



Erected Into a Township in 1733  
At the Center of Montgomery County

---

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
BUSINESS MEETING MINUTES  
May 20, 2026**

The Worcester Township Board of Supervisors held its Business Meeting at the Worcester Township Community Hall. Chair Lou Betz called the meeting to order and led those present in the Pledge of Allegiance.

Township Manager Dan DeMeno announced that the meeting was being video recorded for future broadcast. Chair Betz stated that the Board met in Executive Session on April 20, 2026 regarding personnel matters.

Present were:

- Lou Betz, Chair
- Rick DeLello, Vice Chair
- Christine Steere, Supervisor
- Dan DeMeno, Township Manager
- Christian Jones, Assistant Township Manager
- Wendy McKenna, Township Solicitor
- John Evarts, Township Engineer

Also present were Township staff, consultants, and members of the public.

**INFORMATION ITEMS**

Township Manager Dan DeMeno provided an update regarding the Township Solicitor Request for Proposals (RFP) process. Mr. DeMeno stated that the Township completed the solicitor RFP process and that no change in solicitor services would occur at this time.

Supervisor Christine Steere questioned the process by which the decision was reached. Supervisor Steere stated that during the April 28, 2026 Executive Session no final decision had been made and that the Board intended to reconvene by May 8, 2026 to make a final determination. Supervisor Steere stated that on May 5, 2026 she received a call from the Township Manager advising that the RFP process had been closed and that notices had been sent to applicants informing them that the Township would not proceed further with the process.



1721 S. Valley Forge Rd  
Worcester, PA 19490



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



610-584-1410



610-584-8901

Chair Betz stated that he advised the Township Manager that he needed additional time and had not yet made a decision regarding the matter.

Mr. DeMeno explained that he had discussions with individual Supervisors and believed he had received consensus from a majority of the Board to move forward without making a change in solicitor services. Mr. DeMeno stated that once he believed consensus existed, he moved forward administratively with notifying the applicants.

Supervisor Steere questioned whether there had been explicit direction to close the process and notify applicants. Mr. DeMeno stated that sending the notices was his own administrative decision.

No further discussion occurred.

## **PUBLIC COMMENT**

### **Jane Voss – 1616 Whitehall Enforcement Litigation**

Jane Voss, resident of Stony Creek Farms, addressed the Board regarding the ongoing zoning enforcement matter involving 1616 Whitehall Road. Ms. Voss expressed frustration regarding continued activity at the property, including increased noise and additional storage containers observed by neighboring residents. She stated that neighbors remained concerned that the property owner continued operations despite ongoing legal proceedings and asked for an update regarding the upcoming hearing.

Solicitor Wendy McKenna explained that oral argument was scheduled before the Court of Common Pleas regarding an appeal of the Zoning Hearing Board's prior decision upholding the Zoning Officer's determination. Ms. McKenna stated that the matter remained active litigation before the Court.

Ms. Voss expressed concern that the litigation process appeared designed to prolong enforcement and stated that residents believed allowing the matter to continue indefinitely would be unacceptable.

Supervisor Rick DeLello clarified that there were effectively two separate court matters associated with the property and explained that the Township intentionally kept the original enforcement matter open while the zoning appeal proceeded. Supervisor DeLello stated that the Township intended to continue pursuing enforcement remedies as appropriate and emphasized that the Township remained committed to opposing activities it believed were inconsistent with the zoning ordinance.

Solicitor McKenna stated that the original matter remained continued pending the outcome of the zoning appeal proceedings.

Supervisor Steere acknowledged the frustration expressed by the neighbors and commented that litigation often proceeds slowly despite the concerns of affected residents.

### **Sean Duffy – Traffic Safety Concerns on Kriebel Mill Road**

Sean Duffy, 1700 Kriebel Mill Road, addressed the Board regarding speeding and traffic safety concerns along Kriebel Mill Road. Mr. Duffy stated that motorists frequently use the roadway as a cut-through route between Stump Hall Road and Skippack Pike and that excessive speeds had become a growing concern as the neighborhood demographic shifted toward younger families with children.

Mr. Duffy stated that residents had observed increased pedestrian and bicycle activity within the neighborhood and requested additional traffic calming measures, including permanent speed limit signage and possible conversion of the existing intersection at Heidner Road and Kriebel Mill Road into a three-way stop intersection.

Township Manager Dan DeMeno confirmed that the roadway was posted at 25 miles per hour by ordinance adopted in 2023 and stated that staff would review potential locations for additional signage in coordination with Public Works personnel.

Supervisor Rick DeLello referenced prior discussions involving school bus operations within the area and suggested communication with the school district regarding bus routing and traffic awareness.

Discussion occurred regarding the Township's portable radar signage equipment and possible acquisition of additional LED-enhanced speed limit signs in future budget cycles.

Mr. Duffy further requested that the Township evaluate installation of additional stop signs at the Kriebel Mill Road and Heebner Road intersection in order to physically slow traffic.

Mr. DeMeno stated that staff would evaluate potential options, including additional signage and other traffic calming concepts, and coordinate with Public Works regarding possible solutions.

Discussion also occurred regarding the use of speed humps or speed bumps. Mr. DeMeno explained that while the Township possesses authority to install such devices, there are concerns regarding effectiveness and potential unintended safety issues associated with vehicles traversing them at excessive speeds.

Mr. DeMeno stated that staff would provide follow-up to the residents within approximately one to two weeks after reviewing the matter internally.

### **Jim Mollick – Open Records, Ethics Forms, and Litigation Concerns**

Jim Mollick addressed the Board regarding an appeal he filed with the Pennsylvania Office of Open Records and questioned whether Board members had reviewed communications produced through the appeal process.

Solicitor Wendy McKenna stated that the matter involved active litigation and declined to discuss the matter publicly.

Mr. Mollick also questioned the status of the Palmer litigation matter and criticized the Township for not pursuing settlement discussions. Solicitor McKenna stated that the matter remained pending before Commonwealth Court and declined additional comment due to the ongoing litigation.

Mr. Mollick additionally raised concerns regarding historical Statements of Financial Interest forms and stated that records produced through a Right-to-Know request appeared incomplete. Township Manager DeMeno stated that the Township conducted a good-faith search for the records but was unable to locate older forms beyond those maintained during his tenure.

Mr. Mollick presented Chair Betz with a copy of an ethics form and alleged deficiencies in the filing. Solicitor McKenna stated that the Board itself does not review or audit the submitted forms and explained that they are filed individually by public officials.

Discussion also occurred regarding abstentions under the Pennsylvania Ethics Act. Solicitor McKenna explained that officials may abstain for reasons other than financial conflicts of interest and that the abstention referenced by Mr. Mollick did not involve a financial conflict as defined by the Ethics Act.

Mr. Mollick encouraged the Board to adopt additional ethics, Sunshine Law, and records retention policies and training measures.

#### **Ed Moore – RFP Process and Sunshine Law Concerns**

Resident Ed Moore addressed the Board regarding the solicitor RFP process and expressed concern that the process appeared inconsistent with other Township RFP procedures that typically culminate in public Board action.

Township Manager DeMeno explained that many RFPs are handled administratively; however, professional service contracts generally involve discussion with the Board. Mr. DeMeno stated that while public Board action is not legally required when no change in service provider occurs, the process was handled based on the Board's direction and consensus discussions.

Supervisor Rick DeLello stated that if a matter is to proceed to formal Board action, two members of the Board generally must support placing the item on a meeting agenda. Supervisor DeLello explained that because no action item advanced to the agenda, no formal vote occurred.

Supervisor Steere reiterated that the Executive Session discussion ended without final consensus and objected to what she characterized as a misrepresentation of the process.

Mr. DeMeno stated that he believed he received individual confirmation from a majority of the Board supporting the decision not to make a change in solicitor services and acted accordingly.

Mr. Moore stated that the overall process should be reviewed and expressed concern regarding Sunshine Law issues and Board communication procedures. He further commented that he believed the solicitor should advise the Board whenever discussions may approach Sunshine Law concerns.

Mr. Moore also referenced a prior abstention vote involving Chair Betz and stated that his understanding was that the abstention occurred after a member of the public advised Chair Betz of a possible appearance of conflict.

No further public comment was offered.

### **CONSENT AGENDA**

Motion was made by Supervisor DeLello, seconded by Chair Betz, to approve the Consent Agenda, including:

- April 15, 2026 Business Meeting Minutes;
- Treasurer's Report;
- Monthly Reports; and
- Monthly Bill Payment in the amount of \$432,804.46.

There was no public comment.

Motion carried 3-0.

### **AUTHORIZATION TO ADVERTISE ADOPTION OF THE 2022 COMPREHENSIVE PLAN**

Township Manager DeMeno explained that staff believed it was appropriate to proceed with adoption of the Township's updated 2022 Comprehensive Plan following resolution of prior litigation delays. Mr. DeMeno stated that the draft Comprehensive Plan had been circulated to Montgomery County Planning Commission, the School District, and neighboring municipalities for review in accordance with statutory requirements.

Mr. DeMeno advised that Whippain Township and Montgomery County Planning Commission both responded favorably to the proposed adoption. He further stated that Montgomery County recommended inclusion of language clarifying that the document was prepared in 2022 but formally adopted in 2026.

Supervisor Steere confirmed that the recommended notation had been added to the draft document.

Supervisor Rick DeLello provided extensive comments regarding the history and development of the Comprehensive Plan process, noting that the document was developed over approximately two years with participation from Township staff, the Planning Commission, residents, and various stakeholders

during and following the COVID-19 pandemic period. Supervisor DeLello acknowledged that some residents continued to express concerns regarding language contained within portions of the document but stated that he believed the document represented strong overall work product and an appropriate policy foundation for future Township planning efforts.

Supervisor DeLello further stated that the Township should continue progressing toward future planning initiatives, including SALDO and zoning updates, rather than indefinitely delaying adoption of the current plan.

Chair Betz noted that planning for the next Comprehensive Plan update cycle would likely begin again in future years. Township Manager DeMeno stated that preparation for a future 2032 Comprehensive Plan update would likely begin around 2029.

Supervisor Steere stated that the current adopted Comprehensive Plan dated to 2008 and emphasized that the 2022 update process included extensive public outreach and stakeholder involvement. She expressed support for moving forward with adoption in order to avoid further delay in other planning initiatives.

Motion was made by Supervisor DeLello, seconded by Supervisor Steere, to authorize advertisement of the adoption of the 2022 Comprehensive Plan.

During public comment, Burt Hynes addressed the Board regarding the proposed adoption of the 2022 Comprehensive Plan. Mr. Hynes thanked the Board, particularly Supervisor DeLello, for revisiting prior comments and concerns that had been raised regarding portions of the Comprehensive Plan document. Mr. Hynes acknowledged the extensive amount of time and effort invested in preparation of the document and recognized the difficulty associated with balancing differing viewpoints during a long-term planning process.

Mr. Hynes stated that his intent in previously raising concerns was to encourage the Board to revisit and carefully review portions of the document before adoption. He further acknowledged the Township's need to move forward with adoption of the Comprehensive Plan and recognized the importance of maintaining an updated planning document for future Township initiatives.

Mr. Hynes also questioned whether the document should formally be considered the "2022 Comprehensive Plan" or the "2026 Comprehensive Plan" given the delayed adoption timeline. Following discussion regarding future update cycles and anticipated work toward a future 2032 Comprehensive Plan, Mr. Hynes stated that his question had effectively been answered and thanked the Board for their consideration of the issue.

Bill McGrane also addressed the Board regarding the proposed adoption of the 2022 Comprehensive Plan. Mr. McGrane stated that while the Pennsylvania Municipalities Planning Code recommends review

of comprehensive plans every ten years, the ten-year interval is a recommendation rather than a mandatory requirement. He further commented that significant changes within a municipality may justify earlier review and discussion of planning documents.

Mr. McGrane expressed concern regarding the age of the Township's Open Space Plan and the delay associated with updating the Comprehensive Plan. Mr. McGrane stated that, in his opinion, the Planning Commission had become "a black hole" with regard to long-term planning initiatives and suggested that additional focus, direction, and accountability were needed to ensure meaningful progress on Township planning efforts.

Mr. McGrane further commented that significant development proposals and community changes may warrant earlier evaluation and discussion of planning policies and land use objectives.

Motion carried 3-0.

#### **RESOLUTION 2026-10 – AUTHORIZATION TO PARTICIPATE IN ELECTRICITY REVERSE AUCTION AND EXECUTE SUPPLY CONTRACT**

Township Manager DeMeno presented Resolution 2026-10 authorizing the Township to participate in an electricity reverse auction procurement process for electric supply services. Mr. DeMeno explained that the Township historically utilized consultants to solicit fixed electric supply quotes and that the proposed reverse auction process would instead allow electric suppliers to compete against one another in real time in an effort to reduce pricing.

Mr. DeMeno stated that the process had been used successfully by other Montgomery County municipalities and clarified that the Township would not be obligated to accept any resulting proposal if the pricing was not favorable.

Discussion occurred regarding typical electric supply contract terms, which generally range between three and five years.

Supervisor Steere questioned how the reverse auction process would operate and whether Worcester Township would be competing against other municipalities for rates. Mr. DeMeno explained that the auction would be conducted solely for Worcester Township's electric load and that participating suppliers would compete specifically for the Township account.

Motion was made by Supervisor DeLello, seconded by Chair Betz, to adopt Resolution 2026-10 authorizing participation in the electricity reverse auction and execution of a supply contract.

During public comment, resident Ed Moore sought clarification regarding the role of the service provider conducting the auction process and the financial structure associated with the procurement program.

Mr. DeMeno explained that the consultant effectively acts as an aggregator coordinating supplier participation in the auction process.

Motion carried 3-0.

#### **AWARD OF BID – 2026 ROAD PROGRAM**

Township Engineer John Evarts presented the results of the 2026 Roadway Improvement Program bid solicitation. Mr. Evarts stated that bids were opened on May 13, 2026 and included both a base bid and an alternate bid component.

Mr. Evarts identified the base bid roadways as:

- Cold Spring Road
- Country Lane
- Haynes Way
- Hillcrest Drive
- Branded Court
- Deep Meadow Lane
- Anvil Drive
- Blacksmith Lane
- Acorn Lane
- Glenview Drive

The alternate work included repairs along Fry Road.

Mr. Evarts reported that three bids were received and recommended award of both the base bid and alternate bid to James D. Morrissey, Inc. in the amount of \$1,079,248.00.

Discussion occurred regarding the relatively low number of bids received compared to prior years. Township Manager DeMeno stated that other municipalities were experiencing similar conditions due to volatility in oil futures markets affecting asphalt pricing and contractor willingness to bid projects.

Supervisor DeLello explained that asphalt is a byproduct of oil production and noted that market volatility often reduces participation from smaller contractors.

Supervisor Steere requested additional explanation regarding the municipal bidding process, contractor qualification review, and reference checks. Mr. Evarts explained that Pennsylvania municipal bidding laws require public advertisement and standardized procedures through PennBid and further stated that contractor qualifications and references are reviewed to ensure the selected bidder is a responsible bidder.

Motion was made by Supervisor DeLello, seconded by Chair Betz, to award the 2026 Road Program base bid and alternate bid to James D. Morrissey, Inc. in the amount of \$1,079,248.00.

During public comment, Ed Moore questioned why the roadway contract required formal Board approval while the solicitor RFP process did not involve public Board action. Township staff clarified that the roadway project involved a formal public bid solicitation and contract award process.

Motion carried 3-0.

#### **OTHER BUSINESS – JOINT BOARD OF SUPERVISORS / PLANNING COMMISSION WORK SESSION**

Township Manager DeMeno introduced discussion regarding a possible future joint work session between the Board of Supervisors and the Planning Commission. Mr. DeMeno stated that prior joint sessions had occurred historically and requested feedback regarding the Board's goals and expectations for a future session.

Supervisor Rick DeLello discussed his philosophy regarding the Planning Commission's advisory role and stated that he historically attempted to avoid excessive Board influence over Planning Commission deliberations in order to preserve the Commission's independence.

Supervisor DeLello stated that challenges had emerged regarding project scheduling, communication, ordinance review timelines, and maintaining momentum on Township planning initiatives. He expressed interest in developing clearer expectations, timelines, and communication procedures between the Board and Planning Commission.

Supervisor Christine Steere stated that she strongly supported maintaining an active Planning Commission and emphasized the importance of the Commission's advisory role in the land development process. She noted frustration among some Planning Commission members regarding direction and scheduling concerns and expressed support for collaborative discussions to improve communication and establish clearer expectations.

Supervisor Steere also referenced pending ordinance projects, including the sign ordinance, and stated that community members regularly inquire about the status of those initiatives.

Chair Betz stated that the Township should work to expedite planning-related projects and suggested establishing clearer deadlines and expectations for Planning Commission review activities.

Additional discussion occurred regarding maintaining Planning Commission productivity when scheduled land development applications are postponed or removed from agendas. Supervisor Steere suggested maintaining backup agenda items and additional ordinance work in order to avoid canceled meetings and maintain continuity.

Township Manager DeMeno agreed that maintaining secondary agenda items and backup work topics would be beneficial moving forward.

**ADJOURNMENT**

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

Respectfully submitted,

Dan DeMeno  
Township Manager