

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Monday, September 8, 2014 AT 9:00 A.M.**

WORK SESSION CANCELLED

WORCESTER TOWNSHIP
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 WORCESTER TOWNSHIP COMMUNITY HALL
 WORCESTER, PA
 WEDNESDAY, SEPTEMBER 17, 2014 – 7:30 PM

CALL TO ORDER by Arthur Bustard at 7:30 PM

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS:

Chairman Bustard announced several informational items:

- The Zoning Hearing Board Meeting scheduled for September 23, 2014 has been cancelled.
- Methacton Conditional Use Meetings scheduled for October 6, 2014 and October 7, 2014 at 7:00 PM.

Motions & Resolutions

RECOGNITION OF SERVICE – MATTHEW SHELLY, MONTGOMERY COUNTY PLANNING COMMISSION

Chairman Bustard recognized Matthew Shelly, who was the Township's planning representative from Montgomery County, and has been actively involved with Worcester Township's Planning Commission. He will be the new Regional Planner in the western areas of Montgomery County. Chairman Bustard thanked Mr. Shelly for his years of service and contributions to multiple projects throughout the Township: Village Planning, Historic Structures, Open Space/Conservation, and more.

APPROVAL OF THE MINUTES OF AUGUST 20, 2014

Supervisor Caughlan corrected the minutes by stating that Mr. Kazimer is not a Stony Creek Farms resident.

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 August 20, 2014.

James Mollick, Worcester, said that Chairman Bustard's comment regarding the Right to Know process is not in the minutes and stated that Worcester Township is profiling public requesters and requested that this activity be reflected.

TREASURER'S REPORT

August 2014

Chairman Bustard presented the information.

General Fund:	\$ 699,687.69
State Fund:	\$ 198,822.26
Capital Reserve:	\$ 1,288.08
Sewer:	(\$1,246,437.89)

Supervisor Caughlan wanted to clarify that the sewer fund is a net change, not a deficit in the fund.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to accept the August, 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 \$303,833.93.

Dr. Mollick gave the Board of Supervisors a handout and inquired as to where the Solicitor's bills are reflected. He stated that the invoice review procedure is inaccurate, and commented on invoices he received through the Right to Know process to be in error.

APPROVAL OF MMO FOR 2015

Chairman Bustard presented information on the Minimal Municipal Obligation (MMO) Plan for 2015. F. Lee Mangan, Township Manager, stated that it is directly related to the obligations of the Township to file and show that the Township is meeting the requirements of our pension plan.

A motion by Supervisor Caughlan, and seconded by Supervisor Quigley and approved by all to approve the 2015 MMO for the Township Employee Pension Plan.

PETER WENTZ FARMSTEAD FEE WAIVER REQUEST

Mr. Mangan presented information on the Peter Wentz Farmstead Fee Waiver Request of two general building permits for a salt shed and pavilion, noting that the fees are minimal.

Supervisor Quigley inquired if this would be a distribution center for Montgomery County roads. Mr. Mangan said he would look into more details and make them available to the Board.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to waive the permit fees for the Peter Wentz Farmstead owned and operated by Montgomery County.

2014 PECO GREEN REGION GRANT

Mr. Mangan presented on the 2014 PECO Region Grant, which is now in its 10th year, and stated that there are a total of five grants available. The focus and intent on the grant are projects that benefit children. Consequently, Worcester is looking for an active and interactive project that works in relation to the completion of the Zacharias Trail. He is requesting \$10,000 for this project, which would consist of working with the environmental club at the elementary school.

A motion by Supervisor Caughlan, seconded by Supervisor Quigley and approved by all to approve application, of the 2014 PECO Green Region Grant.

Steve Rock, Worcester, commented that are more grants available and the Township should make application and commended the Board for this grant application.

MANAGER'S REPORT**Zoning Hearing board Update**

Tiffany Loomis, Director of Planning and Zoning, provided the Zoning Hearing Board Update.

The Zoning Hearing Board meeting is cancelled for September 23, 2014. At the last hearing in August, the Zoning Hearing Board application #14-08 (1690 Valley Forge Road) was approved with conditions for a Yoga & Pilates studio. The applicant agreed and will be going forth.

Supervisor Caughlan inquired about off street parking at the site.

Ms. Loomis stated that based on the Township's investigation there are no issues regarding parking. The applicant was required to state logistics of the business (number of employees, number of people there at a time) to address any parking issues.

Subdivision Update

Ms. Loomis provided the Subdivision and Land Development Update. She stated that the planning commission will be reviewing the lot line change of 3040 Woodlyn Avenue on September 25, 2014.

She also stated that there has been a conditional use application submitted for the Center Square Golf Course. It was received at the end of August 2014. It will be discussed further in future meetings.

2568 SKIPPACK PIKE DISCUSSION

James Garrity, Township Solicitor, addressed the sale of this property containing a historic structure (also known as Unit #20). His office has been asked to write the bid specifications of this property's sale. This would include anything from photographs of the house and statements of environmental conditions if any. The property would be sold to the highest bidder unless the Township rejects all bids. His office is in the process of preparing specifications and bid packages.

Chairman Bustard addressed why the Township has requested that this be sold, as opposed to being torn down noting that the Historical Society is concerned with this building because it is the original parsonage used for the Bethel Hill Church. He wants to be sure that the process is done correctly and covered by all legal standpoints. If sold, the house cannot be torn down and rebuilt.

130105

Supervisor Caughlan stated that the church has documented that property from 1861, including a deed of transfer and old photographs.

Chairman Bustard clarified that Mr. Garrity is working on this document to protect the Township from any liabilities.

Supervisor Caughlan said that the church maybe interested in purchasing the property, and asked if the church could be placed on the list for information packets.

ENGINEER'S REPORT**Valley Green WWTP Update**

All of the tank work has been completed and the tanks have been sealed. Each compartment has been leak tested. The contractor will be starting to backfill within the next couple of days. They will be using conveyors to the back of the tank, and then the pipes will be installed. The internal will also be installed at the same time. Joseph Nolan, Township Engineer, stated the timeline is on schedule to be completed at the end of 2014.

Supervisor Caughlan asked if there will be any topsoil left over, and if so – what is the plan for disposition?

Mr. Nolan said that there is enough topsoil on the site to begin with. The site is all stone and blacktop. There will be no extra topsoil, but if there is he will notify the Board.

Zacharias Trail Project Update

The trail has been staked out. There is a 60-day contract that will be completed by the end of October.

Road Project

The contractor has a very aggressive schedule, and will be working every day except Sundays. The work is on schedule. All roads are seal coated before they are overlaid to get a better appearance – it may take a day or two for the look to settle out.

Zacharias Trail Bridge

The permit has been submitted to the DEP (joint permit between the DEP and Army Core of Engineers). An initial review letter was received, and a response is currently being worked on. Once the permit is received, the project will be put to bid. This should be bid this year as per Bustard's inquiry.

Chairman Bustard inquired about the storm water project in Fairview Village. Mr. Nolan said that they are in the process of design and has been in contact with some of the residents. They have prepared easements for four properties. The project should be able to be put to bid this year.

SOLICITOR'S REPORT

No update at this time.

OTHER BUSINESS

Mr. Wesselt greeted the Board of Supervisors and described his situation at 3441 Germantown Pike (AKA Former Tack Shop) and inquired if public sewer would be allowed to tap into Lower Providence's System.

Mr. Nolan said that there are manholes directly in front of the property and the only thing required is a lateral and a change to the Township's 537 Plan was discussed.

Chairman Bustard inquired if Lower Providence Township was opposed to this and Mr. Wesselt said that they are in favor of this.

Mr. Nolan stated that Terra Landscaping's intent is to hook into Lower Providence as well as the electrical union. An extension of the main would be needed for these two properties but not for the property at 3441 Germantown Pike and noted that some of the homes in Chadwick Place development tap into Lower Providence Sewers.

Supervisor Quigley addressed how sewer construction affects roadways. He inquired if the homes behind Terra Landscaping would be allowed to be connected.

Supervisor Caughlan moved to approve the request of 3441 Germantown Pike to connect to Lower Providence Township's sewer authority. Supervisor Quigley second and the motion was approved by all.

Mr. Rock commented and inquired as to why the Township didn't suggest low pressure grinder pumps.

Supervisor Caughlan moved for staff to prepare an informational packet regarding the Hickory Hill Sewer Project. Chairman Bustard clarified that this information is located on the Township website. Mr. Mangan concurred.

Public Comments

Daniel Dreher, Worcester, stated that he would drop the appeal that is pending with the DEP if the Township would re-survey the Hickory Hill area. He stated the appeal will cost the Township more money than to complete a re-survey. He further stated the residents need their input recognized and that he has reviewed the difference between gravity systems versus grinder pump systems.

Supervisor Quigley commented on previous meetings, surveys, and that doing another survey opens the door for all of the options to be re-evaluated. The decision has been made.

Chairman Bustard thanked Mr. Dreher for his comments.

Richard Earley, Worcester, commented on the Zacharias Trail. He asked if the plan was on the website and if the trail will be expanded over time.

Chairman Bustard replied that the intent is to tie Zacharias Trail into Evansburg State Park. This trail will be going to the edge of Worcester. The trail system is planned to be expanded.

The Manager will direct Mr. Earley on where the information is posted on the website.

Mr. Rock addressed the lighting issue at Methacton High School and the Conditional Use Hearings. He commented on the 2,000 page testimony that has occurred to date. The Rock family endorses the lights and is concerned about the children's safety.

Chairman Bustard clarified that the Township approved the lighting ordinance. The conditional use hearing is specifying the requirements.

Dr. Mollick commented about bullying allegations regarding the gravity system supporters of the Hickory Hill system. He further commented on the Right to Know process and addressed Chairman Bustard as to where Chairman Bustard obtained the figures mentioned in the last August business meeting. Dr. Mollick also commented on the purported invoices in error and stated he is concerned with the Township's process.

Chairman Bustard said that he does agree that there are some issues with the Right to Know process, and the amounts of requests submitted by Dr. Mollick are extensive.

The meeting was adjourned at 8:36 pm.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'F. Lee Mangan', is written over a horizontal line. The signature is stylized and includes a long, sweeping flourish extending to the right.

F Lee Mangan, Secretary