

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, MAY 15, 2019 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:37 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: RICK DELELLO [X]
SUSAN CAUGHLAN [X]
STEVE QUIGLEY [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced the Board of Supervisors had met in Executive Session on May 10 to discuss a personnel matter, a performance evaluation, and a matter of potential litigation, in specific Mollick v. Worcester Township, Office of Open Records Appeal #2019-0629. No decisions were made at this Executive Session, and no decision on the matters are expected to be made at this evening’s Business Meeting.
- Mr. Ryan announced this evening’s Business Meeting was being video-recorded for rebroadcast.

PUBLIC COMMENT

- Karen Arena, Worcester, commented on the transparency of Township operations.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Caughlan made a motion to approve a consent agenda that includes (a) the Treasurer’s Report and other Monthly Reports for April 2019, (b) bill payment for April 2019 in the amount of \$206,272.88; (c) the April 17, 2019 Work Session minutes; and, (c) the April 17, 2019 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2019-08 – Joe Nolan, Township Engineer, provided an overview of a Planning Module application for 2044 Berks Road, an eight-lot single-family detached home subdivision.

Supervisor Caughlan commented on there not being a need for public sewer at this property. Mr. Nolan commented on that included in the Planning Module application, and on the purpose of the Planning Module application.

Supervisor Quigley commented on the view currently held by the Pennsylvania Department of Environmental Protection (DEP) regarding the installation of new on-lot septic systems and the utilization of existing public sewer systems.

Mr. Nolan commented on the sizing of the public sewer system at the nearby Reserve at Center Square, and on the adequacy of this system to accommodate the proposed connection.

Supervisor Caughlan commented on expansion of the Valley Green Wastewater Treatment Plant. Mr. Nolan commented on expansion constraints at this facility.

Supervisor Quigley commented on the DEP-mandated expansion of the public sewer system to accommodate failing systems in the Hickory Hill development. Supervisor Quigley commented on addressing existing and proposed public sewer and on-lot septic areas in the Comprehensive Plan Update.

Chair DeLello noted the Worcester Planning Commission had approved the Planning Module and had recommended the Board grant final plan approval to this subdivision.

Supervisor Quigley made a motion to approve Resolution 2019-08, to authorize submission of a Planning Module for 2044 Berks Road to the Pennsylvania Department of Environmental Protection. The motion was seconded by Chair DeLello.

Bob Andorn, Worcester, commented on the public sewer and development, public health concerns with on-lot septic systems, and on-lot septic system inspection regulations.

The motion was approved 2-1, with Supervisor Caughlan voting no.

- c) Resolution 2019-09 – Mr. Nolan provided an overview of a proposed final plan for an eight-lot single-family detached home subdivision at Berks Road.

Mr. Nolan noted the Worcester Planning Commission had recommended the Board grant final plan approval for this subdivision.

Mr. Nolan noted the Applicant had adequately addressed all items in his review letter.

Mr. Nolan commented on a requested waiver for proposed roadway width.

Supervisor Caughlan commented on the Montgomery County Planning Commission review letter, conservation subdivision option, and preservation of the property's existing dwelling.

Supervisor Quigley commented on the Board of Supervisors working to find a balance between preferred development and private property rights.

Supervisor Quigley commented on a possible voter referendum for open space funding to be placed on the ballot in an upcoming election.

Supervisor Caughlan commented on unit yield.

Chair DeLello noted the Board of Supervisors had granted preliminary plan approval for this subdivision in its current form.

Supervisor Quigley made a motion to approve Resolution 2019-09, to grant final plan approval to 2044 Berks Road, an eight-lot single-family detached home subdivision. The motion was seconded by Chair DeLello.

Mr. Andorn commented on the historic status of the property's existing dwelling, and on the Board of Supervisors grant of preliminary plan approval for this subdivision.

Wini Hayes, Worcester, commented on the preservation of the property's existing dwelling, animal habitat preservation, private property rights and municipal code regulations.

Mary Tyler, Worcester, commented on environmental protection.

The motion was approved 2-1, with Supervisor Caughlan voting no.

- d) Settlement Stipulation – Mr. Brant provided an overview of a proposed assessment appeal Settlement Stipulation for property at Potshop Road. Mr. Brant noted the Settlement Stipulation was agreeable to the Property Owner, Montgomery County and the Methacton School District.

Supervisor Caughlan made a motion to approve a Settlement Stipulation for Maloney v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket No. 2017-24976. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- There was no other business discussed at this evening's Business Meeting.

PUBLIC COMMENT

- There was no additional public comment made at this evening's Business Meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 8:20 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager