hearing was closed at 8:46 pm.

- h) Ordinance 2017-270 – Supervisor Bustard made a motion to approve Ordinance 2017-270, to establish regulations for wireless communication facilities. The motion was seconded by Chair Caughlan.

Mr. Andorn stated his opposition to the ordinance.

By unanimous vote the Board adopted the motion to approve.

### **OTHER BUSINESS**

- There was no other business discussed at this evening's Business Meeting.

### **ADJOURNMENT**

There being no further business brought before the Board, Chair Caughlan adjourned the Business Meeting at 8:47 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager