

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 MONDAY, AUGUST 4, 2014 - 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:

Chairman Bustard announced the following informational item:

- The next Methacton Conditional Use meeting is scheduled for Monday, August 4, at 7:00 pm. There are two additional meetings scheduled for September 9 and 11, 2014, if necessary.

Motions & Resolutions

APPROVAL OF THE MINUTES OF JULY 8, 2014

A motion by Chairman Bustard, seconded by Supervisor Caughlan and Supervisor Quigley and approved by all to dispense with the reading of, and approve as amended the minutes of July 8, 2014.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, provided the report. The next Zoning Hearing Board meeting will be held August 26, 2014. Application 14-06 (2131 Bethel Road) requesting three variances has been formally withdrawn as of July 22, 2014.

Application 14-07 (3227 Meadow Lane) has been granted a variance, Section 150-182 (B) to permit stone entry bollards which are 72" in height, rather than the permitted 30" inches in height.

Application 14-08 (1690 Valley Forge Road) is requesting a variance from Section 150-35, Use Regulations, to permit Yoga & Pilates classes at the premises as a home occupation. Supervisor Caughlan questioned safety issues and sufficient parking.

Subdivision and Land Development Update

Tiffany Loomis provided the update on 3040 Woodlyn Avenue, stating the home owners have requested an "Extension of Time."

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved to accept the submitted "Extension of Time."

Potential Demolition of 2568 Skippack Pike

F. Lee Mangan, Township Manager, introduced an update on 2568 Skippack Pike (abandoned house built in 1861) and that the condition of the home is less desirous due to it falling in disrepair over the past few years. A brief photo slide show of the property showing both the exterior and interior of the property was cycled through during this portion of the work session.

Supervisor Caughlan stated the property is in bad shape, but recoverable for those who want to do this sort of work. She suggested that the property be put to public bid. . Supervisor Caughlan would like the property to remain on the market until the winter months, or end of 2014.

Chairman Bustard said that he doesn't have a problem if someone wants to buy and renovate the property, but doesn't want the property sitting abandoned for the next several months

Supervisor Quigley expressed concern that the property is on preserved land. Chairman Bustard agreed that this is an issue, because the house is to stay according to the agreement.

James Garrity, Solicitor, stated that there needs to be a zoning review..

Chairman Bustard gave authorization for the Township Manager to move forward and solicit quotes for demolition at year's end if the house remains unoccupied.

James Garrity suggested a deeper investigation about zoning and the cost of subdivision. He will come back with a suggested time frame and minimum bid.

Joseph Nolan, Township Engineer, said that the word "restoration" needs to be defined more specifically in the instance of someone purchasing the property. Potential buyers should have a clear idea of the restoration requirements and financial expectations.

Supervisor Caughlan stated that "restoration" is defined as bringing the property back to its original foot print. The facade and period trim of the house should be restored. This does not include the porch, or the inside of the property. The Township holds the conservation easement, and would also hold the façade easement to enforce this. The enforcement of facade easements is minimal, and is what can be seen from the public roadway. Other than the view from the public road, the homeowners have flexibility to do what they want on the inside.

Supervisor Quigley asked what would happen if there was a termite or interior issue, and a "leveling" of the property is necessary.

Supervisor Caughlan stated that if the original wood is rotten and unusable, the wood would be replaced. She is aiming for the historic "look and feel."

Supervisor Caughlan moved to create a motion to subdivide the minimum lot area around the historic home at 2568 Skippack Pike, and offer the property at public bid with the provisions of the easement intact, which require the home to be maintained properly and renovated and does not permit the demolition or construction of a new home. The motion was seconded by Supervisor Quigley and approved by all.

James Mollick, Worcester, questioned the timeline of events when Worcester Township acquired the piece of ground from Toll Brothers as "Open Space," and asked if the Township planned to subdivide it.

Rick DeLello, Worcester, commented that there needs to be a more practical approach to the property in regards to the timeline, money, the condition of the property, and additional events not anticipated by potential home owners.

ENGINEER'S REPORT

Joseph Nolan stated that the 2014 Road Improvement Program bid was opened on July 23, 2014. There is an increased scope of work due to the harsh winter. Three bids were received for the project, which had an estimated budget of \$1,000,000. He stated that the lowest bid was within 1.8% of the estimated cost, and that the Township has worked with Glasgow, Inc. on other projects before. All of the documents are in order.

The three bids were:

Glasgow, Inc. \$1,018,309.25

GoreCon, Inc. \$1,024,765.50

Allan A. Myers \$1,109,777.00

Dr. Mollick requested the road names having work completed, suggested the presentation would have been better suited during an evening meeting and questioned the timeline and if all of these road improvements would be completed by September 15, 2014.

Chairman Bustard stated that at the previous evening meeting it was confirmed that the "2014 Road Improvement Program" bid would be awarded on this day.

Mr. Nolan said that the goal is to have the work completed by the end of September. The majority of the roads in the road program this year are to overlay a lot of the roads that have been repaired over the past few years.

Daniel Dreher, Worcester, asked if the sheets with the road names having work done could be made accessible on the website.

Mr. Nolan provided a brief update on Valley Green Waste Water Treatment Plant and stated that they are in the process of pulling tanks together; sealing them, conducting a water test, piping, and everything is on schedule. At the next evening meeting, photographs will be shown.

A motion by Supervisor Caughlan and seconded by Supervisor Quigley to approve and award the "2014 Road Improvement Bid" to Glasgow, Inc. in the amount of \$1,018,309.25.

SOLICITOR'S REPORT

Mr. Garrity had no report.

OTHER BUSINESS

A motion was initiated by Supervisor Caughlan to prepare and mail out informational packets on the two sewer systems for the 73 Hickory Hill residents.

The motion was not seconded, and the motion failed.

PUBLIC COMMENTS

Susan Ellis, Stony Creek Farms, expressed her concern about trash and pesticides traveling through the water and gave the Board information related to this. She brought a plot plan expressed concern of trees in phases 3 and 4, and noted that clear-cutting has damaged the trees left on the trails leaving a liability.

Mr. Dreher requested the minutes be posted on the website prior to the meeting, thanked Supervisor Caughlan for her recommendation to do another survey at Hickory Hill, and asked why it wasn't seconded by the remaining supervisors. He also commented on the survey results received from a "Right to Know" request differing from the survey submitted to the Department of Environmental Protection.

William Goulding, Stony Creek Farms, relates the seeding and re-seeding issues to sprinkling Chia Pet seeds on a dishtowel and their lack of growth requested timing for when issues would be corrected. He expressed concern about the large surface rocks in the top soil, and that the 6" top soil was not received for the seeded areas and that it is almost impossible to penetrate the area with a shovel.

Dr. Mollick commented on the frustration from Stony Creek residents, requested an update, and questioned who was overseeing this project from the township. Additionally, he expressed concerns about money being tied up in an escrow account for the developer. He talked about the "Right to Know" process, referred back to a request made in March that was not available, but now is. He stated that the "Right to Know" process needs to be revamped, including the amount of money being spent.

Chairman Bustard referred to James Mollick's original concern regarding Stony Creek Farms to Joseph Nolan.

Mr. Nolan said that a meeting with Ryan Homes and Brennan Marion, attended by F. Lee Mangan, James Garrity, and himself was held after the last meeting. The urgency of taking action was pressed upon them to address the legitimate concerns of the homeowners. Because the grass seeding is not growing, Ryan Homes is putting sod in the front yards and planting seeds in the back yards at their own risk. If that doesn't take, they are obligated to make the corrections needed. A letter indicating a timeline will be prepared and given to the residents in the development.

Supervisor Caughlan asked if the HOA has leverage in this situation. She directed the question to James Garrity and if the HOA can delay this. She also asked about the overgrowth of trash, and if there is anything that can be done with the "no dumping" ordinances.

Mr. Garrity said that they should delay it and the land shouldn't be conveyed to the HOA in a condition other than promised on the plans. The HOA should refuse acceptance of the deed until it is done correctly.

Mr. Nolan said that there are two main issues: the lawns and the common space. The August 5 meeting will focus on the lawns, and said that there are 70 homes on the list. Each home will be treated differently based on the amount of work.

Robert Malehorn, Stony Creek Farms, stated that he is not seeing commitment or results and that this feels like "lip service." He inquired about the Township's power, and if it can stop work or sales.

Sheila Bello, Stony Creek Farms, thanked the board for their support and hopes it continues. She also asked about a parcel of land on the corner of Township Line and North Wales Road that has been approved for development, but it is commercially zoned and development will no longer take place. Additionally, she inquired about "Closed" North Wales Road signs being tossed to the side and inquired about stop signs.

Rick DeLello recalls a previous circumstance at Sunnybrook Development with a different developer. He said that there were issues with lawns, sod, and trees dying. He is on the HOA at Sunnybrook since 2007, He also said that Joseph Nolan was instrumental in working for years helping to get all of the pieces and components together. He inquired about a mechanism to help residents in communities earlier in the timeline and along the way.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 10:22 am.

Respectfully submitted:



F. Lee Mangan, Secretary

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 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, AUGUST 20, 2014 - 7:30 P.M.

CALL TO ORDER by Arthur Bustard at 7:30p.m.

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- The August 28, 2014 Planning Commission Meeting has been cancelled.
- The next Methacton Conditional Use meeting is scheduled for Tuesday, September 9, 2014 at 7:00 PM and if necessary, Thursday, September 11, 2014 at 7:00 PM.

PUBLIC HEARING: ORDINANCE 14-250

Andrew Freimuth, Solicitor, opened the public hearing at 7:33 PM. and provided a brief background on the ordinance, which amends and supplements the July 17, 2013 ordinance to provide a six-month extension for the interest only repayment. The note, term of repayment, and interest rate remain the same.

William Kazimer, Worcester, inquired about the Township's General Obligation Note of 2013 regarding legal language within the amended ordinance "without limitations." Andrew Freimuth responded.

James Mollick, Worcester, commented on monthly payments of interest only language and on the draw procedure.

Eunice Kriebel, Treasurer, explained that the current monthly interest costs are approximately \$1,000.

The Public Meeting was closed at 7:40 PM.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept Ordinance 14-250 amended to extend the interest only portion of the General Obligation Note.

MOTIONS & RESOLUTIONS

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 16, 2014.

Dr. Mollick stated that the minutes do not accurately reflect what occurred at the Board of Supervisors meeting and requested that the minutes be changed to reflect his comments.

Daniel Dreher, Worcester, requested that the draft minutes be posted on the Township website to be viewed prior to the meetings.

William Goulding, Worcester, stated that he is not the current president of the HOA, as stated in the previous minutes. He is a resident of Stony Creek Farms.

Mr. Kazimer commented that he, in addition to property owners within Stony Creek Farms, were up in arms over the rocky topsoil. He also suggested that the pages of the minutes be numbered.

TREASURER'S REPORT**July 2014**

Chairman Bustard presented the information.

General Fund:	\$434,185.29
State Fund:	\$198,822.05
Capital Reserve:	\$ 194.10
Sewer:	(\$772,702.65)

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the July, 2014 Treasurer's Report.

PAYMENT OF THE BILLS

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve the payment of the bills in the amount of \$733,827.26.

Dr. Mollick requested the breakdown of Wisler Pearlstine's invoices and that he cannot make a public comment at a monthly meeting without having the invoices.

MANAGER'S REPORT

Tiffany Loomis, Director of Planning and Zoning, provided the report.

The next Zoning Hearing Board meeting will be held on Tuesday, August 26, at 6:30 pm. Application #14-08 at 1690 Valley Forge Road is requesting relief from section 150-35 to permit yoga and pilates classes at the home as an occupation.

There is no subdivision and land development update at this time.

ENGINEER'S REPORT

Valley Green WWTP Update – Joseph Nolan, Township Engineer, presented a power point presentation of the process to date that included photos from July 21, 2014. He further explained the timeline for the project's completion with photos accompanying. Mr. Nolan confirmed that the project is on schedule to be completed by December, 2014 unless there is inclement weather. Mr. Nolan explained where the backfill, berm, and landscaping will exist to provide screening for the tanks.

Supervisor Caughlan inquired if a decorative privacy fence will be provided in addition to the security fence.

Mr. Nolan explained that currently this is not budgeted for the project. He suggested waiting until the chain link fence and trees are installed and go from there.

Zacharias Trail Project Update – The pre-construction meeting was held on Tuesday, August 19, and they intend to initiate work on this the day after Labor Day. Mr. Bustard inquired about the Bog Turtle study.

Mr. Nolan stated that no Bog Turtles were found. Mr. Nolan confirmed that the application to DEP/ Core of Engineers is in process.

Road Project – The pre-construction meeting is tomorrow, August 21. The project is on track to be completed on time per Mr. Nolan. Mr. Nolan stated that there will not be road closures, and traffic control measures will be taken. He confirmed that the information has been submitted to the state to utilize Liquid Fuels money.

Supervisor Quigley inquired about the Stony Creek Farms Landscaping Meeting regarding the landscaping issues.

Mr. Nolan confirmed that he met with Ryan Homes, the homeowners, members of the Landscape Committee to address the issues and review final items that need to be addressed in order to complete Phases I and II. The builder and developer are working together on tree planting, common area restoration, and lawn restoration in Phase III. This will be initiated as of September 15, 2014, and the completion date is by the end of the year.

The Township strongly suggested that this be a coordinated effort between the residents, developer, and builder.

SOLICITOR'S REPORT

No update at this time.

OTHER BUSINESS

Supervisor Quigley inquired about 2568 Skippack Pike and if any progress had been made regarding the bid and indicated that the time frame is by December, 2014.

Supervisor Caughlan motioned that staff be allowed to create an informational packet be sent to the Hickory Hill residents. There was no second, and the motion failed.

PUBLIC COMMENTS

Mr. Dreher thanked Ms. Caughlan's motion to provide informational packets and further commented that he would withdrawal his appeal if another survey would be sent and the residents would be allowed to vote.

Mr. Kazimer commented on Stony Creek Farms, inquired about Zoning Hearing Board Application #14-08 and cars at the property and if it was permitted in a home occupation.

Dr. Mollick commented on Supervisor Caughlan's meeting with the Stony Creek Farms residents and requested that Hickory Hill be re-surveyed. He inquired as to who authorized the Township Solicitor to respond to the appeals and commented on the "Right to Know" process, and the need to have it revised.

Chairman Bustard agreed that the "Right to Know" process needs to be addressed in Harrisburg noting the legislation at hand.

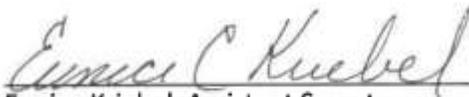
Brad Tiffany, Worcester, addressed traffic flow at Water Street Road and Valley Forge Road and inquired if traffic lights can be placed on a blinking system after peak hours. He also inquired if township resident feedback would force PennDOT to make traffic lights more flow friendly.

Janet Chew, Worcester, commented she never received surveys or mail information regarding the Hickory Hill sewer project. Both she and her real estate agent called the Township prior to moving in and were informed that no projected sewer work proposed but she is in favor of the gravity system.

Jay McKeever, Worcester, commented on Hickory Hill Sewer project and stated that he was aware that a survey had been sent and is in favor of an additional surveys or information being sent out.

Mr. Goulding is appreciative of Mr. Nolan's efforts for the Stoney Creek Development noting Mr. Nolan is on-site more than some residents. Mr. Goulding will remain skeptical about the completion of the process until everything is finished. There being no further business to come before this Board, Chairman Bustard adjourned the meeting at 8:29 p.m.

Respectfully submitted:


Eunice Kriebel, Assistant Secretary