

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, AUGUST 15, 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, announced that following the July 18 Business Meeting the Board of Supervisors met in Executive Session to discuss a personnel matter, in specific a performance review of a Township employee. Mr. Ryan announced that following this evening's Work Session the Board of Supervisors will meet in Executive Session to discuss a matter of real estate, in specific a possible lease of property to a utility, and a personnel matter, in specific a benefit provided by the Township. No decisions on these matters are expected to be made at this evening's Business Meeting.

PUBLIC COMMENT

- Wini Hayes, Worcester, commented on Board of Supervisors and Planning Commission efforts to date to develop the proposed Center Point Village Zoning Ordinance, utilization of transfer development rights, permitted residential density in Center Point Village, architectural controls, fueling station location, traffic generated by new development in Center Point Village, and transfer development rights sending areas.
- Maeve Vogan, Worcester, commented on the Worcester Volunteer Fire Department chicken barbeque, and the televising of public meetings.
- Karen Arena, Worcester, commented on stormwater concerns at her property, costs incurred to date on this matter, and the permit status for certain improvements at a neighboring property. Mr. Ryan commented on Township permitting procedures.
- Jim Mollick, Worcester, commented on Supervisor Caughlan's efforts to preserve the Palmer property while serving as the Township's Open Space Coordinator, Board of Supervisors and Planning Commission efforts to date to develop the Center Point Village Zoning Ordinance, the permitted residential density noted in the *Center Point Village Vision Plan*, proposed residential density at the Palmer property, comments made by a Planning Commission member regarding potential financial gains to a Center Point

Village property owner, and the utilization of transfer development rights. Supervisor Caughlan commented on her efforts to preserve the Palmer property while serving as the Township's Open Space Coordinator.

PRESENTATIONS

Center Point Village Zoning Ordinance – Gordon Todd, Planning Commission Chair, commented on Dr. Mollick's comments.

Mr. Todd commented on permitted residential density and the utilization of the existing conservation subdivision standards for development in Center Point Village. Chair DeLello commented on Comprehensive Plan objectives for development in Center Point Village.

Mr. Todd commented on smaller-scale commercial uses and housing types in a village environment, and on Planning Commission review of development proposals for properties in Center Point Village.

Supervisor Caughlan commented on the utilization of transfer development rights and residential density in Center Point Village. Chair DeLello commented on transfer development right language in the Comprehensive Plan.

Mr. Todd commented on residential density calculation.

Supervisor Quigley commented on Board of Supervisors and Planning Commission efforts to date to develop the Center Point Village Zoning Ordinance, and the utilization of transfer development rights.

Chair DeLello commented on the components of the current concept plan for the Palmer property, and the utilization of transfer development rights.

Supervisor Quigley commented on the residential density noted in the *Center Point Village Vision Plan*.

Supervisor Caughlan commented on school students generated by residential use type.

Ed Mullin, Counsel for the Palmer family, commented on efforts to date to develop the proposed Center Point Village Zoning Ordinance.

Chair DeLello commented on the number of ordinance versions to date, and revisions made to the ordinance to date.

There was discussion as to next steps to be taken. Mr. Todd, Mr. Ryan and Bob Brant, Township Solicitor, will meet to discuss the proposed Center Point Village Zoning ordinance.

OTHER BUSINESS

- There was no other business discussed at this evening's Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Work Session at 7:45 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager