

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY AUGUST 1, 2011 AT 9:00 A.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

Township officials have organized a town hall meeting on Thursday, August 25, 2011 at 7:00 to discuss the status of sound barriers along the Northeast Extension widening project in Worcester. Representatives of the Pennsylvania Turnpike Commission will be there. The meeting will be held at the Worcester Fire Department. Please park in the lot between Heebner Park and the administration building.

MANAGER'S REPORT

a. Zoning Hearing Board Update

Tiffany Loomis, Zoning Officer, reported that the last meeting of the Zoning Hearing Board took place on July 26, 2011. Application 11-07, Fields, Artmar Road, was granted as special exception for in-law quarters. Application 11-06, Maman, Berks Road, continuance was requested by the applicant. The next meeting is scheduled for August 23, 2011 at which time Growing Greener Partners/Willow Creek Farms, Stump Hall Road will be heard on a request to allow the lessee of the farm to operate the farm market under the conditional use approval. One new application, 11-09, Farmer, Water Street Road, was received for a variance from a side yard setback to build an addition.

b. Subdivision & Land Development Update

Tiffany Loomis reported that the Worcester Planning Commission will conduct a site at the DePhillippo property in connection with the land development plan. The Morris Road Investors, 2750 Morris Road, Land Development Plan, will execute the extension of time.

c. Proposal for Executive Search for permanent Township Manger

Chairman Bustard reported that the Township has received two proposals for the executive search for a Township Manager. Supervisor Caughlan questioned advertising costs in the proposal from Keystone Municipal Services. Supervisor Quigley inquired where Keystone would advertise.

Supervisor Caughlan moved to execute the Executive Search with Keystone Municipal services in the amount of \$7,000. Supervisor Quigley seconded the motion. Rick DeLello and David Plager, both of Worcester, commented on cost of service, the process, and search tools being utilized. There were no

comments from the Board and the motion passed unanimously.

d. Amendment of Ordinance Chapter 107: Parks and Recreation Areas

Chairman Bustard introduced the Park and Recreation Regulations, Chapter 107, noting that it has been reviewed by the Solicitor. Authorization to advertise on the Township web-site is being requested. Supervisor Caughlan noted some changes regarding bicycles. Supervisor Quigley commented on motorized vehicles verses self propelled. Mr. Garrity, Township solicitor, noted that the proposed ordinance will be on the web for public comments prior to legally advertising in the local newspaper.

e. Authorization to establish Neighborhood Watch Program

Chairman Bustard introduced the request for a neighborhood watch program from residents of the Stables development. Residents have contacted the State Police and were informed that the Township must authorize an agreement. Mr. Garrity noted that the Town Watch Program is a formal agreement with the local police with the Township officials authorizing the program.

Supervisor Caughlan inquired about Township liability, installation of signs, and costs. Supervisor Quigley inquired about the need for Township coordinator, and asked who handles incidents, how neighborhoods areas are defined and how vehicles are identified. Mr. McCauley informed the Board that it is a strict process with formal rules and that some groups utilize radios requiring some form of fund raising activities to support the program. Chairman Bustard noted that the township needs a list of residents involved in the program.

Supervisor Caughlan moved to authorize a Neighborhood Watch program in the Stables Development. Supervisor Quigley seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

f. Resolution 11-11, authorizing the approval of Traffic signal Maintenance Agreement #164267 for signal at North Wales and Morris roads.

Mr. Bustard introduced the need for the resolution, stating that the intersection is under construction and once the roads are aligned, the signal will be 100% in Worcester Township.

Supervisor Caughlan moved to approve Resolution 11-11 authorizing Traffic Signal Maintenance Agreement #164267. Supervisor Quigley seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

ENGINEER'S REPORT

Mr. Nolan reported that bids were opened for the 2011 road Improvement program last week but only one bid was received. He recommended the Board reject the bid and re-advertise the bid for opening on August 24, 2011, in anticipation of receiving more bids.

Supervisor Caughlan moved to reject the bid received for the 2011 road Program and authorize the Engineer to rebid. Supervisor Quigley seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

SOLICITOR'S REPORT

No Report.

OTHER BUSINESS**a Discussion regarding transferring undesignated Fund Balance to Capital Reserve Fund for Army Reserve Base improvements.**

Chairman Bustard noted that the Township might receive the Army Base on Berks Road this year for use as a park, and there maybe significant repairs and maintenance needed. He recommended this transfer to help offset the anticipated expenses noting that funds for the Reserve Base have already been designated in the 2011 budget. Supervisor Quigley inquired about heat updates in the building on the base. Supervisor Caughlan noted that under the new GASB (Governmental Accounting Standards Board) guideline, sub-funds must be established under the Capital Reserve Fund but can be revised at future times. Acting Manager McCauley recommended the Solicitor prepare a resolution to authorize the transfer, for audit purposes.

Supervisor Caughlan moved to authorize the solicitor to prepare a resolution to approve the transfer of \$500,000 to the Capital Reserve Fund sub-fund for use at the Army Reserve Base. Supervisor Quigley seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously

b. Supervisor Caughlan acknowledged residents' comments at the last meeting regarding preserving the Worcester Golf Course. Noting there is no funding available at this time, she recommended the Board review the use of transferable development rights (TDR's) and consider purchasing them to be held for the future. Supervisor Quigley noted that the Township received an email from Mr. Malone, owner of the golf course, several months ago requesting the Township provide a letter committing to purchase his TDR's and there was no ordinance in place at that time, so we could not provide the letter. Chairman Bustard recommend Mr. Malone personally approach the Board to clarify his desires.

c. Supervisor Quigley suggested the Township research cable access for the meetings to inform the community of activities and meetings. Chairman Bustard recommended the Manager research cable accessibility with Verizon.

Supervisor Quigley moved to proceed with funding to provide cable access to meetings. Hearing no second, the motion failed.

APPROVAL OF THE MINUTES OF JULY 5, 2011

Supervisor Caughlan moved to approve the minutes of July 5, 2011. Supervisor Quigley seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

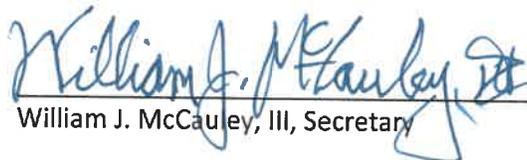
PUBLIC COMMENTS

Mauve Vogan, Worcester, commented on cable access to meetings.

Adjournment

There being no further business or comments from the public, Chairman Bustard adjourned the meeting.

Respectfully submitted:



 William J. McCauley, III, Secretary

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, AUGUST 17, 2011 AT 7:30 P.M.**

609684

CALL TO ORDER by Arthur 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

1. There will be a Town Hall meeting at 1725 Valley Forge Road (Fire Department building) on August 25th, 2011 @ 6:00 P.M. Purpose of the meeting is for representatives of the Pennsylvania Turnpike Commission, the Worcester Board of Supervisors and other elected officials to discuss and hear public comment from Worcester Township residents regarding sound barriers relative to the Pennsylvania Turnpike's Northeastern Extension Reconstruction and Widening Project.
2. The Planning Commission meeting scheduled for August 25, 2011 will be cancelled as a result of this meeting.

1. TREASURER'S REPORT

Chairman Bustard read the Treasurer's Report for the month of July, 2011 – Net Change on Cash Basis

General Fund	\$644,591.62
State Fund	\$153,623.59
Capital Reserve Fund	\$2,857.42

Supervisor Caughlan moved to accept the Treasurer's Report. Supervisor Quigley seconded the motion. There were no comments from the Board. James Mollick, Worcester, commented on the Treasurer's Report and cost of hydrants. Chairman Bustard called the question and the motion passed unanimously.

2. PAYMENT OF BILLS OF THE TOWNSHIP

Supervisor Caughlan moved to pay the bills of the Township in the amount of \$178,749.37. Supervisor Quigley seconded the motion. There were no comments from the Board. James Mollick and Chase Kneeland, both of Worcester, commented on detail for the bills and the review process. Chairman Bustard called the question and the motion passed unanimously.

3. MANAGER'S REPORT

Supervisor Quigley introduced William J. McCauley, III, Interim Manager.

- a. **Zoning Hearing Board Update**-Mr. McCauley reported that the last meeting of the Zoning Hearing Board took place on July 26th and Application 11-07 for a special exception was granted. The next meeting will be August 23, 2011 with two new applications to be heard. Application 11-08: Greener Partners / Willow Creek Farms and Application 11-09: 3122 Water Street Road.

Dave Plager, Worcester, commented on the Greener Partners application.

- b. **Subdivision and Land Development Update** – Chairman Bustard reported that the land development application submitted by 2750 Morris Road Investors (former Visteon Site) has received an extension of time, the Montgomery County Planning Commission review has been received and the application is scheduled for review by the Worcester Township Planning Commission on September 8, 2011. They will schedule a property tour in the upcoming weeks.

All updates of Zoning Hearing Board and Subdivisions and Land Development applications are listed on the Township website.

c. **Discussion regarding Worcester Golf Course**

Mr. Malone, Owner of the Worcester Golf Course, gave a history of the property, current usage and prior conditional use submission to the township. He appealed to the Board to assist him now by preserving the course through purchase of development rights, known as TDR's. He discussed options that surrounding Townships have used to preserve land and the savings that it could represent to the Worcester taxpayers.

Supervisor Caughlan stated there is currently no TDR Ordinance but it is being discussed in conjunction with the Cedars Village overlay. She recommended it be separated from the village overlay in order to expedite the process. Mr. Malone would need to get an appraisal and follow the ordinance to determine the number of lots available for TDR's.

Chairman Bustard explained the necessity of determining the receiving area for the TDR's, stating that it must be where growth is desired. He further noted that currently there are no partners for the purchase of open space. Neither Montgomery County nor the State has funds available and the taxpayers cannot be burdened for open space purchases. He recommended setting up a Montgomery County Lands Trust fund dedicated to the purchase of open space in Worcester.

Supervisor Quigley asked Mr. Malone about the purchase price per acre and how it was obtained, and further noted that the Board would have only four to five months to draft an ordinance of this nature and that Mr. Malone already has a pending agreement of sale.

Gordon Todd, Chairman of the Worcester Planning Commission, confirmed that the Planning Commission could move the TDR ordinance to the priority list stating that it is 80% ready.

Mauve Vogan, Worcester, commented on the topic being discussed previously.

d. Authorization to advertise the revised "Park Regulations" Ordinance amending Chapter 107 of the Code of the Township of Worcester.

Supervisor Caughlan moved to authorize advertisement of the Park Regulation Ordinance. Supervisor Quigley seconded the motion. There were no comments from the public and Chairman Bustard called the question and the motion passed unanimously.

4. ENGINEER'S REPORT

a. Kriebel Mill Road Bridge Replacement Update

Joseph Nolan, Township Engineer, provided an update of the Kriebel Mill Road Bridge reconstruction project, noting that the preliminary work has started and traffic control measures are installed. The Right of Way agreements with the two property owners have been signed and demolition of the existing bridge should start the week of August 22, 2011.

b. Turnpike Stormwater Basin Recommendation

The Pennsylvania Turnpike Commission requested several waivers from the Stormwater Ordinance. Several of the waivers have already been addressed by the Kibblehouse Subdivision stormwater plan. The remaining waivers are from the landscaping ordinance. The easements for the north section of the widening have not yet been acquired so the township will defer decision on the waivers until the easement agreements are signed.

Supervisor Caughlan asked about the easement locations and the loss of property to the owners. Because the proposed basins are at the headwater of the Zacharias Creek, she's concerned about the quality of the water entering the basin and requested the township work with the Turnpike Commission to add additional filters for the basins.

Mr. Nolan responded that he has been working with the Commission and that some of the basins are naturalized basins and one is a rain garden incorporating filtering plantings. The basins will be maintained by the Turnpike Commission.

Supervisor Quigley commented on the pond located on his property containing debris and flooding from Schultz Road overpass. He inquired if this will be addressed with the basins.

5. SOLICITOR'S REPORT

a. Executive Session Report – Mr. Garrity reported there have been no executive sessions since the last meeting.

b. Ordinance No 2011-230-Home Based Business Amendment

Mr. Garrity opened the public hearing at 8:25 p.m. and provided a summary of the ordinance. This will bring Worcester Township's home business ordinance in line with the standards set by the State to allow a no-impact home-based business. Mr. Garrity commented that most properties, even if zoned Agricultural, are residential properties and all conditions of the ordinance must be satisfied.

Supervisor Caughlan clarified that the language is word for word from the Municipalities Planning Code. She further clarified that the ordinance does not regulate what is being delivered, only the number of deliveries.

Supervisor Quigley commented on changing neighbors and cautioned residents to follow the ordinance that clearly states no impact on neighbors.

Chairman Bustard clarified that it is the State's wording that the Township is required to adopt.

Victoria Bean, James Mollick, and one resident whose name could not be confirmed, commented on the ordinance.

The hearing was closed at 8:35 p.m.

Supervisor Caughlan moved to adopt Ordinance No 2011-230-Home Based Business Amendment. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

Supervisor Quigley inquired about the status of the TDR Ordinance and the short time frame to accomplish the transfer.

6. OTHER BUSINESS

a. Heyser Field Horse Ring relocation update

Julie Lanzillo, Director of Parks & Recreation, reported that there is \$15,000 in the budget to relocate the ring outside the easement. A proposal from the equipment bid operator was received for the excavation and to secure matching grit. Three proposals were received for fence replacement and signage. The Township received a \$5,000 grant from the PECO Green Region Program and the project will be under budget.

Supervisor Bustard inquired about the time frame.

7. APPROVAL OF THE MINUTES OF JULY 20, 2011

Supervisor Caughlan moved to approve the minutes of July 20, 2011. Supervisor Quigley seconded the motion. There were no comments from the Board. James Mollick, Worcester, commented on minutes and agendas on the web, Sunshine law, and the bills list. The motion passed unanimously.

8. PUBLIC COMMENTS

Chairman Bustard noted that the Worcester Historical Society sent a letter to the Supervisors requesting acceptance of a gift in the form of a historical plow to be displayed at the administration building.

Supervisor Caughlan moved to accept the plow from the Historical Society and place it under the flag. Supervisor Quigley seconded the motion. There were no comments from the Board or the public and the motion passed unanimously.

Ian Gibbons, Worcester, commented on the Worcester Golf Course, TDR process, and slow moving government.

David Plager, Worcester, commented on crime in the community and the neighborhood watch meeting to be held September 7th, 2011.

Gordon Todd, Worcester Township Planning Commission Chairman, commented that TDR's will be discussed at the meeting on Thursday, September 22nd, 2011.

Craig Schloer, Worcester, commented on the Worcester Golf Course remaining a golf course and TDR options.

Wini Hayes, Worcester, commented on TDR's and banking them for future.

Oliver Smith, Worcester, commented on the PECO substation and annoying noise.

Charles Kinsky, Worcester, commented on lack of response from PECO regarding the substation noise.

William Kazimer, Worcester, commented on the PECO noise and the Public Utility Commission and consumer rights.

Kim David, Worcester, commented on TDR's and the golf course.

James Mollick, Worcester, commented on the Worcester Golf Course and TDR's.

Maeve Vogan, Worcester, commented on attendance and televising meetings.

Rick DeLello, Worcester, commented on open space investment and value and the golf course.

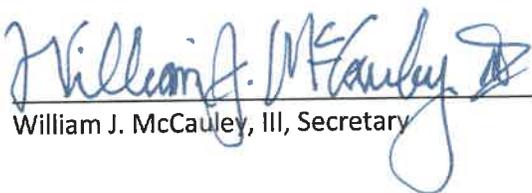
Supervisor Quigley commented on e-mail referencing supervisor's support of Greener Partners Zoning Hearing Board appeal and expressed his conflict of interest and inability to vote on it.

609684

9. Adjournment

Chairman Bustard moved to adjourn the meeting. There were no comments from the Board or the public and the motion passed unanimously.

Respectfully submitted:



William J. McCauley, III, Secretary