

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 05-01

WHEREAS, from time to time Township costs and expenses require the adjustment of Township fees.

NOW, THEREFORE, BE IT RESOLVED that the Worcester Township Board of Supervisors accepts and formally amends the fee schedule as set forth in Exhibit "A" which is attached hereto and made a part hereof.

APPROVED this 3rd day of January 2005, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By:

Chase E. Kneeland
CHASE E. KNEELAND, CHAIRMAN

Attest:

John R. Harris
JOHN R. HARRIS, SECRETARY

EXHIBIT "A"

FEE SCHEDULE ADJUSTMENT

1/3/05

CONSULTANTS' FEES		2004	2005
<u>Engineering</u>			
Township Engineer		\$90.00/hour	\$92.00/hour
Assistant Engineer		\$78.00/hour	\$82.00/hour
Design Engineer		\$68.00/hour	\$70.00/hour
Bldg. Inspector/Tech		\$58.00/hour	\$60.00/hour
Draftsman		\$50.00/hour	\$52.00/hour
Admin. Assistant		\$30.00/hour	\$31.00/hour
Survey 3-Man Crew	\$875.00/day	½ day min. same	\$900.00/day
Survey 2-Man Crew	\$775.00/day	½ day min. same	\$800.00/day
Auto Charge	\$Per.IRS	\$0.35/mile	same
Out-of Pocket Expense	At Cost	At Cost	At Cost
Postage, Reprod., Toll, Telephone	At Cost	At Cost	At Cost
<u>Natural Lands Trust Rates</u>			
Senior Conservation Advisor			\$110.00/hour
Community Planning Director			\$ 75.00/hour
Planning Program Manager			\$ 75.00/hour
Stewardship Planning Program Manager			\$ 75.00/hour
Senior Stewardship Planner			\$ 75.00/hour
Director of Science			\$ 75.00/hour
GIS Coordinator			\$ 65.00/hour
GIS Specialist			\$ 50.00/hour

Approved 01/03/05

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2005-02

Abruzzi Estates

Church Road Ultimate Right-of-Way

WHEREAS, ABRUZZI ESTATES, INC., (“Grantor”) is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the “Premises”) which land has been subdivided and Grantor has constructed certain road widening along Church Road.

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township (“Grantee”) for public use and enjoyment the ultimate right-of-way along Church Road; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described in Exhibit “A” attached hereto and made a part hereof, as and for a public road or highway.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for a public road or highway, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said road had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 16th day of February, 2005, by the Board of Supervisors of Worcester Township for acceptance and recording.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman
Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

EXHIBIT "A"
LEGAL DESCRIPTION



April 19, 2000
Rev.: November 2, 2004

DESCRIPTION OF ULTIMATE RIGHT-OF-WAY
CHURCH ROAD (T-388)
ABRUZZI ESTATES
Worcester Township

ALL THAT CERTAIN RIGHT-OF-WAY situate in the township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, as shown on a "Plan of Subdivision", prepared for Abruzzi Estates Subdivision by Irick & Eberhardt, Inc. dated February 29, 1995, last revised April 11, 1997, bounded and described as follows:

BEGINNING AT A POINT on the Northwestern ultimate right-of-way line of Church Road (60' wide) in line of lands now or late of William & Constance Hershey;
Thence from said point of beginning S 47°05'00" E, 31.43 feet to a point in the bed of said Church Road;
Thence in and along the bed of said Church Road, S 41°23'10" W, 692.56 feet to a point;
Thence leaving the bed of said Church Road, N 52°53'40" W, 36.43 feet to a point on said Northwestern ultimate right-of-way line of Church Road;
Thence along said ultimate right-of-way line of Church Road along a curve to the left in a north-easterly direction having a radius of 285.75 feet an arc distance of 82.09 feet to a point, a point of tangency;
Thence continuing along said ultimate right-of-way line of Church Road N40°49'36" E, 615.07 feet to the POINT AND PLACE OF BEGINNING.

Dipri-21.doc

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-03

A RESOLUTION OF THE GOVERNING BOARD OF SUPERVISORS, WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING AND EMPOWERING ITS LOCAL TAX COLLECTOR, BERKHEIMER, TO IMPOSE AND RETAIN COSTS OF COLLECTION ON DELINQUENT TAXES.

WHEREAS, WORCESTER TOWNSHIP, MONTGOMERY COUNTY, by Resolution, has levied, assessed and provided for the collection of certain local taxes under and pursuant to the authority of the Act No. 511 of the 1965 General Assembly of the Commonwealth of Pennsylvania, enacted December 31, 1965, and effective January 1, 1966, as amended; and

WHEREAS, WORCESTER TOWNSHIP, MONTGOMERY COUNTY, has hired Berkheimer to collect said taxes levied by WORCESTER TOWNSHIP, MONTGOMERY COUNTY, including taxes that are or may become delinquent; and

WHEREAS, pursuant to Act 192 of the 2003-2004 General Assembly of the Commonwealth of Pennsylvania, WORCESTER TOWNSHIP, MONTGOMERY COUNTY, has the right to impose a cost of collection on taxes that become delinquent and/or that remain due and unpaid;

NOW, THEREFORE, BE IT RESOLVED that

1. WORCESTER TOWNSHIP, MONTGOMERY COUNTY APPROVES AND ADOPTS the Cost of Collection Schedule attached hereto and made apart of this Resolution to be imposed by BERKHEIMER upon any taxpayer whose taxes are or become delinquent and/or remain due and unpaid.

2. BERKHEIMER is authorized to retain said costs of collection set forth in the attached schedule (Schedule "A") incurred in recovering delinquent taxes and assessed to the delinquent taxpayer as allowed by law.

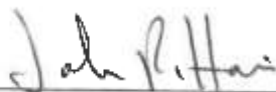
3. Any resolution or part of this resolution conflicting with the provisions of this resolution be and the same are hereby repealed to the extent of such conflict.

ENACTED into a RESOLUTION this 16th day of February, 2005.

BY:



CHASE E. KNEELAND, CHAIRMAN
BOARD OF SUPERVISORS



JOHN R. HARRIS, SECRETARY
BOARD OF SUPERVISORS

ATTEST:

SCHEDULE "A"
DELINQUENT TAX COLLECTION
SCHEDULE OF COSTS
TO BE PAID BY THE TAXPAYER

The costs assessed the delinquent taxpayer, are added to School and Municipal tax, penalty and interest as follows:

Known place of employment:

Notice before Wage Attachment (sent certified mail) <i>*if paid within 30 days</i>	\$16.25
Wage Attachment	\$16.25

Place of employment unknown:

Pre Collection Letter	\$12.50
Delinquent Tax Notice	\$10.50
Final Notice	\$ 9.50
Pre-Legal Sample Complaint with letter	\$16.00

Real Estate Taxes:

Real Estate Pre Collection Letter	\$39.50
Real Estate Delinquent Tax Notice	\$36.50
Real Estate Final Notice	\$25.25

Miscellaneous Delinquent Notices:

State List Discrepancy Courtesy Letter	\$ 6.00
Paid Before Service*	\$ 4.00
Establishment of Payment Plan	\$15.00
Bad Check Letter Fee	\$20.00

*Paid Before Service- cost assessed to accounts paid during the interim period in which taxes are transitioning between the current and delinquent collector.

Earned Income Tax Collection Notices:

Failure to File Earned Income Tax Return	\$ 20.00
Delinquent Declaration of Quarterly Estimated Earned Income Tax Form	\$20.00
Delinquent Emergency Municipal Services Tax Form (Formerly known as Occupational Privilege Tax)	\$30.00
Delinquent Employer Quarterly Return	\$30.00

Miscellaneous Earned Income Tax Notices:

No payment enclosed Notice	\$12.50
Bad Check Letter Fee	\$20.00

The taxing body receives the full amount of tax, penalty and interest. These costs remain the same whether the taxpayer owes one year or ten years of tax regardless of amount due; ten dollars or ten thousand.

TRESPASS AND ASSUMPSIT COMPLAINT: Court cost is advanced by Berkheimer and billed on a monthly basis to the taxing body. This cost is recovered at the time judgment is issued in favor of the taxing body and is reimbursed to the taxing body when paid by the taxpayer. Please note: If Berkheimer is the current Earned Income Tax Administrator – no court costs are advanced by the client. The court costs are paid by Berkheimer.

JUDGEMENT EXECUTION: Cost for either a lien filing fee or actual Sheriff Sale is advanced by Berkheimer and billed to the taxing body on a monthly basis. Once the cost is recovered from the taxpayer it is reimbursed to the taxing body. All mechanics in executing the judgment in either case are handled by Berkheimer.

Notices, which are in most cases used mutually exclusive from each other, may be sent in any order depending on collection efforts required and associated charges are not listed in order of mailing or use. The cost for notices are cumulative based upon the number and type of notices that Berkheimer must send to successfully collect the delinquency.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION No. 05-04

MORAN/RAUSCH TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, WILLIAM J. MORAN, III, WILLIAM J. MORAN, IV, CAROL-LYNN E. MORAN, TIMOTHY N. RAUSCH, ET AL. (hereinafter collectively referred to as "Developer") is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Kriebel Mill Road consisting of 132.5 ± acres (the "Development"); and

WHEREAS, Developer intends to subdivide the Development into two parcels, which is more particularly shown on plans prepared for Wilson, Morrow, Broderick, Tomkins, and Flynn, LLP by Hibbeln Engineering Company, LLC, being plans consisting of one (1) sheet dated November 4, 2004 and last revised January 25, 2005 (the "Plans"), which Plans are more particularly described in the Schedule of Plans attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, Developer desires to obtain preliminary/final subdivision approval of the

Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary/final approval of the subdivision and lot consolidation as shown on the Plans, subject, however, to the following conditions:

1. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

2. Prior to the recording of the Plans, Developer shall remove the improvements located within the required side yard set back area of the Development or Developer shall provide to Township the necessary escrow funds for the removal of the improvements located within the required side yard set back area.

3. The subdivision shall be completed in strict accordance with the content of the Plans, notes on the Plans, adjudication and decree of the Court of Common Pleas at No. 01-01696 dated March 22, 2004 recorded in the Office of the Recorder of Deeds of Montgomery County in Misc. Book 00020, Page 0225, and the terms and conditions of this Preliminary/Final Approval Resolution.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, adjudication and decree of the Court of Common Pleas at No. 01-01696 dated March 22, 2004 recorded in the Office of the Recorder of Deeds of Montgomery County in Misc. Book 00020, Page 0225, and this Preliminary/Final

Subdivision Approval shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

6. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to

have been revoked.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon an approval by filing an appeal or a notice of rejection in writing within thirty (30) days from the date of this Resolution.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on February 16, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman
Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

EXHIBIT "A"

PLAN INDEX

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Final Plan of Subdivision	11/4/2004	1/25/2005

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-05

MALONE TRACT

FINAL SUBDIVISION APPROVAL

WHEREAS, Michael Malone (the "Developer") is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Wentz Church Road consisting of 10.4 ± acres (the "Development") which is more particularly shown on plans prepared by Robert E. Blue Consulting Engineers, P.C., being plans consisting of fourteen (14) sheets dated February 27, 2004 (the "Plans") and last revised January 26, 2005, setting forth the proposed subdivision of the tract into four (4) lots in accordance with those Plans (a complete schedule of the Subdivision Record Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plans described in Exhibit "A" attached hereto are being incorporated into this Final Approval by reference; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, Developer desires to obtain final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

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NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants final approval of the Development as shown on the Plans described on Exhibit "A", subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-18 requiring curbing and sidewalk along road frontages;
- b. Section 130-16 requiring full and partial road widening and improvements along Fisher Road and Wentz Church Road. This waiver does not apply to that portion of Fisher Road that is to be realigned, as shown on the Plans;
- c. Section 130-26.B(c) restricting the location of any on-lot sewage disposal system within 30 feet of any property line;
- d. Section 130-24.B.3(j) requiring a minimum of three feet of cover over all storm drain piping.

2. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the Township executing the Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so.

3. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which the Developer shall

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

4. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution No. 04-39 dated October 20, 2004, and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

5. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution and Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

6. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable

fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

9. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan (3 paper and 2 lines) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on February 16, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman, Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

EXHIBIT "A"

PLAN INDEX

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Record Plan	2/27/2004	1/26/2005
2	Existing Features Plan	2/27/2004	1/26/2005
3	Grading Plan	2/27/2004	1/26/2005
4	Utility Plan	2/27/2004	1/26/2005
5	Landscape Plan	2/27/2004	1/26/2005
6	Erosion and Sedimentation Control Plan	2/27/2004	1/26/2005
7	Erosion and Sedimentation Control Drainage Area Plan	8/13/2004	N/A
8	Constructionary Details (1 of 3)	2/27/2004	8/13/2004
9	Constructionary Details (2 of 3)	2/27/2004	8/13/2004
10	Constructionary Details (3 of 3)	1/26/2005	N/A
11	Erosion and Sedimentation Control Details	2/27/2004	1/26/2005
12	Sanitary Sewer Details	2/27/2004	8/13/2004
13	Basins 1 & 2	2/27/2004	8/13/2004
14	Basins 3 & 4	2/27/2004	8/13/2004

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-06

**THOMPSON-SCOTT SUBDIVISION
(APPLEWOOD ESTATES)**

FINAL SUBDIVISION APPROVAL

WHEREAS, SPARANGO LAND PARTNERSHIP III LP (“Developer”) is the owner and developer of two tracts of land situate in Worcester Township with frontage on Skippack Pike, consisting of a total of 51 ± acres (the “Development”), which is more particularly shown on plans prepared by Bursich Associates, Inc., being plans consisting of twenty three (23) sheets dated November 27, 2002, with a last revision date being December 16, 2004 (the “Plans”), setting forth the proposed subdivision of the tract into twenty-three (23) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this Final Approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain Final Subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants final approval of the Development as shown on the Plans described on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the Township executing the Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so.
2. Prior to the Township's execution of the Plans, Developer agrees to execute a Land Development Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.
3. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated January 21, 2005, the entire contents of which are incorporated herein by reference, and all subsequent review letters.
4. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution dated September 17, 2003, the terms and conditions of the Conditional Use Decision and Order dated July 12, 2002, and the terms and conditions of the above-described Land Development Agreement, the entire contents of which are incorporated herein by reference.

5. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution and Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

6. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Land Development Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been

accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

9. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan (3 mylar and 3 paper) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on February 16, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman
Board of Supervisors

Attest: John R. Harris
JOHN R. HARRIS, 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 (Department) 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 John Czop has proposed the development of a parcel of land identified as
land developer

John Czop Subdivision, 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 the Department of Environmental Protection 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 # 05-07, adopted, March 16 2005.

Municipal Address:

1721 Valley Forge Road

P.O. Box 767

Worcester, PA 19490

Telephone 610-584-1410

Seal of

Governing Body

Resolution 2005-08

omitted Intentionally



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY AND WASTEWATER MANAGEMENT

DEP Code No.
1-46962-148-2

**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 (Department) 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 Gambone Brothers Development Company has proposed the development of a parcel of land identified as
land developer

Bell Kumpf Tract, 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 the Department of Environmental Protection 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, John R. Howe, 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 # 05-09, adopted April 20, 2005

Municipal Address:

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

Seal of
Governing Body

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-10

BRYANT TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, RUSSELL BRYANT, JR. and RENEE BRYANT ("Developer") are the owners and developers of a certain tract of land situate in Worcester Township with frontage on Shutt Mill Road (the "Development"), which is more particularly shown on plans prepared by Fore Site Land Service, Inc., being plans consisting of one (1) sheet dated December 19, 2003, with a last revision date of March 25, 2005 (the "Plan"), depicting a minor subdivision in accordance with that Plan; and

WHEREAS, the Plan hereinabove described is being incorporated into this Preliminary/Final Subdivision Approval by reference; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130.26.B(2)(c) regarding the location of a sewage disposal system. The Ordinance requires a thirty foot (30') separation between a property line and the sewage disposal system and the proposed sewage disposal system for Lot 1 is less than the required setback.
- b. Section 130.28 pertaining to additional landscaping in conjunction with this subdivision since landscaping was installed in conjunction with the original subdivision of this property and there is landscaping between the boundary of proposed Lots 1 and 2.

2. The Development shall be constructed in strict accordance with the content of the Plan and this Preliminary/Final Approval Resolution.

3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

4. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such

trees as are specifically proposed not to be eliminated during the construction of the Development.

5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on May 18, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman
Board of Supervisors

Attest: John R. Harris
JOHN R. HARRIS, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

**ADDITIONAL LANDS ADDED TO
AGRICULTURAL SECURITY AREA**

RESOLUTION NO. 05-11

WHEREAS, the Board of Supervisors of Worcester Township (the "Township") has previously established an Agricultural Security Area according to the Agricultural Security Law (3 P.S. Sections 901-915) (the "Act"); and

WHEREAS, the Board of Supervisors of Worcester Township has received an application and an amended application from M.B. Investments to add a total of three (3) parcels of land to the Agricultural Security Area consisting of a parcel with a total of 29.043± acres in Worcester Township with frontage on Mill Road, further identified as Montgomery County Tax Parcel No. 67-00-02350-004, a second parcel with a total of 38.5± acres in Worcester Township with frontage on Valley Forge Road, further identified as Montgomery County Tax Parcel No. 67-00-00871-007 and a third parcel with a total of 17.5 ± acres in Worcester Township with frontage on Germantown Pike, further identified at Montgomery County Tax Parcel No. 67-00-01399-001; and

WHEREAS, the Board of Supervisors of Worcester Township has also received an application from Heritage Campground, Inc. to add a 9.8± acre parcel of land in Worcester Township with frontage on Germantown Pike and Kriebel Mill Road, further identified as Montgomery County Tax Parcel No. 67-00-01397-00-3; and

WHEREAS, the Board of Supervisors of Worcester Township has received a report from the Worcester Township Planning Commission recommending that all four of the aforementioned parcels of land be included in the Agricultural Security Area; and

WHEREAS, the Worcester Township Board of Supervisors duly published Notice of the applications for the four aforementioned parcels of land to be included in the Agricultural Security Area in accordance with §906(c) of the Act.

WHEREAS, the Worcester Township Board of Supervisors has not received any written objections to the applications for inclusion of the four aforementioned parcels of land in the Agricultural Security Area, nor has the Township received any written proposals for amendments, additions or deletions to the proposals; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Worcester Township that:

1. The approved parcels of land checked below shall hereinafter be included in the Worcester Township Agricultural Security Area and the denied parcels of land checked below shall not be included in the Agricultural Security Area as follows:

Approved	Denied	
<u> X </u>	_____	1. 29.043± acres in Worcester Township with frontage on Mill Road, further identified as Montgomery County Tax Parcel No. 67-00-02350-004.
<u> X </u>	_____	2. 38.5± acres in Worcester Township with frontage on Valley Forge Road, further identified as Montgomery County Tax Parcel No. 67-00-00871-007.
<u> X </u>	_____	3. 17.5± acres in Worcester Township with frontage on Germantown Pike, further identified as Montgomery County Tax Parcel No. 67-00-01399-001.
<u> X </u>	_____	4. 9.8± acres of land in Worcester Township with frontage on Germantown Pike and Kriebel Mill Road, further identified as Montgomery County Tax Parcel No. 67-00-01397-00-3.

2. Copies of Deeds describing the above approved parcels of land are attached hereto as Exhibit "A".

3. Within ten (10) days of the date of this Resolution, the Township shall file a description of the properties to be included in the Agricultural Security Area with the Montgomery County Recorder of Deeds (who shall record the description), the Montgomery County Planning Commission and at the Worcester Township Administrative Building in accordance with Section 908(d) of the Act.

4. This Resolution shall become effective upon the date hereof.

APPROVED and/or Denied as previously indicated at the public meeting of the Worcester Township Board of Supervisors held on August 17, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman,
Board of Supervisors

Attest: John R. Harris
JOHN R. HARRIS, Secretary

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

On this, the 17TH day of AUGUST, 2005, before me, the undersigned officer, a Notary Public, personally appeared Chase E. Kneeland, who acknowledged himself to be the Chairman of the Board of Supervisors of Worcester Township, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Barbara S. Calozzo
Notary Public

My Commission expires: OCT 30, 2008

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2008
Member, Pennsylvania Association Of Notaries

EXHIBIT "A"

NOTICE

NOTICE is hereby given that the Board of Supervisors of Worcester Township has received an application and an amended application from MB Investments to amend the Worcester Township Agricultural Security Area to include three (3) parcels of land consisting of a parcel with a total of 29.042± acres in Worcester Township with frontage on Mill Road, further identified as Montgomery County Tax Parcel No. 67-00-02350-004, a second parcel with a total of 38.5± acres in Worcester Township with frontage on Valley Forge Road, further identified as Montgomery County Tax Parcel No. 67-00-00871-007 and a third parcel with a total of 17.5 ± acres in Worcester Township with frontage on Germantown Pike, further identified at Montgomery County Tax Parcel No. 67-00-01399-001. The Board of Supervisors of Worcester Township has also received an application from Heritage Campground, Inc. to add a 9.8± acre parcel of land in Worcester Township with frontage on Germantown Pike and Kriebel Mill Road, further identified as Montgomery County Tax Parcel No. 67-00-01397-00-3. The aforementioned applications are on file at the Worcester Township Building located at 1721 Valley Forge Road, Worcester, Pennsylvania and are available for public inspection during normal business hours. Any local government unit adjacent to the proposed area or any land owner who owns land adjacent to the land area desiring to be included within the proposed area may propose modifications in writing which must be filed at the Worcester Township Building within fifteen (15) days of the date of publication of this Notice. Any objections to the Proposal to amend the Township Agricultural Security Area must be filed in writing at the Worcester Township Building within fifteen (15) days of the date of publication of this Notice. The aforementioned applications, any modifications or objections will be submitted to the Township and County Planning Commissions for review.

The Worcester Township Board of Supervisors will hold a public hearing on July 20, 2005 at 7:30 P.M. at the Fairview Village Assembly Hall and will consider for adoption the proposed amendments to the Agricultural Security Area to include the three parcels of land owned by M.B. Investments, the parcel of land owned by Heritage Campground, Inc. and other amendments or objections, if any.

JAMES J. GARRITY, ESQUIRE
MARK A. HOSTERMAN, ESQUIRE
WISLER, PEARLSTINE, TALONE,
CRAIG, GARRITY & POTASH, LLP
Solicitors for Worcester Township

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

**MORRIS ROAD AND NORTH WALES ROAD BRIDGE REPLACEMENTS
TO ACCOMMODATE COUNTY TRAILS**

RESOLUTION NO. 05-12

WHEREAS, the Board of Supervisors of Worcester Township (the "Township") is interested in supporting Montgomery County in the planning for the Liberty Bell Trail and the Power Line Trail, and

WHEREAS, during the next few years, the Pennsylvania Turnpike Commission is making certain bridge replacements to the Morris Road Bridge and the North Wales Road Bridge and are beginning design activities on these bridges, and

WHEREAS, the current design criteria for the two bridges does not show a cross section that would accommodate the Trails as a multi-use, two-way Trail on one side of the roadway bridges, and

WHEREAS, the Township wishes to recommend certain width and cross sections that will accommodate the Trails, so that said design recommendations are considered as part of the Pennsylvania Turnpike Commission design criteria, said width and cross sections being in accordance with criteria provided by the Montgomery County Planning Commission, and

WHEREAS, the Township agrees with Montgomery County that said width and cross sections need to be incorporated into the bridge designs now, since to make changes after the bridges are complete would not be feasible.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of Worcester hereby authorize the sending of a letter to the Pennsylvania Turnpike Commission requesting that the Commission integrate certain design criteria provided by the Montgomery County Planning Commission, which are needed now to accommodate the future installation of the Power Line Trail on the Morris Road Bridge and the Liberty Bell Trail under the North Wales Road Bridge.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on June 15, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman,
Board of Supervisors

Attest: J. Harris
JOHN R. HARRIS, Secretary

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

On this, the 15TH day of JUNE, 2005, before me, the undersigned officer, a Notary Public, personally appeared Chase E. Kneeland, who acknowledged himself to be the Chairman of the Board of Supervisors of Worcester Township, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Barbara S. Calozzo
Notary Public

My Commission expires: OCT 30, 2008

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2008
Member, Pennsylvania Association Of Notaries

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-13

MONTGOMERY COUNTY PLANNING COMMISSION

PLANNING ASSISTANCE CONTRACT

WHEREAS, the Montgomery County Planning Commission established a program for the provisions of community planning assistance service by the staff of the Montgomery County Planning Commission on a 50-50 cost sharing basis from municipalities within the County; and

WHEREAS, the Board of Supervisors of Worcester Township has requested the Montgomery County Planning Commission to provide planning assistance to aid in the implementation of a comprehensive plan for the future development of the municipality; and

WHEREAS, the County of Montgomery, acting through the Montgomery County Planning Commission, proposes to render assistance to Worcester Township in the form of technical services in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended, and pursuant to that certain agreement known as the "Planning Assistance Contract between Commissioners of Montgomery County and Worcester Township," being MCPC Contract #542.

NOW, THEREFORE, be it resolved, that the Worcester Township Board of Supervisors hereby endorses the execution of the Planning Assistance Contract between the Commissioners of Montgomery County and the Board of Supervisors of Worcester Township, being MCPC Contract #542, pursuant to all of the terms and conditions therein.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on July 20, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman
Board of Supervisors

Attest: Frank L. Davey
Frank L. Davey, Vice Chairman
Board of Supervisors

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-14

IT IS HEREBY RESOLVED THAT THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS approve for implementation the Worcester Township Employee Policy Manual substantially in the form attached hereto as Exhibit "A."

WHEREAS, the Board of Supervisors desires to express in writing in a summary fashion the standards of conduct for, as well as the rules and rights of, Worcester Township employees;

WHEREAS, the Board of Supervisors has reviewed the Employee Policy Manual attached hereto and finds that it meets the goals heretofore stated;

NOW THEREFORE, be it resolved, that Worcester Township Board of Supervisors hereby endorses the Employee Policy Manual and the terms and conditions therein.

APPROVED after a public hearing held at an advertised public meeting of the Worcester Township Board of Supervisors this 20th day of July, 2005.

WORCESTER TOWNSHIP

BY:

Chase E. Kneeland

**Chase E. Kneeland, Chairman
Board of Supervisors**

ATTEST:

Frank L. Davey, Sec'y.

**Frank L. Davey, Vice Chairman
Board of Supervisors**

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION No. 05-15

LINDA KNEELAND

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, LINDA KNEELAND (hereinafter referred to as "Developer") is the owner and developer of a tract of land situate in Worcester Township with frontage on Berks Road consisting of a total of 10.15 ± acres and identified as Tax Parcel No. 67-00-00280-202; and

WHEREAS, Developer intends to subdivide the Development into three parcels, which is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of one (1) sheet dated May 20, 2005 with no revisions (the "Plans"), which Plans are more particularly described in the Schedule of Plans attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-16 requiring road frontage improvements;
- b. Section 130-18A requiring sidewalks;
- c. Section 130-18B requiring curbing along adjacent roadways;
- d. Sections 130-26B and 130-33C(6) requiring testing for on-lot sewage disposal systems;
- e. Sections 130-28E and 130-33C(5) requiring a tree survey plan;
- f. Section 130-28G(4) requiring street trees;
- g. Section 130-28G(9) requiring individual lot landscaping;
- h. Section 130-33C(1) requiring the identification of existing features within 400 feet of the proposed site on the plan.

2. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

3. The subdivision shall be completed in strict accordance with the contents of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, and this Preliminary/Final Subdivision Approval shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

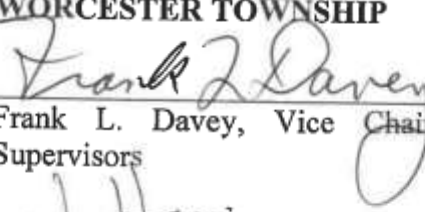
7. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon

an approval by filing an appeal or a notice of rejection in writing within thirty (30) days from the date of this Resolution.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 21, 2005.


WORCESTER TOWNSHIP

By:



Frank L. Davey, Vice Chairman, Board of Supervisors

Attest:



John R. Harris, Secretary

EXHIBIT "A"

PLAN INDEX

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Subdivision Record Plan	5/20/2005	N/A

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION No. 05-16

MICHAEL GAMBONE - PECO TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, MICHAEL GAMBONE (hereinafter referred to as "Developer") is the owner and developer of a tract of land situate in Worcester Township with frontage on Conestoga Lane consisting of a total of 1.89 ± acres and identified as Tax Parcel No. 67-00-01678-028 (Gambone Tract); and

WHEREAS, the Pennsylvania Electric Company (PECO) is the owner of two tracts of land immediately adjacent to the Gambone Tract, consisting of 9.84 acres and 12.27 acres, both of which are further identified as Tax Parcel No. 67-00-05003-006 (PECO Tracts); and

WHEREAS, PECO intends to subdivide the PECO Tracts to create Parcel A consisting of 4.48 acres and Parcel B consisting of 1.25 acres to be conveyed to and joined in common deed with the adjoining Gambone Tract; and

WHEREAS, the proposed subdivision is more particularly shown on plans prepared Stout, Tacconelli & Associates, Inc., being plans consisting of one (1) sheet dated June 20, 2005 and last revised August 15 (the "Plans"), which Plans are more particularly described in the Schedule of Plans attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary/final approval of the subdivision and lot consolidation as shown on the Plans, subject, however, to the following conditions:

1. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.
2. The subdivision shall be completed in strict accordance with the contents of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.
3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, and this Preliminary/Final Subdivision Approval shall be borne entirely by the Developer and shall be at no cost to the Township.
4. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of

Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon an approval by filing an appeal or a notice of rejection in writing within thirty (30) days from the date of this Resolution.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 21, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman, Board of Supervisors

Attest: J. Harris
John R. Harris, Secretary

EXHIBIT "A"

PLAN INDEX

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Subdivision Plan	6/20/2005	8/15/2005

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-17

KUMPF/BELL SUBDIVISION

FINAL SUBDIVISION APPROVAL

WHEREAS, GAMBONE DEVELOPMENT COMPANY (“Developer”) is the owner and developer of two tracts of land situate in Worcester Township with frontage on Valley Forge Road, Township Line Road, Trooper Road and Woodlyn Avenue, consisting of a total of 95.67± acres (the **“Development”**), which is more particularly shown on plans prepared by Stout, Tacconelli and Associates, being plans consisting of thirty-eight (38) sheets dated August 7, 2003, with a last revision date being January 16, 2004 (the **“Plans”**), setting forth the proposed subdivision of the tract into forty-seven (47) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain final subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants final approval of the Development as shown on the Plans described on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-16.C.1.a.4 requiring sidewalks in all subdivisions;
- b. Section 130-26.B.2.c, for Lots 18 and 19 only, requiring that no portion of an on-site sewage disposal system be located within a required front yard or within 30 feet of any property line;
- c. Section 130-24.B.4.f.4 regarding the maximum allowable depth of stormwater detention basins;
- d. Section 130-27.B.4 allowing lamppost and light fixtures for every lot in lieu of street lights;
- e. Section 130-28.G.4 requiring street trees within a 25 feet wide buffer along all external roadways;
- f. Section 130-28.E.1 requiring a tree survey.

2. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the Township executing the Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so.

3. Developer has voluntarily agreed, prior to the issuance of any use or occupancy permits, to construct a traffic light at the intersection of Woodlyn Road and Valley Forge Road and install a culvert replacement on Trooper Road as more particularly shown on the Plans and in accordance with PennDOT and Township criteria and specifications.

4. A traffic impact fee is chargeable against the Development in the amount of \$47,000, representing an interim impact fee of \$1,000.00 per unit. The traffic impact fee shall be reduced by an amount equal to the cost of the installation of the traffic light at the intersection of Woodlyn Road and Valley Forge Road and the culvert replacement on Trooper Road. In the event, however, that these improvements exceed the total amount of the traffic impact fee, Developer voluntarily agrees to perform all such work at its own expense, with no costs to be incurred by Township. In the event the improvements do not exceed the total amount of the interim traffic impact fee, Developer shall pay the balance due in increments of \$1,000.00, or fraction thereof, before each building permit is issued until paid in full.

5. Prior to the Township's execution of the Plans, Developer agrees to execute a Land Development Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

6. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated January 20, 2004, and all subsequent review letters, the entire contents of which are incorporated herein by reference, and all subsequent review letters.

7. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution dated February 18, 2004, the terms and conditions of the Conditional Use Decision and Order dated April 16, 2003, and the terms and conditions of the above-described Land Development Agreement, the entire contents of which are incorporated herein by reference.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution and Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

9. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

10. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Land Development Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded within

ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

11. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

12. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan (3 mylar and 3 paper) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 21, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
CHASE E. KNEELAND, Chairman
Board of Supervisors

Attest: J. Harris
JOHN R. HARRIS, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-18

STONEY CREEK FARMS OF WORCESTER, LP / HOMSHER HILL, LLC

PRELIMINARY LAND DEVELOPMENT APPROVAL

WHEREAS, Stoney Creek Farms of Worcester, LP / Homsher Hill, LLC (the “Developer”) is the owner and developer of two contiguous tracts of land situate in Worcester Township with frontage on North Wales Road and Township Line Road consisting of approximately 113± acres (the “Development”) which are more particularly shown on plans prepared by Bohler Engineering, Inc., being plans consisting of fifty-two (52) sheets dated November 3, 2005 and last revised July 25, 2005 (the “Plans”) setting forth the proposed development of the tract into a 209-unit, age-restricted townhouse community with a clubhouse and conversion of an existing residence to a bed and breakfast in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, Developer desires to obtain preliminary subdivision approval of the Plans from Worcester Township (the “Township”) in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary approval of the Development as shown on the Plans, subject, however, to the

following conditions:

1. Prior to final approval, Developer must resolve to the satisfaction of the Township all issues raised in the Township Engineer's review letter dated August 10, 2005 and any subsequent review letters from the Township Engineer.

2. Prior to obtaining final land development approval for the project, the applicant agrees to provide the Township with all outside agency approvals (DEP, Army Corp. of Engineers, etc.) which might be necessary in order to place bridges, walking trails, utilities, etc. in the floodplains, Waters of the Commonwealth and wetlands on the site.

3. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from all agencies or bodies having jurisdiction over this Development.

4. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary to adequately serve the lots with such facilities.

5. Although the maintenance of all detention basins, surface and subsurface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property the said facilities and easements are located, Developer shall, prior to or simultaneously with final subdivision approval, reserve easements in favor of the Township, on an easement form to be provided by the Township Solicitor, so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner

in the event that the maintenance responsibilities of the said property owners are not fulfilled after reasonable notice from the Township to do so.

6. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this preliminary approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

7. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon an approval by filing an appeal or a notice of rejection in writing within thirty (30) days from the date of this Resolution.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on October 19, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman, Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-19

(SUKONIK CEDARS HILL L.P.)

SKIPPACK PIKE

CEDARS HILL DRIVE

WHEREAS, SUKONIK CEDARS HILL, L.P., (“Grantor”) is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the “Premises”) which land has been subdivided; and

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township (“Grantee”) for public use and enjoyment certain rights-of-way adjacent to the Premises; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 19 day of October, 2005, by the Board of Supervisors of Worcester Township for acceptance and recording.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman, Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

LEGAL DESCRIPTION

EXHIBIT "A"

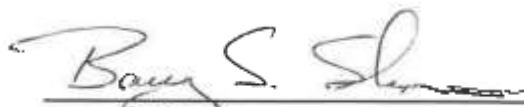
courses and distances,

- (14.) South $49^{\circ} 04' 43''$ West, a distance of 308.40 to a point of curvature; thence,
- (15.) Along the arc of a circle, curving to the left, having a radius of 125.00 feet, a central angle of $47^{\circ} 41' 15''$ and an arc length of 104.04 feet, said arc subtended by a chord bearing South $25^{\circ} 14' 06''$ West, a chord distance of 101.06 feet to a point of tangency; thence,
- (16.) South $01^{\circ} 23' 28''$ West, a distance of 189.78 to a point of curvature; thence,
- (17.) Along the arc of a circle, curving to the right, having a radius of 225.00 feet, a central angle of $28^{\circ} 00' 00''$ and an arc length of 109.96 feet, said arc subtended by a chord bearing South $15^{\circ} 23' 28''$ West, a chord distance of 108.86 feet to a point of tangency; thence,
- (18.) South $29^{\circ} 23' 28''$ West a distance of 273.88 feet to a point of curvature; thence, the along the arc of a circle connecting the southeasterly side of Cedars Hill Road with the northeasterly ultimate right of way line of said Skippack Pike,
- (19.) Along the arc of a circle, curving to the left, having a radius of 25.00 feet, a central angle of $90^{\circ} 01' 50''$ and an arc length of 39.28 feet, said arc subtended by a chord bearing South $15^{\circ} 37' 27''$ East, a chord distance of 35.36 feet to a point of tangency; thence along said ultimate right of way,
- (20.) South $60^{\circ} 38' 22''$ East, a distance of 189.00 feet TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED tract of land containing within said bounds 2.1427 square feet more or less.

Date: September 1, 2005
Revised: October 5, 2005

P:\02Proj\02104\DESC\desc Skippack Cedars.doc



Barry S. Slepion
Professional Land Surveyor
Pennsylvania License No. SU-018404-E



**DEED OF DEDICATION
WIDENING OF SKIPPACK PIKE AND THE BED OF CEDARS HILL ROAD
TAX PARCEL NO. 67-00-03163-001
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

ALL THAT CERTAIN tract or piece of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, more particularly described herein, and shown as widened portion of Skippack Pike and the bed of Cedars Hill Road described in accordance with a plan entitled "As Built Plan & Profile For Cedars Hill," prepared by Nave Newell, Inc., prepared for Cedars Hill, dated September 27, 2005 bounded and described as follows:

BEGINNING AT A POINT on the Northeasterly ultimate right-of-way line of Skippack Pike (S.R. 0073), where same is intersected by the division line between lands now or formerly of Jacob and Bernice Steinberg, Deed Book 4968, Page 2078, and the lands now or formerly of Laurence D. and Sylvia Taylor, Deed Book 4033, Page 83, and from said beginning point runs; thence, along said division line,

- (1.) South 38° 20' 00" West, a distance of 51.47 feet to a point on the title line in Skippack Pike; thence along said title line,
- (2.) North 58° 40' 19" West, a distance of 660.27 feet to a point on the division line with the remaining lands of Jacob and Bernice Steinberg; thence along said division line,
- (3.) North 29° 00' 00" East, a distance of 47.07 feet to a point on the said ultimate right-of-way line of Skippack Pike; thence along said ultimate right-of-way the following two (2) courses and distances,
- (4.) South 56° 29' 00" East, a distance of 123.89 feet to a point,
- (5.) Along the arc of a circle, curving to the left having a radius of 3770.32 feet, a central angle of 03° 53' 12" and an arc length of 255.76 feet, said arc subtended by a chord bearing South 58° 25' 36" East, and a chord distance of 255.71 feet to a point of compound curvature; thence on the arc of a circle connecting the said ultimate right-of-



way of Skippack Pike with the Northwesterly side of Cedars Hill Road (50' wide),

- (6.) Along the arc of a circle, curving to the left having a radius of 25.00 feet, a central angle of $90^{\circ} 14' 20''$ and an arc length of 39.37 feet, said arc subtended by a chord bearing North $74^{\circ} 30' 38''$ East, and a chord distance of 35.43 feet to a point of tangency; thence along the Northwesterly side of said Cedars Hill Road the following five (5) courses and distances,
- (7.) North $29^{\circ} 23' 28''$ East, a distance of 273.89 feet to a point of curvature; thence,
- (8.) Along the arc of a circle, curving to the left, having a radius of 175.00 feet, a central angle of $28^{\circ} 00' 00''$ and an arc length of 85.52 feet, said arc subtended by a chord bearing North $15^{\circ} 23' 28''$ East, a chord distance of 84.67 feet to a point of tangency; thence,
- (9.) North $01^{\circ} 23' 28''$ East, a distance of 189.78 feet to a point of curvature; thence,
- (10.) Along the arc of a circle, curving to the right, having a radius of 175.00 feet, a central angle of $47^{\circ} 41' 15''$ and an arc length of 145.65 feet, said arc subtended by a chord bearing North $25^{\circ} 14' 06''$ East, a chord distance of 141.49 feet to a point of tangency; thence,
- (11.) North $49^{\circ} 04' 43''$ East, a distance of 387.77 feet to a point of curvature; thence along the cul-de-sac of Cedars Hill Road the following two (2) courses and distances,
- (12.) Along the arc of a circle, curving to the right having a radius of 60.00 feet, a central angle of $262^{\circ} 49' 09''$ and an arc length of 275.23 feet, said arc subtended by a chord bearing South $00^{\circ} 29' 18''$ West, a chord distance of 90.00 feet to a point of reverse curvature; thence,
- (13.) Along the arc of a circle, curving to the left, having a radius of 20.00 feet, a central angle of $82^{\circ} 49' 09''$ and an arc length of 28.91 feet, said arc subtended by a chord bearing North $89^{\circ} 30' 42''$ West, a chord distance of 26.46 feet to a point of tangency on the southeasterly side of said Cedars Hill Road; thence along the same the following five (5)

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION No. 05-20

BUSTARD TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, CHARLES R. BUSTARD, JR. and JASON BUSTARD as Trustees of the Bustard Family Trust (hereinafter collectively referred to as "Developer") are the owners and developers of a tract of land situate in Worcester Township with frontage on Bustard Road consisting of 18.84 ± acres and identified as Tax Parcel No. 67-00-00472-001 (the "Tract"); and

WHEREAS, Developer intends to subdivide the Tract into two lots as more particularly shown on plans prepared by Stout, Tacconelli & Associates, Inc., being plans consisting of two (2) sheets dated May 31, 2005 and last revised October 15 (the "Plans"), which Plans are incorporated herein by reference; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Tract; and

WHEREAS, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-14.8 requiring ultimate right-of-way. This waiver request applies only for the parcel identified on the Plans as "Lot 2", in conjunction with the requirements of Act 319.
- b. Section 130-16 requiring roadway improvements and widening of existing roads.
- c. Section 130-18.A requiring installation of sidewalks along all streets.
- d. Section 130-18.B requiring installation of curb along all streets.
- e. Section 130-23.A requiring monuments to be installed along all rights-of-way. This waiver request applies only to the ultimate right-of-way of Lot 2.
- f. Section 130-32.E.4 requiring stormwater management.
- g. Section 130-33.C.1 requiring existing features within 400 feet be shown on the Plans.
- h. Section 130-32 requiring a Soil and Erosion Sedimentation Control Plan. Developer has included a Soil and Erosion Sedimentation Control Plan

within the Plan Set but requests a waiver of the requirement that the Soil and Erosion Sedimentation Control Plan be submitted to the Montgomery County Conservation District for review and approval

2. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

3. Prior to the recording of the Plans, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary to adequately serve the lots with such facilities.

4. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this preliminary approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

5. Prior to the Township's execution of the Plans, Developer agrees to execute a Development Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria

and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

6. The subdivision shall be completed in strict accordance with the contents of the Plans, notes on the Plans, the terms and conditions of this Preliminary/Final Approval Resolution, and the terms and conditions of the above-described Development Agreement, the entire contents of which are incorporated herein by reference.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary/Final Approval Resolution, and Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

8. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

9. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such

properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

10. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

11. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on November 16, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman, Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-21

BETHEL KNOLL

Muirfield Way and Bethel Road Rights-of-Way

WHEREAS, PENN GWYN, L.P., (“Grantor”) has developed two tracts of land situate in Worcester Township, Montgomery County, Pennsylvania (the “Premises”) and is more particularly described on plans prepared by Schlosser & Clauss Consulting Engineers, Inc., being plans dated June 28, 2002, with the Record Plan being last revised October 8, 2003.

