

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-01

A RESOLUTION TO AUTHORIZE CERTAIN FIRE DEPARTMENT ACTIVITIES

WHEREAS, the Worcester Township Volunteer Fire Department has requested permission to engage in the following ancillary activities in 2019:

1. Fire Department picnics;
2. the Fire Department's annual 5K race and annual chicken barbecue;
3. the Fire Department Ladies Craft Show, and seasonal Santa visits and tours; and,
4. the provision of traffic control for the Montgomery County annual flu shot program and at community parades.


WHEREAS, the Board of Supervisors of Worcester Township recognizes the importance of these ancillary activities, authorization is also granted for the Fire Department and Fire Police to assist other Montgomery County Fire Departments and other community organizations in any traffic and crowd control needed at emergencies and civic activities. Special authorization for crowd control upon verbal approval of at least one Supervisor can be granted upon request of a Township business or resident as deemed necessary for emergency or safety situations. When doing any of the aforementioned duties, they shall be considered to have been done at the specific request of the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors approves and authorizes the Fire Department to participate in the above activities, in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Worker's Compensation Act; and further, in accordance with this authorization, the Fire Department may only participate in the above-approved ancillary activities through December 31, 2019, after which time the Worcester Township Board of Supervisors will review the ancillary activities.

BE IT RESOLVED THIS 7TH DAY OF JANUARY, 2019.

FOR WORCESTER TOWNSHIP

By:



Rich DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-02

**RESOLUTION TO SET VARIOUS FEES, ESCROWS AND OTHER PAYMENTS
CHARGED FOR CERTAIN TOWNSHIP SERVICES**

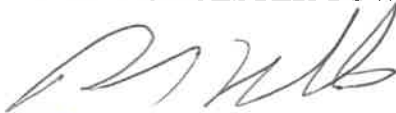
WHEREAS, various Township Ordinances and State Law provides for the establishment of fees for certain permits, reviews, inspections and/or other services, and as having said fees listed in a single document is of assistance and convenience to the general public;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED the fees and charges listed in the schedule attached hereto as Exhibit A shall be charged by Worcester Township effective this date, and until such time as so amended by the Board of Supervisors by resolution.

BE IT RESOLVED THIS 7TH DAY OF JANUARY, 2019.

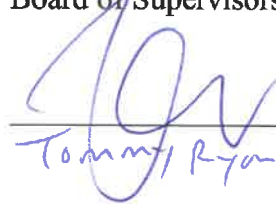
FOR WORCESTER TOWNSHIP

By:



Rich DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

EXHIBIT A

Section I - RESIDENTIAL BUILDING PERMITS

new dwellings, per sf	\$	0.35
building additions & renovations, minimum \$50; per sf	\$	0.35
decks 30" or more above grade	\$	95.00
fire suppression or detection systems, standpipes & hose cabinets	\$	110.00
accessory structures 500 sf and greater	\$	65.00
generators, plus electrical permit fee	\$	65.00
windows & doors requiring structural change	\$	65.00
driveway gates, plus electrical permit fee, if applicable	\$	65.00
Use & Occupancy permit, temporary or permanent, new homes only	\$	95.00
miscellaneous construction		by escrow

Section II - NON-RESIDENTIAL BUILDING PERMITS

new buildings, per sf	\$	0.40
building additions & renovations		
for the first 500 sf of floor area	\$	275.00
for each additional 500 sf of floor area or fraction thereof	\$	200.00
windows & doors requiring structural change; driveway gates	\$	65.00
driveway gates, plus electrical permit fee, if applicable	\$	65.00
fire suppression or detection systems, standpipes & hose cabinets	\$	200.00
generators, plus electrical permit fee	\$	110.00
construction trailers, plus electrical and mechanical permit fee, if applicable	\$	80.00
Use & Occupancy permit, temporary or permanent, new construction only	\$	95.00
Use & Occupancy inspection, tenant change, resale, use change	\$	95.00
miscellaneous construction		by escrow

Section III - MECHANICAL, ELECTRICAL & PLUMBING PERMITS

mechanical	\$	80.00
gas piping installtion	\$	65.00
electrical	\$	25.00
plumbing		
up to three fixtures	\$	60.00
each additional fixture	\$	20.00
water service	\$	65.00
sewer lateral	\$	80.00
grinder pump	\$	45.00
sewer tapping fee, per EDU	\$	1,900.00

Section IV - OTHER BUILDING PERMIT & REVIEW FEES

retaining walls 4' or greater in height	\$	75.00
fences 6' or greater in height	\$	20.00
pools, spas & hot tubs		
above-ground	\$	50.00
in-ground	\$	115.00
signs		
requires building inspector and zoning officer reviews	\$	50.00
requires zoning officer review only	\$	20.00
flag poles	\$	20.00
cell & radio antennas 50 feet and greater in height	\$	425.00
demolition permit		
per building demolished or load bearing walls	\$	140.00
interior alteration that does not include load-bearing walls	\$	80.00
accessory structure 1,001 sf or greater	\$	80.00
accessory structure up to 1,000 sf		no fee
below-ground tank, installation or removal, non-propane	\$	45.00

Section IV - OTHER BUILDING PERMIT & REVIEW FEES (continued)

plan review fees		
building plan	\$	125.00
accessibility plans	\$	65.00
mechanical plans	\$	65.00
fire plans	\$	50.00
plumbing plans	\$	65.00
stucco repair	\$	35.00

Section V - ZONING PERMITS

retaining walls up to 4' in height	\$	20.00
fences up to 6' in height	\$	20.00
driveway permit	\$	20.00
decks up to 30" above grade and patios	\$	20.00
moving or relocating existing accessory structures	\$	20.00
general zoning permit	\$	20.00
solicitation permit, <i>per individual soliciting</i>	\$	30.00
yard sale, <i>per two event days</i>	\$	10.00
grading & excavation permit		
up to three inspections	\$	275.00
each additional inspection	\$	85.00

Section VI - PERMIT & INSPECTION PENALTIES

failure to provide 24 hours notice to cancel inspection cancellation	\$	50.00
not ready for inspection, <i>per occurrence</i>	\$	75.00
failure to correct deficiencies found after two inspections, <i>per occurrence</i>	\$	75.00
penalty fee for failure to obtain a permit, <i>in addition to permit fee</i>		2x permit fee

Section VII - ZONING HEARING BOARD & UCC APPEAL BOARD FEES

application fee, includes appeals of Zoning Officer determination	\$	700.00
fee to continue Zoning Hearing Board or UCC Board of Appeals hearing	\$	300.00
fee to postpone Zoning Hearing Board or UCC Board of Appeals hearing	\$	330.00
transcript copy		actual
Zoning Officer determination letter	\$	85.00

Section VIII - BOARD OF SUPERVISOR FEES

application for Conditional Use hearing		
applicaton fee	\$	900.00
fee to continue Conditional Use hearing	\$	175.00
fee to postpone Conditional Use hearing	\$	225.00
application to amend the Zoning Map		
applicaton fee	\$	1,100.00
fee to continue Zoning Map amendment hearing	\$	350.00
fee to postpone Zoning Map amendment hearing	\$	400.00
Zoning Map amendment escrow	\$	1,500.00
application to amend the Zoning Ordinance		
applicaton fee	\$	950.00
fee to continue Zoning Ordinance amendment hearing	\$	175.00
fee to postpone Zoning Ordinance amendment hearing	\$	225.00
Zoning Ordinance amendment escrow	\$	1,500.00
validity challenge to the Zoning Ordinance or Zoning Map		
applicaton fee	\$	1,200.00
fee to continue challenge hearing	\$	175.00
fee to postpone challenge hearing	\$	225.00

Section IX - SUBDIVISION & LAND DEVELOPMENT FEES

Subdivision & Land Development, Sketch Plan		
application fee	\$	180.00
escrow	\$	750.00
Subdivision, Residential, 1 to 3 lots		
application fee	\$	700.00
escrow	\$	3,000.00

Section IX - SUBDIVISION & LAND DEVELOPMENT FEES (continued)

Subdivision, Residential, 4 or more lots	
base application fee	\$ 650.00
additional dwelling unit fee, <i>per unit, beginning with the 4th lot or unit</i>	\$ 130.00
escrow for plans with 4 to 20 lots/units	\$ 5,000.00
escrow for plans with 21 to 50 lots/units	\$ 10,000.00
escrow for plans with 51 or more lots/units	\$ 15,000.00
Land Development, Non-residential	
application fee	\$ 900.00
escrow	\$ 7,500.00
Transferable Development Rights	
application fee	\$ 450.00
escrow	\$ 2,500.00
Escrow Releases	\$ 105.00
Act 209 Traffic Impact Fee	
North Transportation Service Area, per peak PM trip	\$ 3,977.00
South Transportation Service Area, per peak PM trip	\$ 3,125.00

Section X - HIGHWAY & ROAD FEES

highway/road occupancy permit	\$ 45.00
highway/road inspection fees	by escrow

Section XI - SEWER RENTAL FEES & CERTIFICATIONS

sewer rental fee	
quarterly fee, residential	\$ 131.40
quarterly fee, commercial, per 1,000 gallons	\$ 8.58
sewer certification	
certified letter fee	\$ 25.00
property posting	\$ 17.50
water shut off & turn on	\$ 33.00
return check fee	\$ 28.00
	actual
tax certification * contact Tax Collector *	

Section XII - FIRE ALARM FEES

fire alarm system registration fee		no fee
false alarm penalty		
failure to register	\$	50.00
first and second offenses per year		no fine
third offense per year	\$	100.00
fourth offense per year	\$	200.00
fifth and subsequent offenses per year	\$	300.00

Section XIII - PARK RENTAL FEES

Community Hall rental fee		
per event, <i>Township resident, Township business/organization use only</i>	\$	50.00
security deposits, <i>by separate check, must be submitted with application</i>	\$	100.00
pavilion rental fee, <i>Township resident, Township business/organization</i>		
up to 25 individuals	\$	25.00
26-50 individuals	\$	50.00
51-75 individuals	\$	75.00
76-100 individuals, <i>maximum 100 persons per event</i>	\$	100.00
security deposits, <i>by separate check, must be submitted with application</i>		2X rental fee
pavilion rental fee, <i>non-Township resident, Non-Township business/organization</i>		
up to 25 individuals	\$	50.00
26-50 individuals	\$	100.00
51-75 individuals	\$	150.00
76-100 individuals, <i>maximum 100 persons per event</i>	\$	200.00
security deposits, <i>by separate check, must be submitted with application</i>		2X rental fee
field rental fee, single use, <i>Township resident, Township business/organization</i>		
up to four hours	\$	25.00
each additional hour	\$	5.00
field rental fee, single use, <i>non-Township resident, Non-Township business/organization</i>		
up to four hours	\$	50.00
each additional hour	\$	5.00
field rental fee, Spring season use (March 1 to July 31)		
one to two days per week, per field	\$	275.00
three to four days per week, per field	\$	385.00
five to seven days per week, per field	\$	550.00
discount for minimum 65% Worcester resident participants		50%
discount for minimum 90% youth participants		25%
<i>discounts may be combined</i>		

Section XIII - PARK RENTAL FEES (continued)

field rental fee, Fall season use (August 1 to November 30)	
one to two days per week, per field	\$ 225.00
three to four days per week, per field	\$ 315.00
five to seven days per week, per field	\$ 450.00
discount for minimum 65% Worcester resident participants	50%
discount for minimum 90% youth participants	25%
<i>discounts may be combined</i>	

Section XIV - OTHER FEES AND CHARGES

credit card convenience charge, varies by credit card company	actual
Township-authorized services by Township consultants, hourly fee	actual
Township-authorized services by Township consultants, reimbursables	actual
UCC building permit fee, per building permit	\$ 4.50
mileage reimbursement	IRS rate
miscellaneous charges, postage, toll calls, delivery fees, out-of-office copy fees, etc.	actual

NOTES:

1 - Floor area. Floor Area is measured from outside wall to outside wall.

