

**WORCESTER TOWNSHIP**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**WORCESTER TOWNSHIP FIRE DEPARTMENT**  
**WORCESTER, PA**  
**MONDAY, AUGUST 5, 2013 – 9:00 A.M.**

**CALL TO ORDER** by Arthur Bustard at 9:00am

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:

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

**INFORMATIONAL ITEMS:**

None

**Motions & Resolution**

**APPROVAL OF THE MINUTES OF JUNE 3, 2013**

Supervisor Caughlan had the following amendments:

On page 2, under manager's report, the address should be corrected. On page 4, Mr. Nolan's comment should have "it" changed to "environmental impact study."

On the bottom of page 4, suggested planting to the edge of the road, should be "private lane." Also, residents "may" be allowed, not "should."

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of June 3, 2013.

**Authorization for Signature – Comcast Franchise Agreement**

Mr. Garrity reported that the Township should get assurance for two public access channels and that is in the agreement.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by both to authorize signatures - Comcast Franchise Agreement.

Maeve Vogan, Worcester, asked if this agreement means the Township is moving forward to broadcast meetings and if we are working with the school district to partner.

James Phillips, Worcester, School Board member, stated that Lower Providence gives the school district a disc of the meetings and then they broadcast the meetings. Mr. Phillips said if the Township video tapes their meetings, the school district will broadcast them.

**MANAGER'S REPORT**

**Zoning Hearing Board Update & Subdivision Update**

Tiffany Loomis, Zoning Officer, provided the report.

For Application #13-06, IBEW, the Zoning Hearing Board granted the application contingent upon land development approval as well as specifically citing the items in the waivers granted.

Application #13-07, recently submitted, for 2115 Weber Road, will be distributed this week. The application has not been officially accepted as a few items still need to be completed.

Supervisor Caughlan asked when the applicant will address storm water.

Mr. Nolan said it would be done during land development.

Supervisor Caughlan expressed concerns stating that there is a reported flooding problem downstream that began when Frog Hollow installed their sand mound or new parking lot.

Mr. Nolan replied that this applicant did not necessarily cause the problem and the applicant would need to comply with the Township's ordinance.

Supervisor Caughlan asked for clarification from Mr. Nolan on the requirement of land development.

Chairman Bustard said that they still have to move an amount of earth, and Mr. Nolan said a grading plan would come into effect.

Supervisor Quigley commented on application #13-06 and stated that he has visited the site and saw the true impact of their organization. He thinks they are a true asset to not only this community, but the entire east coast.

Supervisor Quigley further asked Mr. Mangan if the owners of the former Ford Plant talked with the neighbors. Ms. Loomis responded that Ms. Detterline, representative for the developer, has made herself available for any requests.

#### **Subdivision & Land Development Update**

Tiffany Loomis, Zoning Officer, provided the report.

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

Mr. Nolan said the 2013 road program should start next week. They have about 12 days of work in Worcester, so they should be done before school starts.

The Valley Green Wastewater Treatment Plant, NPDES permit was received. It temporarily reduces capacity of the plant and has been conveyed to the operators. The construction permit for the upgrade project was received, so it should go to bid within the next month.

The Hollow Road bridge preliminary design has been submitted to the Pennsylvania Fish Commission. They must approve the design before it can be submitted for other approvals. The bridge will be 26 feet wide while the road is 18 feet wide. The road will not be widened, but the larger bridge will be installed for future improvements.

Chairman Bustard said that we have an easement for a walking trail. Mr. Nolan confirmed it is north of the bridge. Mr. Nolan said that the bridge could potentially be used as part of the future trail.

Mr. Nolan said the preliminary work for the Hickory Hill public sewer project has been started.

**SOLICITOR'S REPORT**

Mr. Garrity had no report.

**OTHER BUSINESS**

None

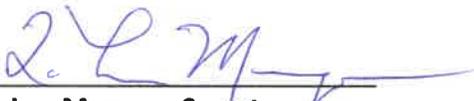
**PUBLIC COMMENTS**

None

**ADJOURNMENT**

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:21 am.

Respectfully submitted:

  
A handwritten signature in blue ink, appearing to read 'F. Lee Mangan', is written over a horizontal line.

**F. Lee Mangan, Secretary**

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 WORCESTER, PA  
 WEDNESDAY, AUGUST 21, 2013 - 7:30 P.M.

**CALL TO ORDER** by Arthur Bustard at 7:31pm

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**PRESENT:**

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

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**INFORMATIONAL ITEMS:**

Chairman Bustard announced several informational items:

- The August 27<sup>th</sup> Zoning Hearing Board meeting will be at the Worcester Volunteer Fire Department due to renovations at the Worcester Community Hall.
- The August 22<sup>nd</sup> Planning Commission Meeting will be at the Worcester Administration Building.
- The September Work Session has been changed to Monday September 9<sup>th</sup>, at 9am, instead of the previously published September 3<sup>rd</sup> and will be held at the Worcester Volunteer Fire Department.
- The Supervisors held an executive session earlier today with the environmental lawyer Joseph Manko, concerning the Army Reserve Base.

**Motions & Resolution**

**APPROVAL OF THE MINUTES OF JULY 17, 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 July 17, 2013.

James Mollick, Worcester, asked for clarification on the purpose of this afternoon's executive session.

**TREASURER'S REPORT**

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

**July 2013 Report:**

General Fund	\$866,632.84
State	\$210,041.76
Capital Reserve	\$576.07

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

James Mollick asked about the near \$900,000 surplus in the Treasurer's Report.

**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 \$296,681.09.

**Authorize Final Phase of Act 209 Study**

Lee Mangan, Township Manager, explained that this item will be tabled until the Land Use Assumption Report is finalized by the Committee which should be within 1-2 months.

**2014 MMO Non Uniformed Pension Obligation**

Chairman Bustard explained this is a standard annual action item.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and passed by all to approve the 2014 MMO Non Uniformed Pension Obligation.

**Authorize Amendment to Inter-municipal Sanitary Sewer Agreement with Upper Gwynedd**

Lee Mangan said this is a result of negotiations with the developer, Sal Paone, to have the development, The Preserves, included in the Upper Gwynedd sewer authority.

Supervisor Quigley noted this development is part of the original Growing Greener ordinance and it is now clear that small developments in the township require public sewer.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to authorize the Amendment to the Inter-municipal Sanitary Sewer Agreement with Upper Gwynedd.

Steve Rock, Worcester, asked if there were requirements to make changes to the PA Code.

Joseph Nolan, township engineer, replied that DEP has already approved the planning module.

**Authorize Agreement with Lighting Consultant**

Andy Friemuth, Wisler Pearlstine, LLP stated that Karen Murphy is the recommendation of Wisler Pearlstine for this position. He provided a list of her qualifications and experience, and suggested that they be posted on the Township web site.

Supervisor Quigley had several questions regarding how many people were considered and how she was selected. He's concerned about the lack of experience of hiring lighting consultants by the Solicitor's office and asked if the other applicants had experience with athletic facilities. Supervisor Quigley asked when the Board charged the solicitor to hire the consultant.

Mr. Friemuth replied she has sufficient municipal outdoor lighting experience.

Chairman Bustard said that the township charged the solicitor's office to find a truly independent consultant that would also be willing to do this project.

James Mollick asked for clarification on who charged the solicitor to do the search and commented on Mr. Garrity being absent tonight. He asked when the conditional use was filed by the school district and if an extension of time had been received. Dr. Mollick requested the resumes of the other consultants be released for public review.

Steve Rock commented that the requested expert only had experience with one similar project in Omaha.

Ronald Evans, Worcester, commented that lights at the high school have been discussed for 20 years; the district has a group that will do the work and suggested the Board of Supervisors stay out of it.

A motion by Supervisor Caughlan to authorize the agreement with lighting consultant, Karen Murphy. Chairman Bustard seconded the motion. The motion passed 2-1, with Supervisor Quigley voting no.

## **MANAGER'S REPORT**

### **Zoning Hearing Board Update**

Tiffany Loomis, Zoning Officer, gave the report.

There is one new application, #13-07, from R & H Sports LP at 2115 Weber Road also known as the Frog Hollow Racquet Club. The applicant proposes to construct new parking and remove the existing pool and adjoining buildings for a net increase of 4,095 square feet of impervious coverage.

Mr. Carl Weiner, Esq. HRMM&L (representing the applicants) explained they are trying to find a solution for more parking on the site.

Supervisor Caughlan asked if it was considered to move the parking closer to an existing tennis court and remarked on the pending historic structures ordinance, inquiring if the applicant will preserve the home on the property. Mr. Weiner said that they would like to explore ways to preserve the structure.

Supervisor Caughlan suggested the zoning officer attend the Zoning Hearing Board to request the applicant preserve the older home on the property.

Supervisor Quigley stated the Board is trying to be business friendly with the Village Planning Ordinance and that this request is telling them how to run a business.

Chairman Bustard stated he is not interested in sending a memo to the zoning hearing board.

### **Subdivision Update**

Tiffany Loomis, Zoning Officer, gave the report.

2 applications were received:

1. 3117 Stump Hall Road requested a lot line change.
2. A Land Development application was received from the owners of 2750 Morris Road and will be distributed this week. This is separate from the proposed Limited Research Ordinance.

Chairman Bustard asked Mr. Mangan for an update on the sewer expansion. A letter will be mailed to all residents impacted by the expansion detailing the timetable, recommendation of the low pressure system, and financing. A discussion will be at the September Board meeting.

Steve Rock inquired about the Township's population and the number of properties on public sewer and asked if the plant upgrade included expansion.

Mr. Nolan explained that it is currently operating below the original DEP permit allowed and the upgrade will bring it back to maximum capacity.

Charlie Watson, Worcester, stated that Act 537 originally reserved capacity for Worcester Acres and inquired why it was never connected.

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

##### **Monthly Activity**

Joseph Nolan provided an update on the Hollow Road Bridge repair noting that it will be bid in early September and it should be a 90-day construction window, instead of the anticipated 6 months.

The 2013 road program is underway. He requested a change order for repair of a cross-pipe on Quarry Hall Road in the amount of \$20,300 to install a new pipe, end walls and reconstruct the road. A change order will be formally submitted.

Supervisor Quigley asked for clarification between repair and replacement.

A motion by Susan Caughlan seconded by Steve Quigley and passed by all to authorize the change order in the amount of \$20,300.

Mr. Nolan noted that the bid for the 2013 road work was \$50,000 less than budgeted. He therefore is recommending the full repaving of East Mt Kirk instead of the patching while the contractor is there, which will still keep the township under budget.

The Board agreed to move ahead with that recommendation.

Mr. Nolan also reported that all permits have been received for the VGWWTP. Contract documents are being finalized and should be ready to bid by mid-September. Contract time has also been reduced from 18 to 12 months.

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

Andy Friemuth, Wisler Pearlstine gave the report.

An executive session was held today with the Board of Supervisors at the office of Manko, Gold Katcher, & Fox concerning the North Penn Army Reserve Base.

An executive session will be held tonight, after the meeting, to discuss cell towers, and real estate leasing issues.

The Uninvest borrowing settled this week so the loan has been completed.

The first hearing on the Methacton School District conditional use hearing will be at 7:30pm on September 25th. It is anticipated it will be at the Worcester Township Community Hall.

#### **OTHER BUSINESS**

None

**PUBLIC COMMENTS**

Charlie Watson inquired about the next step is in the sewer process, expressed concerns about the water supply and the lack of action by the Supervisors.

Susan Watson, Worcester, requested information on financing options stating that the Board has cost the residents of Hickory Hill significant money plus pumping fees. She further stated that if the Board was competent, none of the new sand mounds would have needed to be installed.

James Mollick commented on little government not getting things done but big government came in and resolved it. He further referenced the Board's open space purchases, a \$200,000 deficit in the sewer fund for the year 2012 and the lack of sewer rate increases for 20 years. He further commented on receipt of application for the lighting consultant and the Right to Know process.

Ann Rock, Worcester, stated that the Board members should follow up on prior supervisor's notes when they took their positions.

Nick Imperial, Worcester, stated that video violations were submitted to the Township approximately 3 weeks ago regarding the landscape business adjacent to his property but he has never received a response. He asked if Chairman Bustard spoke to the solicitor regarding the videos noting that the neighbor is violating orders, spraying, and dumping behind his property. He noted health, safety and welfare issues with the township getting wells tested for the Army base with no regard to his well water.

James Mollick said that Mr. Imperial illustrates a problem that starts with no procedure for zoning violations. He inquired about the policies and procedures that regulate zoning violations and inquired if they are being enforced selectively.

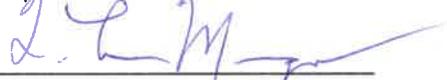
Mr. Rock said he has been coming here for 18 years talking about safety health and welfare about taxpayers, and there is documentation in the 537 plan that the Board voted for, with specifics detailing maintenance and operating plans. It states that there is a futuristic plan for implementation to those properties but supervisors have not followed the plan.

Charlie Watson said what is needed is leadership to expedite this.

**ADJOURNMENT**

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:07pm.

Respectfully submitted:

  
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**F. Lee Mangan, Secretary**