

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

BUSINESS MEETING MINUTES

June 18, 2025 – 7:00 PM

Chair Rick DeLello called the meeting to order. In attendance were Vice Chair Lou Betz, Supervisor Steve Quigley, Solicitor Wendy McKenna, Township Engineer John Evarts, Assistant Manager Christian Jones, and staff member Dustin Schreiber. Manager Dan DeMeno was absent.

Pledge of Allegiance

The meeting began with the Pledge of Allegiance.

Public Comment

No public comment was offered.

Consent Agenda

Motion by Betz, seconded by Quigley, to approve:

- Minutes from May 21, 2025 Business Meeting
 - Treasurer's Report for May 2025
 - Departmental reports for May 2025
 - Bill payment dated May 12, 2025 in the amount of \$314,883.00
- Motion passed unanimously.

New Business

1. Motion to Advertise – Accessory Structures Zoning Ordinance Amendment

A motion was made by Quigley, seconded by Betz, to authorize advertisement of a proposed amendment clarifying regulations for accessory structures. Motion passed unanimously.

2. Motion to Advertise – Childcare Zoning Ordinance Amendment

A motion was made by Betz, seconded by Quigley, to authorize advertisement of an ordinance permitting childcare centers in certain commercial districts. Betz expressed caution about allowing this use broadly but supported advertising. Motion passed unanimously.

3. 2025 Road Program Bid Award

Engineer Evarts reported that five bids were received. Heidelberg Materials Northeast LLC was the lowest responsible bidder at \$1,029,395.60, including a base bid for Sunnybrook Estates and an alternate for Creekside Dr, Pondview Dr, and

Spring Creek Rd.

Motion by Betz, seconded by Quigley. Public Works will oversee on-site inspections.

Christian Jones confirmed the budget included \$1.377 million.

Motion passed unanimously.

4. Resolution 2025-13 – Westrum Preliminary Land Development Plan

Attorney Rob Gundlach presented a 45-townhome project on Trooper and Germantown Pike. The development:

- Is consistent with the multi-residential overlay zoning created via the curative amendment
 - Will include private roads and an HOA-managed stormwater system and amenities
 - Is intended to be age-targeted, low-maintenance housing
- Supervisors expressed concern about potential resident complaints, parking overflow, HOA enforcement, and long-term maintenance.

Betz opposed the approval, asserting the property was not originally zoned for this use and expressing concern about precedent.

Motion by DeLello, seconded by Quigley. Motion passed 2-1 (Betz opposed).

5. Resolution 2025-14 – Windy Hill Preliminary/Final Land Development Plan

Engineer Nick Fiore presented a two-lot subdivision of Lot 9 of the residual Hugarir subdivision. The lots will use individual wells and septic systems.

The lots are 1.7 and 3.7 acres and will access from Windy Hill Rd.

Motion by Quigley, seconded by Betz. Motion passed unanimously.

6. Resolution 2025-15 – DEP Planning Module Authorization (Windy Hill)

Motion by Betz, seconded by Quigley, to authorize submission of Component 2 planning modules to DEP for on-lot septic approval.

Motion passed unanimously.

Public Hearing

a) Comcast Franchise Agreement

The hearing was opened.

Solicitor McKenna discussed the proposed agreement noting that the Board previously wanted to establish reliable local contacts at Comcast before moving forward with the agreement. Ms. McKenna confirmed those contacts were established with Township Manager Dan DeMeno.

The hearing was closed.

Motion by Betz, seconded by Quigley, to approve the Comcast Cable Franchise Agreement.

Motion passed unanimously.

Other Business

Chair DeLello noted the upcoming Zoning Hearing Board hearing for 1616 Whitehall Road and indicated that there would not be another Board of Supervisors meeting prior to said hearing. He discussed authorizing the Township Solicitor and the Township Manager to attend the hearing. Supervisor Quigley supported this notion and Vice Chair Betz asked for further clarification on the legality of the matter. Solicitor McKenna provided a background of the situation and noted the importance that there is representation from the Township at the hearing to assist in defending the Township's position on the substance of the hearing.

Motion by Betz, seconded by Quigley, to authorize the Township Solicitor to attend the Zoning Hearing Board on behalf of the Township in regards to the 1616 Whitehall Road hearing.

Motion passed unanimously.

Public Comment

Ed Moore asked for an update on the Band Shell. Chair DeLello responded indicating that the Band Shell is an item for the budget and that the Township Manager was taking the lead on that matter. Mr. Moore continued to note that the Board of Supervisors tasked the Planning Commission with a review of Township Open Space and how it could be used. He indicated that the Planning Commission hadn't addressed the subject since February 2025. Mr. Moore continued to ask about the process for the Planning Commission to make a recommendation to the Board of Supervisors. Chair DeLello explained that the Band Shell has been unique due in part to Township Manager turnover. Mr. Moore continued by noting he hasn't seen any progress on a review of the sewer treatment plants following the spillage at the Valley Green Sewage Treatment Plant. He further requested if there could be some sort of mechanism via the website be put in place to keep track of non-land development or non-zoning related matters for the public.

Bob Andorn noted that the authorization to have the Township Solicitor attend the Zoning Hearing Board meeting for the 1616 Whitehall Road hearing was not an item on the Board agenda and questioned whether the Board could vote on something that was not on the agenda as it had not been publicly advertised. Solicitor McKenna indicated that it was a legal matter under Other Business and did not need to be an agenda item. Mr. Andorn continued saying that he wasn't sure whether a vote was even necessary, but if it were, it could have been advertised so interested parties could attend. Solicitor McKenna indicated that she was already authorized to address legal matters on behalf of the

Township and that perhaps the vote wasn't necessary. Chair DeLello indicated that it was something that could have been done in Executive Session and Mr. Andorn suggested better preparation in the future.

Adjournment

There being no further business, the meeting adjourned.