2 - New Residential SF Calculation. For new residential construction and additions to existing residential units, square footage shall include living spaces on all floors, basements, attached garages & attics over six feet in height; excludes crawl spaces.

3 - Total Cost Calculation. The total cost of all the construction portions of a project is generally based upon the sum of the construction contract(s) and other direct construction costs; this does not include the compensation paid to the engineer, architect and consultants or the cost of the land. The Township has the final determination in accepting the submitted cost of construction as provided on the permit application and may at its discretion require evidence to support said proposed cost of construction.

4 - Township Organization Status. For an organization to qualify as a Township-based organization, at least 65% of participants must reside in Worcester Township. Documentation that verifies participant residency must be furnished to the Township, and the Township has sole discretion in determining if the residency has been met.

5 - Past Due Invoices. Invoices that are past due by more than thirty (30) days are subject to interest rate charges as provided by law. Charges for services that involve a late fee as stated in this resolution are not subject to charges for interest.

6 - Omissions and Errors. The failure to list, in this Resolution, a fee that is properly listed elsewhere shall not obviate the responsibility to pay that fee.

7 - "by escrow agreement". Permits for miscellaneous construction and highway/road inspections will be paid with funds posted in escrow. From this escrow the Township will deduct actual costs incurred.

8 - False fire alarm fines may be reduced or waived by the Fire Marshal if the Fire Marshal determines, in his or her sole discretion, the tenant or property owner is making a good faith effort to address and correct the problem.

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-03


A RESOLUTION TO APPOINT THE TOWNSHIP AUDITOR

WHEREAS, Worcester Township may and does utilize an appointed auditor, as permitted by the Second Class Township Code;

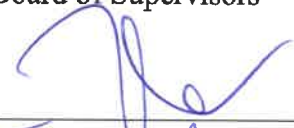
NOW, THEREFORE, the Board of Supervisors appoints Bee, Bergvall & Co. to fulfill the duties of this position, relative to the Township accounts for Fiscal Year 2018, as per Section 917 of the Second Class Township Code.

RESOLVED THIS 7TH DAY OF JANUARY, 2019.

FOR WORCESTER TOWNSHIP

By: 

Rich DeLello, Chair
Board of Supervisors

Attest: 

Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-04

A RESOLUTION TO SET COMPENSATION FOR THE TOWNSHIP MANAGER

WHEREAS, Worcester Township employs a Township Manager, pursuant to Township Code Chapter 15; and,

WHEREAS, the compensation paid to the Township Manager shall be established by resolution, as per Section 1301 of the Second Class Township Code.

NOW, THEREFORE, the Board of Supervisors does hereby establish the annual compensation paid to the Township Manager be increased by one-half of one percent increase (0.5%) from the prior year as follows:

- 2018 salary – \$135,678 per year
- 2019 salary – \$136,356 per year

RESOLVED THIS 7TH DAY OF JANUARY, 2019.

FOR WORCESTER TOWNSHIP

By: 

Rick DeLello, Chair
Board of Supervisors

Attest: 

Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-05

**A RESOLUTION TO DISPOSE OF CERTAIN PUBLIC RECORDS
IN ACCORDANCE WITH THE MUNICIPAL RECORDS ACT AND
THE MUNICIPAL RECORDS MANUAL, AS AMENDED**

WHEREAS, Worcester Township (“Township”) declared its intent to follow the public records retention schedule and disposal procedures as set forth in the *Municipal Records Manual*, as last revised, and as published by the Pennsylvania Historical and Museum Commission; and,

WHEREAS, in accordance with Act 428 of 1968, as last amended, each individual act of public record disposition shall be approved by a resolution adopted by the governing body;


NOW, THEREFORE, BE IT RESOLVED: the Board of Supervisors hereby authorizes the Township Secretary to dispose of the following public records:

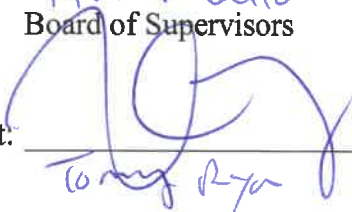
- AL-1** General correspondence files and housekeeping records - 2013
- AL-8** Bids, Proposals, Price Quotes and Qualified Contractor Memos, Contracts and Agreements - 2007
- AL-12** Ethics Commission Statements of Financial Interest - 2013
- AL-20** Liquid Fuel Tax Records - 2011
- AL-35** Public Meeting/Hearing Notices and Proof of Publications - 2008
- AL-45** Treasurer’s Bond Certificates - 2011
- FN-2** Accounts Payable Files and Ledgers - 2011
- FN-3** Accounts Receivable Files and Ledgers - 2011
- FN-8** Balance Sheet - 2011
- FN-9** Bank Statements and Reconciliations - 2011
- FN-10** Cancelled Checks - 2011
- FN-11** Check Registers - 2011
- FN-13** Deposit Slips - 2011
- FN-18** Purchase Order Files - 2011

- PL-2** Employee Payroll Adjustment Records - 2014
- PL-5** Payroll Earnings and Deductions Register - 2014
- PL-14** Time Cards and Attendance Records - 2014
- PL-16** Wage & Tax Statements - 2014
- PS-2** Applications for Employment (Not Hired) - 2016
- PS-8** Employee Personnel Records - 2013
- PS-10** Job Descriptions and Announcements - 2016

RESOLVED THIS 7TH OF JANUARY, 2019.

FOR WORCESTER TOWNSHIP

By: 
Robert DeBello, Chair
Board of Supervisors

Attest: 
Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-06

**A RESOLUTION TO APPOINT AN
ALTERNATE MEMBER TO THE PLANNING COMMISSION**

WHEREAS, pursuant to Act 42 of 2015, a municipality may appoint an Alternative Member to serve on its Planning Commission, in accordance with the provisions of said Act; and,

WHEREAS, the Board of Supervisors desires to appoint an Alternate Member to the Worcester Township Planning Commission; and,

NOW, THEREFORE, the Board of Supervisors does hereby appoint _____ to the position of Alternate Member of the Worcester Township Planning Commission, for the balance of a four-year term that shall expire on December 31, 2022.

APPROVED BY MOTION OF THE BOARD OF SUPERVIORS ON THE 7TH DAY OF JANUARY, 2019.

FOR WORCESTER TOWNSHIP

By: _____
Board of Supervisors, Chair

Attest: _____
Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-07

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF 2750 MORRIS ROAD
PHASE 1D - BUILDING "D" SOUTH**

WHEREAS, Advance Realty Management (hereinafter referred to as "Applicant") has submitted a Land Development Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as 2750 Morris Road Building "D" South Plan. The Applicant is Manager for DIV-AR Property, LP, owner of an approximate 87.01 acre tract of land located at 2750 Morris Road, Worcester Township, Montgomery County, Pennsylvania in the IR - Industrial Research Zoning District of the Township, being Tax Parcel No. 67-00-02512-004 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the property was subject to a previous Land Development application which was granted preliminary and partial final approval by the Worcester Township Board of Supervisors on September 21, 2011, pursuant to Resolution No. 2011-12. Subsequent to that approval, various revised phase plans were submitted and reviewed by the Township Engineer and portions of the work on the plans were completed by the previous owner and current owner, as applicable; the work completed was referenced as Phase 1A, Phase 1B, Phase 1C, and Building "E" West Phase I on the plan; the Building E North plans were submitted and reviewed by the Township Engineer but that work has not yet commenced; and

WHEREAS, in this Phase 1D - Building "D" South, the Applicant now proposes the continued development of the property by constructing two (2) loading docks, a drive-in door, a 14-car parking lot adjacent to Building "D" and associated infrastructure (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on January 24, 2019; and

WHEREAS, the Preliminary/Final Plan for the proposed land development, prepared by Irick Eberhardt and Mientus Incorporated, titled, "Overall Land Development Plan Building "D" South" consisting of 26 sheets, dated June 17, 2011, with latest revisions dated December 21, 2018 is now in a form suitable for Preliminary/Final Plan Approval (the "Plan(s)" or "Preliminary/Final Plan") by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The Preliminary/Final Plan prepared by Irick Eberhardt and Mientus Incorporated as described above, is hereby approved, subject to the conditions set forth below.

2. **Conditions of Approval.** The approval of the Preliminary/Final Plan is subject to strict compliance with the following conditions:

- A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of January 8, 2019 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of January 24, 2019.
- C. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- D. Prior to recording the Preliminary/Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form

satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

- E. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the Applicant, or its successor or assigns at the Property, Applicant shall, prior to the Township executing the Plans, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township, at the Township's sole discretion, with all expenses being charged to the Applicant, in the event said maintenance responsibilities are not fulfilled by the Applicant after the Township provides reasonable notice to the Applicant to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Plans.
- F. The Applicant shall provide to the Township for signature that number of Plans required for recording and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.
- G. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- H. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.

- I. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- J. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Agreement shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- K. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- L. Applicant understands that it will not be granted Township building or grading permits until the record plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.

3. **Waivers.** Pursuant to Resolution No. 2011-12, the Worcester Township Board of Supervisors granted the following waivers requested with respect to the overall Plan:

- A. Section 130-17.D.7 & D.11 of the Worcester Township Subdivision and Land Development Ordinance - parking space size;
- B. Section 130-28.G.(6)(b) of the Worcester Township Subdivision and Land Development Ordinance - parking lot row size; and

C. Section 130-28.F.(6)(d) of the Worcester Township Subdivision and Land Development Ordinance - slopes exceeding twenty-five percent (25%) must be stabilized with Rip-Rap.

4. Acceptance. The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.

5. Effective Date. This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plans shall be considered to have received Preliminary/Final Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Montgomery County Recorder of Deeds. Applicant shall provide the Township with executed Preliminary/Final Plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

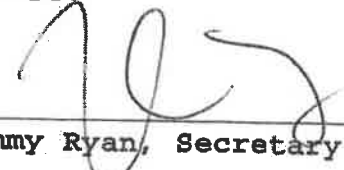
RESOLVED and ENACTED this 27th day of February, 2019 by the Worcester Township Board of Supervisors.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS

By: 

Rick DeLello, Chair

Attest:


Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

ADVANCE REALTY MANGEMENT, INC.

Date:

3/6/2019

By:



**Duane S. Horne, Property Manager
Advance Realty Management, Inc.,
Manager for DIV-AR Property, LP**



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) of Worcester
(TOWNSHIP) Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Sparango Construction Co., Inc. land developer has proposed the development of a parcel of land identified as 2044 Berks Road name of subdivision, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify).

WHEREAS, Worcester Township municipality finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) of the (Township) of Worcester hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto

I, [Signature], Secretary, Worcester
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township Resolution # 2019-08, adopted, May 15, 2019.

Municipal Address:

Seal of
Governing Body

Telephone _____

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-09

**A RESOLUTION TO GRANT FINAL APPROVAL OF
2044 BERKS ROAD PLAN**

WHEREAS, Josephine Sparango and Sparango Construction Co., Inc. (collectively "Applicant") have submitted a Plan of Subdivision and Land Development to Worcester Township and have made application for Final Plan Approval of the plan known as 2044 Berks Road Plan. Josephine Sparango is the owner of an approximate 16 acre property, in the AGR - Agricultural Zoning District, said parcel being Tax Parcel No. 67-00-00208-004, as more fully described in a Deed recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, the Applicant proposes the development of eight single-family detached lots with a new cul-de-sac street extending from Berks Road (the "Development"); and

WHEREAS, said plan received a recommendation for Final Plan Approval by the Worcester Township Planning Commission at their meeting on April 25, 2019; and

WHEREAS, the Final Plan of Subdivision and Land Development known as 2044 Berks Road Plan was prepared by Joseph M. Estock Consulting Engineers & Land Surveyors consisting of 12 sheets dated October 7, 2016, last revised March 8, 2019, as well as a Post-Construction Stormwater Management, Written Narrative for 2044 Berks Road prepared by Joseph M. Estock, P.E. dated October 7, 2015, last revised March 8, 2019, and Stormwater Management report including a 7 sheet plan set dated March 9, 2018, last revised March 8, 2019; and

WHEREAS, the Final Plan is now in a form suitable for Final Plan Approval (the "Plan(s)" or "Final Plan") by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The Final Plan proposed by Joseph M. Estock Consulting Engineers & Land Surveyors as described above is hereby granted Final Approval, subject to the conditions set forth below.
2. **Conditions of Approval.** The approval of the Final Plan is subject to strict compliance with the following conditions:
 - A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of April 4, 2019, relative to the Plan.
 - B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of November 7, 2016.
 - C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. review letter of April 10, 2019.
 - D. Payment to the Township of a Traffic Impact Fee, in the total amount of \$27,839.00, which shall be paid on a per lot basis and at the time of submission of a building permit application for each of the dwellings to be built on 8 lots, in the amount of \$3,479.87 per lot.
 - E. Prior to recording of the Final Plan, Applicant shall purchase 8 EDUs at \$1,900.00 per EDU for sewage capacity at the Valley Green Wastewater Treatment Plant.
 - F. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, North Penn Water Authority, and all other authorities, agencies,

municipalities, and duly constituted public authorities having jurisdiction in any way over the development.

- G. Prior to recording the Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.
- H. The Applicant shall provide to the Township for signature that number of Final Plans required for recording and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.
- I. The Applicant shall provide a copy of the recorded Final Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- J. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Final Plan recording.
- K. The Development shall be constructed in strict accordance with the content of the Final Plan, notes on the Plan and the terms and conditions of this Resolution and the Resolution of Final Plan Approval.
- L. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, the Final Approval Resolution, and any required agreements shall be borne entirely by the Applicant, and shall be at no cost to the Township.

- M. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- N. Applicant understands that it will not be granted Township building or grading permits until the Final Plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.
- O. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the Applicant, or its successor or assigns at the Property, Applicant shall, prior to the Township executing the Final Plan, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township, at the Township's sole discretion, with all expenses being charged to the Applicant, in the event said maintenance responsibilities are not fulfilled by the Applicant after the Township provides reasonable notice to the Applicant to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Final Plan.

3. **Waivers.**

The Worcester Township Board of Supervisors hereby grants the following waiver from the provisions of the Township Subdivision and Land Development Ordinance with respect to this Plan:

- A. §130-16.C.1.a.4 - to permit the construction of Josephine Way with a 28' cartway width.

The Worcester Township Board of Supervisors hereby confirms the waivers from the provisions of the Township Subdivision and Land Development Ordinance as specifically set forth in Resolution No. 2018-35 granting Preliminary Plan Approval.

- B. §130-16.C.1.6 - to permit a 20-foot cartway width along Berks Road rather than the required 38-foot wide minimum cartway along a feeder street;
 - C. §130-18.A - requiring installation of sidewalks along Berks Road;
 - D. §130-18.B.1.a - requiring installation of concrete curb along Berks Road;
 - E. §130-20.A.4 - to permit corner Lots 1 and 7 to have a width of less than 1.5 times the minimum width of interior lots;
 - F. §130-20.C.3 - to permit the proposed rain garden discharge at FES 16 into the side yard of Lot 4; and
 - G. §130-18.B.1. - to permit 18" deep curbing rather than the required 22" deep curbing.
4. **Acceptance.** The Conditions of Approval set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.
5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plan shall be considered to have received Final Plan Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to

the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Montgomery County Recorder of Deeds. Applicant shall provide the Township with executed Final Plans, record plans, development agreements, easements, and other associated documentation according to Township procedures. Any changes to the approved site Plan will require the submission of an amended site Plan for land development review by all Township review parties.

RESOLVED and **ENACTED** this 15th day of May, 2019 by the Worcester Township Board of Supervisors.

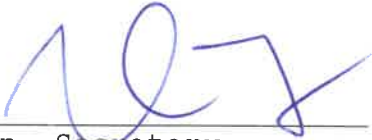
FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chairman
Board of Supervisors

Attest:



Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

Date: May 20, 2019

Josephine Sparango
Josephine Sparango

SPARANGO CONSTRUCTION CO., INC.

Date: May 20, 2019

By: [Signature] Pres.
PAT SPARANGO PRESIDENT
(PRINT NAME AND TITLE)

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-10

**A RESOLUTION TO ACCEPT DEDICATION OF
BRUNER CIRCLE AND A PORTION OF MORRIS ROAD**

WHEREAS, PETER E. HORGAN AND JOSEPH A. HORGAN, adult individuals (collectively referred herein as "Grantors") have developed a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania ("Premises") known as Arbor Reserve Subdivision; and,

WHEREAS, the Grantors, for and in consideration of One Dollar (\$1.00), desire to dedicate to Worcester Township ("Grantee") for public use and enjoyment certain right-of-way along the following roads: Bruner Circle and a portion of Morris Road; and,

WHEREAS, the Grantee, by accepting the Deeds of Dedication and recording said Deeds and this Resolution, accepts the parcels of ground, more particularly described in Exhibit A and Exhibit B attached hereto and made a part hereof, as and for public roads and highways;

NOW THEREFORE BE IT RESOLVED that the Worcester Township Board of Supervisors accepts the Deeds of Dedication for the described properties to have and to hold, forever, as for public roads and highways, and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for the purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

RESOLVED THIS 19th **DAY OF** June, 2019.

FOR WORCESTER TOWNSHIP

By: _____

Richard DeLello, Chair
Board of Supervisors

Attest: _____

Tommy Ryan, Secretary

Exhibit "A"



**CONTROL POINT
ASSOCIATES, INC.**
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New Britain Corporate Center
1600 Manor Drive, Suite 210
Chalfont, PA 18914
Tel: 215.712.9800
www.cpasurvey.com

February 4, 2019
Revised June 6, 2019
02-060204-00

METES AND BOUNDS DESCRIPTION
AREA OF BRUNER CIRCLE TO BE DEDICATED
PART OF BLOCK 23, UNIT 60
APN #67-00-02591-006
LANDS NOW OR FORMERLY
HORGAN
WORCESTER TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF MORRIS ROAD (A.K.A. S.R. 2001, A.K.A. L.R. 46082, VARIABLE WIDTH ULTIMATE RIGHT-OF-WAY), SAID POINT BEING DISTANT ALONG THE ARC OF A CIRCLE, CURVING TO THE RIGHT, HAVING A RADIUS OF 1,264.35 FEET, A CENTRAL ANGLE OF 01 DEGREES 03 MINUTES 28 SECONDS, AN ARC LENGTH OF 23.34 FEET, A CHORD BEARING SOUTH 41 DEGREES 19 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 23.34 FEET FROM THE INTERSECTION WITH THE COMMON DIVIDING LINE BETWEEN BLOCK 23, UNIT 60, LANDS NOW OR FORMERLY HORGAN; BLOCK 23, UNIT 9, LANDS NOW OR FORMERLY THE CHITWOOD HOMEOWNERS ASSOCIATION; WITH SAID ULTIMATE RIGHT-OF-WAY LINE AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF MORRIS ROAD AND CROSSING THE HEAD OF BRUNER CIRCLE, ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 1,264.35 FEET, A CENTRAL ANGLE OF 04 DEGREES 08 MINUTES 42 SECONDS, AN ARC LENGTH OF 91.47 FEET, A CHORD BEARING SOUTH 38 DEGREES 43 MINUTES 19 SECONDS EAST, AND A CHORD DISTANCE OF 91.45 FEET TO A POINT OF CUSP, THENCE;

THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRUNER CIRCLE:

2. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 51 MINUTES 32 SECONDS, AN ARC LENGTH OF 32.06 FEET, A CHORD BEARING NORTH 82 DEGREES 34 MINUTES 44 SECONDS WEST, AND A CHORD DISTANCE OF 28.74 FEET TO A POINT OF TANGENCY, THENCE;
3. SOUTH 51 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 37.89 FEET TO A POINT OF CURVATURE, THENCE;
4. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 47 MINUTES 39 SECONDS, AN ARC LENGTH OF 19.19 FEET, A CHORD BEARING SOUTH 47 DEGREES 05 MINUTES 41 SECONDS WEST, AND A CHORD DISTANCE OF 19.17 FEET TO A POINT OF TANGENCY, THENCE;
5. SOUTH 42 DEGREES 41 MINUTES 52 SECONDS WEST, A DISTANCE OF 109.57 FEET TO A POINT OF CURVATURE, THENCE;

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February 4, 2019
 Revised June 6, 2019
 02-060204-00
 Worchester Twp., Montgomery Co., PA
 Page 2

6. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 46 MINUTES 09 SECONDS, AN ARC LENGTH OF 15.12 FEET, A CHORD BEARING SOUTH 13 DEGREES 48 MINUTES 47 SECONDS WEST, AND A CHORD DISTANCE OF 14.49 FEET TO A POINT OF REVERSE CURVATURE, THENCE;
7. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, CONNECTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRUNER CIRCLE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRUNER CIRCLE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 295 DEGREES 32 MINUTES 17 SECONDS, AN ARC LENGTH OF 309.49 FEET, A CHORD BEARING NORTH 47 DEGREES 18 MINUTES 08 SECONDS WEST, AND A CHORD DISTANCE OF 64.00 FEET TO A POINT OF REVERSE CURVATURE, THENCE;

THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRUNER CIRCLE:

8. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 46 MINUTES 09 SECONDS, AN ARC LENGTH OF 15.12 FEET, A CHORD BEARING NORTH 71 DEGREES 34 MINUTES 56 SECONDS EAST, AND A CHORD DISTANCE OF 14.49 FEET TO A POINT OF TANGENCY, THENCE;
9. NORTH 42 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 109.57 FEET TO A POINT OF CURVATURE, THENCE;
10. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 47 MINUTES 39 SECONDS, AN ARC LENGTH OF 26.86 FEET, A CHORD BEARING NORTH 47 DEGREES 05 MINUTES 41 SECONDS EAST, AND A CHORD DISTANCE OF 26.83 FEET TO A POINT OF TANGENCY, THENCE;
11. NORTH 51 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 37.55 FEET TO A POINT OF CURVATURE, THENCE;
12. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 17 MINUTES 10 SECONDS, AN ARC LENGTH OF 32.21 FEET, A CHORD BEARING NORTH 05 DEGREES 20 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 28.84 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 21,332 SQUARE FEET OR 0.490 ACRE

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "RECORD PLAN, PETER E., JOHN F. AND JOSEPH A. HORGAN, PROPOSED RESIDENTIAL DEVELOPMENT, NORTH WALES ROAD & MORRIS ROAD, WORCESTER TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA", PREPARED BY BOHLER ENGINEERING, DATED 03/10/06, LAST REVISED 09/09/14, PROJECT NO. P05-0605, SHEET 2 OF 19.

CONTROL POINT ASSOCIATES, INC.



Exhibit "B"



CONTROL POINT ASSOCIATES, INC.

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1600 Manor Drive, Suite 210
Chalfont, PA 18914
Tel: 215.712.9800
www.cpasurvey.com

February 4, 2019
02-060204-00

METES AND BOUNDS DESCRIPTION
ULTIMATE RIGHT-OF-WAY OF MORRIS ROAD TO BE DEDICATED
PART OF BLOCK 23, UNIT 60
APN #67-00-02591-006
LANDS NOW OR FORMERLY
HORGAN
WORCESTER TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF MORRIS ROAD (A.K.A. S.R. 2001, A.K.A. L.R. 46082, VARIABLE WIDTH ULTIMATE RIGHT-OF-WAY), AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN BLOCK 23, UNIT 60 LANDS NOW OR FORMERLY HORGAN AND BLOCK 23, UNIT 9 LANDS NOW OR FORMERLY THE CHITWOOD HOMEOWNERS ASSOCIATION AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE DIVIDING LINE BETWEEN BLOCK 23 UNIT 60, AND BLOCK 23, UNIT 9, NORTH 44 DEGREES - 15 MINUTES - 00 SECONDS EAST, A DISTANCE OF 21.70 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCE ALONG THE TITLE LINE IN THE BED OF MORRIS ROAD:

2. SOUTH 46 DEGREES - 58 MINUTES - 00 SECONDS EAST, A DISTANCE OF 236.33 FEET TO A POINT, THENCE;
3. SOUTH 31 DEGREES - 02 MINUTES - 00 SECONDS EAST, A DISTANCE OF 232.52 FEET TO A POINT, THENCE;
4. ALONG THE DIVIDING LINE BETWEEN BLOCK 23, UNIT 60 AND BLOCK 23, UNIT 10 LANDS NOW OR FORMERLY HARMAN, SOUTH 43 DEGREES - 02 MINUTES - 56 SECONDS WEST, A DISTANCE OF 94.42 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF MORRIS ROAD:

5. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 1095.00 FEET, A CENTRAL ANGLE OF 13 DEGREES - 03 MINUTES - 20 SECONDS, AN ARC LENGTH OF 249.51 FEET, A CHORD BEARING NORTH 24 DEGREES - 42 MINUTES - 54 SECONDS WEST AND A CHORD DISTANCE OF 248.97 FEET TO A POINT OF COMPOUND CURVATURE, THENCE;
6. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 1264.35 FEET, A CENTRAL ANGLE OF 10 DEGREES - 36 MINUTES - 33 SECONDS, AN ARC LENGTH OF 234.11 FEET, A CHORD BEARING NORTH 36 DEGREES - 32 MINUTES - 51 SECONDS WEST AND A CHORD DISTANCE OF 233.78 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 26,289 SQUARE FEET OR 0.604 ACRES

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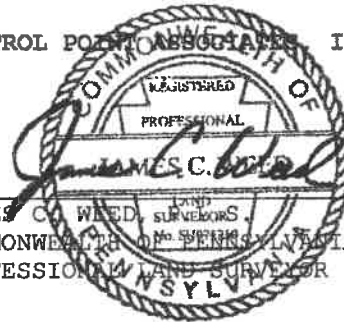


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THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "RECORD PLAN, PETER E., JOHN F. AND JOSEPH A. HORGAN, PROPOSED RESIDENTIAL DEVELOPMENT, NORTH WALES ROAD & MORRIS ROAD, WORCESTER TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA", PREPARED BY BOHLER ENGINEERING, DATED 03/10/06, LAST REVISED 09/09/14, PROJECT NO. P05-0605, SHEET 2 OF 19.

CONTROL POINT ASSOCIATES, INC.



02/04/2019

JAMES C. WEED, LAND SURVEYORS, DATE
 COMMONWEALTH OF PENNSYLVANIA
 PROFESSIONAL LAND SURVEYOR # SU075250

S:\06\CP06204\DESCRIPTIONS\METES & BOUNDS DESCRIPTIONS\2.4.19\M&B_MORRIS ROAD ULTIMATE RIGHT-OF-WAY DEDICATION.docx

PREPARED BY: SCH

REVIEWED BY: JAA

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-11

**A RESOLUTION TO AUTHORIZE SUBMISSION OF A GRANT APPLICATION TO
THE PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC
DEVELOPMENT MULTIMODAL TRANSPORTATION FUND GRANT PROGRAM**

BE IT RESOLVED, the Board of Supervisors of Worcester Township hereby request a Multimodal Transportation Fund Grant in the amount of \$700,000 from the Commonwealth Financing Authority to be used for Preliminary Engineering Design services for the Valley Forge Road (SR 0363) Corridor Improvement Project between Stump Hall Road and Woodlyn Avenue in Worcester Township, Montgomery County, Pennsylvania.

AND, BE IT FURTHER RESOLVED, that the Applicant does hereby designate Tommy Ryan, Township Manager, as the official to execute all documents and agreements between the Board of Supervisors of Worcester Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED THIS 17TH DAY OF JULY, 2019.

FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

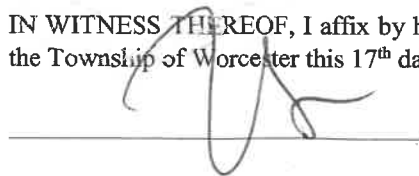
Attest:



Tommy Ryan, Secretary

I, Tommy Ryan, duly qualified Secretary of the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held the 17th day of July, 2019, and said Resolution has been recorded in the minutes of the Board of Supervisors and remains in effect as of this date.

