

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, JULY 17, 2019 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:30 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

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

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced this evening's Business Meeting was being video-recorded for rebroadcast.
- Mr. Ryan announced additions to this evening's Business Meeting agenda, consideration of Zoning Hearing Board Application 19-11, North Penn Water Authority, and a proposed agreement of sale of property to the North Penn Water Authority.

**PUBLIC COMMENT**

- Karen Arena, Worcester, commented on the Township's record retention policy, the status of litigation with a neighboring property owner, Township party status in same litigation, previously reported stormwater concerns at her property, submission of a claim to the Township insurance carrier, current and prior legal counsel and counsel qualifications, and previously-reported stormwater concerns and code violations at a neighboring property.
- Jim Mollick, Worcester, commented on a previous stormwater concern at his property, Township management of reported stormwater concerns, revisions made to a draft ordinance, computer licenses, and records maintained on personal computers.
- Bob Andorn, Worcester, commented on the Defford Road Park Trail Project cost, master trail plans for the Township and Montgomery County, and trail roadway crossings.
- Kim David, Worcester, commented on the proposed open space referendum.
- Rob Hayes, Worcester, commented on comments made by Dr. Mollick. Supervisor Quigley and Bob Brant, Township Solicitor, commented on free speech protections.

## 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 Quigley commented on the rental of certain Township facilities. Mr. Ryan noted the Township makes available for rent park pavilions, playing fields and Community Hall, for fees as listed in the fee schedule adopted by the Board.

Supervisor Quigley commented on a call designation noted on the Pennsylvania State Police monthly reports.

Supervisor Quigley made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for June 2019, (b) bill payment for June 2019 in the amount of \$867,785.94; (c) the June 19, 2019 Work Session minutes; and, (d) the June 19, 2019 Business Meeting minutes. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2019-11 – Mr. Ryan provided an overview of a proposed grant application to the DCED/CFA Multimodal Grant Program for the Valley Forge Road Corridor Project. Mr. Ryan noted the application seeks funding for preliminary engineering for improvements on Valley Forge Road, between Township Line Road / Stump Hall Road and Woodlyn Avenue, that include a center-turn lane, left turn lanes at the Township Line Road / Stump Hall Road, Water Street Road and Woodlyn Avenue intersections, a traffic signal at Woodlyn Avenue, and an off-road pedestrian trail. Mr. Ryan noted there is no municipal match to the \$700,000 in grant funds sought.

Supervisor Quigley made a motion to approve a submission of a grant application to the DCED/CFA Multimodal Grant Program for the Valley Forge Road Corridor Project. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) waiver – Mr. Ryan provided an overview of a request for a waiver of land development from Pennsylvania American Water to construct a water pumping station at 2325 Skippack Pike.

Mr. Brant commented on the Pennsylvania Municipalities Planning Code zoning exemption for public utility projects.

Joe Nolan, Township Engineer, commented on his review of the improvements, and noted he has no issues with that proposed.

Supervisor Quigley commented on improved water pressure and fighting fires, the use of public water in lieu of water tankers to fight fires, and Worcester Volunteer Fire Department support for improvements made to improve water pressure.

Supervisor Quigley made a motion to approve a waiver of land development for Pennsylvania American Water to install a water pumping station at 2325 Skippack Pike, conditioned on Pennsylvania American Water (1) obtaining all required permits, (2) not installing any exterior non-security lighting, and (3) installing a four-season buffer along the western property line. The motion was seconded by Chair DeLello.

Kim David, Worcester, commented on street trees. Mr. Nolan commented on existing vegetation at the property frontage. Jim Gable, Pennsylvania American Water, stated Pennsylvania America Water will work with the Township in this regard. Dr. Mollick commented on communications between Pennsylvania America Water and the Members.

By unanimous vote the Board adopted the motion to approve.

- d) waiver – Mr. Nolan provided an overview of a waiver request to install an on-lot septic system in a setback and in a front yard at 2590 Bean Road. Mr. Nolan commented on his review of the improvements, and noted he has no issues with that proposed.

Supervisor Quigley commented on septic system setbacks required by other municipalities. Mr. Nolan commented on septic system setbacks required by other municipalities, and the development of the Township septic system setbacks requirements.

Supervisor Quigley made a motion to approve a waiver request to install an on-lot septic system in a setback and in a front yard at 2590 Bean Road. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) bid award – Mr. Nolan provided an overview of bids received to re-deck wooden bridges at Barley Lane, Green Hill Road and Woodbridge Lane. Mr. Nolan commented on bridge conditions, and low bidder qualifications.

Supervisor Quigley commented on material durability. Mr. Nolan commented on material durability and traffic volumes.

Supervisor Quigley made a motion to approve a bid for the Wood Bridges Re-Decking Project, Skippack, PA, the lowest responsive and responsible bidder, in the amount of \$52,100.00. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) bid award – Mr. Nolan provided an overview of bids received to construct a storage building at the Public Works complex. Mr. Nolan noted Public Works personnel will provide required site improvements. Mr. Nolan commented on low bidder qualifications.

Chair DeLello commented on project cost.

Mr. Ryan commented on the Public Works Department’s increased ability to complete projects “in-house”, the resulting cost savings, and the need to properly store the equipment required for these projects.

Supervisor Quigley made a motion to approve a bid for the Public Works Building Project, to Dutchman Contracting LLC, Reinholds, PA, the lowest responsive and responsible bidder, in the amount of \$57,975.00. The motion was seconded by Chair DeLello.

Mr. Andorn commented on building additions and the number of bids received. Mr. Nolan commented on the bidding process, bid submission trends, and prevailing wage requirements.

By unanimous vote the Board adopted the motion to approve.

The Members recessed to Executive Session at 8:47pm.

The Members returned from Executive Session at 8:56pm. Mr. Ryan announced the Members discussed a matter pertaining to real estate during the Executive Session.

- g) Agreement of Sale – Mr. Ryan provided an overview of a proposed agreement of sale between the Township and the North Penn Water Authority for a 10,000sf parcel of ground at North Trooper Road, on which the Authority seeks to install a water tank.

Mr. Brant commented on the Authority’s pending application before the Zoning Hearing Board, and on the agreement of sale serving to properly document Authority party status before the Zoning Hearing Board. Mr. Brant commented on the proposed sale price, the appraisal of the parcel, conditions to the sale, and required zoning relief.

Mr. Brant noted the Authority’s ability to condemn property if unable to acquire property by sale. Mr. Brant commented on the Authority’s efforts to acquire ground at other locations.

Supervisor Quigley commented on the area serviced by, and the public safety benefit of, the proposed water tank.

Mr. Brant commented on possible conditions to Zoning Hearing Board approval, including the Authority designing the water tank to resemble a farm silo, permitting the Worcester Volunteer Fire Department to install a communications array on the structure, and removing the water tank and returning the ground to the Township should the water tank not be needed in the future.

Chair DeLello noted all Members of the Board of Supervisors had reviewed this issue in a prior Executive Session, and all Members of the Board of Supervisors were supportive of the proposal as presented at this evening's meeting. Chair DeLello commented on the Authority's offer to design the water tank to resemble a farm silo.

Supervisor Quigley commented on resident notification of the Zoning Hearing Board meeting. Mr. Brant commented on resident notification requirements.

Supervisor Quigley made a motion to approve an agreement of sale with the North Penn Water Authority for a 10,000sf parcel of ground at North Trooper Road, at a purchase price up to \$2,000.00. The motion was seconded by Chair DeLello.

Mr. Andorn commented on the property appraisal.

Dan Preston, North Penn Water Authority, commented on the water tank providing increased water pressure for fire-fighting purposes. Mr. Preston noted the water tank would not include the Authority logo or like wording.

Mr. Ryan commented on water tank design, and on improved emergency communications that benefit the Worcester Volunteer Fire Department in the communications array to be installed on the water tank.

Tony Bellitto, North Penn Water Authority, commented on water quality and pressure. Mr. Preston commented on engineering assessments conducted by the Authority.

Supervisor Quigley commented on the Zoning Hearing Board providing full consideration of the Authority's application.

Dr. Mollick commented on Member discussions in Executive Session, water tank filling method, and gravity systems.

Mr. Preston commented on water tank storage capacity and network interconnections. Mr. Bellitto commented on system redundancies, and on a water tank project in Lansdale Borough.

Dr. Mollick commented on the Authority's application to the Zoning Hearing Board. Mr. Brant commented on the agreement of sale serving to properly document the Authority's party status before the Zoning Hearing Board.

Dr. Mollick commented on Member discussions with the North Penn Water Authority.

Burton Hynes, Worcester, commented on water tank height, the construction of multiple smaller water tanks, and impact to on-lot wells. Mr. Preston confirmed the water tank will not impact on-lot wells as the tank will not be filled with water drawn from the local aquifer.

Mr. Andorn commented on the Authority's application to the Zoning Hearing Board, and on the anticipated project schedule.

By unanimous vote the Board adopted the motion to approve.

- h) ZHB 19-11 – Mr. Brant commented on possible recommendations the Members may want to submit to the Zoning Hearing Board, should the Zoning Hearing Board grant the relief sought by the North Penn Water Authority, in specific that the Authority design the water tank to resemble a farm silo, install an emergency communications array on the structure at no cost to the Worcester Volunteer Fire Department, and remove the water tank and return the ground to the Township in the event the water tank is not required in the future.

Supervisor Quigley made a motion to authorize the Township Solicitor to submit the aforementioned recommended conditions to the Zoning Hearing Board, for its consideration, should the Zoning Hearing Board grant any approval to the application submitted by the North Penn Water Authority. The motion was seconded by Chair DeLello.

Dr. Mollick commented on water tank project cost, and on water rates.

#### **OTHER BUSINESS**

- There was no Other Business considered at this evening's Business Meeting.

#### **PUBLIC COMMENT**

- Mr. Andorn commented on agenda item posting.
- Dr. Mollick commented North Penn Water Authority service quality, the proposed open space referendum, information regarding the proposed open space referendum provided by the Friends of Worcester, Sunny Brook Park playgrounds and playground equipment, and public comments made regarding a Planning Commission appointee.
- David Brooks, Worcester, commented on public comment permitted at public meetings.

#### **ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 10:15 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager