

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, APRIL 18, 2018 – 6:30 PM**

CALL TO ORDER by Chair DeLello at 6:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, noted that following the March 28 Business Meeting the Board of Supervisors met in Executive Session to discuss a matter of potential litigation, regarding a reported violation of Township Code at private property. Mr. Ryan noted no decision was made at this Executive Session, and no decision is expected to be made at this evening’s meeting. Mr. Ryan noted that following this evening’s Work Session the Board of Supervisors will meet in Executive Session to discuss a matter of potential litigation, regarding a reported violation of Township Code at private property.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the proposed development of the Palmer property, the history and process of the proposed Center Point Village Zoning Ordinance, commercial uses at the Palmer property, the development of non-residential property ratables to benefit the School District. Supervisor Caughlan noted the proposed development of the Palmer property does not comply with current Township Code.

PRESENTATIONS

Palmer property – Ed Mullin, Counsel for the Property Owners, provided an overview of a revised concept plan that includes a convenience store with fuel, a pharmacy and 88 single-family attached townhomes.

Jim Faber, Landscape Architect for the Property Owners, commented on existing site conditions, frontages to Valley Forge Road and Skippack Pike, and the location of the convenience store, pharmacy and townhomes. Mr. Faber commented on planning efforts to date, and he noted that proposed is based on the bubble plan included in the draft Center Point Village Zoning Ordinance.

Mr. Faber commented on proposed open spaces, including that located at the intersection of Valley Forge Road and Skippack Pike, that located along the Valley Forge Road corridor, and that located south of Skippack Pike, adjacent to the existing shopping center.

Mr. Faber commented on the size of the convenience store and pharmacy. Mr. Faber commented on internal circulation, and on access to Valley Forge Road and Skippack Pike.

Mr. Faber noted one type of single-family attached dwelling is proposed. Mr. Faber noted the proposed residential density is approximately 1.85 dwelling units per acre.

Mr. Mullin noted the office use included on the prior concept plan was removed from the plan, as the developer determined the use was not feasible at this location.

Supervisor Caughlan commented on the development of non-residential property ratables that benefit the School District. Supervisor Caughlan commented developing the commercial component of the property in a manner that resembles the existing shopping center located opposite Skippack Pike.

Supervisor Caughlan commented on the residential portion of the property, noting this should be developed in accordance to the current conservation subdivision requirements.

Chair DeLello commented on the Worcester Township Comprehensive Plan and the Center Point Village Vision Plan, in specific the plans' growth and development objectives. Chair DeLello noted the plans encourage higher-density development to be located the Village, and he noted requiring the Village to be developed in accordance with current conservation subdivision requirements runs counter to the plans' objectives. Supervisor Caughlan commented on the use of transfer development rights. Chair DeLello noted the Property Owners have worked within the planning parameters set forth by the Township in recent years.

Supervisor Quigley commented on the lack of activity at the existing shopping center located opposite Skippack Pike. Supervisor Quigley noted the developer is responsible to understand the demand for commercial uses, and noted it is not the Township's decision to select commercial uses. Mr. Quigley commented Center Point Village planning efforts to date, and the impact of this multi-year process to Property Owners in Center Point Village.

Bob Andorn, Worcester, commented on illustrations provided by Mr. Faber at this evening's meeting, the Center Point Village Planning Process, the impact of this multi-year process to Property Owners in Center Point Village, the proposed convenience store use, and the viability of commercial uses in the Village.

Supervisor Caughlan commented on her support of local businesses.

Kurt Schweighauser, Worcester, commented on existing traffic volumes in the Village, and on commercial development in neighboring municipalities.

Dr. Mollick commented on the use of transfer development rights.

OTHER BUSINESS

- There was no additional business discussed at this evening's meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Work Session at 7:20 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager