

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

**CALL TO ORDER** by Chair DeLello at 7:35 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

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

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced this evening’s Work Session was being video-recorded for rebroadcast.
- Chair DeLello commented on local government support of volunteer fire companies. Supervisor Caughlan commented on the Act 172 tax credit for volunteer firefighters recently enacted by Worcester Township. Supervisor Quigley commented on the need for additional volunteer firefighters.
- Chair DeLello commented on Supervisor and staff attendance at the annual conference of the Pennsylvania State Association of Township Supervisors. Supervisor Caughlan commented on regional conferences hosted by the Pennsylvania State Association of Township Supervisors.

**PUBLIC COMMENT**

- Bob Andorn, Worcester, commented on Right-to-Know information posted to the Township website, Board of Supervisors’ consideration of recommended conditions of approval for an application to the Zoning Hearing Board, resident surveys, and a policy for Township communications.
- Jim Mollick, Worcester, commented on development of the Center Square Golf Course, Supervisor discussions with the prior owner of the Center Square Golf Course, consideration to develop a portion of the Center Square Golf Course, and the dissemination of information among the Members of the Board of Supervisors. Supervisor Caughlan commented on Dr. Mollick’s comments, submission of development proposals to Township staff, previous development proposals for the Center Square Golf Course, and previous Supervisors’ consideration of development proposals for the Center Square Golf Course.

## 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 March 2019, (b) bill payment for March 2019 in the amount of \$376,422.96; and, (c) the March 20, 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) Public Hearing – At 8:02pm Chair DeLello opened a Public Hearing to consider proposed Ordinance 2019-280, to revise the Zoning Ordinance to allow two and one-half stories in the MR Multi-Residential zoning district.

Bob Brant, Township Solicitor, noted the proposed ordinance was sent to the Montgomery County Planning Commission and Worcester Township Planning Commission on March 11, posted in the Township Building lobby and to the Township website on March 11, and mailed to the *Times Herald* on March 11. Mr. Brant noted the required legal ad was published in the *Times Herald* on March 25 and April 1.

Mr. Ryan noted the proposed ordinance does not alter the currently-permitted maximum building height in the MR Multi-Residential zoning district, but only permits two and one-half stories to be constructed in structures. Mr. Ryan noted several townhomes units possessing two and one-half stories have been constructed in past years, and he noted the proposed ordinance will resolve the non-conforming status of these units.

Chair DeLello called for public comment, and there was none.

At 8:07pm Chair DeLello closed the Public Hearing.

- c) Ordinance 2019-280 – Supervisor Caughlan made a motion to approve Ordinance 2019-280, to revise the Zoning Ordinance to allow two and one-half stories in the MR Multi-Residential zoning district. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) bid award – Joe Nolan, Township Engineer, provided an overview of bids received for the 2019 Road Program. Mr. Nolan noted Glasgow, Inc. was the lowest responsive and responsible bidder for the base bid and all alternate bid combinations.

Mr. Nolan commented on staff recommendation to award the Base Bid, Alternate Bid No. 2 and Alternate Bid No. 3, at a cost of \$765,252.50. The approved 2019 Budget includes \$835,000 for this contract.

Mr. Nolan commented on Alternate Bid No. 3, the repair and resurfacing of a portion of Morris Road, west of Valley Forge Road. Mr. Nolan noted the cost of this alternative, at \$250,000.

Mr. Nolan commented on the experience and qualifications of the lowest responsive and responsible bidder.

Supervisor Quigley commented on the utilization of subcontractors.

Chair DeLello commented on project schedule. Mr. Nolan commented on required award notification, contract execution and pre-construction meeting. Mr. Nolan noted the work is scheduled to be completed before the start of the 2019-2020 school year.

There was general discussion on Alternate Bid No. 3, the repair and resurfacing of a portion of Morris Road, west of Valley Forge Road. The Township will look to make any needed repairs this year, and include segment resurfacing in the 2020 Road Program.

Supervisor Caughlan made a motion to award a bid for the 2019 Road Program to Glasgow, Inc., Plymouth Meeting, for the Base Bid, Alternate Bid No. 2 and Alternate Bid No. 3, in the amount of \$765,252.50. The motion was seconded by Supervisor Quigley.

Art Bustard, Worcester, commented on Morris Road condition and traffic volume.

By unanimous vote the Board adopted the motion to approve.

- e) motion – Mr. Ryan provided an overview of a purchasing cooperative for municipalities and school districts. Mr. Ryan noted the cooperative provides for public advertisement and bidding requirements, allowing its members to purchase items in compliance with applicable law. Mr. Ryan noted the Township is seeking to purchase a trailer, as included in the approved 2019 Budget, and the purchasing cooperative offers the most favorable price for this trailer.

Supervisor Caughlan made a motion to approve Worcester Township participation in the BuyBoard National Purchasing Cooperative. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

## **OTHER BUSINESS**

- Supervisor Quigley recommended the Comprehensive Plan update process be added to the agenda of an upcoming meeting of the Board of Supervisors. The Worcester Township Planning Commission will be asked for its recommendations as to the Comprehensive Plan update process.

**PUBLIC COMMENT**

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

**ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 8:29 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager