

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, MARCH 20, 2019 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:41 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session prior to this evening’s Business Meeting to discuss a matter of potential litigation regarding Zoning Hearing Board application 19-05, Philadelphia Metro Wildlife Center, Inc. A decision on this matter is expected to be made at this evening’s Business Meeting.
- Chair DeLello noted he and Supervisor Quigley recently attended the Worcester Volunteer Fire Company annual banquet.

PUBLIC COMMENT

- Wini Hayes, Worcester, commented on Township Code searchability.
- Bob Andorn, Worcester, commented on the status on the recording of public meetings. Mr. Ryan provided an update on the status of the recording of public meetings. Mr. Andorn commented on the Worcester Township Comprehensive Plan review process.
- Jim Mollick, Worcester, commented on the Worcester Township Comprehensive Plan review process, Planning Commission Chair’s comments regarding attendance at the Board of Supervisors December 12, 2018 Special Meeting, Zoning Hearing Board Member attendance at the Board of Supervisors December 12, 2018 Special Meeting, Friends of Worcester membership, Worcester Township Comprehensive Plan density recommendations, and a survey conducted by a consultant for the Center Point Village Vision Plan. Supervisor Caughlan commented on Friends of Worcester membership.

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 February 2019, (b) bill payment for February 2019 in the amount of \$151,654.18; (c) the February 27, 2019 Work Session minutes; and, (d) the February 27, 2019 Business Meeting minutes. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – At 7:52pm Chair DeLello opened a Public Hearing to consider Conditional Use Application 2019-01, Meadowood, to construct a driveway in a Riparian Corridor Conservation District Zone One and Riparian Corridor Conservation District Zone Two.

A court reporter was present and took record of the proceedings.

At 8:16pm Chair DeLello closed the Public Hearing.

- c) motion – Bob Brant, Township Solicitor, noted recommended conditions of approval for Conditional Use Application 2019-01, Meadowood, as included in the Township Engineer's January 21, 2019 review letter.

Supervisor Caughlan made a motion to approve Conditional Use Application 2019-01, Meadowood, to allow construction a driveway in a Riparian Corridor Conservation District Zone One and Riparian Corridor Conservation District Zone Two, conditioned upon all items noted in the Township Engineer's January 21, 2019 review letter. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) waiver – Joe Nolan, Township Engineer, provided an overview of a proposed on-lot septic system at 3033 Fisher Road, a portion of which is located in a front yard. Mr. Nolan commented on site conditions and system type, and stated he is agreeable to that proposed.

Chair DeLello commented on the review procedure followed by the Township for this and like waiver requests.

Supervisor Caughlan made a motion to approve a waiver to allow installation of a portion of an on-lot septic system in a front yard at 3033 Fisher Road. The motion was seconded by Chair DeLello.

Rob Hayes, Worcester, commented on Dr. Mollick's ability to comment on this matter. Mr. Brant commented on public comment permitted at public meetings.

Dr. Mollick commented on testimony regarding the existing septic system given at a 2016 Zoning Hearing Board meeting, the location of the existing septic system on various plans, the location of a level spreader on various plans, testing of the existing septic system, swimming pool location, property topography, siting of the proposed septic system, proximity of the proposed septic system to the on-lot well, and individual Members of the Board of Supervisors meeting with property owners.

Chair DeLello commented on the review procedure followed by the Township for this and like waiver requests.

By unanimous vote the Board adopted the motion to approve.

- e) bid award – Mr. Nolan provided an overview of bids received to repair and replace a Township-owned storm sewer system at Quarry Hall Road. Mr. Nolan noted the lowest responsive and responsible bidder was Property Solution Contracting, Plymouth Meeting, at \$18,208.00.

Supervisor Caughlan commented on bid amount spread and project location.

Mr. Ryan noted the 2019 Budget includes \$30,000 for this project.

Supervisor Caughlan made a motion to award a bid for the Quarry Hall Road Storm Sewer Project to Property Solution Contracting, Plymouth Meeting, the lowest responsive and responsible bidder was, in the amount \$18,208.00. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) motion – Mr. Ryan provided an overview of an easement required to construct a portion of the proposed Defford Road Park trail at a neighboring property.

Supervisor Caughlan commented on trail location, and fencing along the trail.

Supervisor Caughlan made a motion to approve an easement agreement between Worcester Township and 1970 Valley Forge Road, LP. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Proclamation 2019-01 – Mr. Ryan provided an overview of a proclamation to recognize April 2019 as Pennsylvania 811 Safe Digging Month.

Supervisor Caughlan made a motion to approve Proclamation 2019-01, to recognize April 2019 as Pennsylvania 811 Safe Digging Month. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- Mr. Brant provided an overview of Zoning Hearing Board application 19-05, as submitted by Philadelphia Metro Wildlife, Inc.. Mr. Ryan provided an overview of a proposed animal rehabilitation clinic at 2815 Township Line Road.

Mr. Brant noted he and Mr. Ryan had prepared recommended conditions of approval to be submitted to the Zoning Hearing Board, should the Zoning Hearing Board, in its discretion, be agreeable to granting the requested relief. Mr. Brant noted the conditions are agreeable to the Applicant. Mr. Brant noted the following recommended conditions:

1. single-family occupancy of the property's dwelling;
2. facilities not open to the general public, not open for tours;
3. maintaining an inventory of animals on premises, available to Township upon request;
4. daily hours of operation 7am to 7pm, emergency intakes excepted;
5. no non-security outdoor lighting;
6. maximum 7 employees and volunteers at the property at any time;
7. the installation of fencing at locations that protect the animals, visitors and neighbors, and of a style that is aesthetically pleasing (but no chain link), as determined by the ZHB;
8. animal waste collected and contained in secure containers, contract for regular collection;
9. obtain U&O permit before occupancy, make improvements required by the building code and the Fire Marshal;
10. Township Engineer review of parking areas, install additional parking if required;
11. payment of Act 209 Traffic Impact Fee, Township Traffic Engineer to calculate;
12. noise to comply with Township Code;
13. structures to be built or expanded must be approved through land development or a waiver of land development;
14. confirmation from MCHD on-lot septic system can accommodate new use;
15. required to connect to public sewer if service installed at frontage;
16. required to connect to public water if service installed at frontage; and,
17. no more than 75 animals in existing structures and 75 animals outside at any one time, with specie and any other animal restrictions to be determined by the Zoning Hearing Board.

Supervisor Caughlan commented on the types of animals to be serviced at the proposed animal rehabilitation clinic. Supervisor Caughlan noted the Applicant is agreeable to the conditions.

Supervisor Caughlan made a motion to direct the Township Solicitor to forward the list of recommended conditions of approval, as presented, to the Zoning Hearing Board Solicitor. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

PUBLIC COMMENT

- Dr. Mollick commented on stormwater flow at, and the topography of, a Fisher Road property, stormwater improvements installed at same property, and a stormwater issue at a Bethel Road property.
- Mr. Hayes commented on Dr. Mollick's public comments.
- Ms. Hayes commented on recent plantings along the Zacharias Creek. Mr. Ryan and Mr. Nolan provided an overview a grant the Township received for these riparian buffer materials. Ms. Hayes commented on public comment permitted at public meetings, and the condition of her property's on-lot septic system. Chair DeLello commented on public comment permitted at public meetings, Township communication programs to be discussed at the April 17 Work Session, and Dr. Mollick's public comments.
- Mr. Andorn, Worcester, commented on public comments permitted at public meetings, private property rights, the application of law, and maintaining consistent processes. Supervisor Caughlan commented on the application of law and maintaining consistent processes.
- Supervisor Caughlan commented on recent plantings along the Zacharias Creek. Mr. Nolan commented on planting plan preparation, review and approval.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:12 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager