

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

**APPENDIX VII**

**LRA DECISION ON RECOMMENDATION FOR REUSE**

**Newspaper Advertisements of June 4, 2007, Public Meeting and Reuse Decision**

**Map of Public Parkland in Worcester Township**

**Minutes of June 4, 2007, Public Meeting and Reuse Decision**

# Newspaper Advertisements of June 4 Public Meeting



### 081 Public Mtg. Notices

Board of Supervisors Work Session Meeting on Monday, June 4, 2007 at 7:30 P.M., the North Penn U.S. Army Reserve Center Local Redevelopment Authority (LRA) will be making the reuse decision of the property located at 1625 Berks Road. The meeting will be held at Worcester Township Community Hall, 1031 Valley Forge Road in Fairview Village, PA.

John V. Cornell,  
Township Manager

### 081 Public Mtg. Notices

Worcester Township

NOTICE IS HEREBY given, the regular Board of Supervisors Work Session Meeting scheduled for Monday, June 4, 2007 at 8:00 A.M. has been changed to Monday June 4, 2007 at 7:30 P.M. The meeting will be held at Worcester Township Community Hall, 1031 Valley Forge Road in Fairview Village, PA.

NOTICE IS HEREBY given, that at the Worcester Township

C6 THURSDAY, MAY 31, 2007

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### 081 Public Mtg. Notices

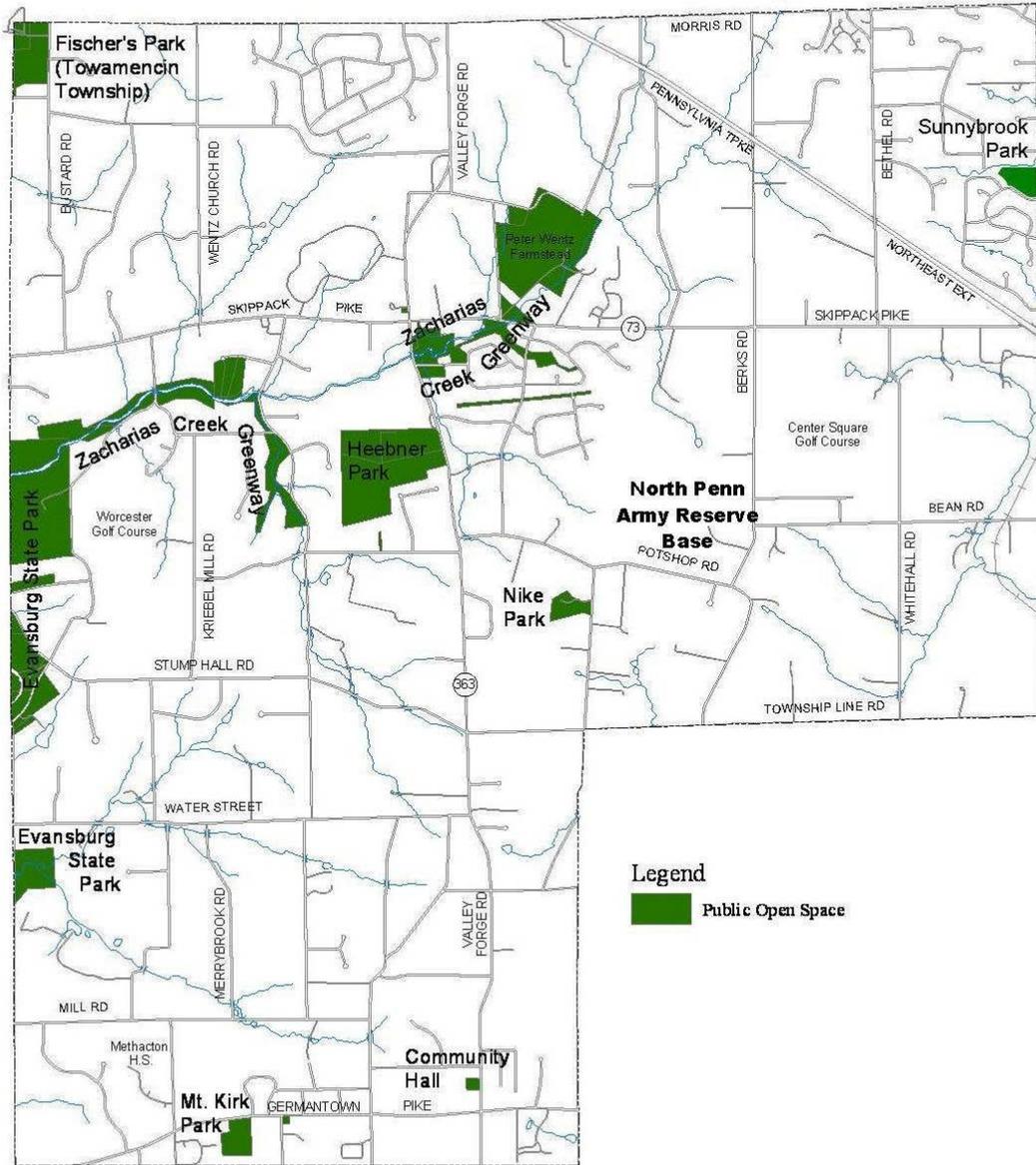
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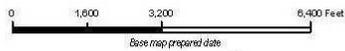
John V. Cornell,  
Township Manager

# Map of Public Parkland in Worcester Township



**Legend**  
 Public Open Space

**MCPC** Montgomery  
 County  
 Planning  
 Commission



Base map prepared date   
 Montgomery County Courthouse - Planning Commission  
 PO Box 311 • Norristown PA 19404-0311  
 (p) 610.278.3722 • (f) 610.278.3941  
 www.montcopa.org/plancom  
 This map is based on 2000 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

## **Minutes of June 4, 2007, Public Meeting and Reuse Decision**

WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
WORK SESSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
MONDAY, JUNE 4, 2007 7:30 P.M.

### **CALL TO ORDER**

John Harris called the regularly scheduled work session to order at 7:30 P.M.

### **LRA USE DELIBERATION**

The Board of Supervisors acts as the LRA Board. They are responsible for determining the use of the North Penn Army Reserve Base on Berks Road. They have had many months of hearings and discoveries on the property.

Susan Caughlan, project coordinator, gave an overview of the entire process, stating that the LRA is charged with the final decision on the use of the base. There are two options: 1. Public benefit conveyance or 2. Sell at a public auction, which would be conducted by the Federal government. Six months of applications, reviews, and presentations of Notice of Intent (NOI) from June, 2006 through December were received. One from Methacton School District proposed use for a school bus depot utilizing 2/3 of the property leaving a need to find a use for the remaining property. This would be a 40% discount sale to Methacton School District.

Several public benefit groups reviewed the site and did not follow through with a NOI.

Municipality can receive site at no cost for park and recreations use through the Federal Lands to Parks program. The Township will need additional meeting for input to determine uses. Trails, open space, necessary infrastructure, water, sewer, electricity, buildings and parking are already present. The building is structurally sound and could be retrofitted for numerous uses, including the Methacton Community Theater who expressed interest in using the building as a co-user. The Federal Land to Parks program requires public access and other co-use proposals did not provide that.

If the property is sold at auction, it is considered un-zoned. The Army could auction off the property after rezoning by the Township and the high bidder would be held to the rezoned terms for development. The property would then be returned to the tax rolls and no Township maintenance required.

Arthur Bustard referenced a June 1, 2007, memo on the environmental conditions and Department of Defense responsibilities.

Susan Caughlan said Army is required to clean up property based on the evaluation of the uses of the property. She has identified areas of concern that require additional information and exploration. After the use is determined, more testing will be done. The Army must clean the property to use specific.

A Phase I study is complete and PA Recycling Act requires the current owner to clean up any contaminations before conveyance.

Arthur Bustard asked what defines "community use" for the building and if it can offset maintenance costs.

Susan Caughlan confirmed that the Township is allowed to charge a fee for building use but all excess revenues must be returned to the park for maintenance or improvements. After the Program of Utilization is complete, any park can benefit from excess revenues.

Arthur Bustard asked about current maintenance of building and turnover condition. Susan Caughlan said it must be fully functional and up to Army standards.

John Harris asked if it is a park, are there time requirements to develop it? Susan Caughlan said initial 5 year plan must be presented with the application.

John Harris said the LRA has been working on this for one year and has heard all the proposals. A park use has few negatives but a bus depot shows intense use of buses on roads and a detrimental effect to local neighborhoods.

Chase Kneeland stated the LRA must act as a visionary to make the decision, but they have more clarity of what we do not want. Major road improvements would be needed for the school use so he favors to evolve property into a park.

Arthur Bustard echoed Mr. Kneeland stating that there are tremendous possibilities for the building and does not want to lose the potential. The site is not economically feasible for school's proposed use and a community group should be formed for input on park use.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all to recommend to Army to convey the property to the township for park and recreation use.

Susan Caughlan said the next step is to prepare a plan for HUD and the Army on the recommended use. Based on the process, she suggested the June 20<sup>th</sup> board meeting should be used to present the plan to the public. It is due to HUD by September.

A motion by Arthur Bustard and seconded by Chase Kneeland and passed by all for Susan Caughlan to prepare plan for review at the June 20<sup>th</sup>, 2007 meeting.

#### **PUBLIC COMMENTS**

(RESIDENT) asked if the park is too much of a burden on the township, can they back away and when will they know costs?

James Garrity, Township solicitor, said that considering the cost of 19 acres in Worcester, maintenance costs are nominal.

(RESIDENT) requested that the historical use for this site be retained.

(RESIDENT) asked if the public can see environmental report.

(RESIDENT) thanked the Board of Supervisors and Susan Caughlan for consideration given to the Methacton Theater Group.

#### **7. ADJOURNMENT**

There being no further business to come before this Board, Mr. Harris adjourned the regularly scheduled work session at 8:44 PM.

Respectfully submitted,

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Arthur C. Bustard, Secretary