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township (“Grantee”) for public use and enjoyment the rights-of-way along Muirfield Way and Bethel Road; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said road had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 5th day of December, 2005, by the Board of Supervisors of Worcester Township for acceptance and recording.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman
Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-22

STONY CREEK VILLAGE

PRELIMINARY LAND DEVELOPMENT APPROVAL

WHEREAS, Homsher Hill, LLC (the "Developer") is the owner and developer of a tract of land situate in Worcester Township located at the corner of Township Line Road and North Wales Road consisting of 4.51 ± acres and identified as Tax Parcel No. 67-00-02608-007 (the "Development") which is more particularly shown on plans prepared by Bohler Engineering, Inc., being plans consisting of ten (10) sheets dated March 29, 2004 and last revised October 5, 2005 (the "Plans") setting forth the proposed development of three (3) buildings for office, retail, and restaurant use, along with an associated parking area in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, Developer desires to obtain preliminary development approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary approval of the Development as shown on the Plans, subject, however, to the following conditions:

1. Prior to final approval, Developer must resolve to the satisfaction of the Township all issues raised in the Township Engineer's review letter dated October 12, 2005 and any subsequent review letters from the Township Engineer.

2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from all agencies or bodies having jurisdiction over this Development.

3. At or before final approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary to adequately serve the lots with such facilities.

4. Although the maintenance of all detention basins, surface and subsurface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property the said facilities and easements are located, Developer shall, prior to or simultaneously with final approval, reserve easements in favor of the Township, on an easement form to be provided by the Township Solicitor, so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner in the event that the maintenance responsibilities of the said property owners are not fulfilled after reasonable notice from the Township to do so.

5. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this preliminary approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of

Supervisors, and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon an approval by filing an appeal or a notice of rejection in writing within thirty (30) days from the date of this Resolution.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 5, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman, Board of Supervisors

Attest: John R. Harris
John R. Harris, 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 (Department) 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

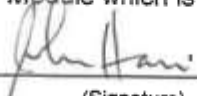
WHEREAS Zaveta Construction land developer has proposed the development of a parcel of land identified as

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

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify).

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

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of Worcester hereby adopt and submit to the Department of Environmental Protection 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, John Harris
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # 05-23, adopted December 21 20 05.

Municipal Address:

1721 Valley Forge Road

Worcester, PA 19490

Telephone 610-584-1410

Seal of
Governing Body

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION No. 05-24

**STUMP HALL ROAD ASSOCIATES, L.P.
THE RESERVE AT CENTER POINT – PHASE I**

PRELIMINARY/FINAL SUBDIVISION APPROVAL OF PHASE I

WHEREAS, Stump Hall Road Associates, L.P. (the “Developer”) is the owner and developer of a tract of land situate in Worcester Township with frontage on Trooper Road consisting of 55.83 ± acres and identified as Tax Parcel No. 67-00-00661-001 (the “Tract”) which is more particularly shown on plans prepared by Langan Engineering and Environmental Services, being plans consisting of forty two (42) sheets dated May 10, 2004 and last revised December 9, 2005 (the “Plans”); and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary/final approval by reference; and

WHEREAS, the subdivision and development of the Tract will be performed in four (4) phases in accordance with the Plans; and

WHEREAS, Phase I of the subdivision and development of the Tract is a minor subdivision that proposes the subdivision of the Lot identified on the Plans as Lot 25 from the balance of the Tract; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply

to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Tract; and

WHEREAS, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. The subdivision shall be done in strict accordance with the content of the Plans, notes on the Plans, the terms and conditions of this Preliminary/Final Approval Resolution, and the Conditional Use Decision and Order dated February 18, 2004.

2. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, this Preliminary/Final Approval Resolution, and the Conditional Use Decision and Order dated February 18, 2004 shall be borne entirely by the Developer and shall be at no cost to the Township.

3. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to

the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

4. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon an approval by filing an appeal or a notice of rejection in writing within thirty (30) days from the date of this Resolution.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 21, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman, Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 05-25

**STUMP HALL ROAD ASSOCIATES, L.P.
THE RESERVE AT CENTER POINT – PHASES II, III, AND IV**

PRELIMINARY SUBDIVISION APPROVAL OF PHASES II, III, AND IV

WHEREAS, Stump Hall Road Associates, L.P. (the “Developer”) is the owner and developer of a tract of land situate in Worcester Township with frontage on Trooper Road consisting of 55.83 ± acres and identified as Tax Parcel No. 67-00-00661-001 (the “Tract”) which is more particularly shown on plans prepared by Langan Engineering and Environmental Services, being plans consisting of forty two (42) sheets dated May 10, 2004 and last revised December 9, 2005 (the “Plans”); and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the subdivision and development of the Tract will be performed in four (4) phases in accordance with the Plans; and

WHEREAS, Phase II of the subdivision and development of the Tract is a minor subdivision that proposes to convey the parcel identified on the Plans as “Parcel B”, consisting of 1.23 acres to the adjacent property of John R. and Sarah L. Posen; and

WHEREAS, Phase III of the subdivision and development of the Tract is a minor subdivision that proposes to convey the parcel identified on the Plans as “Parcel C”, consisting of

1.07 acres to the adjacent property of Benjamin G. and Marlana Posen; and

WHEREAS, Phase IV of the subdivision and development of the Tract involves subdividing the Tract into 24 residential lots with a cul-de-sac access road and two (2) detention basins in accordance with the Plans

WHEREAS, Developer desires to obtain preliminary approval of the subdivision as shown on the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. Prior to final approval, Developer must resolve to the satisfaction of the Township all issues raised in the Township Engineer's review letter dated December 13, 2005 and any subsequent review letters from the Township Engineer.
2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from all agencies or bodies having jurisdiction over the Tract.
3. At or before final approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any lots of the Tract. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary to adequately serve the lots with such facilities.
4. Although the maintenance of all detention basins, surface and subsurface stormwater drainage facilities and easements shall be the responsibility of the property owner on

whose property the said facilities and easements are located, Developer shall, prior to or simultaneously with final approval, reserve easements in favor of the Township, on an easement form to be provided by the Township Solicitor, so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner in the event that the maintenance responsibilities of the said property owners are not fulfilled after reasonable notice from the Township to do so.

5. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this preliminary approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon an approval by filing an appeal or a notice of rejection in writing within thirty (30) days from the date of this Resolution.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 21, 2005.

WORCESTER TOWNSHIP

By: Chase E. Kneeland
Chase E. Kneeland, Chairman, Board of Supervisors

Attest: John R. Harris
John R. Harris, Secretary

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