

**FINAL REPORT AND RECOMMENDATION OF THE
NORTH PENN U.S. MEMORIAL ARMY RESERVE CENTER
LOCAL REDEVELOPMENT AUTHORITY (LRA)**

APPENDIX VIII

PUBLIC PRESENTATION OF DRAFT BASE REUSE PLAN

**Newspaper Advertisement of June 20, 2007, Public Meeting and Presentation of Draft
Base Reuse Plan**

Site Plan Showing Proposed Uses at the Property

Transcript of Public Comments at June 20, 2007, Public Meeting

Resolution No. 07-15

Site Plan Showing Proposed Uses at the Property

Possible Park & Recreational Uses of the Site



WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, PENNSYLVANIA

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PUBLIC COMMENT ON THE NORTH PENN USARC

- - -

Wednesday, June 20, 2007
Commencing at 7:50 p.m.

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Worcester Township Community Hall
1031 Valley Forge Road
Fairview Village, PA

BOARD MEMBERS:

JOHN R. HARRIS, Chairman
ARTHUR C. BUSTARD, Secretary

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COUNSEL APPEARED AS FOLLOWS:

JAMES J. GARRITY, ESQUIRE
Solicitor for the Township

ALSO PRESENT:

JOSEPH J. NOLAN
Township Engineer

JOHN V. CORNELL
Township Manager

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P R O C E E D I N G S

(SUSAN CAUGHLAN made a presentation to the Board.)

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THE CHAIRMAN: We are still in the hearing mode concerning the LRA project, but it is time for questions from the audience. If there is anyone who has any questions about any aspect of the procedure, how it is all operated or on Susan's report, now is the time to do so. We also have Ms. Gabor from the Department of Defense who is the overseer for the project, as well as Gary Moulder who is here from the Department of Environmental Protection who is the overseer for the State of Pennsylvania on EPA matters. He will be the one who will help guide us through this procedure. So, if we are going to have a park in the Township, it will be a park where you would want to be and not one with problems. That is part of our safeguards in the process.

Are there any questions that anyone would like to ask? If so, please

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2 state your name and address for the record.

3 MR. PHILLIPS: Jim

4 Phillips, 2405 North Wales Road. I was
5 wondering if we have any figures yet on how
6 much it will cost us annually to have the
7 building, and since the Army is here maybe
8 they can shed some light on that even though
9 it is in a mothball state.

10 THE CHAIRMAN: Do you
11 have any estimates on the annual cost of
12 maintenance of the building?

13 MS. CAUGHLAN: The
14 building is not being mothballed. It is being
15 currently used by several Reserve Units that
16 are assigned to that building. A lot of the
17 maintenance costs are not pertinent to the
18 Township, the reason being that the Army
19 contracts out all of their maintenance
20 activities to outside sources, so none of
21 those numbers are going to be relevant to the
22 Township.

23 The cost that I received
24 for electric is in the range of thirty
25 thousand dollars a year, I believe, and

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2 natural gas which is a heating source is about
3 the same. Again, that will depend on a great
4 many things including how much of the building
5 is used and what use the building is put to.

6 MR. PHILLIPS: And how
7 much would it cost to mothball it? Would the
8 Army do that for us?

9 MS. GABOR: Liz Gabor.
10 Legally, the services are not allow to
11 mothball property so the property is to be
12 maintained and then disposed to a new entity.

13 THE CHAIRMAN: One of
14 the things that may help us -- and this is not
15 a decision that has been made -- but assuming
16 the rest of this procedure goes through as
17 planned and we get all of the approvals, my
18 assumption is that we probably will need a
19 form of commission as was mentioned at last
20 month's meeting of six, eight, ten Township
21 residents who would become a park commission,
22 who would make recommendations after a series
23 of meetings as to what sort of uses they would
24 like to see on the property.

25 What Susan put on the

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2 screen tonight was some of the things she
3 thought of, but we haven't sat down and had
4 all of the various people from the Township
5 think it through and see what would be
6 practical and what other possibilities there
7 are.

8 So, probably there is
9 quite a bit of time between now and 2010 or
10 2011 when we get the keys to the place to
11 think through what we would like to do there,
12 and I suppose that we might not need to use
13 the entire building, that there might be a
14 certain amount of ceiling that might be
15 appropriate.

16 As far as the rest of
17 the place, I would expect we probably would
18 have a good idea about what we want to do with
19 the rest of it, and we would have processed
20 the costs of doing those things at the same
21 time. But as pointed out the last time, we
22 were getting the entire property for free.
23 It's nineteen acres, so you have that value of
24 nineteen acres that we won't have to pay for,
so I think the maintenance costs would be

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2 fairly small by comparison.

3 MR. PHILLIPS: When do
4 you plan on starting the committee?

5 THE CHAIRMAN: It is
6 part of the vision at this point, but at the
7 appropriate time when we really do know we are
8 getting the property, maybe at that point it
9 would be appropriate to start thinking about a
10 committee. This is now 2007 and we have three
11 or four years to get that part done.

12 MR. PHILLIPS: The only
13 thing that concerns me is that sometimes you
14 can't afford a sale. You know, you see a lot
15 of things for sale at the mall and you want to
16 buy them and people extend themselves a little
17 further than they should, and I don't want to
18 see that we get caught up in some quagmire
19 where it's like a money pit.

20 THE CHAIRMAN: I don't
21 think we are talking about a money pit, but we
22 will need to cut the grass a little bit, and I
23 don't think we are talking about hundreds of
24 thousands of dollars a year. We might be
25 talking five to ten thousand to heat it at a

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2 minimum if the pipes don't freeze, and I don't
3 know what other costs, if any, would be there.

4 MR. PHILLIPS: Thank
5 you.

6 MR. MOLLICK: Jim
7 Mollick. Environmentally, I guess the Army is
8 responsible for the cleanup of the property
9 when they sign off on it. Suppose ten years
10 from now something is discovered relative to
11 that environmental issue, what is going to
12 happen then?

13 MR. MOULDER: The Army
14 is still responsible. They are responsible
15 for the cleanup to certain standards under
16 Pennsylvania law. The Land Recycling and
17 Remediation Standards Act -- we call it Act 2,
18 that's easier to remember -- basically, under
19 that they have to meet certain standards. If
20 they meet certain standards and later on we
21 find some contamination that they didn't
22 discover or it was there, they will have to
23 come back.

24 MR. MOLLICK: At no cost
25 to the Township?

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MR. MOULDER: No, not directly. It is the taxpayers spending federal money, but it will be at no cost to the Township.

MR. MOLLICK: I have a follow-up to Jim Phillips' question. You can't really give us any figures on what it is going to cost to maintain and operate the facility because you don't know what you are going to do at this time; correct?

THE CHAIRMAN: Yes.

MR. MOLLICK: Thank you.

MR. FOX: Bill Fox, Meadowbrook. It seems like a unique opportunity. We have nineteen acres here that the Federal Government is giving us. We have a substantial building that may need some improvements, but it seems to me with those improvements we can enhance it environmentally. The surface is paved. Susan has shown that a lot of those surfaces can be used, although they may have some minimum maintenance. I think it's a great opportunity for the Township and I totally endorse it.

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THE CHAIRMAN: We agree.

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We felt that over time there will be an

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increased demand for park space. We may have

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something on the order right now of what we

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really do need, but as populations grow and

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ideas and demands and visions grow, we will

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have a piece of land available for those

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dreams to come true.

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MR. FOX: I also

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understand that the location of this is close

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to some of the PECO lines, that we can tie

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into Pathway so this could become a place

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where people can go cycling and hiking and

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that sort of thing. So, it's not just an

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isolated element in the landscape, but it is

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connecting to other recreational uses as well.

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THE CHAIRMAN: Absolutely.

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MR. SMITH: Oliver

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Smith, Fisher Road. I came out tonight to

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talk in support of this project never

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realizing our property was going to be

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discussed at the same meeting, but maybe it's

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a good thing because my wife and I have

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offered to give up something of real value

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to maintain open space forever in this Township. So, both of us are very much in agreement with this project, and with the money we have spent in the past, it seems like a no brainer to take advantage of this opportunity.

THE CHAIRMAN: Thank you. We appreciate that.

Is there anyone else who has a comment or question?

MS. McGRANE: Dee Dee McGrane. I am representing the Farmers Union Horse Company, and I want to put our strong approval on the park idea of the property.

THE CHAIRMAN: Thank you. Any other comments?

MR. DAVID: Kim David, Berks Road. I would like to speak in support of the project. I live closeby and I know there is a need for a park in that area.

I also feel the plan fits into the context of the area with the farms that surround it, and our comprehensive plan recognizes it's a scenic road and it would be a very good use for the property.

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THE CHAIRMAN: Thank
you.

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MR. KAZIMER: William
Kazimer, Fairview Village. Are zoning and
planning needed for the residents that live
nearby this nike site to express their
opinion, or is this hearing taking care of
that?

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THE CHAIRMAN: I don't
think there would be any other need.

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MR. BUSTARD: Bill,
there were three meetings where the neighbors
talked about it, and the problem is it is
federal land so it is not zoned any specific
way. So we did have three meetings in which
the neighbors came and made their opinions
known.

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MR. KAZIMER: So the
answer is there will be no zoning or planning
meetings necessary?

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MR. GARRITY: That would
depend on how the Township ultimately decides
to use the property. The Township at some
point when it gets the keys, as John phrased

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2 it, is going to have to zone the property. I
3 think although the Army has maintained it all
4 along, they don't consider it zoned. I think
5 we consider it zoned.

6 It has a zoning
7 classification on it. It is possible the Army
8 doesn't recognize our zoning on it, but that's
9 another story. But at some point the property
10 will be zoned. It is actually illegal in
11 Pennsylvania to have unzoned land in
12 municipalities, so it will be zoned and it
13 will be zoned probably with something that
14 recognizes park and recreation purposes.

15 If, however, the
16 Township wanted to build additional buildings
17 on the property or something like that, that
18 would definitely involve land development
19 issues where the neighbors would have an
20 opportunity to comment on the buildings and
21 where they would be. If there are future uses
22 of the property which are different from park
23 and recreation which has already been
24 discussed, that would result in more public
25 meetings for the neighbors to have an

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2 opportunity to comment if they wanted to do
3 so.

4 MR. BUSTARD: It was my
5 understanding that once we get this from the
6 National Park Service, we cannot build
7 anything more on it. It is strictly supposed
8 to be for parks; is that correct?

9 MS. CAUGHLAN: The
10 Federal Lands to Parks Program does require
11 that the Township use the property forever as
12 a park and recreational use; however, any use
13 that comes under the heading of park and
14 recreational can be put on the site. So if
15 the Township would wish to build another
16 building for that purpose that would be
17 permitted; however, no other use of the
18 property would be permitted other than for a
19 public park and recreational use.

20 Also, as Jim indicated,
21 the Supervisors will formally zone the
22 property for municipal use as a park at some
23 future date closer to the assumption of
24 ownership.

MS. WALSH: My name is

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2 Sandra Walsh. I live on Berks Road. My
3 husband and I are both in favor of the park
4 and its use. We are thrilled to see that was
5 one of the options. We were concerned about
6 buses, and I think this will enhance our
7 property values on the street and in the area
8 also because having a park available is really
9 just wonderful.

10 We have used Heebner
11 Park for walking our dog and Norristown Farm
12 Park, and not having to get in a vehicle will
13 really be wonderful. So, we are behind it one
14 hundred percent.

15 THE CHAIRMAN: Thank you
16 for your support.

17 MR. FORMAN: My name is
18 Jon Forman, Paulings Ford Road. I'm a
19 resident of Worcester Township. I am also on
20 the Board of Directors of the Methacton
21 Community Theater, and I want to say I think
22 this is a wonderful opportunity for all of us
23 to indulge in a project that will bring
24 together both the arts and recreation to a
25 single facility that all of the Township

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2 residents can benefit from. It's a unique
3 opportunity. It's a wonderful opportunity
4 because it does bring together both
5 recreational activities and artistic
6 activities that could be fostered by the
7 presence of a theater, and I thank you very
8 much for considering us in this endeavor.

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THE CHAIRMAN: Thank you
10 very much.

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MR. HARVEY: My name is
12 Frank Harvey, 1588 Broadview which would be
13 right across the street from the new facility.
14 Not really understanding the process, I would
15 just like to thank and commend the LRA for the
16 effort and the recommendation, and I think as
17 neighbors we would feel that this would be the
18 best use of the land and, again, I thank you
19 for the effort as a new resident of the
20 Township for the way you guys operate and what
21 you are looking to do in the Township.

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THE CHAIRMAN: Thank
23 you. Again, Susan has done a tremendous
24 amount of work on this and has become an
25 expert on doing these things which until she

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figured this out, nobody in the world knew how to do it other than Liz. So she has done a tremendous job and put in a huge amount of time and has kept us on our toes as to what has to be done next. She has really been our quarterback on this.

MR. GALET: Vince Galet. I am also a neighbor and I would just like to echo what he just said, and I would like to say you are doing a good job.

THE CHAIRMAN: Thank you. If there are no other comments, I think we have come to the end of our regular agenda.

Thank you very much.

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(At 8:35 p.m., the hearing was concluded.)

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C E R T I F I C A T E

I, Thomas P. Corcoran, being an Official Court Reporter, do hereby certify that the foregoing oral testimony on Public Comment on the North Penn USARC was taken stenographically by me on Wednesday, June 20, 2007,, and that this transcript is a true and correct transcript of the same, fully transcribed under my direction, to the best of my ability and skill.

I further certify that I am not a relative, employee or attorney of any of the parties in this action; that I am not a relative or employee of any attorney in this action; and that I am not financially interested in the event of this event of this action.


Thomas P. Corcoran
Official Court Reporter

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Resolution No. 07-15

**NORTH PENN U.S. ARMY RESERVE CENTER REDEVELOPMENT AUTHORITY
Worcester, Pennsylvania**

Resolution No. 07-15

It is the recommendation of the North Penn LRA that the North Penn U.S. Memorial Army Reserve Center be transferred to the Township of Worcester, a Second Class Township operating under the laws of the Commonwealth of Pennsylvania, and that the Township acquire the land and buildings to be used for public park and recreational purposes for the benefit of the citizens of the Township of Worcester, and the general public who would have access to a community park, under the Federal Lands to Parks Program.

Recommended this 20th day of June, 2007, by the North Penn LRA.



John R. Harris



Chase E. Kneeland



Arthur C. Bustard