

**WORCESTER TOWNSHIP
RESOLUTION NO. 02-01
RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

RESOLUTION OF The Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania (herein after "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 Co. has proposed the development of a parcel of land identified as the Brunner Tract (12-lot), on the south side of Valley Forge Road, south west of Potshop Road, and described in the attached Sewage Facilities Planning Module,

And proposes that such subdivision be served by: (circle all that apply), sewer tap-ins, sewer extension, new treatment facility, individual on-lot systems, community on-lot systems, spray irrigation, retaining tanks, other, (specify)_____.

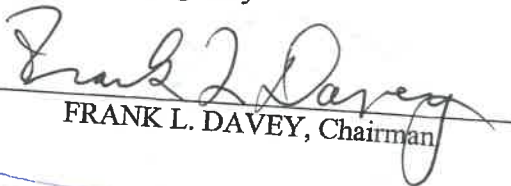
WHEREAS, Worcester Township finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related Municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Worcester Township 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, FRANK L. DAVEY, Chairman, and I CHASE E. KNEELAND, Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of Worcester Township Resolution No. 02-01, adopted February 20, 2002.

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

seal of
governing body


FRANK L. DAVEY, Chairman

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 02-02**

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 adopts the fee schedule as set forth in Exhibit "A" which is attached hereto and made a part hereof.

APPROVED this 20th day of February 2002, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By:


FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

EXHIBIT "A"

**FEE SCHEDULE ADJUSTMENT
2/20/02**

CONSULTANTS' FEES	2001	2002
Township Solicitor	\$115.00/hour	\$125.00/hour
	\$130.00/hour-litigation	\$140.00/hour
	\$ 60.00/paralegal	\$ 65.00/hour

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 02-03

WHEREAS, the seventeenth day of March, 2002 is the date of the inauguration of Dr. Karen A. Stout as the fourth president of Montgomery County Community College; and

WHEREAS, the College, established on December 8, 1964, has been a leader in higher education in Montgomery County and the Commonwealth of Pennsylvania, holding its first classes on October 3, 1966 in Conshohocken; and

WHEREAS, the College has expanded its educational offerings to include over seventy degree and certificate programs in business, the sciences, the arts and allied health; and

WHEREAS, the College has an ongoing commitment to continuing education and training programs to meet the needs of business and industry; forges transfer partnerships with four-year colleges and universities, and new education and training partnerships with local businesses; with over 20,000 alumni of the College working and prospering in the region and beyond, and

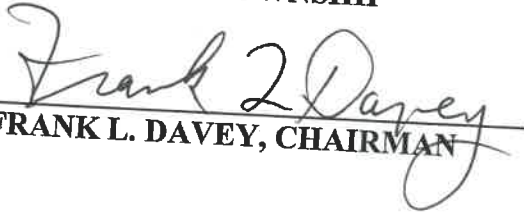
WHEREAS, the installation of Dr. Karen A. Stout as president of the College marks the beginning of a period of renewed growth and development for the College;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Worcester Township congratulates Montgomery County Community College on the occasion of the installation of Dr. Karen A. Stout as its fourth president, proudly affirms its commitment to the highest standards in education, and offers best wishes for the College, its Board of Trustees, Dr. Stout, the faculty and staff and for the continuing growth and success of the students in all their endeavors.

PROCLAIMED this 20th day of February 2002, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By:


FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 02-04

AUTHORIZATION FOR APPROVING FIRE DEPARTMENT ACTIVITIES

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

1. Parades (including the annual Santa Claus community visit)
2. Picnics
3. Bar-B-Ques, and in particular:

Worcester Volunteer Fire Department Ladies Sale, May 11, 2002; Farmers Union Horse Company Show, June 1, 2002; Worcester Volunteer Fire Department 5 K Run, June 15, 2002; Lutheran Church of the Trinity Bazaar, August 21-24, 2002; Worcester Volunteer Fire Department Bar-B-Que, August 24, 2002; Ladies Aid of the Schwenkfelder Church at the Variety Club Camp, September 14, 2002; Fire Prevention at Merry Mead, October 5, 2002; Worcester Volunteer Fire Department Ladies Craft Show, November 16, 2002; Wentz Church Bazaar, December 7, 2002.

WHEREAS, the Board of Supervisors of Worcester Township recognizes the importance of these ancillary activities, authorization is also granted for the Fire Department and Fire Police to assist other County Fire Departments and other community organizations in any traffic and crowd control needed at emergencies and civic activities. Special authorization for crowd control upon verbal approval of a least one Supervisor

can be granted upon request by a Township business or resident as deemed necessary for emergency or safety situations. When doing any of the aforementioned duties, they shall be considered to have been done at the specific request of the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors approves and authorizes the Fire Department to participate in the above activities in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Workers' Compensation Act; and further

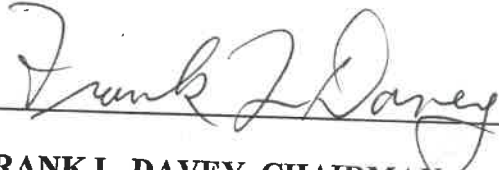
In accordance with this authorization the Fire Department may only participate in the above-approved ancillary activities through December 31, 2001 after which time the Worcester Township Board of Supervisors will review the ancillary activities.

APPROVED, this 20TH day of March, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

BOARD OF SUPERVISORS

By:


FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-05

MEADOWOOD

PRELIMINARY LAND DEVELOPMENT APPROVAL

WHEREAS, MEADOWOOD (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Skippack Pike consisting of 125.124 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of twenty-five (25) sheets dated July 13, 2001 with a last revision date being March 4, 2002 and four (4) sheets of sanitary sewer pumping station detail prepared by R. F. Preston Engineering (the “**Plans**”); and

WHEREAS, the Plans set forth the proposed development of the tract which includes 40 carriage homes in Phase I and a 32,540 square foot addition to the existing health care area in Phase II in accordance with those Plans which are further described in the Plan Index attached hereto as Exhibit "A"; and

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

WHEREAS, the Developer desires to obtain preliminary land 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. Developer shall revise the Plans to address to the satisfaction of the Board of Supervisors all issues raised in the Township Engineer's review letter dated March 13, 2002.
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 subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over all portions 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 for the development 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 Developer and its successors and assigns, Developer shall, prior or simultaneous with final land development 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 Developer in the event that the maintenance responsibilities of Developer 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. In the event of an appeal or a notice of rejection filed in writing 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 March 20, 2002.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

PROJECT SHEET INDEX

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Orgination Date</u>	<u>Date Last Revised</u>
1 of 25	Cover Sheet	July 13, 2001	March 4, 2002
2 of 25	Record Plan – Overall Parcel Consolidation	July 13, 2001	March 4, 2002
3 of 25	Existing Features Plan – Overall	July 13, 2001	March 4, 2002
Phase 1 – Carriage Home Development Design Sheets			
4 of 25	Site Layout – Phase 1	July 13, 2001	March 4, 2002
5 of 25	Existing Features Plan – Phase 1	July 13, 2001	March 4, 2002
6 of 25	Grading and Drainage Plan – Phase 1	July 13, 2001	March 4, 2002
7 of 25	Erosion and Sedimentation Control – Phase 1	July 13, 2001	March 4, 2002
8 of 25	Site Utility Plan – Phase 1	July 13, 2001	March 4, 2002
9 of 25	Site Landscaping Plan – Phase 1	July 13, 2001	March 4, 2002
10 of 25	Plan & Profile Sheet 'A' – Phase 1	July 13, 2001	March 4, 2002
11 of 25	Plan & Profile Sheet 'B' – Phase 1	July 13, 2001	March 4, 2002
Phase 2 – Healthcare Expansion Development Design Sheets			
12 of 25	Site Layout – Phase 2	July 13, 2001	March 4, 2002
13 of 25	Existing features Plan – Phase 2	July 13, 2001	March 4, 2002
14 of 25	Grading and Drainage Plan – Phase 2	July 13, 2001	March 4, 2002
15 of 25	Erosion and Sedimentation Control – Phase 2	July 13, 2001	March 4, 2002
16 of 25	Site Utility Plan – Phase 2	July 13, 2001	March 4, 2002
17 of 25	Site Landscaping Plan – Phase 2	July 13, 2001	March 4, 2002

18 of 25	Basin Planting Plan and Detail Sheet – Phase 2	July 13, 2001	March 4, 2002
19 of 25	Earthwork Borrow Area Detail Sheet	July 13, 2001	March 4, 2002
20 of 25	Plan & Profile Sheet 'A' – Phase 2	July 13, 2001	March 4, 2002
21 of 25	Plan & Profile Sheet 'B' – Phase 2	July 13, 2001	March 4, 2002
General Project Design Sheets			
22 of 25	Erosion and Sedimentation Control Specifications	July 13, 2001	March 4, 2002
23 of 25	Site Construction Details	July 13, 2001	March 4, 2002
24 of 25	Site Construction Details	July 13, 2001	March 4, 2002
25 of 25	Site Construction Details	July 13, 2001	March 4, 2002

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-06

**CEDARS HILL
(Steinberg Tract)**

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, CEDARS HILL, LLP (“Developer”) is the equitable owner and developer of a certain tract of land situate in Worcester Township with frontage on Skippack Pike (Route 73) consisting of 28 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Nave Newell, Inc., being plans consisting of thirteen (13) sheets dated October 17, 2001 with a last revision date being March 6, 2002 as further set forth on the Plan Index attached hereto as Exhibit "A" (the “**Plans**”); and

WHEREAS, the Plans set forth the proposed subdivision of the tract into ten (10) residential building lots in accordance with those Plans; and

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

WHEREAS, the 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. Applicant shall revise the Plans to the satisfaction of the Board of Supervisors to specifically address each of the outstanding issues set forth in the Township Engineer's review letter dated March 8, 2002.
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 subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the 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 for the development to adequately serve the lots with such facilities.
4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous 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.
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. In the event of an appeal or a notice of rejection filed in writing 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 March 20, 2002.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

PLAN INDEX

<u>No.</u>	<u>Description</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1 of 13	Title Sheet	October 17, 2001	March 6, 2002
2 of 13	Subdivision Plan	October 17, 2001	March 6, 2002
3 of 13	Existing Features Plan	October 17, 2001	March 6, 2002
4 of 13	Grading Plan	October 17, 2001	March 6, 2002
5 of 13	Landscape Plan	October 17, 2001	March 6, 2002
6 of 13	Landscape Detail Sheet	October 17, 2001	March 6, 2002
7 of 13	PennDOT Plan	October 17, 2001	March 6, 2002
8 of 13	Plan & Profile – Cedars Hill Road	October 17, 2001	March 6, 2002
9 of 13	Erosion & Sedimentation Control Plan	October 17, 2001	March 6, 2002
10 of 13	Erosion & Sedimentation Control Detail Sheet	October 17, 2001	March 6, 2002
11 of 13	Construction Detail Sheet	October 17, 2001	March 6, 2002
12 of 13	Tree Location Plan	January 22, 2002	
13 of 13	Vicinity Plan	December 5, 2001	January 22, 2002

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-07

**A RESOLUTION OF THE TOWNSHIP OF WORCESTER PURSUANT TO
ACT 209 OF 1990, AS AMENDED (IMPACT FEE LAW) TO ALLOW
MUNICIPALITIES TO MEET THE DEMAND FOR CAPITAL
IMPROVEMENTS
IN AN ERA OF INCREASING DEVELOPMENT**

WHEREAS, municipalities are experiencing difficulties in developing revenue sources to fund new capital infrastructure from the public sector,

WHEREAS, pursuant to the Impact Fee Law, Act 209 of 1990, which amended the Pennsylvania Municipalities Planning Code (MPC), P.L. 805, No. 247 (July 31, 1968 as amended), townships are empowered to insure that the cost of needed capital improvements be applied to new developments in a manner that will allocate equitably the cost of those improvements among property owners;

NOW, THEREFORE, the Board of Supervisors hereby resolves as follows:

(A) An Impact Fee Advisory Committee shall be created by this Resolution, consisting of seven members, hereinafter named, who shall develop land use assumptions; conduct roadway sufficiency analysis studies within the municipality/township; make recommendations to the Supervisors concerning appropriate transportation service areas and needed capital improvements; assist the Supervisors as needed in the establishment and administration of an impact fee ordinance under Act 209 of 1990, as amended; and shall have such other duties and responsibilities as are now or shall hereafter be set forth in the Pennsylvania Municipalities Planning Code.

1. Linwood Kulp
2. Thomas LaCrosse
3. Michael Malone
4. George Marks
5. Barbara McMonagle
6. Richard Schafer
7. Beth Stearns

(B) Until such time as the Advisory Committee shall determine that a smaller Transportation Service Area or Areas should be established, they shall be hereby authorized to examine the entire Township for the purpose of determining the appropriate geographical areas for which they shall develop land use assumptions and a roadway sufficiency analysis.

The Impact Fee imposed on building permits for construction of new development approved during the pendancy period shall not exceed \$1,000 per anticipated peak hour trip.

RESOLVED this 20th day of March, 2002.

TOWNSHIP OF WORCESTER

By:


Frank L. Davey, Chairman

Attest:


Chase E. Kneeland, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-08

**AUTHORIZATION OF CONDEMNATION OF THE
LANDS OF J. HAROLD and EVELYN LENHART (DECEASED)**

WHEREAS, Worcester Township (the "Township") has determined it is necessary and desirable to acquire additional land to be used for Township purposes; and

WHEREAS, the Board of Supervisors of Worcester Township believes that property which will meet its needs is approximately 14± acres of land owned by J. Harold and Evelyn Lenhart (deceased) located at 1622 Hollow Road in Worcester Township, Montgomery County, Pennsylvania; being the same as Tax Block No. 014, Unit 016 and Montgomery County Tax Parcel Number 67-00-01282-001; which is more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Worcester Township is authorized by the Second Class Township Code, 53 P.S. §68401, to acquire title to the aforesaid property through the use of eminent domain proceedings.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors, in accordance with authority conferred by law, 53 P.S. §68401, hereby authorizes the condemnation of the aforesaid lands for Township purposes and directs the Township Solicitor to prepare a formal declaration of taking to accomplish such condemnation.

DULY ADOPTED by the Township Board of Supervisors this 28th day of March, 2002.

WORCESTER TOWNSHIP

By: _____

Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

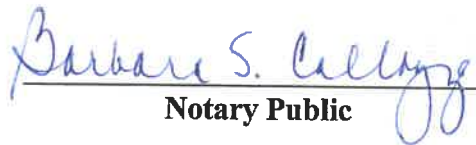
COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF MONTGOMERY :

On this, the 28TH day of MARCH, 2002, before me, the undersigned officer, personally appeared **Frank L. Davey and Chase E. Kneeland**, who acknowledged themselves to be the Chairman and Secretary of the Board of Supervisors of Worcester Township, and that they as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Worcester Township themselves as such officers.

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



Notary Public

My Commission expires:

Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2004
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

145
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This Indenture Made the

fifteenth day of March in the year of our
Lord one thousand nine hundred and forty-two (1942)

Between FREDERICK S. REIFSHIDER and EMILIA M. REIFSHIDER, his
wife, of the township of Worcester, County of Montgomery and State
of Pennsylvania, parties of the first part,

AND

J. HAROLD LESHART and EVELYN M. LESHART, his wife, of the township
of Lower Providence, County and State aforesaid, parties

of the second part: Witnesseth, That the said parties of the first part, for and in
consideration of the sum of one dollar

lawful money of the United States of America, well and truly paid by the said parties of the
second part to the said parties of the first part, at and before the encoding and delivery of
these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold,
allened, enfeoffed, released, conveyed and confirmed, and by these presents do grant,
bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second
part, their heirs and assigns, as tenants by the entireties:

ALL THAT CERTAIN messuage or tenement and two tracts of
land, situate in the township of Worcester, County of Montgomery
and State of Pennsylvania, bounded and described as follows, viz:

No. 1, with the buildings: BEGINNING at a stone set for a
corner in the middle of a public road; thence along the middle of
said road by lands of Chester E. Kriebel North seven degrees forty
minutes East twenty-three and thirty-four one-hundredths Perches to
a stone corner; thence by lot No. 2 South forty-nine degrees
twenty-five minutes East sixty-three and seven-tenths Perches to a
corner; thence by Emanuel Reebner's land South forty degrees fifty-
five minutes West nineteen and seventy-three one-hundredths Perches
to a corner; thence by land of Sophie Kratz, North forty-nine
degrees twenty-five minutes West fifty and nine-tenths Perches to
the place of beginning. CONTAINING seven acres and three perches
of land, more or less.

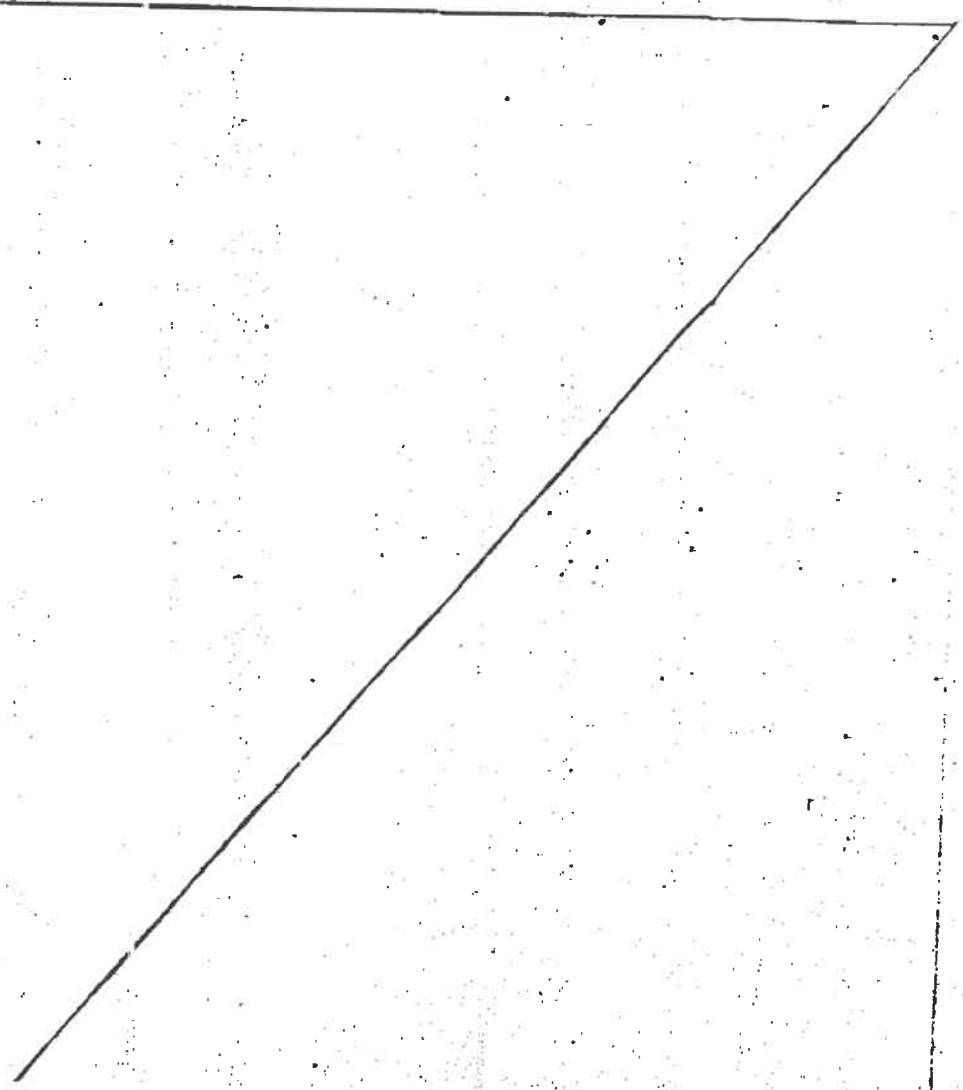
No. 2: BEGINNING at a stone set for a corner in the middle
of a public road; thence by land of Chester E. Kriebel the three
following courses and distances, to wit: North four degrees fifteen
minutes West four and ninety one-hundredths Perches to a stake;
thence North fifty degrees fifty-five minutes East fifteen and

four-leaths Perches to a stake set for a corner; thence South forty-eight degrees thirty-two minutes East sixty-four and 100-100ths Perches to a stake set for a corner; thence by land of Daniel Keebner South forty-one degrees West seventeen and ninety-five one-hundredths Perches to a stake set for a corner; thence by land of John Brunner North forty-nine degrees ten minutes West (incorrectly given in prior deed as North nine degrees ten minutes West) sixty-three and fifty-three one-hundredths Perches to the place of beginning.

CONTAINING seven acres and eighty perches of land, more or less.

BEING the same premises which Isaac S. Keyser and Elmer L. Keyser, her husband, by indenture dated March 10, 1926 and recorded in the Recorder of Deeds Office at Morrisstown, in and for the County of Montgomery, in Deed Book 860 page 325, granted and conveyed unto Frederick S. Reifsnieder and Estelle H. Reifsnieder, his wife, in fee.

C
I



Received, this is the date of the etc
the Record of the Full Court

Witness
James H. Favours

State of Tennessee
County of Montgomery

On the 11th day of
the month of March, a Notary Public
residing in Norristown, TN
personally appeared the above-named JAMES H. FAVORS
Notary Public, etc.,

and in due form of law acknowledged the above
act and deed, and desired the same might be reco
Witness my hand and Notarial
year aforesaid.

The address of the within-named Grantee
Worcester Trust Co
Norristown, Pa
9441 C. Ave for Trustees
On behalf of the Grantee

35-
350
3

05650

MAR 11 2002



WILLIAM H. WISSENER, his wife

346

Recorded, in the Office for

Montg

page

Witness

day of

John E. Marsna
Per

6

Witness with all and singular, the
privileges, hereditaments and appurtenances
and the reversion and reversions; remains
and of every part and parcel thereof: As
and demand whatsoever, both in law and
and to the said premises, with the appur

To have and to hold the said
of the second part, their heirs
behalf of the said parties of the second part
as tenants by the entireties.

And the said parties of the first
heirs, executors and administrators, do
and with the said parties of the second part
that they the said parties of the first
heirs, all and singular the hereditaments and
mentioned and intended as to be, with the app
part, their heirs and assigns.

first part, their
persons, whomever lawfully claiming or to claim
ty, from or under him, her, them or
by these presents WARRANT

In Witness Whereof, the said part do
hereto set their hand and seal. Dated this
Signed, Sealed and Delivered
in the presence of

James H. Favours Notary Public

NOTICE

NOTICE is hereby given that the Board of Supervisors of Worcester Township, will hold a special meeting and public hearing on March 28, 2002 at 8:00 A.M. at the Worcester Township Building, 1721 Valley Forge Road, Worcester, Pennsylvania, 19490 and could vote to adopt a resolution authorizing the condemnation of the lands of J. Harold and Evelyn Lenhart (deceased) to be used for Township purposes. The aforesaid lands consist of approximately 14 ± acres of land located at 1622 Hollow Road in Worcester Township, Montgomery County, Pennsylvania; being the same as Tax Block No. 014, Unit 016 and Montgomery County Tax Parcel Number 67-00-01282-001. The public is invited to attend this special meeting and be heard on the issue of the possible condemnation of the Lenhart property for Township purposes.

**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

RESOLUTION NO. 02-09

METHACTON ESTATES V

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, WARICH BUILDERS, INC. ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Hedwig Lane and Hogarth Lane consisting of 22.78 ± acres (the "**Development**"), which is more particularly shown on plans prepared by Czop/Spector, Inc., being plans consisting of six (6) sheets dated August 10, 2001, with a last revision date being March 28, 2002 (the "**Plans**"), setting forth the proposed subdivision of the tract into nine (9) residential lots in accordance with those Plans; and

WHEREAS, an index of the Plans is attached hereto as Exhibit "A" and incorporated herein by reference.

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

WHEREAS, the 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 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.
2. 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 of the 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 for the development to adequately serve the lots with such facilities.
3. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous 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.
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.
5. 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. In the event of an appeal or a notice of rejection filed in writing 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 15, 2002.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>Sheet No.</u>	<u>Title</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Subdivision Plan	8/10/01	3/28/02
2	Existing Features Plan	8/10/01	3/28/02
3	Grading and Utility Plan	8/10/01	3/28/02
4	Erosion and Sedimentation Control Plan	8/10/01	3/28/02
5	Landscape Plan	8/10/01	3/28/02
6	Detail Sheet	8/10/01	3/13/02

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-10

LANDS OF GERSTEMEIER

WHEREAS, VERONICA J. GERSTEMEIER, Trustee of the Gerstemeier Revocable Living Trust, u/t/a dated April 12, 1995, **JANE F. WIDMANN; PATRICIA A. FONTAINE; JAMES E. GERSTEMEIER; JOHN T. GERSTEMEIER; JOSEPH I. GERSTEMEIER; EILEEN M. DANEKER; BERNARD A. GERSTEMEIER; and PAUL E. GERSTEMEIER** (collectively, "Seller") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land contains approximately 32.5 acres of land, located on Schultz Road (the "Land"); and

WHEREAS, the Township desires to purchase from Seller (a) the right to enforce certain restrictive covenants limiting, among other things, further development of the Land (the "Development Rights") under the term of a conservation easement, and (b) the right to construct and install within the Land a public hiking trail (the "Trail Easement Area"), the purchase price for the foregoing being Five Hundred Ninety-eight Thousand Dollars (\$598,000.00); and

WHEREAS, the County Commissioners of the County of Montgomery have adopted a resolution dated May 2, 2002 ("County Resolution"), approving a Round II acquisition grant to the Township in the sum of Four Hundred Eighteen Thousand Six Hundred Dollars (\$418,600.00) (the "Grant") to assist the Township in the acquisition of the Development Rights and the Trail Easement Area. A true and correct copy of the County Resolution is attached hereto and is marked Exhibit "A"; and

WHEREAS, the Township desires to accept the Grant with the conditions as set forth in the County Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors is authorized to enter into an Agreement of Sale with Seller for the Development Rights and the Trail Easement Area the consideration for which shall be Five Hundred Ninety-eight Thousand Dollars (\$598,000.00).

BE IT FURTHER RESOLVED, that the Worcester Township Board of Supervisors agrees to accept the Grant with the conditions set forth in the County Resolution.

APPROVED this 15th day of May, 2002, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

County Resolution

COUNTY COMMISSIONERS

May 2, 2002

02-C. 166

**APPROVAL OF GRANT FOR THE PURCHASE OF A CONSERVATION
EASEMENT ON A 32.5-ACRE PARCEL OF REAL ESTATE IN WORCESTER
TOWNSHIP KNOWN AS THE GERSTEMEIR PROPERTY**

On motion of Mr. Matthews, seconded by Ms. Damsker, it was unanimously adopted that

WHEREAS, the Montgomery County Commissioners adopted the Montgomery County Open Space Ordinance establishing the Open Space Program on October 28, 1993; and

WHEREAS, Round II Funding Guidelines were established by the County Commissioners on September 7, 2000; and

WHEREAS, Worcester Township has submitted an acquisition grant application to fund the purchase a conservation easement on a 32.5-acre parcel of land on Schultz Road known as the Gerstemeir Property and recorded as Tax Map Block 26, Unit 15; and

WHEREAS, the Montgomery County Lands Trust will be a co-holder of the conservation easement; and

WHEREAS, the conservation easement will allow the placement of one house on the property with various restrictions; and

WHEREAS, Worcester Township is requesting a grant of \$418,600 to fund 70% of the easement purchase price which is based upon an appraisal; and

NOW THEREFORE BE IT RESOLVED, the Montgomery County Commissioners approve the Round II acquisition grant to Worcester Township in the sum of \$418,600 for the purchase a conservation easement on the Gerstemeir Property subject to the following conditions:

02-C. 166 (continued)

- 1) Worcester Township is responsible for fully disclosing to the County any details of the agreement under which the property is being purchased including any side agreements entered into by the township and property owner; and
- 2) Worcester Township must continue to keep the County informed about the progress made in protecting the Gerstemeir Property. Any new agreements, study results, title reports or other information that the borough receives relative to this property purchase shall be fully disclosed to the County; and
- 3) Worcester Township and the Montgomery County Lands Trust shall place a restriction on the deed to the property limiting future use of the property to open space with some form of public access that may be controlled only by the need to protect the natural features on the property and shall execute a declaration of covenants, conditions, and restrictions further defining the future use of the property; and
- 4) A sign shall be placed on the property after it is purchased indicating the source of grant funds for the land acquisition and the public use status of the land; and
- 5) The County Solicitor must review and approve all appropriate agreements developed in accordance with this resolution; and
- 6) The township will have to comply fully with all of the requirements in the Montgomery County Open Space Ordinance; and
- 7) Public trail access to and through the property shall be established within one year; and
- 8) The township shall coordinate with Montgomery County to establish access from this site to the Peter Wentz historic site; and
- 9) The conservation easement and conservation plan shall be reviewed and approved by the county; and
- 10) The township shall cooperate with the county on the preservation of additional properties in the Peter Wentz preservation area; and

02-C. 166 (continued)

BE IT FURTHER RESOLVED, that the conditions listed above must be met or agreed upon before the grant is to be awarded which will occur at the settlement conveying the property.

cc: File
Controller
Purchasing
Finance
Department

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-11

AUTHORIZATION FOR APPROVING FIRE DEPARTMENT ACTIVITIES

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

1. Heebner Park Celebration, August 10, 2000
2. Skippack July 4, 2002 Celebration.

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

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors approves and authorizes the Fire Department to participate in the above activity in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Workers' Compensation Act; and further

In accordance with this authorization the Fire Department may only participate in


the above-approved ancillary activities through December 31, 2002 after which time the Worcester Township Board of Supervisors will review the ancillary activities.

APPROVED, this 19th day of June, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

BOARD OF SUPERVISORS

By:


FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-12

MEADOWOOD – PHASE I

FINAL LAND DEVELOPMENT APPROVAL

WHEREAS, MEADOWOOD (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Skippack Pike consisting of 125.124 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of twenty-five (25) sheets dated July 13, 2001 with a last revision date being May 20, 2002 and four (4) sheets of sanitary sewer pumping station detail prepared by R. F. Preston Engineering (the “**Plans**”); and

WHEREAS, the Plans set forth the proposed development of the tract which includes 40 carriage homes in Phase I in accordance with those Plans which are further described in the Plan Index attached hereto as Exhibit "A"; and

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

WHEREAS, the Developer desires to obtain final land 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 final land development approval of the Development as shown on the Plans subject, however, to the following conditions:

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

- a. Section 130-16.B pertaining to street alignment (vertical & horizontal curves, minimum grades);
- b. Section 130-17.D.2 prohibiting perpendicular parking along streets;
- c. Section 130-17.D.4 requiring a minimum of 20-foot open space between parking and outside wall of dwelling units;
- d. Section 130-24.B.3.h requiring a maximum allowable headwater depth of 1 foot for inlets;
- e. Section 130-24.B.4.f.4 pertaining to a maximum of 5 feet of water depth in basins;
- f. Section 130-24.B.4.f.11 pertaining to low flow channels in basins;
- g. Section 130-24.B.4.f.13 pertaining to a minimum 100-foot distance from the highest free water surface to dwelling units;
- h. Section 130-24.B.4.j requiring a minimum of 3 feet of cover over all storm pipes;
- i. Section 130-24.B.4.k requiring crowns of all pipes tying into an inlet or manhole to be set at equal elevations;
- j. Section 130-28.E.1 pertaining to existing tree survey;
- k. Section 130-28.G.4 pertaining to required street trees;
- l. Section 130-28.G.5 pertaining to perimeter buffers along side and rear property lines;

- m. Section 130-28.G.6 requiring off-street parking area plantings;
- n. Section 130-28.G.7 pertaining to basin perimeter plantings;
- o. Section 130-28.G.8 pertaining to loading/equipment area screening; and
- p. Section 130-33.C.1&4 requiring depiction of existing features within 400 feet.

2. Final approval is hereby conditioned upon Developer's receipt of the PennDOT stormwater permit which shall be subject to review and approval by Township prior to issuance of any Township permits to commence work.

3. Prior to issuance of any Township permits and recording of the Plans, 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. Prior to recording the Plans, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over all portions 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 for the development to adequately serve the Development 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 Developer and its successors and assigns, Developer shall, 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 Developer in the event that

the maintenance responsibilities of Developer are not fulfilled after reasonable notice from the Township to do so.

6. Prior to the Township's execution of the Plans, Developer agrees to execute a Land Development 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.

7. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Conditional Use Decision dated April 30, 2002, Preliminary Approval Resolution 2002-05 dated March 20, 2002, this Final Approval Resolution and the terms and conditions of the above-described Land Development and Escrow 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, the Conditional Use Decision, Preliminary Approval Resolution 2002-05, this Final Approval Resolution and the Land Development and Escrow 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 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.

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 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 land development 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 June 19, 2002.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

PROJECT SHEET INDEX

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1 of 25	Cover Sheet	July 13, 2001	May 20, 2002
2 of 25	Record Plan – Overall Parcel Consolidation	July 13, 2001	May 20, 2002
3 of 25	Existing Features Plan – Overall	July 13, 2001	May 20, 2002
Phase 1 – Carriage Home Development Design Sheets			
4 of 25	Site Layout – Phase 1	July 13, 2001	May 20, 2002
5 of 25	Existing Features Plan – Phase 1	July 13, 2001	May 20, 2002
6 of 25	Grading and Drainage Plan – Phase 1	July 13, 2001	May 20, 2002
7 of 25	Erosion and Sedimentation Control – Phase 1	July 13, 2001	May 20, 2002
8 of 25	Site Utility Plan – Phase 1	July 13, 2001	May 20, 2002
9 of 25	Site Landscaping Plan – Phase 1	July 13, 2001	May 20, 2002
10 of 25	Plan & Profile Sheet 'A' – Phase 1	July 13, 2001	May 20, 2002
11 of 25	Plan & Profile Sheet 'B' – Phase 1	July 13, 2001	May 20, 2002
Phase 2 – Healthcare Expansion Development Design Sheets (NOT APPROVED AT THIS TIME)			
12 of 25	Site Layout – Phase 2	July 13, 2001	May 20, 2002
13 of 25	Existing features Plan – Phase 2	July 13, 2001	May 20, 2002
14 of 25	Grading and Drainage Plan – Phase 2	July 13, 2001	May 20, 2002
15 of 25	Erosion and Sedimentation Control – Phase 2	July 13, 2001	May 20, 2002
16 of 25	Site Utility Plan – Phase 2	July 13, 2001	May 20, 2002

17 of 25	Site Landscaping Plan – Phase 2	July 13, 2001	May 20, 2002
18 of 25	Basin Planting Plan and Detail Sheet – Phase 2	July 13, 2001	May 20, 2002
19 of 25	Earthwork Borrow Area Detail Sheet	July 13, 2001	May 20, 2002
20 of 25	Plan & Profile Sheet 'A' – Phase 2	July 13, 2001	May 20, 2002
21 of 25	Plan & Profile Sheet 'B' – Phase 2	July 13, 2001	May 20, 2002
General Project Design Sheets			
22 of 25	Erosion and Sedimentation Control Specifications	July 13, 2001	May 4, 2002
23 of 25	Site Construction Details	July 13, 2001	May 4, 2002
24 of 25	Site Construction Details	July 13, 2001	May 4, 2002
25 of 25	Site Construction Details	July 13, 2001	May 4, 2002

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-13

BRUNNER TRACT

FINAL SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROTHERS DEVELOPMENT CO. ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Valley Forge Road consisting of 34.750 ± acres (the "**Development**"), which is more particularly shown on plans prepared by Urwiler & Walter, Inc., being plans consisting of fifteen (15) sheets dated November 21, 2000, with a last revision date as set forth on Exhibit "A" (the "**Plans**"), setting forth the proposed subdivision of the tract into thirteen (13) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this 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 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 subject, however, to the following conditions:

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 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.

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 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 July 17, 2002.

WORCESTER TOWNSHIP

By: Frank L Davey

FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>Sheet No.</u>	<u>Description</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Subdivision Plan	11/21/00	6/20/02
2	Existing Features Plan	11/21/00	5/21/01
3	Site Plan	11/21/00	6/20/02
4	Valley Forge Road – Construction Improvement Plan	11/21/00	6/20/02
5	Valley Forge Road – Construction Improvement Plan	11/21/00	6/20/02
6	Interior Road – Construction Improvement Plan	11/21/00	6/20/02
7	Interior Road – Construction Improvement Plan	11/21/00	6/20/02
8	Erosion Control Plan	11/21/00	6/20/02
9	Erosion Control Detail Plan	11/21/01	6/18/01
10	Detail Plan	11/21/01	6/18/01
11	Detail Plan	11/21/01	6/20/02
12	Drainage Area Plan (pre-and post development)	11/21/01	6/20/02
13	Drainage Area Plan (individual drainage areas)	11/21/01	6/20/02
14	PennDot – Highway Occupancy Permit Plan	11/21/01	6/18/01
15	Landscaping Plan	11/21/01	7/26/01

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-14

ROSENLUND TRACT

FINAL SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROTHERS DEVELOPMENT CO. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Mill Road and Germantown Pike consisting of 57.6619 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Stout, Tacconelli & Associates, Inc., being plans consisting of twenty-two (22) sheets dated February 16, 2000, with a last revision date as set forth on Exhibit "A" (the “**Plans**”), setting forth the proposed subdivision of the tract into twenty-one (21) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this 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 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 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 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.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution 2001-19 dated July 18, 2001 and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. 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 2001-19, this Final Approval Resolution and the Subdivision and Escrow Agreement 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 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.

6. 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.

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 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 July 17, 2002.

