

**MINUTES  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
December 18, 2024 - 7:00 PM**

**CALL TO ORDER**

The meeting was called to order at 7:00 PM by Chair DeLello.

**ATTENDANCE**

Vice Chair Lou Betz was absent from the meeting.

**ANNOUNCEMENTS:**

The Township Manager, Dan DeMeno, stated that the meeting was being recorded for future broadcast.

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

Lori Kish, a resident of 126 Brindle Court in Stony Creek Farm, requested an update on the Whitehall Road property that was discussed in the previous meeting.

Her comments included observations of significant changes at the property such as:

- New mounds of dirt and dumped materials (e.g., large containers and construction equipment)
- A transformation noted from a former tree farm or residential site to a construction site without visible permits or violations

Dan DeMeno provided the following update:

- A plan concerning the property has been received and is currently under review.
- The review includes both physical aspects (such as the extent of impervious surfaces) and the intended use of the property.
- He explained that there is a firm deadline by which the township must understand and decide on the zoning for the property.
- Mr. DeMeno mentioned that while the township review is underway, the county has been involved through inspections and that there is potential for state-level involvement regarding stormwater management issues.

Additional questions from the floor clarified that although county inspections had taken place, the primary responsibility for zoning determination remains with the township.

## **OFFICIAL ACTION ITEMS**

### **a) Consent Agenda:**

- a. Approval of the minutes from the November 20th business meeting (including a correction: one resident's name was misspelled and his designation corrected from "mister" to "doctor" on page 3).
- b. Treasurer's report and other monthly financial and administrative reports for November 2024.
- c. Bill payments for November 2024, totaling \$316,078.35.

Supervisor Quigley confirmed that aside from the correction noted in the minutes, no items were requested for removal from the consent agenda.

A motion was made by Supervisor Quigley to approve the consent agenda and seconded by Chair DeLello.

The motion was approved unanimously.

## **PUBLIC HEARING**

The Board considered a public hearing item regarding a proposed zoning ordinance amendment, which involved regulations for fence and wire facilities.

Mr. DeMeno explained that the amendment could not move forward as scheduled because the Montgomery County Planning Commission review letter, a critical document for the process, had not been received. The lack of the review letter meant that the ordinance could not be passed during this meeting.

The ordinance item was postponed to the January meeting, with the related motion removed from the agenda.

## **MOTIONS**

### **b) Eagle Scout Orienteering Project at Heebner Park**

Kenny Earnshaw, a current Eagle Scout from Troop 182, presented his proposal to develop an orienteering course at Heebner park. He described the course as a series of stations where participants use a compass and directional instructions to navigate through the park. Each station would feature a small post with a QR code that participants could scan to record their time and progress.

Board members expressed support for the educational and community-building aspects of the project.

The project was highlighted as a means to help residents (especially youth) gain navigational skills and appreciate all areas of the park beyond just the well-known recreational spaces. It was clarified that the township would not incur any costs related to the project; instead, the Eagle Scout would rely on fundraising and donations to cover any expenses.

A motion to approve the Eagle Scout orienteering project was made by Supervisor Quigley, seconded by Chair DeLello, and passed unanimously.

- c) Motion to authorize Township Solicitor to prepare a Resolution approving the C. Bradford & Sandra B. Smith Minor Subdivision Plan

The Board noted that the resolution is considered a preliminary procedural step, rather than an immediate approval of the subdivision plan.

Board members noted that the plan had already been reviewed and received unanimous recommendations from the Planning Commission.

There was some discussion regarding the need for additional steps and whether certain procedural requirements could be streamlined in the future.

Some Board members reflected on past experiences with larger developments and suggested that minor subdivisions might be handled with a more simplified process.

Supervisor Quigley made a motion to authorize Wendy McKenna, the township solicitor, to draft the resolution and was seconded by Chair DeLello.

The motion passed unanimously.

- d) Motion to adopt the 2025 Budget

The Board reviewed the proposed 2025 budget, which had been publicly advertised, posted online, and distributed in hard copy to attendees.

The presentation of the budget had been part of previous meetings (September, October, and November), and the township manager had addressed various resident queries during that period.

Supervisor Quigley and Chair DeLello confirmed that all procedural steps for budget adoption had been followed, including the required public notice period and document dissemination.

The Board noted that the township manager's availability for further discussions had helped ensure that any concerns were addressed in advance.

Supervisor Quigley made a motion to adopt the 2025 budget as presented and was seconded by Chair DeLello.

The motion passed unanimously.

## **OTHER BUSINESS**

A resident raised safety concerns about e-bikes on Zacharias Trail, particularly noting their high speeds and the potential hazards for pedestrians and dog walkers.

Discussion centered on:

- The regulatory classification of e-bikes (whether they should be considered motorized vehicles)
- The challenges associated with enforcing any potential restrictions, given limited local police resources and shared state trooper services
- Past experiences with similar issues (e.g., ATV regulation) and the difficulty in enforcing bans on such devices

Mr. DeMeno was tasked with researching how other communities regulate e-bikes and determining if a local policy could be effectively implemented.

Concerns were raised regarding the recent rezoning for apartment complexes on Germantown Pike and elsewhere, with some residents under the impression that the Board had directly approved these changes.

Board members clarified that the rezoning decisions were driven by mandates and guidelines from federal, state, and county levels, rather than being discretionary township actions.

It was agreed that the Board should develop a newsletter or public communication to clearly explain the rationale behind these zoning decisions, outlining the township's role and the external pressures that influenced the rezoning process.

This communication is intended to dispel misconceptions and provide transparency regarding the decision-making process for future reference.

## **PUBLIC COMMENT**

Bob Andorn expressed appreciation for more bill list details but further would like to see more information on a per account basis. He also discussed some concerns on conflict with information expressed on the City View curative amendment. He also asked if the public packet has been changed, and Dan DeMeno responded that the info was added, and he would address the viewability.

Winnie Hayes commented about the City View zoning changes and questioned the process.

Bill McGrane said that he would like to thank the Board for their efforts. He also commented on the existing parks and to look at what is possible for our parks in the new year. Chair DeLello thanked members of the audience for showing up to meetings and offering feedback.

Dr. Jim Mollick offered feedback on why the extra steps for Land Development approval are needed due to Sunshine Law requirements. He also commented on the City View development.

## **ADJOURNMENT**

The meeting was adjourned at 8:01 PM