

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, OCTOBER 17, 2018 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:44 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that on October 10 the Board of Supervisors met in Executive Session to discuss two matters of potential litigation, each matter regarding a reported violation of the Township Code at private property. No decision on these matters was made at that time, and no decision on these matters is expected to be made at this evening’s Business Meeting.

PUBLIC COMMENT

- Karen Arena, Worcester, commented on stormwater concerns at her property. Joe Nolan, Township Engineer, commented on his review of this matter, and actions subsequently taken by a neighboring property owner. Bob Brant, Township Solicitor, noted this is a matter of active litigation. Mr. Brant commented on testimony given by Ms. Arena at hearings in the Montgomery County Court of Common Pleas in 2012 and 2013, and correspondence he has sent to Counsel for Ms. Arena.
- Jim Mollick, Worcester, commented on the proposed development at the Palmer property, Planning Commission comments regarding the proposed Center Point Village Zoning Ordinance, utilization of Transfer Development Rights, permitted housing types in the proposed Center Point Village Zoning Ordinance, and comments posted to an anonymous website.
- Michael Holsenbeck, Worcester, commented on the Meadow Lane building lots and lot boundaries, walkability in Center Point Village, and the status of the proposed Center Point Village Zoning Ordinance. Supervisor Caughlan commented on uses at the Palmer property permitted under existing ordinance.

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 September 2018, (b) bill payment for September 2018 in the amount of \$414,695.77; (c) the September 19, 2018 Work Session minutes; and, (d) the September 19, 2018 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the Valley Green Wastewater Treatment Plant noise study cost.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2018-37 – Mr. Nolan commented on a proposed lot line change at Trooper Road. Mr. Nolan noted there are no outstanding issues as to the application.

Supervisor Caughlan commented on the Reserve at Worcester subdivision. Mr. Nolan noted approvals for this application have lapsed.

Supervisor Caughlan made a motion to approve Resolution 2018-37, to grant Preliminary/Final Plan approval for Westrum, plan of lot line change at Trooper Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Resolution 2018-38 – Mr. Ryan noted PECO requested the resolution for the PECO Green Region Open Space Program, adopted by the Board at the September 19 Business Meeting, be revised to denote both the grant amount and matching funds amount. Mr. Ryan confirmed there has been no change to the project cost or scope.

Supervisor Caughlan made a motion to approve Resolution 2018-38, to authorize submission of a grant application to the PECO Green Region Open Space Program. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) waiver – Mr. Nolan provided an overview of a request to grant a waiver to install a portion of an on-lot septic system in a setback at 2809 Trooper Road. Mr. Nolan commented on the type of on-lot septic system proposed.

Supervisor Caughlan made a motion to approve a waiver to install a portion of an on-lot septic system in a setback at 2809 Trooper Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) waiver – Tim Woodrow, Engineer for the Applicant, provided an overview of a request for relief from land development to allow Meadowood to relocate a garden, and to install two storage sheds, at a recently-purchased property at Skippack Pike. Mr. Woodrow commented on a proposed stone drive and parking lot to service the garden.

Supervisor Quigley commented on shed location.

Supervisor Caughlan commented on previous uses at the property.

Supervisor Caughlan made a motion to approve a request for relief from land development to allow Meadowood to relocate a garden, and to install two storage sheds, as proposed. Mr. Ryan noted the Applicant is agreeable to conditioning approval on the consolidation of the affected properties with the Meadowood property at the time of next land development application, or within three years, whichever occurs first. Supervisor Caughlan withdrew her motion.

Supervisor Caughlan made a motion to approve a request for relief from land development to allow Meadowood to relocate a garden, and to install two storage sheds, as proposed, conditioned on the Applicant consolidating the affected properties with the Meadowood property at the time of next land development application, or within three years, whichever occurs first. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) application – Mr. Ryan provided an overview of a right-of-way application to allow the Township to install an off-road trail on State-owned property, so to connect the existing Zacharias Creek trail to the trail network in Evansburg State Park. Mr. Ryan noted a portion of the proposed trail is located in Skippack Township, and noted this municipality is preparing a right-of-way application for this segment.

Supervisor Caughlan commented on trail location and property topography. Mr. Nolan commented on trail location and State requirements for trail design and construction.

Supervisor Caughlan made a motion to approve the submission of a right-of-way application to the Commonwealth of Pennsylvania, to allow the Township to install an off-road trail on State-owned property. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) 2019 Budget – Mr. Ryan provided an update on the 2019 Budget. Mr. Ryan noted the draft budget does not include an increase in taxes and does not include new taxes, and he noted the budget does not include additional full-time employees.

Mr. Ryan provided an overview of primary receipts. Mr. Ryan noted the budget assumes a no increase in Earned Income Tax receipts. Mr. Ryan noted the budget assumes a 14% decrease in building permit fees, as construction at active subdivisions is expected to conclude in 2018 and as recently-approved subdivisions have yet to break ground.

Mr. Ryan noted the budget provides a 5% increase in operating contributions to the Norristown Public Library and Worcester Volunteer Fire Department, and new funding for the Fire Department's mandated purchase of new radios.

Mr. Ryan commented on proposed capital improvements, including the replacement of Public Works vehicles and equipment that have reached the end of their useful life – which includes a 1995 backhoe, a 1996 dump truck, and a 2008 mower. Mr. Ryan noted the Capital Fund also provides for the re-decking of the Barley Lane, Green Hill Road and Woodbridge Lane bridges, the replacement of a stormwater line at Quarry Hall Road, and the replacement of a culvert at Berks Road. Mr. Ryan noted the Capital Fund provides \$835,000 for the Township's annual Road Program, which is in addition to dollars budgeted for program design, bidding and inspection, and which is in addition to funding for smaller roadway fixes to be made throughout the year.

Mr. Ryan commented on Sewer Fund operations, and efforts made by Township staff and the contracted sewer operator to lower system expenses. Mr. Ryan noted the draft budget includes a 0.5% increase to sewer service fees, which equates to an approximate \$0.25 increase per month for each home connected to the Township's sanitary sewer system.

Mr. Ryan commented on the State Fund, and the 2019 estimated Liquid Fuels allocation.

Mr. Ryan noted the Budget would be presented at the November Business Meeting, and then made available for a 20-day public inspection hearing, before being considered at a Public Hearing at the December 19 Business Meeting.

Chair DeLello commented on the value of the multi-year improvement schedule for roads and bridges, storm sewer infrastructure and Township facilities and parks, as included as an exhibit to the Budget.

Supervisor Quigley commented on the Township-owned rental property at Hollow Road, and on the Zacharias Trail springhouse.

Supervisor Caughlan commented on the inclusion of administrative expenses to the Sewer Fund budget. Mr. Ryan commented on Sewer Fund expenses, the budgeting of enterprise funds, and on Sewer Fund capital reserves and long-term maintenance obligations.

OTHER BUSINESS

- Chair DeLello commented on the video recording of public meetings. There was general discussion on decorum at public meetings that are video recorded. Mr. Brant commented on reviewing meeting decorum policies utilized by other municipalities.

Supervisor Caughlan made a motion to add the purchase and installation cost of a video recording system to the proposed 2019 Budget. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on restrictions to public comment at public meetings, and on the method of video recording public meetings.

By unanimous vote the Board adopted the motion to approve.

Supervisor Caughlan commented on restrictions to public comment at public meetings.

- Chair DeLello commented on the rescheduling of the November 21 Work Session and Business Meeting, due to the Thanksgiving holiday.

Supervisor Caughlan made a motion to cancel the November 21 Work Session and Business Meeting, and to advertise the meetings for November 14. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- Supervisor Quigley commented on consideration of the proposed Center Point Village Zoning Ordinance. Supervisor Quigley commented on conducting the public hearing at a regularly-scheduled monthly meeting.

Supervisor Caughlan commented on traffic generated by proposed development in Center Point Village.

Supervisor Quigley commented on information communicated to residents regarding the proposed Center Point Village Zoning Ordinance and the proposed sale of the Meadow Lane building lots.

Chair DeLello commented on the Township sending notice of the public hearing to all Township households. Mr. Ryan and Mr. Brant will draft this letter.

Supervisor Caughlan made a motion to schedule a Special Meeting for 7pm on Wednesday, December 12, 2018, so to conduct a public hearing to consider the proposed Center Point Village Zoning Ordinance. The motion was seconded by Chair DeLello.

Dr. Mollick commented on the Township sending notice of the public hearing to all Township households.

The motion was approved 2-1, with Supervisor Quigley voting no.

PUBLIC COMMENT

- Dr. Mollick commented on Center Point Village Zoning Ordinance planning efforts and costs to date, consideration of the sale of the Meadow Lane building lots and information on this issue disseminated to Township residents, Executive Session announcement requirements, and past litigation.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:45 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager