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At the Center of Montgomery County

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## **Worcester Township Board of Supervisors**

### **Business Meeting Minutes**

**April 15, 2026**

The Worcester Township Board of Supervisors held their regularly scheduled Business Meeting on April 15, 2026, at the Worcester Township Community Hall.

#### **Call to Order**

Lou Betz called the meeting to order.

#### **Pledge of Allegiance**

The Pledge of Allegiance was recited.

#### **Roll Call**

Board Members Present:

- Lou Betz, Chair
- Christine Steere, Vice Chair
- Rick DeLello, Supervisor

Also Present:

- Wendy McKenna, Township Solicitor
- John Evarts, Township Engineer
- Dan DeMeno, Township Manager
- Christian Jones, Assistant Township Manager

#### **Announcements**

Christian Jones announced that the meeting was being video recorded for broadcast purposes. He further announced that the Board of Supervisors met in Executive Session on April 1, 2026, to discuss potential litigation and on April 9, 2026, to discuss personnel matters.

#### **Informational Presentation – Liberty Bell Trail**



1721 S. Valley Forge Rd  
Worcester, PA 19490



[www.worcestertwp.com](http://www.worcestertwp.com)



610-584-1410



610-584-8901

Jacqui Baxter-Rollins, Executive Director of the Partnership TMA, along with Lucas Oshman and Victor Obeck, provided a presentation regarding the Liberty Bell Trail initiative and related regional trail planning efforts.

The presenters discussed:

- The Partnership TMA's role in promoting multimodal transportation options throughout Montgomery County and the surrounding region.
- The history and current status of the Liberty Bell Trail project.
- Existing and planned portions of the regional trail network.
- A William Penn Foundation grant intended to advance approximately eight miles of unfinished trail connections between Lansdale and Norristown.
- Public outreach and community engagement initiatives currently underway.
- Opportunities for Worcester Township participation through community events and future grant coordination.

Lucas Oshman discussed the consistency of the trail initiative with Worcester Township's 2022 Draft Comprehensive Plan and explained that the Liberty Bell Trail gap was identified as the top priority trail gap within the regional Circuit Trails network. Additional funding opportunities and long-term regional transportation goals were also reviewed.

Board members expressed support for future collaboration and participation in Township events to assist with public outreach and engagement efforts related to the Liberty Bell Trail initiative.

## **Public Comment**

### **Bill McGrane – Worcester Township**

Mr. McGrane commented on the successful inaugural Derby event recently held within the Township and thanked Township staff and officials for their support and facility improvements. He specifically referenced the popularity of the new spectator stands and noted that the pitching rail received significant use during the event. He also acknowledged the participation and support of the Farmers' Union Horse Company, Plymouth Ambulance, and the Lower Providence Police Association.

Mr. McGrane further commented on the Township's Open Space Plan and trail planning efforts. He encouraged the Township to continue advancing implementation efforts related to trails and recreational amenities. He stated that many residents support expanded walking trail opportunities within Worcester Township and noted that his own property contains a trail easement intended for future Township use.

Mr. McGrane also referenced the previously discussed concept of a bandshell or pavilion structure at Heyser Field/Heebner Park. He stated that the structure could support a variety of community activities, including concerts, DJs, Boy Scout events, and other public gatherings. He encouraged the Board to continue evaluating the project and noted that it was previously budgeted but had not advanced. He further commented that certain recreational improvements may not necessarily require grant funding, consultants, or extensive study efforts before moving forward.

No additional public comment was offered.

### **Consent Agenda**

Motion was made by Rick DeLello, seconded by Christine Steere, to approve the Consent Agenda, including:

- March 18, 2026 Business Meeting Minutes
- Treasurer's Report
- Other Monthly Reports
- Monthly Bill List in the amount of \$461,385.60

Motion carried 3-0.

### **Motion to Advertise – 2026 Road Improvement Bid**

John Evarts reviewed the proposed 2026 Road Program, which included improvements to:

- Cold Spring Road
- Country View Lane
- Haines Way
- Hillcrest Drive
- Hampton Court
- Deep Meadow Lane
- Anvil Drive
- Blacksmith Lane
- Acorn Lane
- Glenview Drive

An alternate bid item was also proposed for Fry Road improvements.

Motion was made by Rick DeLello, seconded by Christine Steere, to authorize advertisement of the 2026 Road Improvement Bid.

Motion carried 3-0.

### **Motion to Advertise – Community Hall Acoustic Improvement Project**

Dan DeMeno reviewed the results of a recently completed acoustic engineering study for the Township Community Hall. He explained that the proposed improvements included:

- Installation of stretched acoustic fabric ceiling systems
- Acoustic wall curtains
- Additional speaker and sound system modifications

The goal of the project was to significantly improve sound quality and reduce reverberation issues within the meeting hall.

Board discussion occurred regarding:

- Audio system performance
- Potential visual display upgrades
- Project phasing
- Estimated project costs
- Coordination between acoustic and audiovisual improvements

### **Public Comment – Community Hall Acoustic Improvement Project**

#### **Bob Andorn – Worcester Township**

Mr. Andorn commented extensively regarding acoustical and audiovisual improvements. He noted that the Township's sound issues were likely caused by a combination of equipment limitations and the hard surfaces within the room. He stated that sound absorption treatments should work in conjunction with audiovisual improvements rather than separately.

Mr. Andorn requested that the acoustical study be made publicly available for review and questioned whether the proposed project would be bid as a lump sum project or structured in phases. He expressed concern regarding the potential visual impacts of ceiling treatments and suggested that the Township

consider phased implementation to evaluate improvements incrementally before committing to all project components.

Mr. Andorn also questioned the project budget range and stated that visual display upgrades should be considered in conjunction with sound improvements because meeting attendees in the rear of the room struggle to see presentations.

#### **Burt Hynes – Worcester Township**

Mr. Hynes commented that acoustical improvements were clearly needed within the Community Hall. He also stated that the current projection screen was too small for effective public viewing and suggested that the Township consider a larger retractable projection screen mounted from the ceiling rather than smaller television displays.

Motion was made by Rick DeLello, seconded by Christine Steere, to authorize advertisement of the Community Hall Acoustic Improvement Project Bid.

Motion carried 3-0.

#### **Resolution 2026-07 – Community Conservation Partnerships Program Grant**

Dan DeMeno explained that the Township was pursuing grant funding to update the Township's 2006 Open Space Plan through a new Comprehensive Park, Open Space, Recreation and Greenway Plan.

Motion was made by Rick DeLello, seconded by Christine Steere, to adopt Resolution 2026-07 authorizing the Township Manager to apply for and manage the Community Conservation Partnerships Program (C2P2) Grant.

Motion carried 3-0.

#### **Resolution 2026-08 – Greenways, Trails and Recreation Program Grant**

Motion was made by Rick DeLello, seconded by Christine Steere, to adopt Resolution 2026-08 authorizing the Township Manager to apply for and manage the Greenways, Trails and Recreation Program (GTRP) Grant for the Comprehensive Park, Open Space, Recreation and Greenway Plan.

Motion carried 3-0.

#### **Resolution 2026-09 – Trooper Ridge Sewage Facilities Planning Module**

Dan DeMeno advised that Resolution 2026-09 related to a sewage facilities planning module associated with the Trooper Ridge development. The matter was tabled at the applicant's request.

#### **Discussion – Heyser Field Naming Request**

The Board discussed a prior request regarding the potential renaming of Heyser Field. Discussion included:

- The lack of an existing Township policy regarding renaming public facilities
- The importance of public input and stakeholder involvement
- Recognition of the Farmers' Union Horse Company and equine traditions within Worcester Township
- The need for a consistent Township-wide approach to future naming requests

Board members discussed potentially referring the matter to the Planning Commission for additional public discussion and policy recommendations.

Staff was directed to prepare the matter for Planning Commission review.

#### **Discussion/Motion – America250 / Perkiomen Valley 250 Funding Request**

Dan DeMeno reviewed additional information regarding sponsorship opportunities associated with the Perkiomen Valley 250 initiative. Discussion included sponsorship tiers, historical programming opportunities, and community outreach benefits.

Board discussion occurred regarding an appropriate sponsorship contribution amount and related Sunshine Act considerations.

#### **Public Comment – America250 / Perkiomen Valley 250 Funding Request**

##### **Bob Andorn – Worcester Township**

Mr. Andorn questioned whether a specific donation amount should have been identified on the meeting agenda in advance of Board action. He expressed concern regarding the process and suggested that the Board proceed cautiously regarding Sunshine Act compliance and public notice requirements.

##### **Wini Hayes – Worcester Township**

Ms. Hayes commented in support of the proposed contribution and stated that public deliberation regarding contribution amounts was appropriate during a public meeting. She emphasized the importance of the America250 initiative and Worcester Township's role within the region's Revolutionary War history.

Ms. Hayes further encouraged the Township to consider multi-year financial support and noted that many surrounding municipalities had committed funding over two-year periods.

Motion was made by Rick DeLello, seconded by Christine Steere, to authorize a \$10,000 contribution to the Perkiomen Valley 250 organization.

Motion carried 3-0.

#### **Discussion/Motion – Trooper Ridge Zoning Hearing Board Matter**

Dan DeMeno provided background regarding the Trooper Ridge development application and pending Zoning Hearing Board request involving interpretation of basement and building height definitions under the Township Zoning Ordinance.

John Evarts and Wendy McKenna reviewed the Township's interpretation and procedural history. Board discussion focused on:

- Compliance with prior preliminary approval conditions
- Zoning interpretation consistency
- Variance versus interpretation relief requests
- Existing ordinance definitions regarding basements and stories
- Potential visual impacts from Trooper Road

#### **Public Comment – Trooper Ridge Zoning Hearing Board Matter**

##### **Joe Gale – Applicant Representative**

Mr. Gale appeared on behalf of the applicant and provided additional background regarding the requested zoning relief. He explained that only 20 of the proposed 45 townhouse units were affected by the walkout basement issue and noted that the site contains substantial grade changes and topographical challenges.

Mr. Gale stated that the affected units would appear as two-story homes from the front but would include exposed rear walkout basement conditions due to the site slope. He further stated that redesign alternatives involving additional fill and grading would create additional stormwater and engineering complications.

Mr. Gale also advised that the applicant was proposing additional architectural and landscaping enhancements, including stone water table features and enhanced buffering along Trooper Road, in an effort to improve the visual appearance of the development.

Motion was made by Rick DeLello, seconded by Christine Steere, authorizing correspondence to the Zoning Hearing Board expressing opposition to the applicant's requested zoning interpretation while remaining neutral regarding the requested variance relief.

Motion carried 3-0.

### **Discussion – Methacton High School Zoning Hearing Board Application**

Dan DeMeno reviewed variance requests associated with the proposed Methacton High School expansion project, including:

- Front yard setback encroachments
- Impervious coverage increase
- Parking setback encroachments
- Increased parking lot lighting height requests

Discussion occurred regarding the unique nature of the property, existing nonconformities, and procedural sequencing associated with the zoning application.

Board members discussed the importance of balancing the operational needs of the school district with the Township's zoning regulations and neighborhood impacts. Discussion also included concerns regarding parking demand, lighting, and the unusual configuration of the property.

No formal action was taken.

### **Final Public Comment**

#### **Bob Andorn – Worcester Township**

Mr. Andorn commented that only a limited number of printed meeting packets were made available to members of the public at the meeting and stated that additional copies should be provided in the future to better accommodate public attendance and participation. He noted that several attendees were unable to obtain copies of the meeting materials and encouraged the Township to increase the number of printed packets available at future meetings.

Mr. Andorn also commented regarding Sunshine Act procedures and stated that, in his opinion, discussion regarding unbudgeted expenditures should occur at one public meeting followed by formal action at a subsequent meeting after the proposed expenditure amount is publicly identified on the agenda. He referenced the America250 contribution discussion specifically and encouraged the Board to consider budgeting similar initiatives during the normal annual budget process going forward.

Mr. Andorn additionally encouraged the Township to begin discussing future participation in the Liberty Bell Trail initiative as part of the 2027 budget process rather than waiting until future funding requests arise.

### **Amy Smith – Hollow Road**

Ms. Smith commented in support of continued investment and expansion of recreational amenities at Heyser Field/Heebner Park. She stated that improvements to the park would benefit Township residents and noted that the area near the parking lot would particularly benefit from a pavilion or shaded gathering structure due to the lack of tree cover and direct sunlight during sporting events.

Ms. Smith further commented that many Worcester Township residents currently travel to neighboring municipalities to participate in concerts, movies, and other recreational programming and expressed support for creating similar community events within Worcester Township. She stated that Heyser Field/Heebner Park is heavily utilized by both Township residents and visitors from surrounding communities and encouraged continued investment in park improvements and recreational programming.

### **Wini**

#### **Hayes – Worcester Township**

Ms. Hayes commented regarding the proposed Methacton High School expansion project and stated that the school district should be mindful of stormwater management, impervious coverage, and neighborhood impacts associated with the project. She expressed concern regarding continued expansion and intensity of development on the property and encouraged careful review of the requested zoning relief and long-term impacts on the surrounding area.

#### **Bill McGrane – Worcester Township**

Mr. McGrane commented that renaming roads, locations, and public places is not unprecedented within Worcester Township's history. He referenced several historical examples of roadway name changes within the Township and stated that the Township has previously changed names over time as the community evolved. Mr. McGrane made the comments in relation to the ongoing discussion regarding the potential renaming of Heyser Field.

Mr. McGrane also encouraged residents to continue watching Township meeting recordings online and stated that public interest in Township matters extends beyond those physically present at meetings. He further referenced prior discussions regarding the Methacton High School project and zoning matters.

### **Supervisor Comments**

#### **Christine Steere**

Supervisor Steere thanked the Farmers' Union Horse Company for hosting the recent Derby event and stated that she was pleased to represent the Township at the event alongside Lou Betz. She noted that the horse show tradition is a unique part of Worcester Township's identity and praised the organization

for continuing a tradition that has existed for approximately 192 years. She also referenced the positive public attention and media coverage generated by the event and commended the organization for preserving an important part of the Township's heritage.

Supervisor Steere also thanked the Worcester Historical Society for hosting a recent historical program relating to the Revolutionary Road and Skippack Pike corridor as part of the America250 initiative. She stated that organizations such as the Historical Society help preserve and promote the Township's historical identity and heritage.

She further thanked the Friends of Worcester and the Perkiomen Watershed Conservancy for organizing a recent creek cleanup effort near the Peter Wentz Farmstead. She noted the importance of maintaining and protecting Township resources and specifically referenced the historical significance of the Peter Wentz Farmstead.

Supervisor Steere concluded by encouraging continued community engagement and participation in Township events and activities. She stated that Worcester Township possesses many unique historical, recreational, and cultural assets and emphasized the importance of finding additional ways to connect residents, particularly newer residents, with the community and its traditions.

#### **Lou Betz**

Lou Betz commented favorably on the concept of constructing a pavilion or bandshell structure at Heyser Field/Heebner Park. He discussed the potential benefit of having a shaded gathering area near the parking lot and recreational facilities and noted that such a structure could support a variety of community activities and events within the park.

#### **Adjournment**

There being no further business before the Board, the meeting adjourned.