WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, AUGUST 6, 2012, 9:00 A.M.

CALL TO ORDER by Arthur Bustard at 9:10 A.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE
PRESENT:

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

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INFORMATIONAL ITEMS

None

APPROVAL OF THE MINUTES OF JULY 2, 2012

Supervisor Caughlan moved to approve the minutes of July 2, 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, Land Use & Zoning Officer, reported a new application was submitted to be heard at the August 28th meeting. The application is from Center Square Golf Course.

b. **Subdivision & Land Development Update**
Tiffany Loomis reported that the Planning Commission received a sketch plan for the Our Farm property at 1600 Potshop Road.

c. **Peter Wentz Farmstead Fee Waiver Request**
A fence permit application was received, along with a request to waive the approximately $34 fee.

Supervisor Caughlan moved to waive the fee for the Peter Wentz Farmstead fence permit. Supervisor Quigley seconded the motion. Chairman Bustard called the motion and the motion passed unanimously.

d. **Township Social Media Use Plan**
Julie Lanzillo, Director of Parks and Recreation, provided the Board with an update on social media use by the township.

Supervisor Quigley inquired about the ability to post video of township meetings on social media sites.

e. **Moran Trail Dedication**

Lee Mangan, Township Manager, announced the dedication ceremony for Thursday, August 9th at 3pm.

Mr. Mangan also announced that a special meeting has been tentatively scheduled for Thursday, September 13th on the issue of the sewer plant upgrade.

Supervisor Caughlan moved to authorize the special meeting for the sewer plant upgrade on Thursday, September 13th. Supervisor Quigley seconded the motion. Chairman Bustard called the motion and the motion passed unanimously.

2. ENGINEER'S REPORT

Joseph Nolan, Township Engineer, informed the Board that he had nothing to report, but the firm is updating the Center Point sewer study and continuing with Valley Green Wastewater Treatment Plant preliminary design. There has been no response from DEP at this point to the plan of action that was sent to them.

Mr. Nolan indicated that he will be able to provide the Board with a lot more detail at the September 13th meeting, including drawings and schematics.

Supervisor Caughlan confirmed the meeting will be related to the Valley Green plant and surrounding area, not to the Berwick plant.

3. SOLICITOR'S REPORT

James Garrity, Township Solicitor, introduced the request for advertisement of what is now called the Billboard Overlay District Ordinance. He commented that it has been circulated and revised several times and will be circulated to the staff and Supervisors.

Supervisor Caughlan asked for clarification on the right of way setback requirements.

Chairman Bustard asked for clarification between the version sent by Mr. Garrity on Thursday, and the version sent by Supervisor Caughlan on Friday.

Supervisor Quigley commented on the changes made to the proposed ordinance.

Supervisor Caughlan commented that the changes were to be protective of the residents in the area.

Supervisor Caughlan moved to authorize for advertisement the Billboard Overlay District Ordinance, as prepared by the solicitor. Supervisor Quigley seconded the motion.

James Mollick, Worcester, inquired about the number of drafts of the ordinance.

Supervisor Caughlan moved to authorize for advertisement the Billboard Overlay District Ordinance, as prepared by the solicitor to be heard at a public meeting on September 19th. Supervisor Quigley seconded the motion. Chairman Bustard called the motion and the motion passed unanimously.

4. OTHER BUSINESS

Chairman Bustard read a prepared statement.

"At our last Wednesday monthly meeting, Steve made a motion to have the Township Manager review the role of a Supervisor in dealing with the staff and various boards. I didn't second it at that time although I mentioned that I thought it was appropriate for Lee to review procedures and I have been reviewing that motion considering the processes we have been using with the various boards and meetings that we attend. It has been stated in our meetings that the Supervisors are having difficulty moving forward as a united board. It's a point that I am unfortunately forced to agree with and our meetings are not moving forward as expeditiously as I desire.

In discussions with our Township Manager, it has become apparent that lines of communication are not as clear cut as they should be. And over the past several years, we have tried various ways of handling the process not only in dealing with the staff but these meetings and getting information to the residents... upgrading the web page, posting agendas before the meetings, periodically having meetings with the Planning Commission to provide them direction. We have generally improved our communication with the residents compared to years ago, as Julie (Lanzillo) just emphasized today.

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Nevertheless the problem is not with the people letting us know their opinions. No one in Worcester can say that its residents are afraid to make their opinions heard. In a republic, which is designed by the principle of representation, the people do not directly decide which, they decide WHO will decide. It is the job of the Supervisors to decide, and I want us to be able to move forward as efficiently as possible. And that involves not only the Supervisors dealing with the boards and staff, but how we present the information to the residents and how we receive those decisions in our open monthly meetings.

So after consideration of what Steve had mentioned in his motion last month, I'd be willing to entertain a motion to have our Township Manager review the process of how the Supervisors are working with the staff and various boards and how we are presenting the information to the residents at our meetings and make recommendations to us in October as to how he feels we can improve the process and procedure to effectively run the township better. Basically, I want him to look at the situation that we have here and see what we can do to improve our communication."

Mr. Quigley, made a motion that the Township Manager look into the workings as Chairman Bustard suggested and take Mr. Bustard's paper, so there is no misunderstanding, and look into the capability of the items Mr. Bustard presented.

Ms. Caughlan commented about the Township Manager being busy with important issues, including the sewer plants, developments and zoning issues and revising ordinances. She expressed her desire not to burden the manager with this and have him work on important issues.

Chairman Bustard seconded the motion.

Maeve Vogan, Worcester, commented that this was the right thing to do and was proud and thanked Mr. Bustard for his actions to clearly define rolls.

Supervisor Caughlan referenced an article in Township News as a source of information for rolls of supervisors.

James Mollick commented favorably.

Chairman Bustard called the question and all approved the motion.

Supervisor Quigley remarked on the relationship of the size of the office staff and the size of the community. He referenced Supervisor Caughlan's opinion that the manager is busy and he made a motion that the Worcester Board of Supervisors go from three supervisors to five supervisors to distribute the work load.

Chairman Bustard called the question. There was no motion.

Chairman Bustard commented that he understood where Supervisor Quigley was coming from.

Supervisor Caughlan remarked she was concerned about the cost.

Supervisor Quigley made a motion that the Board of Supervisors should relinquish health insurance provided to the Board to save money.

Chairman Bustard called the question. There was no motion.

Supervisor Quigley commented he would be willing to cover the salaries of the additional Supervisors if legally allowed, to eliminate burdening the tax payers.

Supervisor Caughlan provided a personal work product of open space figures going back to the beginning of the township purchasing public land, trails and preserving over 400 acres of working farmland.

5. PUBLIC COMMENTS

Dave Plager, Worcester, commented on the proposed five-member Board of Supervisors being the residents' choice and the small parking lot at the Moran Trail.

Supervisor Quigley responded that a petition is circulating to get the 5-member Board issue on the upcoming ballot.

Marilyn Teed, Worcester, commented on voting districts and having at-large candidates being difficult. She also inquired about the informational meeting held at Wentz's Church concerning the Cedar Village Overlay concept, and requested a list of who was notified.

James Mollick commented on Supervisor Caughlan's open space report, requested to have Board meetings on social media sites and further commented on Right to Know petition issues related to a driveway issue and personal emails.

Maeve Vogan expressed disappointment that the historical ordinance was not discussed; she commented on a barn torn down recently, asked about costs for township supervisors, and inquired about the Army Base status and the availability of money for other park projects.

ADJOURNMENT

There being no further business or comments from the public, Chairman Bustard adjourned the meeting at 10:05 A.M.

Respectfully submitted:

F. Lee Mangan, Secretary

WORCESTER TOWNSHIP
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORCESTER TOWNSHIP COMMUNITY HALL
WORCESTER, PA
WEDNESDAY
August 15, 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]

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INFORMATIONAL ITEMS:

Chairman Bustard announced that there will be a special meeting September 13, 2012 for the purpose of discussing the expansion of the Valley Green Wastewater plant and service. It will be held at the Worcester Township Community Hall at 7:30p.m.

APPROVAL OF THE MINUTES OF JULY 18, 2012

Supervisor Caughlan moved to approve the minutes of July 18, 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 July 18, 2012.

TREASURER'S REPORTS

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

July, 2012 Report:

General Fund	$770,819.4
State	$559,210.55
Capital Reserve	$851.64

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

Supervisor Caughlan moved to pay the bills of the Township in the amount of $194,266.97. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

HILLTOP ESTATES, CANE SUBDIVISION – DEDICATION OF PUBLIC IMPROVEMENTS

Joseph Nolan, Township Engineer, noted the punch list is complete; the maintenance bond is in order and recommended accepting dedication of Nicole Drive.

Supervisor Caughlan moved to accept dedication of public improvements for the Cane subdivision. 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.

Next meeting is scheduled for August 28, 2012 with one application by Center Square Associates, Inc. of 2620 Skippack Pike for signage relief and to install a "green sign".

CEDARS VILLAGE OVERLAY ORDINANCE

Mr. Mangan announced that at the joint session of the Planning Commission and the Board on Monday, August 6, 2012 several items in the ordinance were agreed upon and clarified. Gordon Todd, Planning Commission Chairman made his final recommendations.

Supervisor Quigley noted the map change, inquired why the funeral home was now included and inquired if the property owner was notified.

Chairman Bustard opposed the change disallowing a drive-thru and suggested a conditional use hearing option to permit a drive-thru with Board of Supervisors conditions. The Board had discussion regarding drive-thru for banks and fast food restaurants.

Chairman Bustard expressed concern about setbacks for outside dining and a discussion ensued including input from Gordon Todd and Township Solicitor, James Garrity.

Supervisor Caughlan expressed concern about the multi-family resident clause and age of the structures. She further questioned the residential buffer clause and requested clarification and questioned the density of Class 2 and impervious coverage.

Supervisor Quigley commented that some incentive must be given to eliminate empty buildings.

Maeve Vogan, Worcester, commented on the height of the fences being too high, encouraged small businesses with drive through, and asked clarification on the buffers and commended the board on decision of the light fixtures.

John Kennedy, Land Planner representing David Markel, noted his presence at the joint meeting and requested clarification on buffers, removal of drive-thru needing a conditional use hearing, fence height, building coverage not being acceptable, and height of lighting fixtures. He further commented on the outdoor seating, buffers and impervious coverage.

Rick Mast, representing Vincent Pupillo, objected to size of lots and zoning issues being lumped together; he further commented on height of lighting fixtures requiring more poles for added safety.

Mark Landis commented on impervious coverage being contradicted in the ordinance and inquired about voting on an incompletely written ordinance.

Chuck Ciakowski, Worcester, inquired about the availability of the ordinance prior to advertising.

Ciro Tornambe, Worcester, commented on outdoor dining being shielded to eliminate noise to neighbors and inquired about the use of exercise facilities in the ordinance.

James Garrity addressed terms of "Similar Use", "Events" requiring permits, and the revised map including the funeral home but noting that it is not a permitted use.

James Mollick, Worcester, commented on the Cedars Village Overlay Ordinance on the Township web site, inquired who wrote the ordinance and what changes were made from the draft.

Supervisor Quigley moved to advertise the Cedars Village Overlay Ordinance with the proposed changes. Supervisor Caughlan seconded the motion.

Mark Landis questioned the Board's decision to move ahead and advertise.

James Mollick agreed with the statement by Mark Landis.

Chairman Bustard called the question and the motion passed unanimously.

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ENGINEER'S REPORT

Joseph Nolan, Township Engineer, had no report.

SOLICITOR'S REPORT

James Garrity, Township Solicitor, had no report.

OTHER BUSINESS

None

PUBLIC COMMENTS

Mark Landis, Worcester, inquired about progress with the sound barriers and the billboard ordinance, stating that the state has money available for sound barriers.

James Mollick, Worcester, commented on the closing of the WAWA store in Center Point and inquired if the Board had been contacted by them.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:55 p.m.

Respectfully submitted:

F. Lee Mangan, Secretary