WORCESTER TOWNSHIP

By: _____

Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

PLAN SHEET INDEX

<u>SHEET NO.</u>	<u>PLAN TITLE</u>	<u>DATE</u>	<u>LAST REVISED</u>
1 OF 22	SUBDIVISION PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
2 OF 22	SUBDIVISION PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
3 OF 22	EXISTING FEATURES PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
4 OF 22	CONSTRUCTION IMPROVEMENT	FEBRUARY 16, 2001	APRIL 3, 2002
5 OF 22	CONSTRUCTION IMPROVEMENT	FEBRUARY 16, 2001	APRIL 3, 2002
6 OF 22	CONSTRUCTION IMPROVEMENT	FEBRUARY 16, 2001	APRIL 3, 2002
7 OF 22	UTILITY PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
8 OF 22	UTILITY PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
9 OF 22	UTILITY PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
10 OF 22	EROSION & SEDIMENTATION PLAN	FEBRUARY 16, 2001	MARCH 5, 2002
11 OF 22	EROSION & SEDIMENTATION PLAN	FEBRUARY 16, 2001	MARCH 5, 2002
12 OF 22	EROSION & SEDIMENTATION PLAN	FEBRUARY 16, 2001	MARCH 5, 2002
13 OF 22	LANDSCAPING PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
14 OF 22	LANDSCAPING PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
15 OF 22	LANDSCAPING PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
15A OF 22	TREE INVENTORY PLAN	FEBRUARY 16, 2001	APRIL 3, 2002
16 OF 22	PLAN & PROFILE ROAD "A"	FEBRUARY 16, 2001	APRIL 3, 2002
17 OF 22	PLAN & PROFILE ROAD "A"	FEBRUARY 16, 2001	APRIL 3, 2002
18 OF 22	PLAN & PROFILE ROAD "A"	FEBRUARY 16, 2001	APRIL 3, 2002
19 OF 22	PLAN & PROFILE ROAD "B"	FEBRUARY 16, 2001	APRIL 3, 2002
20 OF 22	DETAIL SHEET	FEBRUARY 16, 2001	APRIL 3, 2002
21 OF 22	DETAIL SHEET	FEBRUARY 16, 2001	APRIL 3, 2002
22 OF 22	DETAIL SHEET	FEBRUARY 16, 2001	APRIL 3, 2002

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-15

OAKWOOD FARMS (Subdivision of Lot #4)

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, OAKWOOD FARMS, INC. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, on which Developer has proposed a two-lot subdivision, consisting of a portion of the original Oakwood Farms Lot #4 which shall remain known as Lot #4 and a new Lot to be known as Lot #8 (the **“Development”**), which is more particularly shown on plans prepared by Grande Engineering, being plans consisting of one (1) sheet dated February 4, 2002, with a last revision date of March 1, 2002 (the **“Plans”**), setting forth the proposed subdivision of the tract into two (2) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this 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 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 subject, however, to the following conditions:

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

- A. Section 130-28.G(5) concerning perimeter landscape buffers;
- B. Section 130-16.C pertaining to road widening along Dell Road and Valley Forge Road;
- C. Section 130-18.A requiring the construction of sidewalks along public streets; and
- D. Section 130-18.A requiring construction of curbing along public streets.

2. Prior to the recording of the Plans, Developer shall execute and record an Installation and Maintenance Agreement for an Individual Residential A/B Soil Wastewater Disposal System acceptable to the Township Solicitor and deliver any and all contributions under the aforesaid Agreement to Township.

3. 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.

4. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of this Preliminary/Final Approval Resolution.

5. 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 Approval Resolution 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 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.

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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on August 21, 2002.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
RESOLUTION NO. 02-16
RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

RESOLUTION OF The Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania (herein after "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 Walter Czop has proposed the development of a parcel of land identified as the Methacton Estates V (9-lot), on the south side of Hedwig Lane at Hogarth Lane, and described in the attached Sewage Facilities Planning Module,

And proposes that such subdivision be served by: (circle all that apply), sewer tap-ins, sewer extension, new treatment facility, individual on-lot systems, community on-lot systems, spray irrigation, retaining tanks, other, (specify)_____.


WHEREAS, Worcester Township 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 Board of Supervisors of Worcester Township 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, FRANK L. DAVEY, Chairman, and I CHASE E. KNEELAND, Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of Worcester Township Resolution No. 02-16 adopted August 21, 2002.

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

seal of
governing body



FRANK L. DAVEY, Chairman

Attest:



CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-17

LANDS OF GERSTEMEIER

WHEREAS, VERONICA J. GERSTEMEIER, Trustee of the Gerstemeier Revocable Living Trust, u/t/a dated April 12, 1995, **JANE F. WIDMANN; PATRICIA A. FONTAINE; JAMES E. GERSTEMEIER; JOHN T. GERSTEMEIER; JOSEPH I. GERSTEMEIER; EILEEN M. DANEKER; BERNARD A. GERSTEMEIER; and PAUL E. GERSTEMEIER** (collectively, "Seller") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land contains approximately 30.55 acres of land, located on Schultz Road (the "Land"); and

WHEREAS, the Township desires to purchase from Seller (a) the right to enforce certain restrictive covenants limiting, among other things, further development of the Land (the "Development Rights") under the term of a conservation easement, and (b) the right to construct and install within the Land a public hiking trail (the "Trail Easement Area"), the purchase price for the foregoing being Five Hundred Sixty Two Thousand One Hundred Twenty Dollars (\$562,120.00); and

WHEREAS, the County Commissioners of the County of Montgomery have adopted a resolution dated May 2, 2002 ("County Resolution"), approving a Round II acquisition grant to the Township in the sum of Four Hundred Eighteen Thousand Six Hundred Dollars (\$418,600.00) (the "Grant") to assist the Township in the acquisition of the Development Rights and the Trail

Easement Area, and the Township will require Three Hundred Ninety Three Thousand Four Hundred Eighty Four Dollars (\$393,484.00) of said Grant.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors is authorized to acquire the Development Rights and the Trail Easement Area from Seller, the consideration for which shall be Five Hundred Sixty Two Thousand One Hundred Twenty Dollars (\$562,120.00), together with associated expenses.

BE IT FURTHER RESOLVED, that the Worcester Township Board of Supervisors is authorized to enter into a Declaration of Covenants Affecting Conservation Easement related to the Land, in favor of Montgomery County, and to perform all acts and execute and deliver all instruments and agreements which are necessary to carry out the foregoing.

APPROVED this 21st day of August, 2002, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-18

MONTGOMERY COUNTY PLANNING COMMISSION

PLANNING ASSISTANCE CONTRACT

WHEREAS, the Montgomery County Planning 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; **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 #512.

NOW THEREFORE, be it resolved, that Worcester Township Board of Supervisors hereby endorses the execution of the Planning Assistance Contract between Commissioners of Montgomery County and the Board of Supervisors of Worcester Township, being MCPC Contract #512, pursuant to all of the terms and conditions therein.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 18, 2002.

WORCESTER TOWNSHIP

By: _____


FRANK L. DAVEY, Chairman
Board of Supervisors

ATTEST: _____


CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP

BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-19

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 adopts the fee schedule as set forth in Exhibit "A" which is attached hereto and made a part hereof.

APPROVED this 18th day of September 2002, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By:


FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

EXHIBIT "A"

FEE SCHEDULE ADJUSTMENTS

PERMITS

ACCESSORY STRUCTURES 144 Square Feet or Less \$25.00 Flat Fee

ACCESSORY STRUCTURES 145 to 400 Square Feet \$50.00 Flat Fee

(ACCESSORY STRUCTURES 401 Square Feet & Larger At Current Fees)

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-20

**CEDARS HILL
(Steinberg Tract)**

FINAL SUBDIVISION APPROVAL

WHEREAS, CEDARS HILL, LP (“Developer”) is the equitable owner and developer of a certain tract of land situate in Worcester Township with frontage on Skippack Pike (Route 73) consisting of 28 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Nave Newell, being plans consisting of thirteen (13) sheets dated October 17, 2001, with a last revision date as set forth on Exhibit "A" (the “**Plans**”), setting forth the proposed subdivision of the tract into ten (10) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this 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 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 subject, however, to the following conditions:

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

- a. Section 130-16.C.1.a.5.b.v pertaining to length of cul-de-sac;
- b. Section 130-18.A.1 pertaining to required sidewalks;
- c. Section 130-24.B.4.f.4 pertaining to the detention basin high water depth limit;
- d. Section 130-28.G.5.f.a pertaining to screen buffers along Skippack Pike;
- e. Section 130-28.G.7.f pertaining to required shade trees around the detention basin perimeter;
- f. Section 130-20.A.4 pertaining to the width of corner lots for Lots 9 and 10; and
- g. Section 130-26.B.2.C prohibiting septic systems in the front yard of Lots 3, 4, 5 and 7 which are unable to locate septic systems in the rear yard.

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 Conditional Use Decision and Order dated March 28, 2002, the terms and conditions of the Preliminary Approval Resolution 2002-06 dated March 20, 2002 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, the Conditional Use Decision and Order, Preliminary Approval Resolution 2002-06, this Final Approval Resolution and the 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 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.

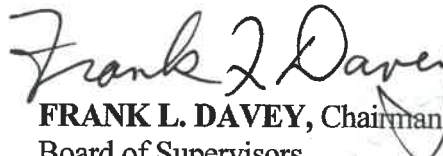
7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension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

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 18, 2002.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
CEDARS HILL SUBDIVISION
LIST OF PLAN SHEETS**

NO.	DESCRIPTION	START DATE	REVISION DATE
1 of 13	Title Sheet	October 17, 2001	August 30, 2002
2 of 13	Subdivision Plan	October 17, 2001	August 30, 2002
3 of 13	Existing Features Plan	October 17, 2001	August 30, 2002
4 of 13	Grading Plan	October 17, 2001	August 30, 2002
5 of 13	Landscape Plan	October 17, 2001	August 30, 2002
6 of 13	Landscape Detail Sheet	October 17, 2001	August 30, 2002
7 of 13	PennDOT Plan	October 17, 2001	August 30, 2002
7A of 13	Highway Occupancy Permit Detail Plan	June 5, 2002	August 30, 2002
8 of 13	Plan and Profile - Cedars Hill Road	October 17, 2001	August 30, 2002
9 of 13	Erosion and Sedimentation Control Plan	October 17, 2001	August 30, 2002
10 of 13	Erosion and Sedimentation Control Detail Sheet	October 17, 2001	August 30, 2002
11 of 13	Construction Detail Sheet	October 17, 2001	August 30, 2002
12 of 13	Tree Location Plan	January 22, 2002	August 30, 2002
13 of 13	Vicinity Plan	December 5, 2001	August 30, 2002

Exhibit "A"

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-21

ADOPTING AND SUBMITTING OFFICIAL SEWAGE FACILITIES PLAN SPECIAL STUDY (ACT 537) TO PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL AS A REVISION TO THE OFFICIAL PLAN OF THE TOWNSHIP OF WORCESTER.

WHEREAS, Section 5 of the Act of January 24, 1996. P. L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality, and

WHEREAS, CKS Engineers, Inc. has prepared a Sewage Facilities Plan Special Study which provides for sewage facilities in the Fairview Village Service Area of the Township, and

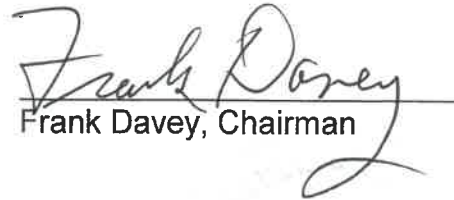
WHEREAS, WORCESTER TOWNSHIP finds that the Sewage Facilities Plan Special Study described above conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of the Township of Worcester hereby adopt and submit to the Department of Environmental Protection for its approval as a Special Study and a revision to the "Official Plan" of the municipality, the above-referenced Facilities Plan. The municipality hereby assures the Department of the complete and timely implementation of the said plan as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended.)

The Special Study recommends the construction of a sanitary sewer system to serve approximately 112 existing properties in the Fairview Village Service Area of the Township. The facilities to be constructed include gravity sewers, a sewage pumping station, and sewage force main. These facilities will connect to the existing facilities in Germantown Pike for conveyance and treatment at the Berwick Place wastewater treatment plant.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held October 16, 2002.

WORCESTER TOWNSHIP


Frank Davey, Chairman

Attest: 
Chase E. Kneeland, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-22

HUGANIR SUBDIVISION

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, JOHN HUGANIR (“Developer”) is the equitable owner and developer of a certain tract of land situate in Worcester Township with frontage on Windy Hill Road consisting of 18.66 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Robert E. Blue Consulting Engineers, P.C.; being plans consisting of twenty-seven (27) sheets dated November 29, 2000 with a last revision date being September 10, 2002 as further set forth on the Plan Index attached hereto as Exhibit "A" (the “**Plans**”); and

WHEREAS, the Plans set forth the proposed subdivision of the tract into eighteen (18) residential building lots and an additional lot to remain in its current configuration labeled lot 19 in accordance with those Plans; and

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

WHEREAS, the 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. Applicant shall revise the Plans to the satisfaction of the Board of Supervisors to specifically address each of the outstanding issues set forth in the Township Engineer's review letter dated September 16, 2002.
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 subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the 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 for the development to adequately serve the lots with such facilities.
4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous 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.
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. In the event of an appeal or a notice of rejection filed in writing 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 October 16, 2002.

WORCESTER TOWNSHIP

By: _____


FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____


CHASE E. KNEELAND, Secretary

CKS Engineers, Inc.

EXHIBIT "A"

Ref: #7312

WORCESTER TOWNSHIP HUGANIR PROPERTY - PRELIMINARY PLANS LIST OF PLAN SHEETS			
SHEET NO.	SHEET TITLE	ORIGINATION DATE	LATEST REVISION DATE
1 of 27	Record Plan (01 of 03)	11/29/00	09/10/02
2 of 27	Record Plan (02 of 03)	11/29/00	09/10/02
3 of 27	Record Plan (03 of 03)	11/29/00	09/10/02
4 of 27	Existing Features Plan (01 of 02)	11/29/00	09/10/02
5 of 27	Existing Features Plan (02 of 02)	11/29/00	09/10/02
6 of 27	Grading Plan (01 of 02)	11/29/00	09/10/02
7 of 27	Grading Plan (02 of 02)	11/29/00	09/10/02
8 of 27	Utility Plan (01 of 02)	11/29/00	09/10/02
9 of 27	Utility Plan (02 of 02)	11/29/00	09/10/02
10 of 27	Erosion & Sediment Pollution Control Plan (01 of 02)	11/29/00	09/10/02
11 of 27	Erosion & Sediment Pollution Control Plan (02 of 02)	11/29/00	09/10/02
12 of 27	Landscape Plan (01 of 02)	11/29/00	09/10/02
13 of 27	Landscape Plan (02 of 02)	11/29/00	09/10/02
14 of 27	Windy Hill Road Plan and Profile (01 of 03)	11/29/00	09/10/02
15 of 27	Windy Hill Road Plan and Profile (02 of 03)	11/29/00	09/10/02
16 of 27	Windy Hill Road Plan and Profile (03 of 03)	11/29/00	09/10/02
17 of 27	Germantown Pike and Windy Hill Road	03/20/02	09/10/02
18 of 27	Storm Sewer Profile (01 of 02)	11/29/00	09/10/02
19 of 27	Storm Sewer Profile (02 of 02)	11/29/00	09/10/02
20 of 27	E&S Profile	04/24/02	09/10/02
21 of 27	Storm Sewer Detail Plan	11/29/00	09/10/02
22 of 27	Miscellaneous Construction Detail Plan	11/29/00	09/10/02
23 of 27	Erosion & Sediment Pollutions Detail Plan	11/29/00	09/10/02
24 of 27	Erosion & Sediment Pollutions Detail Plan	11/29/00	09/10/02
25 of 27	Sanitary Sewer Detail Plan	11/29/00	09/10/02
26 of 27	Detail Plan	11/29/00	09/10/02
27 of 27	Traffic Control Detail Plan	12/18/02	09/10/02

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2002-23

LAND USE ASSUMPTIONS REPORT

**A RESOLUTION TO APPROVE THE LAND USE ASSUMPTIONS
REPORT PREPARED FOR THE WORCESTER TOWNSHIP TRAFFIC
ADVISORY COMMITTEE.**

WHEREAS, Act 209 of 1990 (53 P.S. §10501-A as amended), of the Pennsylvania Municipalities Planning Code authorizes townships of the second class to establish an impact fee for transportation capital improvements and establishes a procedure for the adoption of such an ordinance; and

WHEREAS, the Board of Supervisors of Worcester Township finds it is in the interest of the public health, safety and welfare to adopt an impact fee ordinance for transportation capital improvements; and

WHEREAS, the Board of Supervisors has created a Traffic Advisory Committee for the purpose of preparing an impact fee ordinance; and

WHEREAS, the Traffic Advisory Committee has prepared a Land Use Assumptions Report and conducted a public hearing held on November 20, 2002 to publicly review the Land Use Assumptions Report; and

WHEREAS, the Traffic Advisory Committee voted unanimously at the aforesaid hearing to recommend that the Board of Supervisors approve the Land Use Assumptions Report.

NOW, THEREFORE, BE IT RESOLVED, that the Land Use Assumptions Report dated August, 2002 is hereby approved.

RESOLVED AND ADOPTED this 20th day of November, 2002, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By:

Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest:

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-24

METHACTON ESTATES V

FINAL SUBDIVISION APPROVAL

WHEREAS, WARICH BUILDERS, INC. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Hedwig Lane and Hogarth Lane consisting of 22.78 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Czop/Spector, Inc., being plans consisting of six (6) sheets dated August 10, 2001, with a last revision date as set forth on Exhibit "A" (the “**Plans**”), setting forth the proposed subdivision of the tract into nine (9) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this 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 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 subject, however, to the following conditions:

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

a. Section 130-18.A.1 requiring sidewalks along Hogarth Lane and Hedwig Lane;

b. Section 130-24.B.3.C.2 requiring a maximum capacity of 5.5 C.F.S. for standard 4-foot inlets and 6.5 C.F.S. for 6-foot inlets;

c. Section 130-24.B.3.J requiring a minimum of 3 feet of cover over all storm pipes;

d. Section 130-24.B.4.F.13 requiring a distance of 100 feet from the highest free water surface of a detention basin to a dwelling unit;

e. Section 130-26.B.2.C requiring on-lot sewage disposal systems not to be located in the front yard and within thirty (30) feet of any property line for those lots depicted on the Plans as needing relief from this section;

f. Section 130-28.E.1 requiring a tree survey plan; and

g. Section 130-33.C.1 requiring existing features within 400 feet of the property to be depicted on the Plans.

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 2002-09 dated May 15, 2002 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 2002-09, this Final Approval Resolution and the 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 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.


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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on November 20, 2002.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>Sheet No.</u>	<u>Description</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Subdivision Plan	08/01/01	07/01/02
2	Existing Features Plan	08/01/01	05/20/02
3	Grading and Utility Plan	08/01/01	07/01/02
4	Erosion and Sedimentation Control Plan	08/01/01	07/01/02
5	Landscape Plan	08/01/01	05/20/02
6	Detail Sheet	08/01/01	07/01/02

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-25

VOLPE ROOFING

PRELIMINARY LAND DEVELOPMENT APPROVAL

WHEREAS, GARY and JANET VOLPE (“Developer”) are the owners and developers of a certain tract of land situate in Worcester Township with frontage on Germantown Pike, consisting of 2.9844 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Ludwig Engineering Company, being plans consisting of eight (8) sheets dated June 25, 2002, with last revision dates as set forth on Exhibit "A" (the “**Plans**”), setting forth the proposed construction of a new building in accordance with those Plans; and

WHEREAS, schedule of the Plans is attached hereto as Exhibit "A" and incorporated herein by reference.

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

WHEREAS, the Developer desires to obtain preliminary 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. Developer shall resolve to the satisfaction of the Board of Supervisors all issues raised in the Township Engineer's review letter dated November 8, 2002.
2. The Development shall be constructed in accordance with all conditions required by the Worcester Township Zoning Hearing Board as set forth in the decision on Application 02-13 rendered on April 23, 2002.
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 approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over 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 for the development to adequately serve the Development with such facilities.
5. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous 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.
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

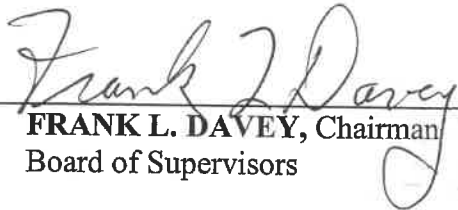
design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

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. In the event of an appeal or a notice of rejection filed in writing 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 20, 2002.

WORCESTER TOWNSHIP

By: _____


FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____


CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>Sheet No.</u>	<u>Description</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Record Plan	06/25/02	10/21/02
2	Existing Features Plan	06/25/02	09/19/02
3	Landscape Plan	06/25/02	09/19/02
4	Erosion Control Plans	06/25/02	10/21/02
5	Erosion Control Details	06/25/02	10/21/02
6	Pipe Profiles and Drainage Details	06/25/02	09/19/02
7	Details	06/25/02	09/19/02
8	Sewer Pipe Profile	09/19/02	10/21/02

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2002- 26

**CHADWICK PLACE
KRIEBEL MILL ROAD
GERMANTOWN PIKE Right-of-Way**

WHEREAS, CHADWICK PLACE, 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

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 aforesaid newly constructed Kriebel Mill Road and ultimate right-of-way along Germantown Pike; 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 Exhibits “A” and “B” 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 9th day of December, 2002, by the Board of Supervisors of
Worcester Township for acceptance and recording.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

Germantown Pike (R-O-W)

GILMORE & ASSOCIATES INC.
CONSULTING ENGINEERS & LAND SURVEYORS

LEGAL DESCRIPTION

All that certain lot or parcel of ground located in Worcester Township, Montgomery County, Pennsylvania, as shown on the Final Plan-Record Plan of Chadwick Place, dated June 30, 1995, last revised August 12, 1996, as prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, 331 Butler Avenue, New Britain, Pennsylvania, and being described as follows:

BEGINNING at a point of intersection of the Southerly ultimate Right-of-Way line of German town Pike, being 50 feet parallel and distant from the centerline of Germantown Pike, with the southeasterly property line of now or late Paul S. Jr. and Victoria L. Salvo, being Block No. 2, Unit 3.

Thence along the ultimate Right-of-Way line of Germantown Pike, South 77 degrees 27 minutes 43 seconds East, 71 and 47/100 feet to a point of cusp.

Thence through lands of now or late Peter Chang Y. Kim, and Tok Son Kim, being Block No. 2, Unit 9, also being shown as Lot 1 in Phases I and II, the two following courses and distances:

1. along a curve deflecting to the left, having a radius of 25 and 00/100 feet, for an arc distance of 28 and 36/100 feet to a point of tangency.

2. South 37 degrees 32 minutes 42 seconds West, 781 and 28/100 feet to a point in the Township line between Worcester and Lower Providence Township, said point also being in line of now or late Peter Chang Y. Kim and Tok Son Kim, being Block No. 28, Unit 4.

Thence along the said Township line, North 48 degrees 15 minutes 18 seconds West, 49 and 85/100 feet to a point.

Thence continuing along said lands of Kim and lands now or late Raffele and Florise Petriello, being Block No. 2, Unit 18, North 36 degrees 36 minutes 34 seconds East, 376 and 90/100 feet to an iron pin found, said point a common corner of said lands of Salvo.

Thence along said lands of Salvo, North 38 degrees 21 minutes 03 seconds East, 393 and 26/100 feet to the first mentioned point and place of BEGINNING.

Containing 41,499 and 61/100 S.F. (0.95 acres) of land

File No. 94-1134 T

August 22, 1996

EXHIBIT "B"
LEGAL DESCRIPTION



GILMORE & ASSOCIATES INC.
CONSULTING ENGINEERS & LAND SURVEYORS

LEGAL DESCRIPTION

All that certain lot or parcel of ground located in Worcester Township, Montgomery County, Pennsylvania, as shown on the Final Plan-Record Plan of Chadwick Place, dated June 30, 1995, last revised August 12, 1996, as prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, 331 Butler Avenue, New Britain, Pennsylvania, and being described as follows:

BEGINNING at a point of intersection of the Southerly ultimate Right-of-Way line of Germantown Pike, being 50 feet parallel and distant from the centerline of Germantown Pike, with the southeasterly property line of now or late Paul S. Jr. and Victoria L. Salvo, being Block No. 2, Unit 3.

Thence North 38 degrees 21 minutes 03 seconds East, 55 and 54/100 feet to a point in the road bed at the intersection of Germantown Pike with Kreibel Mill Road.

Thence in and along the bed of Germantown Pike the two following courses and distances:

1. South 78 degrees 13 minutes 50 seconds East, 313 and 86/100 feet to a point.
2. South 58 degrees 54 minutes 03 seconds East, 234 and 08/100 feet to a point.

Thence leaving the bed of Germantown Pike, and along lands of now or late Lewis and Nina Owen, being Block No. 2, Unit 15, South 31 degrees 05 minutes 57 seconds West, 41 and 79/100 feet to a point in the Ultimate Right-of-Way line of Germantown Pike.

Thence through property belonging to Peter Chang Y. Kim and Tok Son Kim, being Block No. 2, Units 9 and 21, also being Lot No. 1, Phase 1 on the above mentioned plan.

The three following courses and distances:

1. along the Ultimate Right-of-Way line being 50 feet parallel and distant from the centerline of Germantown Pike, North 59 degrees 13 minutes 06 seconds West, 87 and 02/100 feet to a point of curvature.
2. along an arc of a curve deflecting to the left, having a radius of 650 and 00/100 feet, for an arc distance of 206 and 97/100 feet to a point of tangency.
3. North 77 degrees 27 minutes 43 seconds West, 260 and 49/100 feet to the first mentioned point and place of BEGINNING.

Containing 27,271 and 46/100 S.F. (0. 63 acres) of land.

File No. 94-1134 T

August 22, 1996

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2002-27

**CHADWICK PLACE
OPEN SPACE**

WHEREAS, CHADWICK PLACE, INC. a Pennsylvania corporation (“Grantor”) is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the “Premises”) which land has reserved certain portions of the Premises for permanent open space purposes.

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 aforesaid areas of permanent open space; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed accepts the parcel of ground, more particularly described in Exhibit “A” which is attached hereto and made a part hereof, as and for permanent public open space.

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 use and enjoyment as permanent open space which uses may include active recreational purposes, passive recreational purposes, as well as the conservation of land and other natural resources and any other consistent purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 9th day of December, 2002, by the Board of Supervisors of Worcester
Township.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

Open Space



LEGAL DESCRIPTION

All that certain lot or parcel of ground located in Worcester Township, Montgomery County, Pennsylvania, and being known as Lot 2 on the Final Plan - Record Plan of Chadwick Place, dated June 30, 1995, last revised August 12, 1996, as prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, 331 Butler Avenue, New Britain, Pennsylvania, and being described as follows:

BEGINNING at an iron pin found in the line of lands of now or late Andrew and Rosemary Dyka, being Block 2, Unit No. 19.

Thence South 52 degrees 48 minutes 02 seconds East, 566 and 68/100 feet to an iron pin found in line of lands of now or late Arthur E. MacNamara, Jr., being Block 2, Unit No. 20.

Thence along lands of said MacNamara, the two following courses and distances:

1. South 39 degrees 16 minutes 56 seconds West, 302 and 85/100 feet to an iron pin found.
2. South 48 degrees 41 minutes 46 seconds East, 448 and 53/100 feet to an iron pin found, said point being a corner in common with the now or late Robert E. Brown, being Block 2 Unit No. 13.

Thence along said lands of Brown, South 49 degrees 42 minutes 57 seconds East, 200 and 00/100 feet to a point in the bed of East Mount Kirk Avenue.

Thence in and along the bed of East Mount Kirk Avenue, South 39 degrees 27 minutes 03 seconds West, 50 and 41/100 feet to a point in the Township Line between Worcester and Lower Providence Townships.

Thence along said Township Line and along lands of now or late Charles W. and Helen G. Rutter, being Block 28, Unit 20, the two following courses and distances:

1. North 48 degrees 59 minutes 05 seconds West, 649 and 90/100 feet to an iron pin found.
2. North 48 degrees 41 minutes 46 seconds West, 20 and 79/100 feet to an iron pin found said point a corner in common with lands of now or late Wayne G. Cook, being Block 28, Unit No. 16.

Thence along said Townshipline and along lands of now or late Wayne G. Cook, being Block 28, Unit No. 16 North 48 degrees 41 minutes 46 seconds West, 818 and 34/100 feet to a point, said point being a corner in common with now or late Peter Chang Y. Kim and Tok Son Kim, being Block 28, Unit No. 4.

Thence in and through Lot 1 along the phase line between Phase I and Phase II of said lands of now or late Peter Chang Y. Kim and Tok Son Kim, being Block 2, Unit No. 9 the two following courses and distances:

1. North 33 degrees 46 minutes 05 seconds West, 169 and 72/100 feet to a point.

2. North 83 degrees 58 minutes 34 seconds East, 586 and 69/100 feet to a point in line of lands now or late Andrew and Rosemary Dyka, being Block 2, Unit 19.

Thence along said lands of Dyka, South 31 degrees 05 minutes 57 seconds West, 165 and 50/100 feet to the first mentioned point and place of BEGINNING.

Containing 333,013 and 60/100 S.F., (7.64 acres) of land.

File No. 94-1134 T

August 22, 1996

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 02-28

JOHN MICHAEL BICKEL

EAGLE SCOUT

WHEREAS, John Michael Bickel, after years of dedication and exemplary hard work, has attained the rank of EAGLE SCOUT; and

WHEREAS, the Board of Supervisors of Worcester Township desires to recognize the achievement of this distinguished goal by John Michael Bickel.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors hereby commends John Michael Bickel for attaining this honored status in Boy Scout Troop 152, the Township of Worcester, and within his family.

APPROVED, this 18th day of December, 2002 by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

By: Frank L. Davey
FRANK L. DAVEY
CHAIRMAN

Chase E. Kneeland
CHASE E. KNEELAND
SECRETARY



**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-29

HUGANIR TRACT

FINAL SUBDIVISION APPROVAL

WHEREAS, JOHN HUGANIR (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Windy Hill Road consisting of 18.66 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Robert E. Blue Consulting Engineers, P.C., being plans consisting of twenty-seven (27) sheets dated November 29, 2000, with a last revision date as set forth on Exhibit "A" (the “**Plans**”), setting forth the proposed subdivision of the tract into eighteen (18) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this 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 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 subject, however, to the following conditions:

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

- a. Section 130-20.A.2 pertaining to the ratio of lot width and depth;
- b. Section 130-24.B.3.j pertaining to a minimum of 3 feet of cover over storm drain pipes;
- c. Section 130-24.B.f and Section 130-24.B.f.8 pertaining to detention basins with maximum slopes of 5:1 on embankments;
- d. Section 130-24.B.4.f.4 pertaining to maximum allowable depth of a detention basin;
- e. Waiver of sidewalks along the Draghichi property;
- f. Section 130-27.B.4 pertaining to a waiver of street lights;
- g. Section 130-20.C-7 pertaining to grading closer than 3 feet to the right-of-way line;
- h. Section 130-28.F.7 pertaining to replacement of all trees over 6 caliper inches at breast height in lieu of planting 94 canopy trees and 104 shrubs at the new parking area in the Township's Heebner Park in accordance with instructions of the Township Engineer and the Board of Supervisors; the balance of required trees are hereby waived;
- i. Section 130-28.F.4 pertaining to required street trees in lieu of planting street trees along the detention basin as depicted on the plans; and
- j. Section 130-24.B.4.f.1 to be permitted to use the "rationale method" due to small acreage of the watershed study.

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, this Final Approval Resolution 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, the Preliminary Approval Resolution, this Final Approval Resolution and the 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 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.

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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 18, 2002.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>Sheet No.</u>	<u>Description</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
01 of 27	Record Plan (1 of 3)	11/29/00	10/21/02
02 of 27	Record Plan (2 of 3)	11/29/00	10/21/02
03 of 27	Record Plan (3 of 3)	11/29/00	10/21/02
04 of 27	Existing Features Plan (1 of 2)	11/29/00	10/21/02
05 of 27	Existing Features Plan (2 of 2)	10/12/01	10/21/02
06 of 27	Grading Plan (1 of 2)	11/29/00	10/21/02
07 of 27	Grading Plan (2 of 2)	11/29/00	10/21/02
08 of 27	Utility Plan (1 of 2)	11/29/00	10/21/02
09 of 27	Utility Plan (2 of 2)	11/29/00	10/21/02
10 of 27	Erosion and Sediment Pollution Control Plan (1 of 2)	11/29/00	10/21/02
11 of 27	Erosion and Sediment Pollution Control Plan (2 of 2)	11/29/00	10/21/02
12 of 27	Landscaping Plan (1 of 2)	11/29/00	10/21/02
13 of 27	Landscaping Plan (2 of 2)	11/29/00	10/21/02
14 of 27	Windy Hill Road Plan and Profile (1 of 3)	11/29/00	10/21/02
15 of 27	Windy Hill Road Plan and Profile (2 of 3)	11/29/00	10/21/02
16 of 27	Windy Hill Road Plan and Profile (3 of 3)	11/29/00	10/21/02
17 of 27	Germantown Pike and Windy Hill Road	03/20/00	10/21/02
18 of 27	Stormwater Plan and Profile (1 of 2)	11/29/00	10/21/02
19 of 27	Stormwater Plan and Profile (2 of 2)	11/29/00	10/21/02
20 of 27	E & S Profile	08/07/00	10/21/02
21 of 27	Storm Sewer Detail Plan	11/29/00	10/21/02
22 of 27	Miscellaneous Construction Detail Plan	11/29/00	10/21/02
23 of 27	Erosion & Sediment Pollution Detail Plan	11/29/00	10/21/02
24 of 27	Erosion & Sediment Pollution Detail Plan	11/29/00	10/21/02
25 of 27	Sanitary Sewer Detail Plan	11/29/00	10/21/02
26 of 27	Sanitary Sewer Detail Plan	12/18/01	10/21/02
27 of 27	Traffic Control Detail Plan	11/29/00	10/21/02

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-30

RIEGER TRACT

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, DANIEL AND LAUREN RIEGER (“Developer”) are the owners and developers of a certain tract of land situate in Worcester Township with frontage on Hollow Road, consisting of 32.88 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Chambers Associates, Inc., being plans consisting of eight (8) sheets dated April 4, 2002, with a last revision date being December 12, 2002 (the “**Plans**”), setting forth the creation of two (2) new residential building lots and the consolidation of two (2) lots for the existing house and barn in accordance with those Plans; and

WHEREAS, an index of the Plans is attached hereto as Exhibit "A" and incorporated herein by reference.

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

WHEREAS, the 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. Developer shall resolve to the satisfaction of the Township Engineer and the Township Board of Supervisors all issues raised in the Township Engineer's review letter dated December 12, 2002.

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 subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the 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 for the development to adequately serve the lots with such facilities.

4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous 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.

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. In the event of an appeal or a notice of rejection filed in writing 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 December 18, 2002.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>Sheet No.</u>	<u>Description</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Record Plan	04/04/02	12/02/02
2	Grading Plan	04/04/02	12/02/02
3	Grading Plan	04/04/02	12/02/02
4	Erosion and Sediment Control Plan	04/04/02	12/02/02
5	Erosion and Sediment Control Plan	04/04/02	12/02/02
L1	Landscape Plan (McCloskey & Faber, P.C.)	10/31/02	12/02/02
L2	Landscape Details (McCloskey & Faber, P.C.)	10/31/02	12/02/02
8	Detail Sheet	04/04/02	12/02/02

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 02-31

WHEREAS, CHADWICK PLACE, INC., ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania known as Chadwick Place (the "Development"), which is more particularly described in a final, recorded subdivision plans prepared by Gilmore & Associates, Inc., being plans dated June 30, 1995 and last revised February 5, 1997 (the "Plans"), which Plans are specifically being incorporated herein by reference; and

WHEREAS, as a precondition to final subdivision approval, the Developer and the Township entered into a certain Subdivision and Escrow Agreement (the "Subdivision and Escrow Agreement"); and

WHEREAS, the Grantor, for and in consideration of **One Dollar (\$1.00)** desires to dedicate to Worcester Township ("Grantee") the Chadwick Place Sanitary Sewer Pumping Station constructed on Lot No. 1, together with all machinery, piping, and other tangible personal property described in the Quit Claim Bill of Sale; and

WHEREAS, the Grantee, by accepting and recording the Quitclaim Bill of Sale accepts these items for their intended purposes as set forth therein.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Quitclaim Bill of Sale for the purposes set forth in therein.

APPROVED this 18th day of December, 2002, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: Frank L. Davey

FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

QUITCLAIM BILL OF SALE

CHADWICK PLACE PUMPING STATION

WITNESSETH:

WHEREAS, CHADWICK PLACE, INC. ("Grantor") is the owner and developer of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania ("the Township"), known as Chadwick Place (the "Development"), more particularly described in recorded subdivision plans prepared by Gilmore & Associates, Inc.; being plans dated June 30, 1995 and last revised February 5, 1997 setting forth the proposed development of the tract into a 96-unit townhome community (the "Plans"), which Plans are specifically being incorporated herein by reference; and

WHEREAS, as a pre-condition to final subdivision approval, the Grantor and the Township entered into a certain Subdivision and Escrow Agreement (the "Subdivision and Escrow Agreement"); and

WHEREAS, the Subdivision and Escrow Agreement requires dedication of certain public improvements which have been constructed by Grantor; more specifically, the Chadwick Place Sanitary Sewer Pumping Station constructed on the Common Lands to be conveyed to the Homeowner's Association; being the same as Lot No. 1 (hereinafter, the "Pumping Station").

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Grantor, for good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, has dedicated, granted, bargained, sold, conveyed, transferred, assigned, delivered and quitclaimed, and by these presents does hereby grant, bargain, sell, convey, transfer, assign, deliver and quitclaim to Worcester Township, (the "Grantee"), its successors and assigns, all the right, title and interest of the Grantor, if any, in and to any and all

structures, wastewater pumps, all valving, piping, controls, structural components, associated electrical service, the emergency generator, and associated structure housing the generator, plus all related site improvements, including, but not limited to, grading, driveway, landscaping, fences and related hardware or facilities which are part of the Chadwick Place Pumping Station constructed on Lot No. 1 owned by Grantor, subject only to that certain Maintenance Agreement dated the 15th day of November, 2002.

TO HAVE AND TO HOLD, the Chadwick Place Pumping Station unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Quitclaim Bill of Sale this 17th day of December, 2002.

GRANTOR:

CHADWICK PLACE, INC.

By: 

SAL PAONE, President

Attest: 


, Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this, the 17th day of December, 2002, before the undersigned officer, personally appeared **SAL PAONE**, known to me (or satisfactorily proven) to be the President of Chadwick Place, Inc. whose name is subscribed to the within instrument, and acknowledge that he executed the same for the purposes therein contained and is authorized to do so.

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



Notary Public

My commission expires:

Notarial Seal
Jill K. Wilson, Notary Public
Lower Gwynedd Twp., Montgomery County
My Commission Expires June 28, 2004