IN WITNESS WHEREOF, I affix by hand and attach the seal of the Township of Worcester this 17th day of July, 2019.



**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-12

**A RESOLUTION TO AMEND PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF 1325 HOLLOW ROAD PLAN**

WHEREAS, Resolution 2017-23 was adopted by the Board of Supervisors of Worcester Township on November 15, 2017, which granted Preliminary/Final Land Development approval of the 1325 Hollow Road Plan, consisting of two tracts totaling approximately 9.45 acres in the AGR Agricultural Zoning District of the Township, being Tax Parcel Nos. 67-00-01315-004 and 67-00-01315-013; and

WHEREAS, subsequently, the Applicant has requested that the Township reduce certain caliper requirements with respect to trees to be installed, to defer the landscaping installation until such time as use and occupancy permits are issued for the homes to be constructed, and the requirement of general liability insurance be eliminated with regard to the project.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. The caliper of the required trees shall be reduced from the current requirement of three inches (3") to three and one-half inches (3.5") to between two inches (2") and two and one-half inches (2.5");
2. The planting installation as described in paragraph 1. C. of the Subdivision/Land Development and Financial Security Agreement shall be deferred until issuance of a use and occupancy permit for the homes to be constructed;

3. The insurance requirement set forth in Paragraph 8 of the Subdivision/Land Development and Financial Security Agreement shall be eliminated; the indemnification shall remain.
4. In all other respects, the provisions of Resolution No. 2017-23 remain in full force and effect.

RESOLVED and **ENACTED** this 16th day of October, 2019 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

Attest:



Tommy Ryan, Secretary

By: 

Richard DeLello, Chair

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-13

**A RESOLUTION TO AUTHORIZE SUBMISSION OF A GRANT APPLICATION
TO THE PECO GREEN REGION OPEN SPACE PROGRAM**

WHEREAS, the Township of Worcester desires to undertake the Heyser Pavilion Project; and,

WHEREAS, the Township desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this Project; and,

WHEREAS, the Township has received and understands the 2019 PECO Green Region Open Space Program Guidelines.

THEREFORE, BE IT RESOLVED THAT the Board of Supervisors hereby approves this Project and authorizes application to the PECO Green Region Open Space Program in the amount of \$6,900.00, and,

BE IT FURTHER RESOLVED, THAT, if the application is granted, the Township commits to the expenditure of matching funds in the amount of \$6,900.00 necessary for the Project's success.

RESOLVED THIS 16TH DAY OF OCTOBER, 2019.

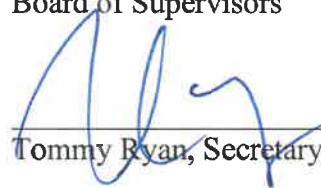
FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-14

**A RESOLUTION TO AUTHORIZE THE SUBMISSION OF A
GRANT APPLICATION TO THE PA SMALL WATER AND SEWER PROGRAM**

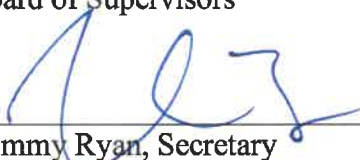
BE IT RESOLVED, that Worcester Township, Montgomery County, hereby requests a Small Water and Sewer Program grant in the amount of \$330,000 (total project cost of \$390,500) from the Commonwealth Financing Authority to be used to install improvements to the Township-owned sanitary sewer system that increase system safety and protect the health, safety and welfare of the community;

AND BE IT FURTHER RESOLVED, that the Applicant does hereby designate Tommy Ryan, Township Manager, as the official to execute all documents and agreements between Worcester Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

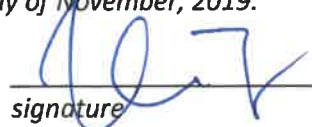
RESOLVED THIS 20TH DAY OF NOVEMBER, 2019.

FOR WORCESTER TOWNSHIP

By: 
Richard DeLello, Chair
Board of Supervisors

Attest: 
Tommy Ryan, Secretary

I, Tommy Ryan, Secretary of the Township of Worcester, Montgomery County, PA, do hereby certify that the forgoing is a true and correct copy of the Resolution adopted at a regular meeting of the Board of Supervisors held the 20th day of November, 2019.

11/20/19
date 
signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-15

**A RESOLUTION TO AUTHORIZE THE SUBMISSION OF A
GRANT APPLICATION TO THE H2O PA WATER SUPPLY,
SANITARY SEWER AND STORM WATER PROJECTS PROGRAM**

BE IT RESOLVED, that Worcester Township, Montgomery County, hereby requests a H2O PA grant in the amount of \$370,000 (total project cost of \$560,000) from the Commonwealth Financing Authority to be used to install a storm sewer system in the Adair neighborhood of Worcester Township, so to better protect the health, safety and welfare of the community;

AND BE IT FURTHER RESOLVED, that the Applicant does hereby designate Tommy Ryan, Township Manager, as the official to execute all documents and agreements between Worcester Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED THIS 20TH DAY OF NOVEMBER, 2019.

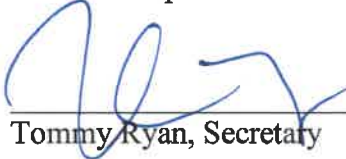
FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

I, Tommy Ryan, Secretary of the Township of Worcester, Montgomery County, PA, do hereby certify that the forgoing is a true and correct copy of the Resolution adopted at a regular meeting of the Board of Supervisors held the 20th day of November, 2019.

11/20/19
date


signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2019-16

A RESOLUTION TO ADOPT THE 2020 BUDGET

NOW, THEREFORE, the Board of Supervisors of Worcester Township does hereby adopt the 2020 Budget, dated December 18, 2019, and further does establish a municipal real estate tax rate of 0.05 mills (1/20th of one mill).

RESOLVED THIS 18TH DAY OF DECEMBER, 2019.

FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary