

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-01

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 2018:

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, 2018, after which time the Worcester Township Board of Supervisors will review the ancillary activities.

BE IT RESOLVED THIS 2ND DAY OF JANUARY, 2018.


FOR WORCESTER TOWNSHIP

By:



Rick DeBelle, Chair
Board of Supervisors

Attest:


Tony Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-02

**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 2ND DAY OF JANUARY, 2018.


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	\$	105.00
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	\$	50.00
sewer lateral	\$	50.00
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	\$	45.00
pools, spas & hot tubs		
above-ground	\$	75.00
in-ground	\$	135.00
signs		
requires building inspector and zoning officer reviews	\$	75.00
requires zoning officer review only	\$	45.00
flag poles	\$	45.00
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	\$	100.00
accessory structure up to 1,000 sf		no fee
below-ground tank, installation or removal, non-propane	\$	70.00

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	\$	40.00

Section V - ZONING PERMITS

retaining walls up to 4' in height	\$	45.00
fences up to 6' in height	\$	45.00
driveway permit	\$	45.00
decks up to 30" above grade and patios	\$	45.00
moving or relocating existing accessory structures	\$	45.00
general zoning permit	\$	45.00
solicitation permit, per individual soliciting	\$	30.00
yard sale, per two event days	\$	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, per occurrence	\$	60.00
failure to correct deficiencies found after two inspections, per occurrence	\$	60.00
penalty fee for failure to obtain a permit, in addition to permit fee		2x permit fee

Section VII - ZONING HEARING BOARD & UCC APPEAL BOARD FEES

application fee, includes appeals of Zoning Officer determination	\$	800.00
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	\$	350.00
transcript copy		actual
Zoning Officer determination letter	\$	95.00

Section VIII - BOARD OF SUPERVISOR FEES

application for Conditional Use hearing		
applicaton fee	\$	1,000.00
fee to continue Conditional Use hearing	\$	175.00
fee to postpone Conditional Use hearing	\$	225.00
application to amend the Zoning Map		
applicaton fee	\$	1,200.00
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	\$	1,000.00
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	\$	1,250.00
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	\$	200.00
escrow	\$	750.00
Subdivision, Residential, 1 to 3 lots		
application fee	\$	750.00
escrow	\$	3,000.00

Section IX - SUBDIVISION & LAND DEVELOPMENT FEES (continued)

Subdivision, Residential, 4 or more lots

base application fee	\$	750.00
additional dwelling unit fee, <i>per unit, beginning with the 4th lot or unit</i>	\$	140.00
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	\$	1,000.00
escrow	\$	7,500.00

Transferable Development Rights

application fee	\$	500.00
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 \$ 50.00

highway/road inspection fees by escrow

Section XI - SEWER RENTAL FEES & CERTIFICATIONS

sewer rental fee

quarterly fee, residential	\$	130.75
quarterly fee, commercial, per 1,000 gallons	\$	8.54

sewer certification

certified letter fee	\$	25.00
property posting	\$	17.50
water shut off & turn on	\$	35.00
return check fee	\$	30.00
		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 2018-03

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 2017, as per Section 917 of the Second Class Township Code.

RESOLVED THIS 2ND DAY OF JANUARY, 2018.

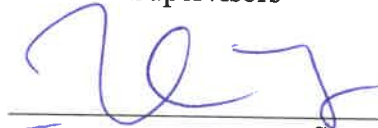
FOR WORCESTER TOWNSHIP

By:



Rich DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-04

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:

- 2017 salary – \$135,000 per year
- 2018 salary – \$135,678 per year

RESOLVED THIS 2ND DAY OF JANUARY, 2018.

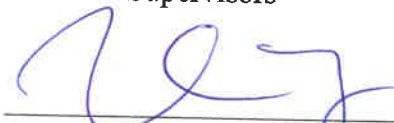
FOR WORCESTER TOWNSHIP

By:



Rich DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-05

**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 - 2012
- AL-8** Bids, Proposals, Price Quotes and Qualified Contractor Memos, Contracts and Agreements – 2006 and prior
- AL-12** Ethics Commission Statements of Financial Interest - 2012
- AL-20** Liquid Fuel Tax Records - 2010
- AL-35** Public Meeting/Hearing Notices and Proof of Publications – 2007
- AL- 45** Treasurer’s Bond Certificates – 2011 and prior
- FN-2** Accounts Payable Files and Ledgers - 2010
- FN-3** Accounts Receivable Files and Ledgers - 2010
- FN-8** Balance Sheet - 2010
- FN-9** Bank Statements and Reconciliations - 2010
- FN-10** Cancelled Checks - 2010
- FN-11** Check Registers - 2010
- FN-13** Deposit Slips - 2010
- FN-18** Purchase Order Files - 2010

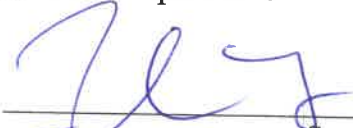
- PL-2 Employee Payroll Adjustment Records - 2013
- PL-5 Payroll Earnings and Deductions Register - 2013
- PL-14 Time Cards and Attendance Records - 2013
- PL-16 Wage & Tax Statements - 2013
- PS-2 Applications for Employment (Not Hired) – 2015
- PS-8 Employee Personnel Records- 2012 and prior
- PS-10 Job Descriptions and Announcements - 2015

RESOLVED THIS 2ND OF JANUARY, 2018.

FOR WORCESTER TOWNSHIP

By: 

Rich DeBello, Chair
Board of Supervisors

Attest: 

Tony Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-06

**A RESOLUTION TO OPPOSE PENNSYLVANIA HOUSE BILL 1620,
THE WIRELESS INFRASTRUCTURE DEPLOYMENT BILL**

WHEREAS, broadband service is a critical catalyst for economic development, student achievement, quality healthcare, and the efficiency of local governments, and as such Worcester Township supports the deployment of broadband services – both wired and wireless – in our community and throughout the Commonwealth; and,

WHEREAS, a relatively new wireless technology, known as distributed antenna systems (DAS), includes the placement of wireless towers and antennae in the public rights-of-way; and,

WHEREAS, Pennsylvania municipalities are charged by State Law with the management of the public rights-of-way, including not only vehicular and pedestrian traffic, but also the numerous facilities installed by public utilities and related companies; and,

WHEREAS, municipalities must manage these facilities so to maintain public safety and to preserve the character of our communities; and,

WHEREAS, pursuant to Federal Law, municipalities have the right to regulate the “placement, construction, and modification” of wireless facilities through local zoning authority, so that the deployment of these facilities is achieved in an orderly fashion; and,

WHEREAS, the Federal Communication Commission has also issued multiple orders stating in detail that municipalities may regulate these wireless facilities; and,


WHEREAS, Pennsylvania House Bill 1620, the Wireless Infrastructure Deployment bill, would strip municipalities of their legal authority to regulate wireless facilities both within and outside the public rights-of-way, undermining public safety and the protection of the rights-of-way, limiting a municipality’s ability to negotiate and collect reasonable fees for co-location on municipal infrastructure, and mandating municipal cooperation in excess of that required by Federal Law;

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors of Worcester Township does hereby express its opposition to HB 1620 because it is not in the best interests of Pennsylvania, and,

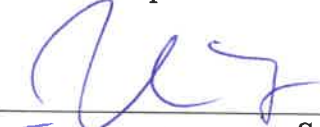
BE IT FURTHER RESOLVED that this resolution shall be sent to the Township’s State Representative and State Senator, to the Governor of the Commonwealth of Pennsylvania, and to all members of the House Consumer Affairs Committee, to which HB 1620 has been assigned.

RESOLVED THIS 2ND OF JANUARY, 2018.

FOR WORCESTER TOWNSHIP

By: 

Rich DeLuca, Chair
Board of Supervisors

Attest: 

Tony Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-07

A RESOLUTION OF WORCESTER TOWNSHIP CONDITIONALLY ACCEPTING AND APPROVING THE ISSUANCE BY THE HATFIELD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY OF A TAX-EXEMPT BOND FOR A FACILITY LOCATED IN WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA; CONDITIONALLY AUTHORIZING THE TOWNSHIP TO ENTER INTO SUCH AGREEMENTS AS REQUIRED BY THE LENDER; ALL OF THE FOREGOING BEING CONDITIONED UPON THE OCCURRENCE OF A PUBLIC TEFRA HEARING FOR THE PROJECT WHERE THERE IS NO MATERIAL PUBLIC OBJECTION TO THE FINANCING OF THE PROJECT; APPOINTING A REPRESENTATIVE OF THE TOWNSHIP TO CONDUCT AND ATTEND THE TEFRA PUBLIC HEARING WITH RESPECT TO THE APPROVALS OF THE TOWNSHIP FOR THE FINANCING OF THE PROJECT; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN AND AUTHORIZING THE PROPER OFFICERS TO EXECUTE NECESSARY DOCUMENTS IN ORDER TO PROCEED TO SETTLEMENT; AND AUTHORIZING THE TAKING OF ALL SUCH ACTS NOT INCONSISTENT WITH THE PROPOSED RESOLUTION

WHEREAS, it is expected that the Hatfield Township Industrial Development Authority (“Authority”) will approve the application (“Application”) of Church of the Nazarene of Fairview Village (“Applicant”) for aid in financing a project, as described below; and,

WHEREAS, the project consists of financing of all or a portion of a project (“Project”) comprising the (i) refunding of certain outstanding debt, the proceeds of which were used to improve the Applicant’s property and finance certain capital expenditures related thereto, (ii) refinancing of certain bond issuance costs, and (iii) construction of certain improvements to the church facility; and,

WHEREAS, the Authority and the Applicant have requested Worcester Township to approve the issuance by the Authority of the Authority’s bond in the amount not to exceed \$2,600,000.00, pursuant to Sections 103 and 147(f) of the Internal Revenue Code of 1986, as amended (“Code”), to provide funds, together with other available funds, which will be used to finance the costs of the Project; and,

WHEREAS, pursuant to public notice, the Authority will conduct a TEFRA hearing on said Application at which hearing all interested persons will have been invited to attend and comment; and,

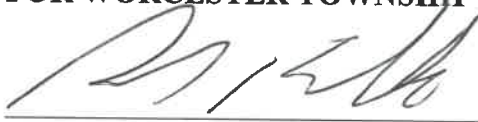
WHEREAS, the Board of Supervisors of Worcester Township desires to appoint a representative to attend and conduct a public TEFRA hearing, as permitted by 26 C.F.R. §5f.103-2(g)(2).

NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of Worcester Township, subject to the occurrence of a public hearing, at which hearing there is no material public objection to the financing of the Project by the Authority, as determined in the reasonable discretion of counsel to the Authority, as follows:

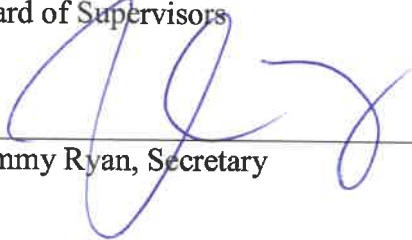
1. The issuance by the Authority of its bond in the amount not to exceed \$2,600,000 to assist Applicant in the financing of the Project, is hereby approved.
2. The Board of Supervisors of Worcester Township is authorized and directed to deliver this Resolution on behalf of Worcester Township and to do all other acts as may be necessary to carry this Resolution into effect, provided, however that Worcester Township shall incur no liability hereunder.
3. The Chair of the Board of Supervisors is hereby appointed and directed as the applicable representative of the Board of Supervisors of Worcester Township for the purposes of signing a certification of applicable representative pursuant to the Act and the Code. The said applicable representative is authorized to execute all such approvals, applications, and/or other documents necessary or convenient to facilitate the project contemplated herein.
4. The Board of Supervisors hereby appoints counsel to the Authority to attend and conduct a public hearing with respect to the Authority financing the Project, as permitted by 26 C.F.R. §5f.103-2(g)(2), and to advise the Board of Supervisors in the event counsel to the Authority, in its reasonable discretion, determines that there is a material objection to the Application.
5. Nothing contained herein shall cause Worcester Township to incur any liability, general or otherwise, by reason of the Project or the obligation of the Authority to finance the same, nor shall the same be deemed to pledge the credit or general taxing power of Worcester Township.
6. This approval is for the exclusive purposes of designating the applicable representative of Worcester Township and providing the approval of the development of the Project by the governing body of the location of the Project as required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), and the Act. It does not constitute any zoning, land use, land development or other approval.
7. All prior resolutions or parts thereof inconsistent herewith, are hereby repealed.

RESOLVED THIS 17TH OF JANUARY, 2018.

FOR WORCESTER TOWNSHIP

By: 

Richard DeLello, Chair
Board of Supervisors

Attest: 

Tommy Ryan, Secretary

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of Worcester
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), 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 Toll Mid-Atlantic L.P. Company, Inc. has proposed the development of a parcel of land identified as
land developer

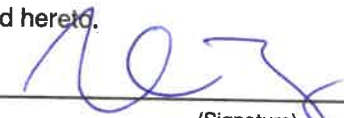
Center Square Golf Club, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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 finds that the subdivision described in the attached
municipality

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) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) 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 , Secretary, Worcester
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # 2018-08, adopted, January 17, 20 18.

Municipal Address:

Worcester Township
1721 Valley Forge Road, P.O. Box 767
Worcester, PA 19490
Telephone 610-584-1410

Seal of
Governing Body

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-09

A RESOLUTION TO DESIGNATE SIGNATORIES ON TOWNSHIP BANK ACCOUNTS

WHEREAS, the Board of Supervisors of Worcester Township reorganized on January 2, 2018, at which meeting a new Township Supervisor, Richard DeLello, was seated, and an Assistant Treasurer, Nicole Panzullo, was appointed; and,

WHEREAS, Richard DeLello and Nicole Panzullo may now serve as signatories on Township bank accounts; and,

WHEREAS, Key Bank requires Board approval, in the form of a resolution, to authorize signatories on the accounts held at this institution;

NOW THEREFORE BE IT RESOLVED the Board of Supervisors does hereby authorize Richard DeLello and Nicole Panzullo to be signatories to the following accounts at Key Bank:

ACCOUNT NUMBER:
XXXXXXXXXX509
XXXXXXXXXX509

SIGNER NAME/TITLE:
Richard DeLello, Board of Supervisor Chair
Nicole Panzullo, Assistant Finance Director

AND BE IT FURTHER RESOLVED the Treasurer is authorized to execute those documents needed to add Richard DeLello and Nicole Panzullo as signatories to any Township account held at any Board-approved Township depository.

RESOLVED THIS 17TH OF JANUARY, 2018.

FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

CERTIFICATE:

The undersigned duly qualified and acting Secretary of Worcester Township certifies this is true and correct copy of a resolution adopted at a legally convened meeting of the Board of Supervisors of Worcester Township on January 17, 2018.

By:


Tommy Ryan
Township Secretary

Date: 1/17/18

NOTARIZED:



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nicole Panzullo, Notary Public
Skippack Twp., Montgomery County
My Commission Expires April 14, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-10

**A RESOLUTION TO GRANT PRELIMINARY APPROVAL OF
THE GROVE AT MEADOWOOD (LD 2017-05)**

WHEREAS, The Meadowood Corporation ("Applicant") has submitted a Land Development Plan to Worcester Township and has made application for Preliminary Plan Approval of the Plan known as The Grove at Meadowood. The Applicant is the owner of an approximate 112.2852 acre tract of land and lessee of an approximate 12.8761 acre tract located at 3205 Skippack Pike, Worcester Township, Montgomery County, Pennsylvania in the LPD Land Preservation Zoning District of the Township, being Tax Parcel No. 67-00-03185-006 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, the Applicant proposes four three-story buildings (containing thirteen dwelling units each, for a total of 52 new units) in the northern corner of the Meadowood property as well as the reconfiguration of a portion of Meadowood Drive and stormwater management facilities; and

WHEREAS, said plan received a recommendation for Preliminary Plan Approval by the Worcester Township Planning Commission at their meeting on January 25, 2018; and

WHEREAS, the Preliminary Plan of Subdivision and Land Development of The Grove at Meadowood was prepared by Woodrow & Associates, Inc., consisting of 26 sheets dated July 28, 2017, and last revised January 3, 2018, along with a Post Construction Stormwater Management Report dated July, 2017 and last revised December 2017; and

WHEREAS, the Preliminary Plan is now in a form suitable for Preliminary Plan Approval (the "Plan(s)" or "Preliminary 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 Plan proposed by Woodrow & Associates, Inc. as described above is hereby granted Preliminary Approval, subject to the conditions set forth below.
2. **Conditions of Approval.** The approval of the Preliminary 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 16, 2018.
 - B. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of August 14, 2017.
 - C. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of August 16, 2017.
 - D. Compliance with all conditions set forth in the Decision and Order of the Worcester Township Zoning Hearing Board concerning Application No. 2017-12, entered on November 21, 2017, as well as the Restrictive Covenant and Conservation Easement Agreement dated October 24, 2017, and recorded in the Montgomery County Recorder of Deeds Office at Deed Book 6066 Page 01093.
 - E. Payment to the Township of a Traffic Impact Fee at the time of submission of a building permit application, in an amount to be determined by the Township's Traffic Engineer prior to Final Plan approval.
 - F. Applicant shall purchase 52 EDUs at \$1,900 per EDU. The total amount due of \$98,800 shall be paid as follows: \$24,700 shall be paid at the time of submission of application for building permit for each building.
 - G. 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.
 - H. 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.

- I. Following approval of the Final Plan, the Applicant shall provide to the Township for signature that number of Final Plans required for recordation 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 recordation.
- J. 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.
- K. 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 recordation.
- L. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Final Plan recordation.
- M. 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.
- N. 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.
- O. 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.

P. 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.

3. **Waivers.** Unless stated otherwise in this Resolution, this Preliminary Plan Approval shall not constitute the granting of any additional waivers or deferrals except as set forth herein. All additional requested waivers and deferrals will be considered at the time of Final Plan Approval. If the Final Plan is not compliant with the Zoning or Subdivision and Land Development Ordinance of the Township, then this approval does not grant permission for said noncompliance because at the time of Final Plan Approval, the Township will either permit the noncompliance by additional waivers or will deny the additional waiver request and, possibly, deny the Final Plan.

The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. Section 130-24.B.3.a of the Worcester Township Subdivision and Land Development Ordinance - Storm systems designed to carry 50-year peak flow rate, conditioned upon a design demonstrating a means to adequately convey the 100 year post development storm to the detention facilities;
- B. Section 130-24.B.3.h of the Worcester Township Subdivision and Land Development Ordinance - maximum headwater depth in inlets not less than 1 foot from grade;
- C. § 130-24.B.3.j of the Worcester Township Subdivision and Land Development Ordinance - minimum of 3 feet of cover over storm sewer piping;
- D. § 130-24.B.3.k of the Worcester Township Subdivision and Land Development Ordinance - matching of storm sewer pipe crowns in storm sewer structures;

- E. § 130-24.B.4.f.7 of the Worcester Township Subdivision and Land Development Ordinance - 2 feet of freeboard in the emergency spillway of the detention basins;
 - F. § 130-24.B.4.f.13 of the Worcester Township Subdivision and Land Development Ordinance - minimum distance of 100 feet from the highest free water surface to dwelling unit;
 - G. § 130-28.E.1 of the Worcester Township Subdivision and Land Development Ordinance - existing tree survey plan;
 - H. § 130-33.C of the Worcester Township Subdivision and Land Development Ordinance - Existing Features Plan to show features within 400 feet of any part of the land being subdivided;
 - I. § 130-28.G.4 of the Worcester Township Subdivision and Land Development Ordinance - requiring street trees;
 - J. § 130-23.A of the Worcester Township Subdivision and Land Development Ordinance - monuments to be placed at changes of direction of rights of way and property lines; and
 - K. § 130-16.B.3 of the Worcester Township Subdivision and Land Development Ordinance - vertical curves at centerline grade changes greater than 1% and 25 feet of curve for each 1% change in grade; however, all pertinent vertical curve information shall be labeled on the profile sheets.
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 Preliminary 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. This approval **DOES NOT** represent nor constitute Final Plan Approval. 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 21st day of February, 2018 by the Worcester Township Board of Supervisors.

WORCESTER TOWNSHIP

By: 
Rick DeLello, Chair
Board of Supervisors

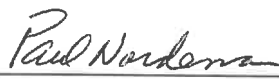
Attest: 
Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and equitable 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 equitable 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.

THE MEADOWOOD CORPORATION

Date: 3/1/18

By: 
Paul Nordeman, President / CEO

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-11

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

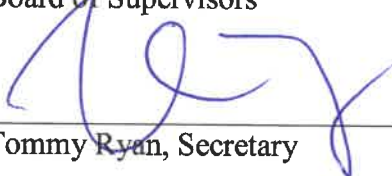
BE IT RESOLVED, that Worcester Township, Montgomery County, hereby requests a Small Water and Sewer Program grant of \$112,500.00 from the Commonwealth Financing Authority to be used for various needed improvements to the Township-owned sanitary sewer system;

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 21ST DAY OF FEBRUARY, 2018.

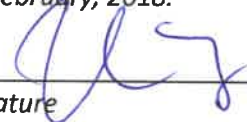
FOR WORCESTER TOWNSHIP

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 21st day of February, 2018.

2/24/18
date


signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

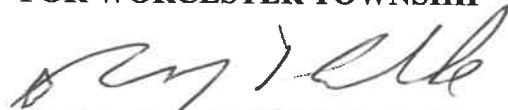
RESOLUTION 2018-12

A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT VALLEY FORGE ROAD AND SKIPPACK PIKE.

BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 21ST DAY OF FEBRUARY, 2018.

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 21st day of February, 2018.

2/21/18
date



signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-13

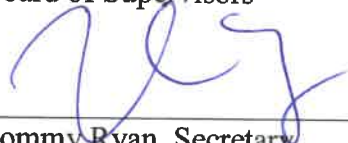
A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT VALLEY FORGE ROAD, TOWNSHIP LINE ROAD AND STUMP HALL ROAD.

BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.


RESOLVED THIS 21ST DAY OF FEBRUARY, 2018.

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 21st day of February, 2018.

2/21/18
date

signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-14

A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT VALLEY FORGE ROAD AND GERMANTOWN PIKE.

BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 21ST DAY OF FEBRUARY, 2018.

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 21st day of February, 2018.

2/21/18
date


signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-15

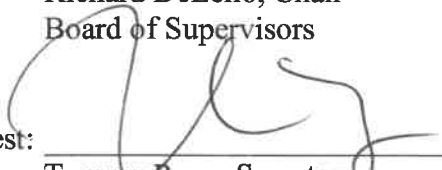
A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT SKIPPACK PIKE AND BERKS ROAD.

BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 18TH DAY OF APRIL, 2018.

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 18th day of April, 2018.

4/18/18
date


signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-16

A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT SKIPPACK PIKE, BETHEL ROAD AND WHITEHALL ROAD.

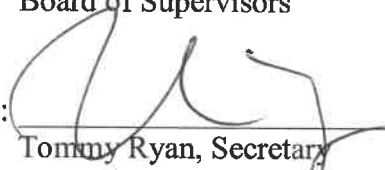
BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 18TH DAY OF APRIL, 2018.

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 18th day of April, 2018.

4/18/18
date



signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-17

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF ROTHENBERGER PROPERTY MINOR
SUBDIVISION PLAN**

WHEREAS, County of Montgomery (hereinafter referred to as "Applicant" or the "County") has submitted a Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Rothenberger Property Minor Subdivision Plan. The Applicant is the owner of an approximate 2.15 acre tract of land located at 2865 Skippack Pike, Worcester Township, Montgomery County, Pennsylvania in the LPD - Land Preservation Zoning District of the Township, being Tax Parcel No. 67-00-03238-115 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes to subdivide the existing parcel totaling 2.15 acres into two lots. Proposed Lot 1 will be conveyed to Kim A. Rothenberger and Mary Barbara Rothenberger ("Rothenberger") and Lot 2 will be retained by the County and consolidated with the surrounding parcels owned by the County (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on December 14, 2017; and

WHEREAS, the Preliminary/Final Plan for the proposed subdivision, prepared by Bursich Associates, Inc., titled, "Rothenberger Property" consisting of 1 sheet, dated October 6, 2017, with latest revisions dated March 7, 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 Bursich Associates, Inc. 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. letters of December 4, 2017, December 5, 2017 and March 16, 2018.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of December 6, 2017.
- C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. review letter of December 1, 2017.
- D. Compliance with the Decision and Order of the Worcester Township Zoning Hearing Board entered on April 18, 2017 regarding Application No. 2017-03.
- E. Prior to recording, the Preliminary/Final Plan shall be revised to provide for the consolidation of Lot 2 with tax parcel numbers 67-00-03238-124, 67-00-03238-106, 67-00-30313-007, and 67-00-03238-205. Deeds of Consolidation with legal descriptions satisfactory to the Township Engineer shall be recorded contemporaneously with the Preliminary/Final Plan providing for the consolidation of Lot 2 with the aforesaid County parcels and Lot 1 with the Rothenberger parcel number 67-00-0328-187.
- F. An access easement, in form satisfactory to the Township Engineer and Solicitor, shall be

recorded contemporaneously with the Preliminary/Final Plan providing for access to Lot 2 and the consolidated County parcels.

- G. Prior to recording the Preliminary/Final Plan, the Applicant shall provide evidence, in form satisfactory to the Township Engineer and Solicitor that an access easement has been recorded providing for access to Lots 1 and 2 across the lands of Philadelphia Electric Company, Block 26, Unit 13
- H. Prior to recording, the Preliminary/Final Plan shall be revised to provide for the signature of the Applicant pursuant to Section 130-34.J.(3)(b) of the Worcester Township Subdivision and Land Development Ordinance and Montgomery County Recorder of Deeds plan recording requirements.
- I. Applicant shall purchase one (1) EDU at \$1,900.00 for the proposed use payable at the time the Preliminary/Final Plan is released for recording; the property shall be required to be connected to the public sewer system when the existing on-lot system requires replacement, or the property is sold.
- J. 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.
- K. The Applicant shall provide to the Township for signature that number of Plans required for recordation 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 recordation.

- L. 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 recordation.
- M. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.
- N. The Development shall be in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- O. 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.
- P. 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 in connection with any portion of the Development.
- Q. Applicant understands that it will not be granted Township building or grading permits until the record plan, Deeds of Consolidation, and any appropriate development 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. **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.

4. **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, Deeds of Consolidation, 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 18th day of April, 2018 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/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.

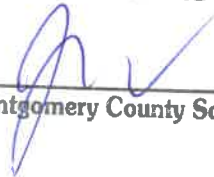
COUNTY OF MONTGOMERY

Date: 4/19/18

By: 

THOMAS BONNER, CAPITAL PROJECTS
(PRINT NAME AND TITLE) PROGRAM DIRECTOR

APPROVED AS TO FORM


Montgomery County Solicitor's Office



DEP Code No.
1-46962-197-2

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of Worcester _____
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), 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 Michael Addesso _____ has proposed the development of a parcel of land identified as
land developer

1458 Hollow Road _____, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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 _____ finds that the subdivision described in the attached
municipality

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) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) 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 (~~Borough~~) (~~City~~) Resolution # 2018-18, adopted, April 18, 2018.

Municipal Address:

Worcester Township
1721 Valley Forge Road
Worcester, PA 19490
Telephone 6105841410

Seal of
Governing Body

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-19

**A RESOLUTION TO GRANT FINAL LAND DEVELOPMENT APPROVAL
OF A PLAN OF SUBDIVISION AND LAND DEVELOPMENT FOR
WHITEHALL ESTATES**

WHEREAS, Whitehall Development Partners, LP, (hereinafter referred to as "Applicant") has submitted a Plan of Subdivision and Land Development to Worcester Township and has made application for Final Plan Approval of a plan known as Whitehall Estates Plan. The Applicant is owner in equity of three parcels totaling approximately 117.10 acres, situate between Whitehall Road and Potshop Road, Worcester Township, Montgomery County, Pennsylvania in the AGR - Agricultural Zoning District, said parcels being Tax Parcel Nos. 67-00-04102-007, 67-00-02797-007, and 67-00-04099-001 as more fully described in the Deeds recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes the development of 39 lots, including 36 lots to be located on two new public roadways extending from Whitehall Road, one lot fronting on Whitehall Road and one large estate lot (Parcel B) on Potshop Road. A 39th lot (Parcel C) is a remnant of land located on the westerly side of Potshop Road and is proposed as a future building lot; and

WHEREAS, the Plan of Subdivision and Land Development received Preliminary Plan approval from the Worcester Board of Supervisors by Resolution 2016-37, dated November 16, 2016; and

WHEREAS, said plan received a recommendation for Final Plan Approval by the Worcester Township Planning Commission at their meeting on April 26, 2018; and

WHEREAS, the Final Plan for the proposed subdivision and land development, prepared by Graf Engineering, LLC, titled Plan of Subdivision and Land Development for Whitehall Estates, consisting of 49 sheets, dated December 3, 2015, with latest revisions dated March 29, 2018, as well as a 4-sheet plan set titled, "Whitehall Estates Pumping Station" as prepared by Ebert Engineering, Inc. dated August 24, 2017, last revised March 8, 2018, 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 prepared by Graf Engineering, LLC, as described above, is hereby approved, 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 9, 2018 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of January 8, 2016.
- C. Payment to the Township of a Traffic Impact Fee, in the total amount of \$125,000, 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 37 lots, in the amount of \$3,378.37 per lot.
- D. Payment to the Township of a fee-in-lieu of stormwater basin facility maintenance, in the total amount of \$17,965.00, which shall be paid prior to the Township's acceptance of dedication of the stormwater management facilities.
- E. Applicant shall extend the trail easement along the western property line to connect the trail to Potshop Road;
- F. Contemporaneously with the recording of the Final Plan, Applicant shall record a conservation easement, in form satisfactory to the Township

Solicitor restricting Parcel B from further subdivision and preserving those areas of Parcel B designated as Deed Restricted Open Space 1 and Deed Restricted Open Space 2.

- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.

- L. 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.
- M. 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.
- N. 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.
- O. 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.** The Worcester Township Board of Supervisors hereby confirms the following waivers from the provisions of the Township Subdivision and Land Development Ordinance:

- A. §130-16.B.2.a of the Worcester Township Subdivision and Land Development Ordinance - minimum centerline radius of 150 feet;
- B. §130-16.B.4.d and Section 130-16.E.7 of the Worcester Township Subdivision and Land Development Ordinance - maximum street grade of three percent

within 50 feet of an intersection to a main thoroughfare, at Road B;

- C. §130-16.C.1.a.4 of the Worcester Township Subdivision and Land Development Ordinance - minimum roadway width;
- D. §130-17.B.2. of the Worcester Township Subdivision and Land Development Ordinance - minimum 40 feet between a driveway and a street intersection, at Lot 34;
- E. §130-24.B.3.j of the Worcester Township Subdivision and Land Development Ordinance - minimum three feet of cover for storm sewer pipes, at Storm Systems C3-C4, A9-A12, A9-A10 and A10-A11;
- F. §130-28.G.5 of the Worcester Township Subdivision and Land Development Ordinance - minimum softening buffers along the property boundary; and
- G. §130-33.B.1 of the Worcester Township Subdivision and Land Development Ordinance - show all features within 2,000 feet of the property boundary.

The Worcester Township Board of Supervisors hereby grants the following waiver requested from the provisions of the Township Subdivision and Land Development Ordinance:

- A. §130-18.A.1 of the Worcester Township Subdivision and Land Development Ordinance - requiring installation of sidewalks along all streets - sidewalks along Whitehall Road shall not be required pursuant to Paragraph 2.I. above.


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 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 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 16th day of May, 2018 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: 
Richard DeLello, Chairman

Attest:



Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and equitable 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 equitable 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.

WHITEHALL DEVELOPMENT PARTNERS, LP

Date: 5/22/2018

By: 
Brennan Marion, VP
(PRINT NAME AND TITLE)

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-20

**A RESOLUTION TO GRANT PRELIMINARY/FINAL APPROVAL OF
THE RESERVE AT CENTER SQUARE**

WHEREAS, Toll Mid-Atlantic LP Company, Inc. ("Applicant") has submitted a Plan of Subdivision to Worcester Township and has made application for Preliminary/Final Plan Approval of the Plan known as The Reserve at Center Square Plan. The Applicant is the equitable owner of an approximate 157.63 acre parcel located on the southern side of Skippack Pike and between Berks Road and Whitehall Road, located primarily in the R-AG-200 Residential-Agricultural Zoning District, with a small portion of the property in the R-175 Residential Zoning District, said parcels being Tax Parcel Nos. 67-00-00211-505, 67-00-03469-001, 67-00-03472-007, 67-00-03463-007 and 67-00-03466-004, as more fully described in Deeds recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, the Application for Preliminary/Final Plan Approval is submitted pursuant to the terms of the Stipulation of Settlement regarding Center Square Golf Course Property dated July 19, 2017 and the Addendum thereto dated December 20, 2017; and

WHEREAS, the Applicant proposes the subdivision of the existing 157.63 acre parcel into two hundred fifty (250) building lots, comprised of 125 single family detached dwelling units and 125 multi family dwelling units, with several open space parcels (the "Development"); and

WHEREAS, the Preliminary/Final Plan of Subdivision was prepared by STA Engineering, Inc., sheets 1 to 97, inclusive, dated November 1, 2017 and last revised March 30, 2018, as well as a Post Construction Stormwater Management Plan Narrative Report, dated November 1, 2017, last revised March 30, 2018, Stormwater Infiltration Report prepared by Penn's Trail Environmental, LLC dated November 29, 2017, Erosion & Sediment Control Plan Narrative Report prepared by STA Engineering, Inc. dated November 1, 2017, last revised March 30, 2018, Water Main Extension Plans prepared by North Penn Water Authority - Phase 1 dated December 18, 2017, last revised January 17, 2018, and Pump Station Design Plans prepared by Ebert Engineering, Inc. dated January 13, 2018, known as Center Square Golf Club Subdivision Plan; and

WHEREAS, the Preliminary/Final Plan 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 proposed by STA Engineering, Inc. as described above is hereby granted Preliminary/Final Approval, 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 conditions set forth in the Stipulation of Settlement regarding Center Square Golf Course Property dated July 19, 2017 and the Addendum thereto dated December 20, 2017.
 - B. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of February 23, 2018, relative to the Wastewater Pumping Station DEP Part 2 Permit Application.
 - C. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of May 1, 2018, relative to the Plan.
 - D. In the event the Applicant elects to proceed with construction of the Development in phases, the record Plan shall be revised to reflect only the applicable phase or phases ("Phase Plan"); prior to recording the Preliminary/Final Plan or any Phase Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township for the applicable phase or phases. 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. Payment to the Township of a Traffic Impact Fee, in the amount of \$3,000 per dwelling unit, at the time of execution of the Land Development and Financial Security Agreement for each phase of the Development for the number of dwelling units within that phase.
- F. Applicant shall purchase 250 EDUs at \$2,000 per EDU. The EDU fees shall be paid for all dwelling units proposed for development in each phase thereof at the time of signing of Development Agreements for that particular phase.
- G. Immediately following recording of the Preliminary/Final Plans or first Phase Plan, as applicable, Applicant shall record the Deeds to convey parcels 1, 2, 3 and 4 to the abutting property owners. The Deeds shall contain a restriction, in form satisfactory to the Township Solicitor, that such conveyed parcels shall be permanently preserved as open space. All expenses involved in preparation of the Deeds and recording of same, including transfer taxes, shall be borne by the Applicant.
- H. Off-site Easement Agreements for the force main, in form satisfactory to the Township Solicitor and Engineer shall be recorded contemporaneously with the Plans.
- I. 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.
- J. Payment to Worcester Township of a voluntary contribution in the amount of \$46,640 in lieu of installation of sidewalks on Skippack Pike and Berks Road only.
- K. The Homeowners Association shall maintain the stormwater management facilities/storm sewer system, access roads for the multi family dwelling units, open space and common areas within the Development. The Declaration of Covenants and Restrictions setting forth the Homeowners Association's obligations regarding same shall be in form satisfactory to the Township Solicitor.
- L. Payment to Worcester Township of a voluntary contribution in the amount of \$129,200 for 646 trees in-lieu-of required

plantings, pursuant to the partial waiver contained in Paragraphs 3.K. & L. below.

- M. 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 recording.
- N. The Applicant shall provide a copy of the recorded Preliminary/Final Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of recording.
- O. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Preliminary/Final Plan recordation.
- P. The Development shall be constructed in strict accordance with the content of the Preliminary/Final Plan, notes on the Plan and the terms and conditions of this Resolution of Preliminary/Final Plan Approval.
- Q. 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 any required agreements shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- R. 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.
- S. Applicant understands that it will not be granted Township building or grading permits until the Preliminary/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.

T. 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 Preliminary/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 waivers requested with respect to this Plan:

A. §130-16.B.(4)(d) of the Worcester Township Subdivision and Land Development Ordinance - maximum street grade of 3% within 50 feet of any side of an intersection measured along the curb line - allowing a maximum grade from 3% to 7% along the curb line at 6 of the 10 intersections;

B. §130-16.C.(1)(a)[4] of the Worcester Township Subdivision and Land Development Ordinance - 32 feet paved width for residential streets - allowing Hawthorn Drive, Linden Way, and Elder Way to be 28 feet wide and Umbrell Drive and Tamarak Circle to be 26 feet wide;

C. §130-16.E.(7) of the Worcester Township Subdivision and Land Development Ordinance - approach grades to be a maximum of 3% for a distance of 50 feet from intersections - allowing the Hawthorne Drive intersection with Hawthorne Drive at Lots 25 and 97 and the Hawthorn Drive intersection with Umbrell Drive at Lots 14 & 15 to both have 5% approach grades within 50 feet of the intersections;

D. §130-18.A.(1) of the Worcester Township Subdivision and Land Development Ordinance - sidewalks are to be provided along all streets except where determined they are unnecessary - sidewalks will not be required along Skippack Pike and Berks Road only; sidewalks shall be provided on the internal streets of the Development;

E. §130-18.B.(1)(a) of the Worcester Township Subdivision and Land Development Ordinance - requiring concrete curb -

allowing the use of Belgian block curb for interior roads only;

- F. §130-24.B.(3)(e)[2] of the Worcester Township Subdivision and Land Development Ordinance - use of HDPE storm pipe outside of Township dedicated right-of-way or within lawn areas - permitting RCP storm pipe within all public and private streets and under the berms for the basin outfall pipes;
- G. §130-24.B.(3)(a),(c) and (h) of the Worcester Township Subdivision and Land Development Ordinance - storm pipes and inlets to be designed to handle the 50-year design storm and to provide a maximum headwater depth that is 1 foot below the inlet top of grate or manhole cover - permitting storm sewer pipes and inlets/manholes to be designed for the 100-year design storm with no surcharge;
- H. §130-24.B.(3)(j) of the Worcester Township Subdivision and Land Development Ordinance - minimum of 3 feet of cover over all storm pipes - allowing a minimum 2 feet of cover in roads and 1 1/2 feet of cover in lawn areas;
- I. §130-24.B.(4)(f)[2] of the Worcester Township Subdivision and Land Development Ordinance - 100-year post-development flow rate to be equal to or less than the 10-year pre-development flow rate - requiring post-development peak flow rate for the 2-year and 10-year design storm is 75% of the pre-development peak flow rate and that the post-development peak flow rate for the 25-, 50- and 100-year design storm does not exceed the pre-development rate for the respective design storms.
- J. §130-24.B.(4)(f)[7] of the Worcester Township Subdivision and Land Development Ordinance - two feet of freeboard from the design flow in the emergency spillway to the top of berm elevation - requiring 1 foot of freeboard from the design flow elevation in the emergency spillway to the top of berm and a minimum of 0.50 feet of freeboard from the 100-year water surface in the basin to the emergency spillway elevation;
- K. §130-28.F.(7)(b) of the Worcester Township Subdivision and Land Development Ordinance - replacement trees to be provided if greater than 25% of existing trees with a 6-inch or greater trunk diameter are removed - partial waiver to require all but 302 of the required replacement trees

with a fee-in-lieu of installation of the replacement trees which are not able to be provided.

- L. §130-28.G.(4) of the Worcester Township Subdivision and Land Development Ordinance - street tree requirement - partial waiver to require all but 344 of the required street trees with a fee-in-lieu of installation of the required trees which are not able to be provided;
 - M. §130-28.G.(5)(b) of the Worcester Township Subdivision and Land Development Ordinance - softening buffer along the PECO corridor - softening buffer will not be provided, instead permitting earth berms as proposed and existing vegetation will be retained;
 - N. §130-28.G.(4)(c) of the Worcester Township Subdivision and Land Development Ordinance - street trees to be planted a minimum distance of 5 feet outside and parallel to the right-of-way line - allowing street trees to be planted at various locations throughout the property in addition to planting along the street rights-of-way; and
 - O. §130-28.G.(5)(b) of the Worcester Township Subdivision and Land Development Ordinance - softening buffer along all side and rear property lines where existing vegetation is not sufficient to meet the requirements - allowing existing vegetation that is to remain to count toward softening buffer requirements;
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 Preliminary/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 released them for recording with the Montgomery County Recorder of Deeds. Applicant shall provide 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 16th day of May, 2018 by the Worcester Township Board of Supervisors.

FOR WORCESTER TOWNSHIP

Attest:



Tommy Ryan, Secretary

By: 


Richard DeLello, Chairman
Board of Supervisors

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and equitable 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 equitable 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 22, 2018

TOLL MID-ATLANTIC LP COMPANY, INC.

By: 

Richard P. McBride
(PRINT NAME AND TITLE)
Attorney for Applicant

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-21

**A RESOLUTION TO AUTHORIZE THE SUBMISSION OF A GRANT APPLICATION
TO THE GREENWAYS, TRAILS, AND RECREATION PROGRAM**

BE IT RESOLVED, that the Board of Supervisors of Worcester Township, Montgomery County hereby request a Greenways, Trails, and Recreation Program (GTRP) grant in the amount of two hundred thousand dollars (\$200,000.00) from the Commonwealth Financing Authority, to be used for the Classroom In The Park project.

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 16TH DAY OF MAY, 2018.

FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

I, Tommy Ryan, duly qualified Secretary of the Worcester Township, Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Worcester Township Board of Supervisors at a regular meeting held on May 16, 2018 and said Resolution has been recorded in the Minutes of the Worcester Township Board of Supervisors and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Worcester Township, Montgomery County on this 16th day of May, 2018.

5/16/18
date


signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-22

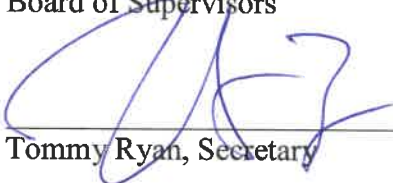
A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT TOWNSHIP LINE ROAD AND NORTH WALES ROAD.

BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 16TH DAY OF MAY, 2018.

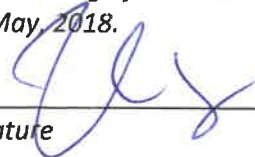
FOR WORCESTER TOWNSHIP

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 16th day of May, 2018.

5/16/18
date


signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-23

**A RESOLUTION TO AUTHORIZE SUBMISSION OF A GRANT APPLICATION TO
THE MONTGOMERY COUNTY TRANSPORTATION PROGRAM, 2018 ROUND**

WHEREAS, Montgomery County has established the County Transportation Program as a competitive funding program to assist municipalities with improving transportation infrastructure throughout the county; and,

WHEREAS, the County is accepting grant applications to cover part of the local match of PennDOT Green-Light Go project awards, which include projects involving traffic signal part replacements, upgrades, and retimings; and,

WHEREAS, PennDOT awarded the Germantown Pike Traffic Signal Interconnect project a Green Light-Go grant in 2017; and,

WHEREAS, applications and projects must meet all stated requirements within the County Transportation Program Guidebook; and,

WHEREAS, Worcester Township wishes to obtain \$10,030 from the County Transportation Program to match the local funding commitment for the Germantown Pike Traffic Signal Interconnect project.

RESOLVED THIS 16TH DAY OF MAY, 2018.

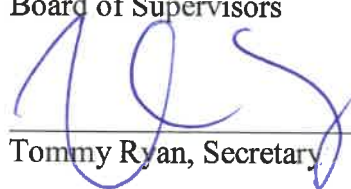
FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-24

**A RESOLUTION TO AUTHORIZE SUBMISSION OF A GRANT APPLICATION TO
THE MONTGOMERY COUNTY TRANSPORTATION PROGRAM, 2018 ROUND**

WHEREAS, Montgomery County has established the County Transportation Program as a competitive funding program to assist municipalities with improving transportation infrastructure throughout the county; and,

WHEREAS, the County is accepting grant applications to cover part of the local match of PennDOT Green-Light Go project awards, which include projects involving traffic signal part replacements, upgrades, and retimings; and,

WHEREAS, PennDOT awarded the Traffic Signal Upgrades project a Green Light-Go grant in 2017; and,

WHEREAS, applications and projects must meet all stated requirements within the County Transportation Program Guidebook; and,

WHEREAS, Worcester Township wishes to obtain \$17,710 from the County Transportation Program to match the local funding commitment for the Traffic Signal Upgrades project.

RESOLVED THIS 16TH DAY OF MAY, 2018.

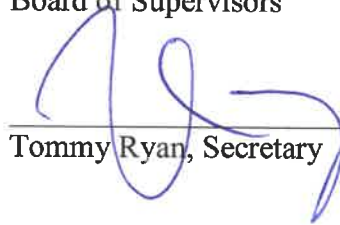
FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-25

**A RESOLUTION TO GRANT FINAL LAND DEVELOPMENT APPROVAL
OF THE GROVE AT MEADOWOOD (LD - 2018-02)**

WHEREAS, The Meadowood Corporation (hereinafter referred to as "Applicant") has submitted a Land Development Plan to Worcester Township and has made application for Final Plan Approval of a plan known as The Grove at Meadowood Plan. The Applicant is the owner of an approximate 112.2852 acre tract of land and lessee of an approximate 12.8761 acre tract located at 3205 Skippack Pike, Worcester Township, Montgomery County, Pennsylvania in the LPD Land Preservation Zoning District of the Township, being Tax Parcel No. 67-00-03185-006 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes four three-story buildings (containing thirteen dwelling units in each building, for a total of 52 new units) in the northern corner of the Meadowood property as well as the reconfiguration of a portion of Meadowood Drive and stormwater management facilities; and

WHEREAS, said plan received a recommendation for Final Plan Approval by the Worcester Township Planning Commission at their meeting on May 24, 2018; and

WHEREAS, the Final Plan for the proposed Land Development, prepared by Woodrow & Associates, Inc. titled, "The Grove at Meadowood" consisting of 25 sheets, dated July 28, 2017, with latest revisions dated May 17, 2018, along with Plan No. EB-1 Evergreen Buffer Plan dated October 23, 2017 and last revised November 22, 2017, and the Post Construction Stormwater Management Report dated July 2017 and last revised April 2018, 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 prepared by Woodrow & Associates, Inc. as described above, is hereby approved, 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 May 8, 2018 and May 17, 2018, relative to the Plans.
- B. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of May 8, 2018, relative to traffic engineering.
- C. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of August 16, 2017.
- D. Compliance with all conditions set forth in the Decision and Order of the Worcester Township Zoning Hearing Board concerning Application No. 2017-12, entered on November 21, 2017, as well as the Restrictive Covenant and Conservation Easement Agreement dated October 24, 2017, and recorded in the Montgomery County Recorder of Deeds Office at Deed Book 6066, Page 01093.
- E. Payment to the Township of a Traffic Impact Fee, in the total amount of \$43,747, which shall be paid on a per building basis and at the time of submission of a building permit application for each of the buildings to be built, in the amount of \$10,936.75 per building.
- F. Applicant shall purchase 52 EDUs at \$1,900 per EDU. The total amount due of \$98,800 shall be paid as follows: \$24,700 shall be paid at the time of

submission of application for building permit for each building.

- G. 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.
- H. 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.
- I. Following approval of the Final Plan, 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.
- J. 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.

- K. 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.
- L. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.
- M. 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.
- N. 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.
- O. 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.
- P. 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.** The Worcester Township Board of Supervisors hereby confirms the following waivers from the provisions of the Township Subdivision and Land Development Ordinance as specifically set forth in Resolution No. 2018-10 granting Preliminary Plan Approval:

- A. §130-24.B.3.a of the Worcester Township Subdivision and Land Development Ordinance - Storm systems designed to carry 50-year peak flow rate, conditioned upon a design demonstrating a means to adequately convey the 100 year post development storm to the detention facilities;
- B. §130-24.B.3.h of the Worcester Township Subdivision and Land Development Ordinance - maximum headwater depth in inlets not less than 1 foot from grade;
- C. §130-24.B.3.j of the Worcester Township Subdivision and Land Development Ordinance - minimum of 3 feet of cover over storm sewer piping;
- D. §130-24.B.3.k of the Worcester Township Subdivision and Land Development Ordinance - matching of storm sewer pipe crowns in storm sewer structures;
- E. §130-24.B.4.f.7 of the Worcester Township Subdivision and Land Development Ordinance - 2 feet of freeboard in the emergency spillway of the detention basins;
- F. §130-24.B.4.f.13 of the Worcester Township Subdivision and Land Development Ordinance - minimum distance of 100 feet from the highest free water surface to dwelling unit;
- G. §130-28.E.1 of the Worcester Township Subdivision and Land Development Ordinance - existing tree survey plan;
- H. §130-33.C of the Worcester Township Subdivision and Land Development Ordinance - Existing Features Plan

to show features within 400 feet of any part of the land being subdivided;

- I. §130-28.G.4 of the Worcester Township Subdivision and Land Development Ordinance - requiring street trees;
- J. §130-23.A of the Worcester Township Subdivision and Land Development Ordinance - monuments to be placed at changes of direction of rights of way and property lines; and
- K. §130-16.B.3 of the Worcester Township Subdivision and Land Development Ordinance - vertical curves at centerline grade changes greater than 1% and 25 feet of curve for each 1% change in grade; however, all pertinent vertical curve information shall be labeled on the profile sheets.

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 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 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 20th day of June, 2018 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: 
Richard DeLello, Chairman

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.

THE MEADOWOOD CORPORATION

Date: _____

By: _____
Paul Nordeman, President

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-26

**A RESOLUTION TO EXECUTE A MASTER AGREEMENT FOR
CASTING ADJUSTMENTS WITH THE
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION**

BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to sign the attached Master Agreement, Project Initiation Form and Change Order for the duration of the Master Agreement on behalf of the Board, and further that the Township Secretary be authorized and directed to attest the same.

RESOLVED THIS 18TH DAY OF JULY, 2018.

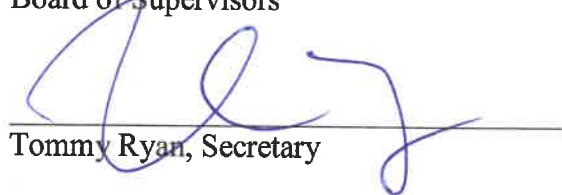
FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

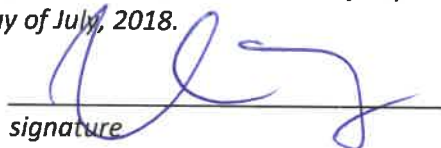
Attest:



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 18th day of July, 2018.

7/18/18
date


signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-27

A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT VALLEY FORGE ROAD AND WATER STREET ROAD.

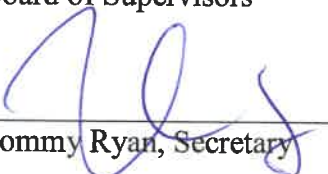
BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 18TH DAY OF JULY, 2018.

FOR WORCESTER TOWNSHIP

By: 

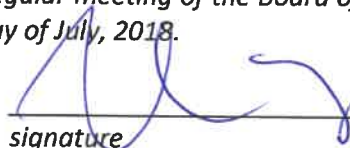
Richard DeLello, Chair
Board of Supervisors

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 18th day of July, 2018.

7/18/18
date



signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-28

A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT GERMANTOWN PIKE AND KRIEBEL MILL ROAD.

BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 18TH DAY OF JULY, 2018.

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 18th day of July, 2018.

7/18/18
date



signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-29

A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT GERMANTOWN PIKE AND MOUNT KIRK ROAD.

BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 18TH DAY OF JULY, 2018.

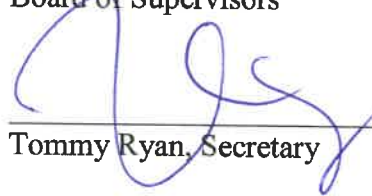
FOR WORCESTER TOWNSHIP

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 18th day of July, 2018.

7/18/18
date


signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-30

A RESOLUTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SUBMIT AN APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FOR IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNAL AT MORRIS ROAD AND NORTH WALES ROAD.


BE IT RESOLVED, by the authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Worcester Township is authorized and directed to submit the above-noted Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of Worcester Township.

RESOLVED THIS 18TH DAY OF JULY, 2018.

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 18th day of July, 2018.

7/18/18 
date signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-31

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF 1458 HOLLOW ROAD MINOR
SUBDIVISION PLAN**

WHEREAS, Michael Adesso, (hereinafter referred to as "Applicant") has submitted a Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as 1458 Hollow Road Minor Subdivision Plan. The Applicant is owner of an approximate 5.5 acre tract of land located at 1458 Hollow Road, Worcester Township, Montgomery County, Pennsylvania in the AGR Zoning District of the Township, being Tax Parcel No. 67-00-01267-007 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes to subdivide the property into 2 lots. Lot 2 will contain approximately 2.12 acres with the existing dwelling, which is to remain. Lot 1 will contain approximately 2.97 acres; and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on September 28, 2017; and

WHEREAS, the Preliminary/Final Plan for the proposed Subdivision, prepared by Joseph M. Estock Consulting Engineers & Land Surveyors, titled, "1458 Hollow Road Minor Subdivision Plan" consisting of 2 sheets, dated August 4, 2017, with latest revisions dated October 27, 2017, 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 Joseph M. Estock Consulting Engineers & Land Surveyors 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. letters of August 28, 2017 and November 2, 2017 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of September 15, 2017.
- C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of September 18, 2017.
- D. 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.
- E. Prior to recording the Preliminary/Final Plan, Applicant shall deposit an additional Two Thousand Dollars (\$2,000.00) to the Professional Services Escrow to provide for the remaining engineering and legal fees associated with the satisfaction of the conditions set forth in the within Resolution.
- F. The survey monuments set forth on the Plan and any other public improvements shall be installed

prior to the issuance of a building permit for Lot 1.

- G. The existing shed and the portion of the existing driveway labeled on the Plan as "to be removed" shall be removed prior to the issuance of a use & occupancy permit for Lot 1.
- H. The Plan offers the area between the legal ultimate right-of-ways to the Township; prior to recording of the Plan, a legal description of this area shall be provided to the Township Engineer for review and a Deed of Dedication shall be executed in form satisfactory to the Township Solicitor.
- I. The Applicant's obligation to install sidewalks pursuant to Section 130-18.A of the Worcester Township Subdivision and Land Development Ordinance is deferred until such time as required by the Township. Future owners of each lot will be responsible for the installation of sidewalk along their respective road frontage when requested by Worcester Township, at no cost to Worcester Township.
- J. 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.
- K. 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.
- L. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.

- M. 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.
- N. 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.
- O. 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.
- P. Applicant understands that it will not be granted Township building or grading permits until the record plan, and all appropriate 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. The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. Section 130-16 of the Worcester Township Subdivision and Land Development Ordinance - to permit an approximate 26 foot cartway width along the site frontage of Hollow Road;
- B. Section 130-18.B of the Worcester Township Subdivision and Land Development Ordinance - requiring curbing;

- C. Section 130-33.G of the Worcester Township Subdivision and Land Development Ordinance - requiring a Natural Resources Protection Plan; and
- D. Section 130-26.B.(2)(c) of the Worcester Township Subdivision and Land Development Ordinance - to permit an on-lot sewage disposal system in the front yard.

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, deeds of dedication 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 August, 2018 by the Worcester Township Board of Supervisors.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS

By: 

Richard 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.

Date:

10/8/18



Michael Addesso

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-32

**A RESOLUTION TO GRANT PRELIMINARY/FINAL APPROVAL OF
LOT CONSOLIDATION GAMBONE PROPERTY PLAN**

WHEREAS, Michael A. Gambone and Kirsten M. Gambone (hereinafter referred to as "Applicants") have submitted a Subdivision Plan to Worcester Township and have made application for Preliminary/Final Plan Approval of a plan known as Lot Consolidation Gambone Property Plan. The Applicants are Michael A. Gambone and Kirsten M. Gambone, owners of an approximate 7.6 acre tract of land located at 2852 Conestoga Lane, Worcester Township, Montgomery County, Pennsylvania in the AGR - Agricultural Zoning District of the Township, being Tax Parcel Nos. 67-00-01678-028 and 67-00-05003-015 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicants propose a lot line adjustment to combine two (2) existing lots into one (1) lot; and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on July 26, 2018; and

WHEREAS, the Preliminary/Final Plan for the proposed minor subdivision plan, prepared by Graf Engineering, LLC, titled, "Lot Consolidation Gambone Property" consisting of two (2) sheets, dated April 23, 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 Graf Engineering, LLC 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 June 26, 2018 to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of July 20, 2018.
- C. Prior to recording the Preliminary/Final Plan, a legal description satisfactory to the Township Engineer shall be provided effectuating the consolidation of the lots identified as tax parcel numbers 67-00-01678-028 and 67-00-05003-015. A Deed of Consolidation shall be recorded contemporaneously with the Preliminary/Final Plan.
- D. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the Applicants, or their successor or assigns at the Property, Applicants 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 Applicants, in the event said maintenance responsibilities are not fulfilled by the Applicants after the Township provides reasonable notice to the Applicants to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Plans.
- E. The Applicants 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 Applicants shall have all Plans recorded, and the Applicants return the three (3) Plans to the Township within seven (7) days of Plan recording.

- F. The Applicants shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- G. The Applicants shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- H. The Development shall be in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- I. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, and this Resolution, shall be borne entirely by Applicants, and shall be at no cost to the Township.
- J. Applicants 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, in connection with any portion of the Development.
- K. Applicants understand that they will not be granted Township building or grading permits until the record plan, deed of consolidation and all appropriate 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 documents in place will be stopped.

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

4. Effective Date. This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicants 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. Applicants shall provide the Township with executed Preliminary/Final Plans, record plans, 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 August, 2018 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: 
Richard DeLello, Chairman

Attest:


Tommy Ryan, Secretary


ACCEPTANCE

The undersigned states that they are authorized to execute this Acceptance on behalf of the Applicants and owners of the property which is the subject matter of this Resolution, that they have reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that they accept the Conditions on behalf of the Applicants and owners and agree 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.

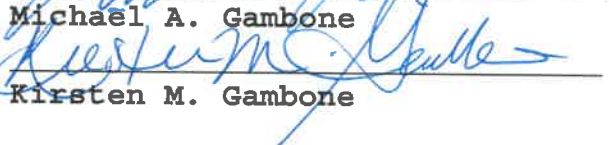
Date:

8/21/18

By:



Michael A. Gambone



Kirsten M. Gambone

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-33

**A RESOLUTION TO ADOPT THE
MONTGOMERY COUNTY 2017 HAZARD MITIGATION PLAN UPDATE**

WHEREAS, Worcester Township, Montgomery County, Pennsylvania is vulnerable to natural hazards which may result in loss of life and property, economic hardship, and threats to public health and safety; and,

WHEREAS, Section 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires State and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities; and,

WHEREAS, the Worcester Township acknowledges the requirements of Section 322 of DMA 2000 to have an approved Hazard Mitigation Plan as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds; and,

WHEREAS, the Montgomery County 2017 Hazard Mitigation Plan has been developed by the Montgomery County Planning Commission in cooperation with other county departments, and officials and citizens of Montgomery County; and,

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Montgomery County 2017 Hazard Mitigation Plan; and,

WHEREAS, the Montgomery County 2017 Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by natural hazards that face the County and its municipal governments;

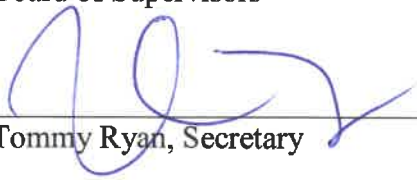
NOW THEREFORE BE IT RESOLVED by the Board of Supervisors that the Montgomery County 2017 Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan of Worcester Township; and,

BE IT FURTHER RESOLVED that the respective officials and agencies identified in the implementation strategy of the Montgomery County 2017 Hazard Mitigation Plan are hereby directed to implement the recommended activities assigned to them.

RESOLVED THIS 15TH DAY OF AUGUST, 2018.

FOR WORCESTER TOWNSHIP

By: 
Richard DeLello, Chair
Board of Supervisors

Attest: 
Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-34

**A RESOLUTION TO GRANT PRELIMINARY/FINAL
SUBDIVISION APPROVAL OF DREAM FARM, LLC
LOT LINE CHANGE PLAN**

WHEREAS, Dream Farm, LLC (hereinafter referred to as "Applicant") has submitted a Minor Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Dream Farm, LLC Lot Line Change Plan. The Applicant is Dream Farm, LLC, owner of two tracts of land totaling an approximate 10.50 acres, located at 2967 Township Line Road, Worcester Township, Montgomery County, Pennsylvania in the AGR - Agricultural Zoning District of the Township, being Tax Parcel Nos. 67-00-03556-004 and 67-00-03553-007 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes to consolidate its two parcels into one larger parcel and extinguish the existing property line to permit the installation of a new on-lot sanitary sewer system to serve the existing structures on Premises A (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on August 23, 2018; and

WHEREAS, the Preliminary/Final Plan for the proposed subdivision, prepared by Urwiler & Walter, Inc., titled, "Dream Farm, LLC Lot Line Change Plan" consisting of 3 sheets, dated June 18, 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 Urwiler & Walter, Inc. 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 July 9, 2018 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of July 20, 2018.
- 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, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- D. 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.
- E. The Applicant shall execute and record a Deed of Consolidation necessary to effectuate the lot line change, in form satisfactory to the Township Solicitor and Township Engineer. Such Deed shall be recorded simultaneously with the Plan.
- F. 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.

- G. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- H. 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.
- I. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, and this Resolution shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- J. 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, in connection with any portion of the Development.
- K. Applicant understands that it will not be granted Township permits until the record plan, Deed of Consolidation, 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. 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.

4. 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

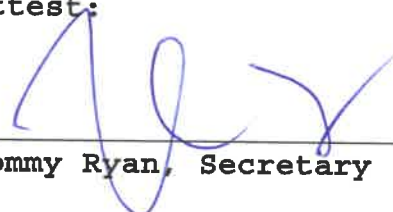
Township officials have signed said Plans and submitted them for recording with the Montgomery County Recorder of Deeds. Applicant shall provide the Township with executed Preliminary/Final Plans, record plans, and other associated documentation, according to Township procedures. Any changes to the approved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

RESOLVED and **ENACTED** this 19th day of September, 2018 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: 
Richard DeLello, Chairman

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.

DREAM FARM, LLC

Date: 9/25/18

By: 
Jeffery Griffiths, Member

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-35

**A RESOLUTION TO GRANT PRELIMINARY 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 Preliminary 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 Preliminary Plan Approval by the Worcester Township Planning Commission at their meeting on August 23, 2018; and

WHEREAS, the Preliminary Plan of Subdivision and Land Development was prepared by Joseph M. Estock Consulting Engineers & Land Surveyors consisting of 10 sheets dated October 7, 2016, last revised July 13, 2018, as well as a Post-Construction Stormwater Management and Erosion Sedimentation Control Plan Written Narrative prepared by Joseph M. Estock, P.E. dated October 7, 2015, known as 2044 Berks Road Plan; and

WHEREAS, the Preliminary Plan is now in a form suitable for Preliminary Plan Approval (the "Plan(s)" or "Preliminary 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 Plan proposed by Joseph M. Estock Consulting Engineers & Land Surveyors as described above is hereby granted Preliminary Approval, subject to the conditions set forth below.
2. **Conditions of Approval.** The approval of the Preliminary 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 August 2, 2018, 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 July 27, 2018.
 - 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.
 - 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, 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. Following approval of the Final Plan, 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. Contemporaneously with the Applicant's submission of Final Plans for review, Applicant shall execute a Professional Services Agreement with the Township and post an escrow in the amount of \$5,000; in the event the Professional Services Escrow should fall below \$2,500, the Applicant will replenish the escrow to the amount originally posted within ten (10) days of the date of written notification from the Township requesting same.
- K. The Applicant shall make payment of all outstanding review fees and other charges due to the Township contemporaneously with the Applicant's acceptance of the conditions of Preliminary Approval as provided in paragraph 4 below.

- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. 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.** Unless stated otherwise in this Resolution, this Preliminary Plan Approval shall not constitute the granting of any additional waivers or deferrals except as set forth herein. All additional requested waivers and deferrals will be considered at the time of Final Plan Approval. If the Final Plan is not compliant with the Zoning or Subdivision and Land Development Ordinance of the Township, then this approval does not grant permission for said noncompliance because at the time of Final Plan Approval, the Township will either permit the noncompliance by additional waivers or will deny the additional waiver request and, possibly, deny the Final Plan.

The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. §130-16.C.1.6 of the Worcester Township Subdivision and Land Development Ordinance - to permit a 20-foot cartway width along Berks Road rather than the required 38-foot wide minimum cartway along a feeder street;
- B. §130-18.A of the Worcester Township Subdivision and Land Development Ordinance - requiring installation of sidewalks along Berks Road;
- C. §130-18.B.1.a of the Worcester Township Subdivision and Land Development Ordinance - requiring installation of concrete curb along Berks Road;
- D. §130-20.A.4 of the Worcester Township Subdivision and Land Development Ordinance - to permit corner Lots 1 and 7 to have a width of less than 1.5 times the minimum width of interior lots;
- E. §130-20.C.3 of the Worcester Township Subdivision and Land Development Ordinance - to permit the proposed rain garden discharge at FES 16 into the side yard of Lot 4; and

F. §130-18.B.1. of the Worcester Township Subdivision and Land Development Ordinance - 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, and Applicant shall make the payment to the Township required by paragraph 2. K. within ten (10) days from the date of receipt of this Resolution. In the event that the executed Resolution and required payment is not delivered to the Township within ten (10) days from receipt, it shall be deemed that Applicant does not accept these conditions, and the approvals and waivers conditioned upon this acceptance are revoked and the Application shall be considered to be denied for the reasons set forth in the review letters listed in paragraph 2.


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 Preliminary 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. This approval **DOES NOT** represent nor constitute Final Plan Approval. 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 19th day of September, 2018 by the Worcester Township Board of Supervisors.

FOR WORCESTER TOWNSHIP

Attest: 
Tommy Ryan, Secretary

By: 
Richard DeLello, Chairman
Board of Supervisors

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: _____

Josephine Sparango

SPARANGO CONSTRUCTION CO., INC.

Date: _____

By: _____

(PRINT NAME AND TITLE)

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-36

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

BE IT RESOLVED, that the Board of Supervisors of Worcester Township, Montgomery County hereby requests a grant in the amount of six thousand dollars (\$6,000.00) from the PECO Green Region Open Space Program, for the Worcester Township Park Hydration Station Project.

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 PECO and any other applicable entity, so to facilitate and assist in obtaining said grant.

RESOLVED THIS 19TH DAY OF SEPTEMBER, 2018.

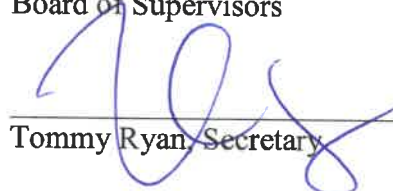
FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-37

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF THE MINOR SUBDIVISION
PLAN OF CENTER POINTE**

WHEREAS, John A. Westrum on behalf of John A. Westrum and Deborah H. Westrum (the "Westrums") and Stump Hall Road Associates, LP, (hereinafter collectively referred to as "Applicants") submitted a Minor Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Center Pointe Plan. Stump Hall Road Associates LP is the owner of an approximate 51.34 acre tract of land located at 1543 N. Trooper Road, Worcester Township, Montgomery County, Pennsylvania partially in the AGR Agricultural and partially in the LI Limited Industrial Zoning Districts of the Township, being Tax Parcel No. 67-00-00661-001, as more fully described in the Deeds recorded in the Montgomery County Recorder of Deeds Office. The Westrums are the owners of an approximate 1.72 acre tract of land located at 1545 N. Trooper Road, Worcester Township, Montgomery County, Pennsylvania in the LI Limited Industrial Zoning District of the Township, being Tax Parcel No. 67-00-00661-109, as more fully described in the Deeds recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicants propose lot line changes on the two existing adjoining parcels resulting in two parcels with new lot lines (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on September 27, 2018; and

WHEREAS, the Preliminary/Final Plan for the proposed minor subdivision, prepared by Holmes Cunningham, LLC, titled, "Center Pointe Minor Subdivision Plan" consisting of 1 sheet, dated August 28, 2018, with latest revisions dated September 20, 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 Holmes Cunningham, LLC 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 September 24, 2018 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of September 20, 2018.
- 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. The Applicants shall execute and record such Deeds necessary to effectuate the lot line change, in form satisfactory to the Township Solicitor and Township Engineer. Such Deeds shall be recorded simultaneously with the Plan.
- E. The Westrums shall execute a Declaration in form satisfactory to the Township Solicitor providing that the kitchen in the second living unit or the second living unit in its entirety located on the

reconfigured lot to be owned by the Westrums shall be removed within sixty (60) days of recording of the Plan; the Declaration shall be recorded contemporaneously with the Plan.

- F. The Applicants 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 Applicants shall have the Plan recorded, and the Applicants return the three (3) Plans to the Township within seven (7) days of Plan recording.
- G. The Applicants 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 Applicants shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- I. The Development shall be in strict accordance with the content of the Plan, notes on the Plan 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 Plan, notes to the Plan, and this Resolution shall be borne entirely by the Applicants, and shall be at no cost to the Township.

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

4. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicants in writing.

BE IT FURTHER RESOLVED that the Plan 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 Plan and submitted it for recording with the Montgomery County Recorder of Deeds. Applicants shall provide the Township with the executed Preliminary/Final Plan, record plan, 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.

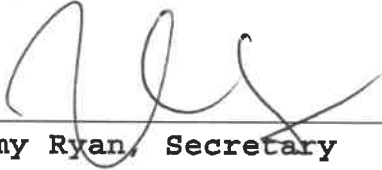
RESOLVED and **ENACTED** this 17th day of October, 2018 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: 

Rick DeLello, Chair

Attest:



Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he/she/they are authorized to execute this Acceptance on behalf of the Applicants and owners of the property which is the subject matter of this Resolution, that he/she/they have reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she/they accept the Conditions on behalf of the Applicants and the owners and agree 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.

STUMP HALL ROAD ASSOCIATES, L.P.

**By: Westrum Whitemarch, Inc.,
General Partner**

Date: _____

John A. Westrum, President

Date: _____

John A. Westrum

Date: _____

Deborah H. Westrum

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-38

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

WHEREAS, the Township of Worcester desires to undertake the Hydration Station 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 2018 PECO Green Region Open Space Program Guidelines.

THEREFORE, BE IT RESOLVED that the Township of Worcester Board of Supervisors hereby approves this project and authorizes application to the PECO Green Region Open Space Program in the amount of \$6,000.00, and

BE IT FURTHER RESOLVED that if the application is granted, the Township commits to the expenditure of matching funds in the amount of \$8,900.00 necessary for the project's success.

RESOLVED THIS 17th DAY OF OCTOBER 2018.

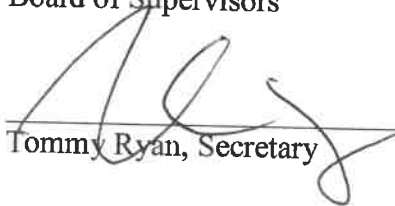
FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-39

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF THE 2750 MORRIS ROAD -
BUILDING "E" NORTH REVISED PLAN**

WHEREAS, Advance Realty Management, Inc. (hereinafter referred to as "Applicant") has submitted a Revised Land Development Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as 2750 Morris Road - Building "E" North Revised Plan (the "Revised 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 plan was completed by the previous owners and present owner, as applicable; the work completed was referenced as Phase 1A, Phase 1B, Phase 1C, and Building "E" - West, Phase 1 on the plan; and

WHEREAS, the Revised Plan has been submitted as a revision to the Land Development Plans which were previously reviewed and approved by Worcester Township at the November 15, 2017 Board of Supervisors' Meeting pursuant to Resolution No. 2017-22 (the "November 2017 Plan"); and

WHEREAS, the Applicant now proposes to construct 8 loading docks on the north side of Building E which is a reduction in loading docks from 12 to 8 from the November 2017 Plan, and

reduce the number of parking spaces that were to be removed based on the November 2017 Plan (the "Development"); and

WHEREAS, the Revised Plan for the proposed land development, prepared by Irick Eberhardt & Mientus, Inc., titled, "Building "E" North Advance Realty Management" consisting of 26 sheets, dated June 17, 2011, with latest revisions dated October 26, 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 & Mientus, Inc. 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 November 5, 2018.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of October 13, 2017.
- C. Compliance and all comments and conditions set forth in the McMahon Associates, Inc. letter of October 17, 2017.
- D. Applicant agrees to replace any dead trees along the east property line that were planted as part of the Phase 1A portion of the approved overall Land Development Plan.
- E. 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.

- F. 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.
- G. 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.
- H. 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.

- I. 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.
- J. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- K. 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.
- 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, and the Agreement 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 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.

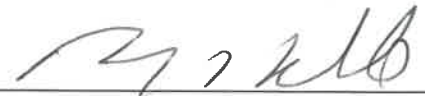
4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.

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 14th day of November, 2018 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/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.

ADVANCE REALTY MANAGEMENT, INC.

Date: 12/3/2018

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

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-40

A RESOLUTION TO ADOPT THE 2019 BUDGET

NOW, THEREFORE, the Board of Supervisors of Worcester Township does hereby adopt the 2019 Budget, dated December 19, 2018, and further does establish a municipal real estate tax rate of 0.05 mills (1/20th of one mill).

RESOLVED THIS 19TH DAY OF DECEMBER, 2018.

FOR WORCESTER TOWNSHIP

By:



Richard DeLello, Chair
Board of Supervisors

Attest:



Tommy Ryan, Secretary