

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, AUGUST 21, 2019 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:30 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 Business Meeting was being video-recorded for rebroadcast.

PUBLIC COMMENT

- Wini Hayes, Worcester, commented on an application submitted to the Montgomery County Farmland Preservation Program, and on the Comprehensive Plan Update Task Force appointments and project schedule. Supervisor Quigley noted all applications submitted to the Montgomery County Farmland Preservation Program are discussed in executive session meetings of the Montgomery County Farmland Preservation Board.
- Christine Steere, Worcester, commented on consideration of the North Penn Water Authority application to the Zoning Hearing Board, and on transparency of Township operations. Chair DeLello and Supervisor Quigley commented on Zoning Hearing Board consideration of the North Penn Water Authority application.
- Jim Mollick, Worcester, commented on Supervisor Caughlan attendance at a Board of Supervisors meeting, Supervisor Caughlan’s reported support for the North Penn Water Authority application to the Zoning Hearing Board, applications submitted to the Montgomery County Farmland Preservation Program, and a possible development at North Trooper Road and Germantown Pike. Supervisor Caughlan commented on applications submitted to the Montgomery County Farmland Preservation Program. Chair DeLello commented on the public comment period at public meetings.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. Supervisor Caughlan requested the July 19 Business Meeting minutes be

removed from the consent agenda, as she did not attend this meeting and would not be voting on these minutes.

Supervisor Caughlan made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for July 2019; and, (b) bill payment for July 2019 in the amount of \$342,672.20. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

Supervisor Quigley made a motion to approve the July 19 Business Meeting minutes. The motion was seconded by Chair DeLello.

There was no public comment.

Motion was approved 2-0, with Supervisor Caughlan abstaining from the vote, as she did not attend this meeting.

- b) Public Hearing – The Members conducted a Public Hearing to consider a conditional use application submitted by Willow Creek Farm Preserve, LLC that seeks to amend a Farm Market master plan.

The Public Hearing was opened at 7:37pm. A transcript of the proceedings was prepared by a court reporter.

The Public Hearing was closed at 8:32pm.

- c) motion – The members considered a motion on a conditional use application submitted by Willow Creek Farm Preserve, LLC to amend a Farm Market master plan.

Chair DeLello commented on the review process of the conditional use application, and on the Worcester Township Planning Commission recommendation of approval.

Supervisor Quigley commented on local property owner land preservation efforts.

Supervisor Caughlan made a motion to grant conditional use approval for the application submitted by Willow Creek Farm Preserve, LLC, amending a Farm Market master plan as presented. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the Montgomery County Planning Commission review letter, and on any work done for the Smith family by individual Members.

Ms. Hayes commented on the conditional use application.

By unanimous vote the Board adopted the motion to approve.

The meeting recessed at 8:40pm.

The meeting reconvened at 8:46pm.

- d) Himsworth (LD 2017-08) – Mark Himsworth, Applicant, provided an overview of a request to waive required street tree and buffer landscaping at an approved three-lot subdivision at Hollow Road. Mr. Himsworth commented on the property history, 2017 subdivision approval, and lot and creek locations.

Mr. Himsworth commented on landscaping cost, and on water and electricity availability.

Liz Himsworth, Applicant, commented on Lot 3 construction status, and on property vistas.

Supervisor Caughlan commented on approved landscaping and escrow amount calculations.

Supervisor Quigley commented on tree cover in the vicinity, the property's natural features, and the Applicants' proposed payment to the Township in lieu of landscape plantings.

Supervisor Caughlan commented on required insurances. Bob Brant, Township Solicitor, commented on required insurances.

Mr. Brant commented on the subdivision plan as recorded in the Office of Recorder of Deeds, and on the possible need to amend this plan. Mr. Brant commented on the approval of a waiver of landscaping, and the potential precedent set by this waiver.

Mr. Ryan commented on the issuance of a temporary use and occupancy permit for the single-family home under construction at Lot 3.

Township staff will review the Applicants' request in the coming days.

- e) easement – Mr. Ryan provided an overview of a proposed traffic signal easement at the northeast corner of the intersection of Valley Forge Road and Township Line Road. Mr. Ryan noted the easement is required to install various improvements to the existing traffic signal.

Supervisor Caughlan made a motion to approve a traffic signal easement at the northeast corner of the intersection of Valley Forge Road and Township Line Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) Minimum Municipal Obligation (MMO) – Mr. Ryan provided a brief overview of the 2020 MMO contributions to the defined-benefit and defined-contribution pension plans.

Supervisor Caughlan made a motion to approve the 2020 MMO contributions to the Township's defined-benefit and defined-contribution pension plans. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) resignation – Supervisor Caughlan made a motion to accept the resignation of Peter Praczek, Public Works Laborer. 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 commented on improvements made in recent years as to transparency of Township operations.
- Supervisor Caughlan commented on Montgomery County Farmland Preservation Board applications, and on offers made to property owners.

PUBLIC COMMENT

- Ms. Hayes commented on open space preservation funding.
- Bob Andorn, Worcester, commented on the transparency of Township operations, agenda item posting, the waiver of landscape materials, and open space preservation funding. Supervisor Quigley commented on public comment policy in past years, and on the transparency of Township operations.
- Dr. Mollick commented on the transparency of Township operations, Montgomery County Farmland Preservation Board discussions as to possible acquisitions, and the public comment policy at public meetings.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:43 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager