

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, NOVEMBER 14, 2018 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:33 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- No informational items were announced at this evening’s meeting.

PUBLIC COMMENT

- Kim David, Worcester, commented on the proposed Center Point Village Zoning Ordinance, Center Point Village walkability, residential density, utilization of Transfer Development Rights, and preservation of structures at the Palmer property.
- Jim Mollick, Worcester, commented on Supervisors Caughlan interaction with Township staff, the subdivision of the Meadow Lane building lots, and the utilization of Transfer Development Rights.
- Lance Asher, Worcester, commented on the utilization of Transfer Development Rights, the preservation of open space, the proposed Center Point Village Zoning Ordinance, resident notifications, the development of the Center Square Golf Course, proposed development at the Palmer property, and potential litigation regarding the proposed Center Point Village Zoning Ordinance. Bob Brant, Township Solicitor, commented on potential litigation regarding the proposed Center Point Village Zoning Ordinance, and on Member consideration of proposed ordinances.
- Carol Staats, Worcester, commented on land development in Worcester, traffic volumes, school district taxes, and the provision of a municipal police department.
- Annemarie Wagner, Worcester, commented on the provision of a municipal police department, public sewer availability, the sale of municipal public sewer systems, and public school student populations.
- Michelle Greenawalt, Worcester, commented on the proposed Center Point Village Zoning Ordinance, Planning Commission comments and recommendation on the

proposed Center Point Village Zoning Ordinance, zoning map change postings, and public school student populations.

- Mary Sparango, Worcester, commented on Center Point Village planning efforts to date, development in Center Point Village, and property values.
- Tommy Ryan, Township Manager, introduced Pennsylvania Trooper Loretta Miree, recently-appointed Community Relations Officer to Worcester Township.

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 October 2018, (b) bill payment for October 2018 in the amount of \$247,678.05; (c) the October 17, 2018 Work Session minutes; and, (d) the October 17, 2018 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on notification costs for the proposed Center Point Village Zoning Ordinance.

By unanimous vote the Board adopted the motion to approve.

- b) 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 front yard and in a setback at 1003 Anvil Drive. 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 the front yard and in a setback at 1003 Anvil Drive. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Resolution 2018-39 – Bob Irick, Engineer for the Applicant, provided an overview of a revised final plan of land development at 2750 Morris Road. Mr. Irick noted the revision decreased the number of loading docks to eight from twelve.

Supervisor Caughlan commented on parking and impervious coverage. Mr. Irick noted the revision results in the retention of more of the existing parking and pervious surfaces.

Supervisor Quigley commented on past neighbor concerns regarding site landscaping and property maintenance. Duane Horne, Property Manager, stated these issues have been addressed. Supervisor Quigley commented on false fire alarms at this property. Mr. Horne

commented on efforts to address this matter. Supervisor Quigley commented on utilization of the emergency access route for the Pennsylvania Turnpike.

Mr. Nolan confirmed there were no outstanding items as to the Application.

Supervisor Caughlan made a motion to approve Resolution 2018-39, to grant approval to a revised Preliminary/Final Plan of land development for Advance Realty, 2750 Morris Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) 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 that, at this evening's meeting, the Members will consider authorization to advertise the proposed 2019 Budget for public inspection, as required by State Law. Mr. Ryan noted adoption of the Budget will be considered at the December 19 Business Meeting.

Supervisor Caughlan commented on the inclusion of administrative expenses to the Sewer Fund budget. Chair DeLello and Supervisor Quigley commented on the Sewer Fund including expenses that would not be realized if the Township did not operate the system.

Chair DeLello commented on amending the proposed 2019 Budget's 10-Year Bridge, Culvert and Storm Sewer Plan to add a Kriebel Mill Road closure assessment to this plan. Supervisor Caughlan commented on advertising the Budget without the multi-year improvement plans for Township infrastructure and facilities. Mr. Ryan commented on the multi-year improvement plans serving a planning guide for local officials, and he noted the multi-year improvements plans are a best management practice for municipal budgets.

Supervisor Quigley made a motion to authorize the proposed 2019 Budget as presented, and with a revision to the 10-Year Bridge, Culvert and Storm Sewer Plan to add a Kriebel Mill Road closure assessment. The motion was seconded by Chair DeLello.

Dr. Mollick commented on budget preparation by Township staff.

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

OTHER BUSINESS

- There was no other business considered at this evening's meeting.

PUBLIC COMMENT

- Dr. Mollick commented on the utilization of Transfer Development Rights at the Worcester Golf Course, and Member comments on, and consideration of, the proposed Center Point Village Zoning Ordinance.
- Barbara McMonagle, Salford, commented on the vision of Worcester Township, residential density in the proposed Center Point Village Zoning Ordinance, planning experience, and the proposed development of the Palmer property.
- Sue Gabriel, Worcester, commented on residential density in the proposed Center Point Village Zoning Ordinance, and the viability of non-residential development.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:03 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager