

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
TUESDAY September 4, 2012, 9:00 A.M.**

**CALL TO ORDER** by Arthur Bustard at 9:02 A.M.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**PRESENT:**

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

**INFORMATIONAL ITEMS**

Special meeting regarding sewer will take place Thursday, September 13<sup>th</sup>, at 7:30 p.m. at Worcester Township Community Hall. The regularly scheduled meeting of the Worcester Planning Commission will be moved to the Worcester Administration Building, 1721 Valley Forge Road.

**APPROVAL OF THE MINUTES OF AUGUST 6, 2012**

Lee Mangan, Township Manager, made a correction to the last page regarding two motions that did not receive a second. The minutes should reflect there was "No motion."

Supervisor Caughlan moved to approve the minutes of August 6, 2012. Supervisor Quigley seconded the motion. Chairman Bustard called the motion and the motion passed unanimously.

**1. MANAGER'S REPORT**

Mr. Mangan announced that quotes for modifications for air conditioning in the Community Hall have been received and the work will be scheduled for early in the season.

He informed the Board there is one remaining issue with the sign ordinance for business owners to provide input and authorization for advertising will be scheduled for an upcoming meeting.

**a. Zoning Hearing Board Update**

Tiffany Loomis, Land Use & Zoning Officer, reported the Board granted the waiver request from Center Square Associates and that there were no new applications.

**b. Subdivision & Land Development Update**

Tiffany Loomis reported that the Planning Commission received the Iannella subdivision plan located on Dell Road. It will be reviewed by the Planning Commission.

The Mandraccia subdivision will be before the Planning Commission for final approval.

**2. ENGINEER'S REPORT – None**

**3. SOLICITOR'S REPORT**

James Garrity, Township Solicitor, requested clarification on the Cedars Village Overlay Ordinance he drafted versus the ordinance received from Supervisor Caughlan regarding setbacks and buffering for outside dining.

Mr. Bustard requested clarification from Mr. Garrity as to when the proposed Cedars Village Overlay Ordinance will be advertised. Discussion and questions ensued.

Supervisor Quigley inquired about the installation of access roads and changing road frontages.

Maeve Vogan, Worcester, commented on 150' verses 200' for setbacks.

Ciro Tornambe, Worcester, commented on a solid fence verses a semi-solid fence.

Marilyn Teed, Worcester, inquired about stone fences, setbacks in other communities, the need to attract business, not restrict them. She further commented on expanding the area of the Village Overlay District to include several non-conforming businesses.

Rick DeLello, Worcester, commented on 150' verses 200' for setbacks as being agreed upon previously and solid fences defeated purpose of outside dining.

Supervisor Caughlan motioned to approve the setbacks and buffer and authorize advertisement of the ordinance in the final version. Chairman Bustard seconded the motion. Chairman Bustard called the motion and the motion passed unanimously.

**4. OTHER BUSINESS**

Supervisor Quigley inquired about Pennsylvania Turnpike barriers and availability of financing.

**5. PUBLIC COMMENTS**

Marilyn Teed commented on the "No Impact Home Based Business" clause not encouraging business and number of cars and traffic limitations should be the determination for impact verses number of employees. She further commented on increasing intensity in the area and suggested the power line be the boundary.

Rick DeLello commented on e-mail received by the Solicitor not being sent to all supervisors.

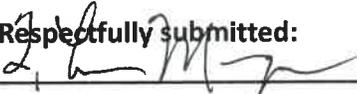
James Garrity clarified the term of "no Impact Business" being directly from the MPC.

Supervisor Caughlan further explained the Home Base Business Amendment adopted by Worcester Township in 2011 of which was adopted for the purpose of being in compliance with the PA Municipalities Code.

**ADJOURNMENT**

There being no further business, Chairman Bustard adjourned the meeting at 9:45 A.M.

Respectfully submitted:

  
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 F. Lee Mangan, Secretary

WORCESTER TOWNSHIP  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP COMMUNITY HALL  
 WORCESTER, PA  
 WEDNESDAY SEPTEMBER 19, 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]

**INFORMATIONAL ITEMS:**

The Zoning Hearing Board meeting for September 25, 2012 has been cancelled. No new applications were received.

The November Board of Supervisors meeting will be moved from November 21 to November 14, 2012, due to the Thanksgiving Holiday.

The latest edition of the Worcester newsletter is at the printer and will be in mailboxes soon. A digital copy is available on our web site.

The Supervisors have received the final version of the Cedars Village Overlay Ordinance. Mr. Bustard will call for a motion under other business to authorize the advertisement.

**PUBLIC HEARING: Billboard Overlay District Ordinance 2012-237**

Public Hearing Opened at 7:34 p.m.

James Garrity, Solicitor, provided an extensive background of the ordinance.

A court reporter was present to record an official transcript of the proceedings.

David Brooks, Worcester, inquired on previous court challenges on internal illumination.

Rick DeLello, Worcester, raised concern about the lack of inclusion of LED lights.

Supervisor Caughlan moved to approve Ordinance 2012-237, Billboard Overlay District Ordinance. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

Public Hearing Closed at 7:50 p.m.

**APPROVAL OF THE MINUTES OF AUGUST 15, 2012**

Supervisor Caughlan moved to approve the minutes of August 15, 2012 with one correction. Supervisor Quigley seconded the motion and passed unanimously by all to dispense with the reading of and approved the amended minutes of August 15, 2012.

**TREASURER'S REPORTS**

The Treasurer's Report for August, 2012 net change on cash basis:

**August, 2012 Report:**

General Fund	\$1,013,689.01
State	\$229,214.73
Capital Reserve	\$2,053.98

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 \$184,562.29. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

**2013 MMO – Non-Uniformed Pension Obligation (MOTION):**

Supervisor Caughlan moved to approve 2013 MMO – Non-Uniformed Pension Obligation in the amount of \$59,782.00. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

**North Penn Water Authority – Extension of Term  
Resolution 2012-20**

Supervisor Caughlan moved to approve North Penn Water Authority – Extension of Term, Resolution 2012-20. 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.

September 25, 2012 meeting was cancelled. There are no new applications.

**Land Development and Subdivision Update**

Tiffany Loomis informed the Board of requests for extension of time for the Mandracchia and lanella Subdivisions.

Supervisor Quigley commented on how many times we can extend.

Supervisor Caughlan moved to accept the extension of time for the lanella and Mandracchia Subdivisions. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

Mr. Mangan announced that the preliminary budget will be presented in November, 2012.

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

Joseph Nolan, Township Engineer, announced that the preconstruction meeting for the 2012 road project will be held September 21, 2012. Liquid fuel money will be utilized and work should begin within a few weeks.

#### **Morris Road Investors – 2750 Morris Road Land Development Resolution**

Mr. Nolan stated that "preliminary & final" was received in September, 2011 for phasing and site approval. The applicant has obtained two tenants and requested a minor revision to eliminate construction of six foot wide loading docks and replace them with a 10' bump-out.

Approval for Phase 1A includes landscaping and modifications to the storm water, additional parking area and improvements on Schultz Road.

The escrow numbers have been submitted and the Land Development Agreement is being processed by the Solicitor.

Supervisor Quigley inquired about measures to prevent left turns onto Schultz Road.

Supervisor Caughlan inquired about island plantings and what is being deferred in Phase 1A.

Mr. Nolan addressed both concerns.

William Kazimer, Worcester, inquired about the current usage of the property.

Agnes Ferrara, Worcester, complained about the noise from the demolition.

Supervisor Caughlan moved to pass Resolution 2012-12 approving revisions for Morris Road Investors, 1770 Morris Road Land Developments. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

#### **Stony Creek Farms Revised Landscape Plan**

The Township staff and engineer met with the Developer several months ago and requested a revised landscape plan. The plan was submitted to the Engineer for review and it met the intent of the ordinance. It contains 2,190 trees, three more than the previous plan. It has been provided to the Homeowners Association and the Landscape Committee and both have no objections. The developer has agreed to complete all landscaping for Phase I & II before fall, 2012.

Supervisor Quigley inquired about replacement of dead trees.

Supervisor Caughlan confirmed the planting schedule to be completed before Phase IV.

Kim McClintock, Worcester, inquired about aeration of the retention basins.

Supervisor Caughlan moved to approve Stony Creek Farms Revised Landscape Plan. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

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

James Garrity, Township Solicitor, announced an executive session to discuss potential litigation involving the noise ordinance.

#### **OTHER BUSINESS**

Supervisor Caughlan moved to advertise the Cedars Village Overlay Ordinance. Supervisor Quigley seconded the motion. Chairman Bustard called the question and the motion passed unanimously.

#### **PUBLIC COMMENTS**

Maeve Vogan, Worcester, requested an update of the special meeting for the sewer expansion, inquired about interior painting of the meeting hall, requested progress on an ordinance for historical structures, inquired about the status of the sign ordinance and television access for meetings.

Ciro Tornambe, Worcester, inquired about the date of the public hearing for the Cedars Village Overlay Ordinance.

William Kazimer expressed concern about air conditioning the meeting hall since it is an older structure without insulation.

Kim David, Worcester, requested a line item for open space in the 2013 budget.

#### **ADJOURNMENT**

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 8:35 p.m.

Respectfully submitted:

  
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F. Lee Mangan, Secretary

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