

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION 97- 01

WHEREAS, Worcester Township is empowered by the Pennsylvania Second Class Township Code to impose fees for the rendering of certain services when a unique, rather than a general, benefit is conferred by such services; and

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, the Township is authorized to insure that Township costs associated with the development of real property are imposed upon the developer rather than upon the general fund of the Township; and

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code and the Worcester Township Subdivision and Land Development Ordinance, escrow accounts are sometimes established to secure the completion of public improvements and/or to secure the payment of expenses incurred by the Township for legal services and engineering services in connection with subdivisions and land developments; and

WHEREAS, the establishment of such escrow accounts and the processing of releases from such escrow accounts requires significant Township services the costs of which should be borne by the developer rather than by the general fund of the Township;

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Worcester Township hereby impose an administration and overhead charge upon the processing of each requested release from a subdivision, land development or maintenance escrow account in the amount of ten percent (10%) of the total amount

of each escrow release request up to a maximum charge of \$100.00. Such charge shall be due and payable at the time as any escrow release request is processed.

RESOLVED AND ENACTED this 19th day of February, 1997.

By:

John H. Graham

**JOHN H. GRAHAM, Chairman
Board of Supervisors**

Attest:

Chase E. Kneeland

CHASE E. KNEELAND, Secretary

MHK:vbw
011397

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97-02

WORCESTER COUNTRY CLUB

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL

WHEREAS, MICHAEL J. MALONE ("Owner/Developer") is the owner and developer of a certain tract of land situate in Worcester Township located on the east side of Green Hill Road, on the west side of Kriebel Mill Road, and north of Stump Hall Road (the "**Development**"), which is more particularly shown on a Plan prepared by Land Concepts, Blue Bell, Pennsylvania, being a Plan dated August 31, 1996 with a last revision date being December 13, 1996, which Plan covers a total tract area of approximately 55.86 acres (the "**Plan**"), setting forth the proposed development of two lots (Nos. 16 and 17) into a country club and golf course; and

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

WHEREAS, Owner/Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development prior to the Plan being recorded; and

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

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


1. The Development shall be constructed in strict accordance with the content of the Plan, the entire content of which is incorporated herein by reference.
2. Although the maintenance of all detention basins and surface stormwater drainage easements (if any) shall be the responsibility of the owner of the lot where 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 lot owners are not fulfilled after reasonable notice to do so.
3. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.
4. 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 February 19, 1997.

WORCESTER TOWNSHIP

By:



**JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS**

Attest:



CHASE E. KNEELAND, SECRETARY

MHK:vbw/ew
021197

WORCESTER TOWNSHIP DER CODE
No. 1-46962-065-3H
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97 - 3

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the Rules and Regulations of the Pennsylvania Department of Environmental Resources (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 EVANS/PAONE have proposed the development of a parcel of land identified as SUNNYBROOK ESTATES, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins and sewer extension.

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 Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources 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 Chase E. Kneeland (Chase E. Kneeland), Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 97-03, adopted February 19, 1996.7

Municipal Address:

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

(610) 584-1410

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

RESOLUTION NO. 97-4

ABRUZZI ESTATES

FINAL SUBDIVISION APPROVAL

WHEREAS, MICHAEL and THERESA DiPRINZIO ("Developer") are the owners and developers of a certain tract of land situate in Worcester Township south of Germantown Pike, east of Mt. Kirk Avenue, west of Church Road (the "**Development**"), which is more particularly shown on plans prepared by Eberhardt Engineers, Inc., being plans dated February 29, 1995, with a last revision date of June 25, 1996, which plans cover a total tract area of approximately 19 acres (the "**Plans**"), and which plans propose 54 carriage homes on that portion of the property located in the "MR" district (approximately 14.98 acres); and

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

WHEREAS, Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

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

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

1. An agreement must be reached between the Developer and the Township for the expansion of the Berwick Treatment Plant. This agreement must be finalized and executed between the Township and the three Developers who will be funding this project. This agreement must define and allocate costs, fees and applicable reimbursements. Developer agrees to do this prior to the Township's execution of the Plans.

2. Prior to the Township's execution of the Plans, Developer agrees to fulfill the terms and conditions set forth in the Preliminary Approval Resolution dated May 15, 1996.

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. 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.

5. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution dated May 15, 1996, and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

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

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


8. 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.

9. 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 February 19, 1997.

WORCESTER TOWNSHIP

By: 
**JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS**

Attest: 
CHASE E. KNEELAND, SECRETARY

MHK:slp
021797

97-5

CORPORATE RESOLUTION
UNION NATIONAL BANK AND TRUST COMPANY

Safe Deposit Department Souderton, Pa. Jan 24, 19 97

I, the undersigned, Secretary of WORCESTER TOWNSHIP, hereby certify that at a meeting of its BOARD OF SUPERVISORS held on FEBRUARY 19, 1997, a quorum being present and voting, the following resolutions were adopted and are now in effect.

RESOLVED that

CHARLES A SARDO, SR, TOWNSHIP MANAGER

Name	Official Capacity
<u>EUNICE C KRIEBEL, TREASURER</u>	

Name	Official Capacity
are hereby authorized to rent a safe deposit box from Union National Bank and Trust Company in the name and for the use of <u>TOWNSHIP OF WORCESTER</u>	

FURTHER RESOLVED that any ONE of the following persons may have access to and control of the contents of the box:

EUNICE C KRIEBEL, TREASURER Eunice C Kriebel

Name	Official Capacity
<u>CHARLES A SARDO, SR, TOWNSHIP MANAGER</u>	<u>Charles A. Sardo, Sr</u>

Name	Official Capacity
<u>JOHN H GRAHAM, BOARD OF SUPERVISORS</u>	<u>John H. Graham</u>

Name	Official Capacity
<u>FRANK L DAVEY, BOARD OF SUPERVISORS</u>	

Name	Official Capacity
<u>CHASE E KNEELAND, BOARD OF SUPERVISORS</u>	

FURTHER RESOLVED that said Bank is authorized and directed to permit access to said box in the manner set forth above until a certified copy of a resolution altering or revoking the foregoing authorization is delivered to the Bank's Safe Deposit Department in which the box is located.

(SEAL)

Chase E kneeland
Secretary

9-116

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 97-06

CHADWICK PLACE

WHEREAS, the Board of Supervisors of Worcester Township, by previous Resolution No. 96-26, approved plans presented by Chadwick Place Development Corporation for a certain tract of land situated in Worcester Township, Montgomery County, Pennsylvania, on the south side of Germantown Pike, east of Smith Road, and adjoining Lower Providence Township. These plans were prepared by Gilmore & Associates, Inc., being plans dated June 30, 1995, with a last revision date of August 12, 1996, which plans cover a total tract area of approximately 25.61 net acres and which plans propose 96 unit townhomes to be developed in phases; and

WHEREAS, Chadwick Place Development Corporation will be selling the property and the equitable owner will be eliminating the phases in the above-reference plans;

WHEREAS, the revised plan (sheet 8 of 19) submitted by the equitable owner eliminates the phases and is dated February 5, 1997; and

WHEREAS, the equitable owner desires to obtain final approval of the revised plan (sheet 8 of 19) dated February 5, 1997 from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township hereby grants final approval of the Development as shown on the revised plan described above and the Township hereby extends the period for funding the public improvement escrow to April 15, 1997.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on this 10th day of March, 1997.

WORCESTER TOWNSHIP

By: *John H. Graham*
JOHN H. GRAHAM, Chairman
Board of Supervisors

Attest:

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

MHK:vbw
030797

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this 10th day of March, A.D., 1997, before me, the undersigned officer, personally appeared John H. Graham who acknowledged himself to be the Chairman of The Board of Supervisors of Worcester Township, and that he, as such officer being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

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


Notary Public

Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2000

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this 10th day of March, A.D., 1997, before me, the undersigned officer, personally appeared Chase E. Kneeland, Secretary of the Board of Supervisors of Worcester Township known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

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


Notary Public

Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2000

WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 97-07

DOUGLAS ANTHONY ROTONDO
EAGLE SCOUT

WHEREAS, Douglas Anthony Rotondo, after four 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 Douglas Anthony Rotondo.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors hereby commends Douglas Anthony Rotondo for becoming an asset to Boy Scout Troop 133, the Township of Worcester and his family.

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

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: 
JOHN H. GRAHAM, CHAIRMAN


CHASE E. KNEELAND, SECRETARY



APPLICATION FOR PERMIT TO INSTALL AND OPERATE TRAFFIC SIGNALS

DATE

WHEREAS, the Township of Worcester, Montgomery County

desires to erect, operate and maintain traffic signals on Skippack Pike (S.R. 0073) at the intersection of Berks Road (S.R. 3004/T379), and

WHEREAS, The Vehicle Code requires the approval of the Secretary of Transportation before any traffic signals may be legally erected or reconstructed, and

WHEREAS, the Department of Transportation requires an engineering drawing of the location,

CKS Engineers, Inc. will prepare such a drawing in conformance with the instructions provided by the Department.

NOW, THEREFORE, BE IT RESOLVED, that traffic signals be erected at the above mentioned location, subject to the approval of the Secretary of the Secretary of Transportation, and that his approval is hereby requested, and

BE IT FURTHER RESOLVED, that, in the event a traffic signal permit is approved after proper investigation, the Township of Worcester will be bound by the following provisions:

The traffic signals shall be installed and maintained in accordance with the Vehicle Code and the Regulations for traffic signs, signals and markings of the Department of Transportation, and

Should future highway or traffic conditions, or legal requirements, necessitate alteration of the construction or operation, or hours of operation, or removal of the traffic signals at the above mentioned location, they shall be altered or removed when and as directed by the Secretary of Transportation.

I, Chase E. Kneeland, Secretary of the Township of Worcester

do certify that the foregoing is a true and correct copy of the resolution legally adopted at the meeting held, March 19, 1997

(DATE)

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 97-09

SEVENTH DAY ADVENTIST CHURCH

WHEREAS, PENNSYLVANIA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTIST, INC. ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, located at the intersection of Kriebel Mill Road and Germantown Pike which is part of Block 2, Unit 5, Tax Parcel 6700-01396-00-4 and is shown on the Road Improvement Plan of Germantown Pike-Kriebel Mill Road Intersection for Chadwick Place, dated June 30, 1995, last revised September 17, 1996 as prepared by Gilmore & Associates, Inc.; 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, that portion of its property lying between the legal and ultimate right-of-way line along Germantown Pike and lying between the legal and ultimate right-of-way of Kriebel Mill Road (the "Roads") by deed ("Road Deed"); and

WHEREAS, the Grantee, by accepting and recording the Road Deed accepts the parcels of ground, more particularly described in Exhibits "A" which are attached hereto and made a part hereof, as and for public roads, or highways; and

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Road Deed for the described properties to have and to hold, forever, as for public roads, or highways, together with the sanitary and storm sewer lines constructed


thereunder (if any), and with the same effect as if the said roads had been opened by Decree of the 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.

BE IT FURTHER RESOLVED, that the Worcester Township Board of Supervisors accepts the Open Space Deed for the described property to have and to hold, forever, as and for open space.

APPROVED this sixteenth day of April, 1997, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

Attest:

By: 
JOHN H. GRAHAM, Chairman
Board of Supervisors


CHASE E. KNEELAND, Secretary

DEED OF DEDICATION

THIS INDENTURE made this 25th day of March, A.D., 1997,

BETWEEN

PENNSYLVANIA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTIST, INC.

(hereinafter called "Grantor"), of the one part,

AND

THE TOWNSHIP OF WORCESTER, Montgomery County, Pennsylvania (hereinafter called "Grantee"), of the other part:

WITNESSETH:

THAT the said Grantor for and in consideration of the sum of **ONE DOLLAR (\$1.00)**, lawful money of the United States of America, unto her well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has dedicated and by these presents does dedicate for public use and enjoyment as and for a public street, road or highway, together with the sanitary and storm sewer lines constructed thereunder, unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN tract or parcel of ground Situate in Worcester Township, Montgomery County, Pennsylvania, being a part of Block 2, Unit 5, Tax Parcel 67-00-01396-004, more particularly described in Exhibit "A" which is attached hereto and made a part thereof.

TO HAVE AND TO HOLD the tracts or parcels of land above described and hereby dedicated, or mentioned and intended to be, unto the said Grantee, her heirs and assigns, forever, as and for public streets, roads or highways, together with the sanitary and storm sewer lines constructed thereunder, and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said road had been opened by a Decree of Court of

Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance of the laws of the Commonwealth of Pennsylvania.

AND the said Grantor, her heirs and assigns, does by these presents, covenant, promise and agree to and with the said Township of Worcester, its successors and assigns, that neither she, the said Grantor, nor her heirs and assigns, shall or will at any time hereafter ask, demand, recover or receive of or from the said Township of Worcester, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said road or street to grade as now established, and if such grade shall not be established at the date of these presents, that neither she, the said Grantor, nor her heirs and assigns, shall or will at any time thereafter ask, demand, recover or receive any damages by reason of the physical grading of the said road or street to conform with the grades as first thereafter established or confirmed according to law.

AND the said Grantor, for herself and her heirs and assigns does covenant, promise and agree to and with the said Grantee, its successors and assigns, the she, the said Grantor, has not heretofore done or committed any act, matter, or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

AND the said Grantor, for herself and her heirs and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that she, the said Grantor shall and will warrant and forever defend the hereinabove described tract or parcel of land, against her, the said Grantor, her heirs and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her, them or any of them.

AND the Grantee, by accepting and recording this Deed, accepts the tract or parcel of ground described herein as and for a public street, road or highway.

CKS Engineers, Inc.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed (and its corporate seal to be affixed hereto by its duly authorized officers) on the day and year first above written.

PENNSYLVANIA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTIST, INC.

BY:  Secretary

ATTEST: 



GILMORE & ASSOCIATES INC.
CONSULTING ENGINEERS & LAND SURVEYORS

LEGAL DESCRIPTION

All that certain lot or parcel of ground located in Worcester Township, Montgomery County, Pennsylvania, and being shown on the Road Improvement Plan of Germantown Pike-Kreibel Mill Road Intersection for Chadwick Place, dated June 30, 1995, last revised September 17, 1996, as prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, 184 West Main Street, Trappe, Pennsylvania, and being described as follows:

BEGINNING at a point in the intersection of the Kreibel Mill Road with Germantown Pike, said point being the intersection of the Southeasterly legal right-of-way line of Kreibel Mill Road with the Northerly legal right-of-way line of Germantown Pike.

Thence along the Southeasterly legal right-of-way line of Kriebel Mill Road, being 16 and 50/100 feet distant and parallel with the centerline of Kriebel Road, North 37 degrees 53 minutes 11 seconds East, 111 and 74/100 feet to a point.

Thence along the ultimate right-of-way line of Kriebel Mill Road and through lands now or late Pennsylvania Conference Association of Seven Day Adventist Inc., being Block 2, Unit 5, South 51 degrees 19 minutes 17 seconds East, 12 and 26/100 feet to a point.

Thence continuing along the ultimate right-of-way line of Kriebel Mill Road, being 30 and 00/100 feet distant and parallel with the center line of Kriebel Mill Road, South 38

degrees 40 minutes 43 seconds West, 22 and 46/100 feet to a point of curvature.

Thence along a curve deflecting to the left, having a radius of 35 and 00/100 feet, for an arc distance of 70 and 95/100 feet to a point of tangency in the ultimate right-of-way of Germantown Pike.

Thence along the ultimate right-of-way line of Germantown Pike being 50 and 00/100 feet distant and parallel with the center line of Germantown Pike, the three following courses and distances:

1. South 77 degrees 27 minutes 43 seconds East, 125 and 83/100 feet to a point of curvature.
2. Along a curve deflecting to the right, having a radius of 750 and 00/100 feet, for an arc distance of 238 and 81/100 feet to a point of tangency.
4. South 59 degrees 13 minutes 06 seconds East, 209 and 62/100 feet to a point in line of lands now or late Heritage Camp Grounds, Inc., being Block 2, Unit 17.

Thence along said lands of Heritage Camp Grounds, Inc., South 36 degrees 27 minutes 57 seconds West, 25 and 12/100 feet to a point in the northerly legal right-of-way line of Germantown Pike.

Thence along the Northerly legal right-of-way line of Germantown Pike, being 25 and 00/100 feet distant and parallel with the center line of Germantown Pike, the three following courses and distances:

1. North 59 degrees 13 minutes 06 seconds West, 207 and 13/100 feet to a point of curvature.

2. Along a curve deflecting to the left having a radius of 725 and 00/100 feet, for an arc distance of 230 and 85/100 feet to a point of tangency.
3. North 77 degrees 27 minutes 43 seconds West, 206 and 20/100 feet to the first mentioned point and place of beginning.

Containing 17,762 and 99/100 square feet or 0 and 41/100 acres of land.

File No. 94-1134 T

September 24, 1996

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 97-10

CHADWICK PLACE

WHEREAS, the Board of Supervisors of Worcester Township, by previous Resolution No. 96-26 and 97-06, approved plans presented by Chadwick Place Development Corporation for a certain tract of land situated in Worcester Township, Montgomery County, Pennsylvania, on the south side of Germantown Pike, east of Smith Road, and adjoining Lower Providence Township. These plans were prepared by Gilmore & Associates, Inc., being plans dated June 30, 1995, with a last revision date of August 12, 1996, which plans cover a total tract area of approximately 25.61 net acres and which plans propose 96 unit townhomes to be developed in phases; and

WHEREAS, Chadwick Place Development Corporation will be selling the property and the equitable owner will be eliminating the phases in the above-referenced plans;

WHEREAS, the revised plan (sheet 8 of 19) submitted by the equitable owner eliminates the phases and is dated February 5, 1997; and

WHEREAS, the equitable owner obtained final approval of the revised plan (sheet 8 of 19) dated February 5, 1997 from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township, having granted final approval of the Development at the public meeting of the Worcester Township Board of

Supervisors held on the 10th day of March, 1997, as shown on the revised plan described above, hereby grants another extension of the period for funding the public improvement escrow to May 15, 1997.

WORCESTER TOWNSHIP

By: *John H. Graham*
JOHN H. GRAHAM, Chairman
Board of Supervisors

Attest:

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

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

Barbara S. Calozzo
Notary Public

Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2000

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97-11

**"SUNNY BROOKE ESTATES"
MEADOWVIEW HOMES, INC.**

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, Meadowview Homes, Inc. ("Developer") is the owner and developer of a certain tract of land consisting of 126.37 acres located on the west side of North Wales Road, north of Skippack Pike in Worcester Township ("Township") which is proposed to be developed into a residential community to be known as Sunny Brooke Estates ("Development"), which is more particularly shown on Plans prepared by Woodrow & Associates, Inc. consisting of 63 sheets bearing a Plan origination date of May 30, 1996, and last revision date of February 26, 1997 (the "Plans"), which Plans depict the development of the Property into a residential community of 176 single-family detached lots with associated open space, roads, trails, and utilities; and

WHEREAS, Developer desires to obtain Preliminary Subdivision Approval from Worcester Township (the "Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

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

1. Developer shall obtain and deliver to the Township (prior to Final Approval) all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Protection, the Army Corps of Engineers, the Montgomery County Soil Conservation Service, the North Penn Water Authority, the Upper Gwynedd Sewer Authority and any other agency or body having jurisdiction over this Development.

2. At or before the Final Subdivision Approval, Developer shall provide the Township with detailed metes-and-bounds descriptions of applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide the Township with true and correct copies of any utility easement, including stormwater, over adjacent property which easements may be necessary for the Development to adequately serve the lots with such utilities. All such easements shall be in recordable form and shall, in fact, be recorded no later than the date on which the Final Subdivision Plat is recorded.

3. Prior to Final Subdivision Approval, Developer shall execute a Subdivision and Escrow Agreement with the Township in which Developer shall obligate itself to complete all of the public improvements shown on the Plan 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. Prior to final subdivision approval, Developer shall obtain approval (from Worcester and Upper Gwynedd Townships) for the final design of the sanitary sewer force main and pumping station as well as the gravity sanitation sewer extension required on Bethel Road.

5. Prior to final subdivision approval, the final design for the improvements to the intersection of North Wales Road and Skippack Pike must be approved by both PennDot and Township Engineer.

6. Prior to final subdivision approval, the Plans shall be revised to include the additional details for the construction by the Developer of the recreational facilities (tot lots, baseball, softball and soccer fields) as required by the Township and the location and design of all such proposed facilities must be approved by the Township.

7. Prior to the recording of the Plans, the Developer shall obtain from the Department of Environmental Protection, approval for the Homeowner's Association to own and be responsible for the "dam" which is to be constructed as part of the project. Prior to the recording of the Plans, all documents reflecting the responsibility of the Homeowner's Association must be drafted, executed and approved by the Township including any necessary revisions to the Township's Emergency Management Plan. In addition, prior to final subdivision approval, Developer shall provide the Township with financial security deemed appropriate by the Township in its sole discretion for any supervisory, reporting, maintenance or other obligation of any kind whatsoever related to the "dam" and/or the Township's Emergency Management Plan.

8. Prior to final Plan approval, the Developer shall obtain documentation from Whitpain Township indicating that Whitpain Township has approved the project with regard to the proposed design of stormwater facilities for the Development as they relate to the storm drainage easements located in Whitpain Township on the Whitpain side of North Wales Road. Any necessary easements or approvals from Whitpain Township in connection with stormwater

discharge from the "dam" or any other detention facilities within the Development shall be obtained and filed with Worcester Township prior to final Plan approval.

9. Prior to final Plan approval, the Developer shall finalize the sanitary sewer design and shall deliver to Worcester Township an executed agreement between the Developer and Upper Gwynedd Township for the acceptance of sanitary sewage flow.

10. Prior to final Plan approval, the Developer shall address all other conditions and deficiencies set forth in the Township Engineer's letters dated February 4, and April 7, 1997 to the satisfaction of the Township.

11. Prior to final subdivision approval, all proposed Homeowner Association documentation shall be provided to and found acceptable by the Township Solicitor as such documentation relates to the interests of the Township.

12. 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 to 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 those property owners are not fulfilled after reasonable notice from the Township to do so.

13. Prior to final subdivision approval, a note shall be placed on the record Plans offering all open space areas shown on the Property for dedication to Worcester Township. Worcester Township shall, prior to final subdivision approval, clarify with the Developer which open space areas it intends to take by virtue of such offer of dedication and which open space areas should remain in the ownership of such Homeowner Association as the Developer creates.

14. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance or Zoning Ordinance are intended to be granted by virtue of this approval unless such waiver requests are specifically set forth on the Plans themselves or in a letter received and approved by the Board of Supervisors. Any proposed design or construction on these Plans which would otherwise require a waiver by the Board of Supervisors and which has not been specifically requested and granted by the Board of Supervisors prior to this date, must be addressed to the discretion of the Board of Supervisors prior to final Plan approval.

15. 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 absence of an appeal or a Notice of Rejection of Conditions 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 Developer. 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
April 16, 1997.

WORCESTER TOWNSHIP

By: *John H. Graham*
JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS

Attest: *Chase E. Kneeland*
CHASE E. KNEELAND, SECRETARY

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 97-12
CHARLES AND SARAH DONNELLY
PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, CHARLES and SARAH DONNELLY ("Owner/Developer") are the owners of a certain tract of land situate in Worcester Township located West of Frog Hollow Road/North of Mill Road (the "**Development**"); and

WHEREAS, the Development is more particularly shown on a Minor Subdivision Plan dated March 1, 1996 and last revised May 12, 1997 prepared by Czop/Specter, Inc. (hereinafter known as the "**Plan**"). The Plan sets forth the subdivision of a 4.528 acre lot into two (2) lots, Lot 1 containing an existing residential building and consisting of 128,170 square feet and Lot 2 being a new building lot consisting of 61,497 square feet.

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

WHEREAS, Owner/Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development prior to the Plan being recorded; and

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

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

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

(a) Section 130-18 requiring installation of sidewalk and curbing.

(b) Section 130-33C requiring the identification of existing features on the Plan.

2. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing 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.


3. 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.

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

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on June 18, 1997.

WORCESTER TOWNSHIP

By: 
JOHN H. GRAHAM, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97-13

RUSSELL BRYANT, JR. SUBDIVISION

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, Russell Bryant, Jr. ("Developer") is the owner and developer of a certain tract of land situated in Worcester Township on which a residential development has been proposed known as Russell Bryant, Jr. Subdivision (the "**Development**"); and

WHEREAS, the Development is more particularly shown on Plans prepared by Fore Site Land Services, Inc., being Plans dated October 11, 1996, with a last revision date being November 19, 1996, which Plans cover a total area of approximately 55.49 gross acres (the "**Plans**"), setting forth a proposed development of the tract into two (2) residential building lots, lot 1 consisting of two acres and lot 2 consisting of 53.49 acres, in accordance with those Plans; and

WHEREAS, the Plans described above were originally granted Final Approval at the Board of Supervisors meeting dated December 18, 1996 through Resolution No. 96-38; and


WHEREAS, the date of the Approval Resolution now exceeds the ninety (90) day period within which the improvement Escrow Agreement was to be signed and funded and within which the plans were to be recorded; and

WHEREAS, the Developer still desires to obtain Final Subdivision Approval and the recording of aforesaid Plans;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants Final Re-approval of the Development as shown on the Plans as described above, subject to all the conditions set forth in Resolution No. 96-38.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on July 16, 1997.

WORCESTER TOWNSHIP

By: 
JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS

Attest: 
CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97-14

"BILIKIEWICZ SUBDIVISION"

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, Edward F. and Jane E. Bilikiewicz ("Developer") are the owners and developers of a certain tract of land consisting of 21.7579 acres located at 2107 Wentz Church Road in Worcester Township ("Township") which is proposed to be subdivided into six (6) residential lots in the AGR District, with the existing dwelling and barn to remain as lot 1 ("Development"), and which is more particularly shown on Plans prepared by Herbert H. Metz, Inc., Civil Engineers, consisting of 3 sheets bearing a Plan origination date of January 3, 1996, and a last revision date of June 12, 1997 (the "Plans"), and

WHEREAS, Developer desires to obtain Preliminary Subdivision Approval from Worcester Township (the "Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

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

1. Developer shall obtain and deliver to Township (prior to Final Approval) all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Protection, the Army Corps of Engineers, the Montgomery County Soil Conservation Service, and any other agency or body having jurisdiction

over this Development.

2. At or before the Final Subdivision Approval, Developer shall provide Township with detailed metes-and-bounds descriptions of 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 utilities. All such easements shall be in recordable form and shall, in fact, be recorded no later than the date on which the Final Subdivision Plat is recorded.

3. Prior to Final Subdivision Approval, Developer shall execute a Subdivision and Escrow Agreement with the Township in which Developer shall obligate itself to complete all of the public improvements shown on the Plan 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. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

- (a) Section 130-18 requiring the construction of curbs and sidewalks along Wentz Church Road. The Developer will construct a 4 foot wide paved shoulder as indicated on the Plan.
- (b) Section 130-33(C)(1) requiring the platting of existing features within 400 feet of the property.
- (c) Section 130-23(B) waiving the use of U.S.G.S. or Township sewer datum,

as no benchmarks exist in the immediate area.

- (d) Section 130-23(E) waiving the requirement that a tree survey plan be prepared.
- (e) Section 130-28(5)(b) waiving the requirement of buffer planting along the PECO rights-of-way.

5. Developer has, prior to this Preliminary Plan Approval, conducted and completed deep hole testing and subsequent percolation tests for Lots 5 and 6 and acceptable locations for on-lot sewage systems for those lots shall be added to the Plans prior to Final Approval.


6. Although the maintenance of all detention basins and surface storm water drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall prior to 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 those property owners are not fulfilled after reasonable notice from the Township to do so.

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 absence of an appeal or a Notice of Rejection of Conditions 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 Developer. If the Township receives written notice of an appeal or rejection of any of conditions set forth herein within thirty (30) days from the date of

the 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 16, 1997.

WORCESTER TOWNSHIP

By: 
**JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS**

Attest: 
CHASE E. KNEELAND, SECRETARY

BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97 - 15

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the Rules and Regulations of the Pennsylvania Department of Environmental Resources (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 Robert Payne has proposed the development of a parcel of land identified as 2205 WENTZ CHURCH ROAD, and described in the attached Sewage Facilities Planning Module and attached maintenance agreement, and proposes that such land be served by: an individual stream discharge treatment facility.

WHEREAS, WORCESTER TOWNSHIP finds that the land described in the attached Sewage Facilities Planning Module, with attached maintenance agreement, conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources 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 Chase E. Kneeland (Chase E. Kneeland), Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 97-15 adopted July 16, 1997.

Municipal Address:

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

(610) 584-1410

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 97- 16**

MOLLY'S RUN STREAM DISCHARGE DISPOSAL SYSTEM

WHEREAS, Robert A. Payne ("Owner") is the owner of a certain tract of land known as 2205 Wentz Church Road in Worcester Township, Montgomery County, Pennsylvania; and

WHEREAS, Owner and the Board of Supervisors of Worcester Township have entered into an Installation and Maintenance Agreement for a stream discharge disposal system to be installed upon the aforementioned property of Owner; and

WHEREAS, the Owner has agreed to pay for the cost of periodic inspections of the system and its component parts with the fee determined by Resolution of the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township will perform quarterly Township inspections of the stream discharge facility at the cost of \$125.00 per inspection. Township will provide prior notice to Owner of any intention to reduce or increase such fee.

APPROVED, this 16 day of July, 1997, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

BY: *John H. Graham*
JOHN H. GRAHAM, CHAIRMAN

ATTEST: *Chase E. Kneeland*
**CHASE E. KNEELAND,
SECRETARY**

COPY

WORCESTER TOWNSHIP

DEP CODE NO.
1-46962-070-3H

BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97 - 17

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the Rules and Regulations of the Pennsylvania Department of Environmental Resources (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 METHACTON SCHOOL DISTRICT has proposed the development of a parcel of land identified as WORCESTER ELEMENTARY SCHOOL, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins.

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 Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources 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 Chase E. Kneeland (Chase E. Kneeland), Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 97-16, adopted July 16, 1997.

Municipal Address:

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

(610) 584-1410

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97-18

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, ALLEN H. and DORIS B. KEYSER ("Owner/Developer") is the owner of a 4.58 acre tract of land situate in Worcester Township located East of Schultz Road/West of Weber Road (the "**Development**"); and

WHEREAS, the Development is more particularly shown on a Land Development Plan dated June 13, 1997 and last revised August 11, 1997, which was prepared by Showalter & Associates (hereinafter known as "**Plan**"). The Plan set forth the subdivision of a portion of an existing lot and the conveyance of that portion to an abutting property of Henry J. and Joyce E. Williams (no new construction of homes is set forth in the Plan); and

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

WHEREAS, Owner/Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development prior to the Plan being recorded; and

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

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants Preliminary/Final approval of the Development as shown on the Plan described above, subject,

however, to the following conditions:

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

- (a) Sections 130-16, 130-18 and 130-28 requiring street widening, curbs, sidewalks and landscaping.
- (b) Section 130-33C.(1) requiring existing features within 400 feet of the site.
- (c) Section 130-33C.(5) requiring a tree survey.
- (d) Section 130-33C.(6) requiring depth of water table.

2. Prior to the recording of the Plan, the land between the legal and ultimate right-of-way along Schultz Road must be dedicated.

3. 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.

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

APPROVED at the public meeting of the Worcester Township Board of Supervisors held
on August 20, 1997.

WORCESTER TOWNSHIP

By: *John H. Graham*
JOHN H. GRAHAM, Chairman
Board of Supervisors

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

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

RESOLUTION NO. 97-19

AUTHORIZATION FOR APPROVING FIRE COMPANY ACTIVITIES

WHEREAS, the Worcester Township Volunteer Fire Company 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

WHEREAS, the Board of Supervisors of Worcester Township recognizes the importance of these ancillary activities.

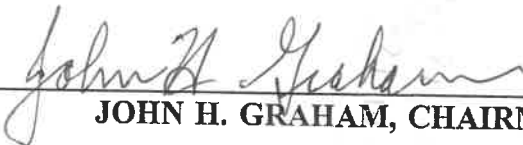
NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors approves and authorizes the Fire Company to participate in the above activities in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Workers' Compensation Act; and further

Under no circumstances will the Fire Company be permitted to participate in any ancillary activities where the members of the Fire Company are serving, selling or distributing alcoholic beverages; and further

In accordance with this authorization the Fire Company may only participate in the above approved ancillary activities through December 31, 1997 after which time the ancillary activities will be reviewed by the Worcester Township Board of Supervisors.

APPROVED, this 20th day of August, 1997, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

BY: 
JOHN H. GRAHAM, CHAIRMAN

ATTEST: 
**CHASE E. KNEELAND,
SECRETARY**

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97-20

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, JANICE R. MULLER ("Owner/Developer") is the owner of a certain tract of land situate in Worcester Township located on Whitehall and Bean Roads (the "**Subdivision**"); and

WHEREAS, the Subdivision is more particularly shown on a Land Development Plan dated July 24, 1997, which was prepared by Chambers Associates, Inc. (hereinafter known as the "**Plan**"). The Plan sets forth the Subdivision of the tract into two (2) lots; lot 1 containing an existing dwelling, barn and a structure and lot 2 which is proposed to be joined to the adjoining Allen property by common deed; and

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

WHEREAS, Owner/Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Subdivision prior to the Plan being recorded; and

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

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

1. 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.

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

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 17, 1997.

WORCESTER TOWNSHIP

By: John H. Graham
JOHN H. GRAHAM, Chairman
Board of Supervisors

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

MHK:slp/muller
090497

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 97- 21
AMOCO SERVICE STATION

WHEREAS, GAMBONE BROS. DEVELOPMENT CO. ("Grantor") is the developer of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land consists of 28,314 square feet which is more particularly bounded and described on Final Plans of Subdivision prepared by Bohler Engineering, Inc. being plans consisting of seven (7) sheets dated June 12, 1996, with a last revision date of July 17, 1996, setting forth the proposed development of the tract with four (4) gas pumps and a canopy, and the renovation of the existing three (3) bay service garage; 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, that portion of its property lying between the legal and the ultimate right-of-way line along Valley Forge Road and along Germantown Pike; and

WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcel of ground, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, as and for a public road, or highway;

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and

to hold, forever, as for a public road, or highway, together with the sanitary and storm sewer lines constructed thereunder (if any), and with the same effect as if the said road had been opened by a Decree of the 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 17th day of September, 1997, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: 
John H. Graham, Chairman
Board of Supervisors

Attest: 
Chase E. Kneeland, Secretary

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this 17th day of September, A.D., 1997, before me, the undersigned officer, personally appeared John H. Graham who acknowledged himself to be the Chairman of The Board of Supervisors of Worcester Township, and that he, as such officer being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

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

Barbara S. Calozzo

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2000

On this 17th day of September, A.D. 1997, before me, the undersigned officer, personally appeared Chase E. Kneeland, Secretary of the Board of Supervisors of Worcester Township known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

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

Barbara S. Calozzo

NOTARY PUBLIC

Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2000

DEED OF DEDICATION

THIS INDENTURE made this 13th day of August A.D., 1997,
BETWEEN

GAMBONE BROS. DEVELOPMENT CO. (hereinafter called "Grantor")
of the one part,

AND

THE TOWNSHIP OF WORCESTER, Montgomery County, Pennsylvania
(hereinafter called "Grantee"), of the other part:

W I T N E S S E T H:

THAT the said Grantor for and in consideration of the sum of **ONE DOLLAR (\$1.00)**, lawful money of the United States of America, unto it, well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has dedicated and by these presents does dedicate for public use and enjoyment as and for a public street, road or highway, together with the sanitary and storm sewer lines constructed thereunder, unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN tract or parcel of ground Situate in Worcester Township, Montgomery County, Pennsylvania, more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the tract or parcel of land above described and hereby dedicated, or mentioned and intended to be, unto the said Grantee, its successors and assigns, forever, as and for a public street, road or highway, together with the sanitary and storm sewer lines constructed thereunder, and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said road had been opened by a Decree of the Court of Common Pleas in and for the County of Montgomery after proceed-

ings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

AND the said Grantor, its successors and assigns, does by these presents, covenant, promise and agree to and with the said Township of Worcester, its successors and assigns, that neither it, the said Grantor, nor its successors and assigns, shall or will at any time hereafter ask, demand, recover or receive of or from the said Township of Worcester, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said road or street to grade as now established, and if such grade shall not be established at the date of these presents, that neither it, the said Grantor, nor its successors and assigns, shall or will at any time thereafter ask, demand, recover or receive any damages by reason of the physical grading of the said road or street to conform with the grades as first thereafter established or confirmed according to law.

AND the said Grantor, for itself, and its successors and assigns does covenant, promise and agree to and with the said Grantee, its successors and assigns, that it, the said Grantor, has not heretofore done or committed any act, matter, or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

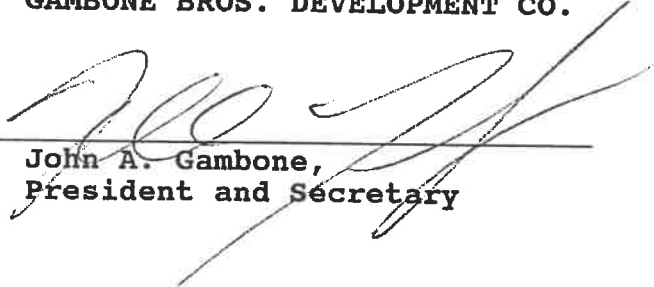
AND the said Grantor, for itself, and its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that it, the said Grantor shall and will warrant and forever defend the hereinabove described tract or parcel of land, against it, the said Grantee, its successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them.

AND the Grantee, by accepting and recording this Deed, accepts the tract or parcel of ground described herein as and for a public street, road or highway.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed and its corporate seal to be affixed hereto by its duly authorized officers on the day and year first above written.

GAMBONE BROS. DEVELOPMENT CO.

By: _____


John A. Gambone,
President and Secretary

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this 13th day of August, A.D., 1997, before me, the undersigned officer, personally appeared John A. Gambone, who acknowledged himself to be the President and Secretary of Gambone Bros. Development Co., a Pennsylvania corporation, and that he, as such officer being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as such.

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

Brenda L. Jernigan
Notary Public

Notarial Seal
Brenda L. Jernigan, Notary Public
Upper Gwynedd Twp., Montgomery County
My Commission Expires June 29, 1998
Member, Pennsylvania Association of Notaries



Control Point Associates, INC.

COVERING THE NORTHEASTERN U.S.A.

BOUNDARY & TOPOGRAPHIC SURVEYS • SUBDIVISIONS • CONSTRUCTION STAKEOUT

One Towamencin Corporate Center
1555 Bustard Road • Suite 50
P.O. Box 343
Kulpsville, Pennsylvania 19443
(215) 412-9055
Telefax (215) 412-0861

776 Mountain Boulevard
Watchung, New Jersey 07060
(908) 668-0099
Telefax (908) 754-4401

August 1, 1997

METES AND BOUNDS DESCRIPTION
PROPOSED RIGHT-OF-WAY DEDICATION
PART OF LOT 23, BLOCK 3
TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA
C95288

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE TITLE LINE IN THE BED OF GERMANTOWN PIKE, SAID LINE BEING MEASURED 25 FEET NORTHERLY FROM THE CENTER LINE THEREOF, WITH THE TITLE LINE IN THE BED OF VALLEY FORGE ROAD (AKA FAIRVIEW ROAD, AKA TR363, AKA NORTH PARK AVENUE) SAID LINE BEING LOCATED 20 FEET AS MEASURED NORTHWESTERLY FROM THE CENTER LINE THEREOF, AND FROM SAID BEGINNING POINT RUNNING THENCE;

1. ALONG THE TITLE LINE IN THE BED OF GERMANTOWN PIKE, NORTH 53 DEGREES, 15 MINUTES, 00 SECONDS WEST, A DISTANCE OF 139.28 FEET TO A POINT THENCE;
2. LEAVING THE TITLE LINE IN GERMANTOWN PIKE AND RUNNING ALONG THE COMMON DIVIDING LINE BETWEEN UNIT 23 AND UNIT 61, NORTH 39 DEGREES, 32 MINUTES, 00 SECONDS EAST, A DISTANCE OF 25.03 FEET TO A POINT THENCE;
3. RUNNING ALONG THE LINE BEING THE PROPOSED NORTHEASTERLY ULTIMATE RIGHT-OF-WAY LINE OF GERMANTOWN PIKE SAID LINE BEING LOCATED A DISTANCE OF 50.00 FEET AS MEASURED NORTHEASTERLY OF AND PARALLEL TO THE CENTER LINE OF GERMANTOWN PIKE, SOUTH 53 DEGREES, 15 MINUTES, 00 SECONDS EAST, A DISTANCE 109.27 FEET TO A POINT FORMED BY THE INTERSECTION OF THE PROPOSED NORTHEASTERLY ULTIMATE RIGHT-OF-WAY LINE OF GERMANTOWN PIKE WITH THE PROPOSED NORTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF VALLEY FORGE ROAD THENCE;

METES AND BOUNDS DESCRIPTION
PROPOSED RIGHT-OF-WAY DEDICATION
PART OF LOT 23, BLOCK 3
TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

PAGE 2
C95288

4. ALONG THE PROPOSED NORTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF VALLEY FORGE ROAD SAID LINE BEING LOCATED A DISTANCE OF 50.00 FEET AS MEASURED NORTHWESTERLY OF AND PARALLEL TO THE CENTER LINE OF VALLEY FORGE ROAD, NORTH 41 DEGREES, 27 MINUTES, 20 SECONDS EAST, A DISTANCE OF 170.64 FEET TO A POINT THENCE;
5. ALONG THE COMMON DIVIDING LINE BETWEEN UNITS 23 AND UNIT 63, SOUTH 48 DEGREES, 31 MINUTES, 30 SECONDS EAST, A DISTANCE OF 30.75 FEET TO A POINT IN THE TITLE LINE IN THE BED OF VALLEY FORGE ROAD THENCE;
6. ALONG THE TITLE LINE IN THE BED OF VALLEY FORGE ROAD, SOUTH 41 DEGREES, 27 MINUTES, 20 SECONDS WEST, A DISTANCE OF 193.18 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 8,701 SQ. FT. OR 0.200 ACRES

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, CONVENANTS, AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED



JOHN P. LYNCH
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
#042018-R

8/1/97
DATE

JAS/ljm

cpalc95288



Control Point Associates, INC.

COVERING THE NORTHEASTERN U.S.A.

BOUNDARY & TOPOGRAPHIC SURVEYS • SUBDIVISIONS • CONSTRUCTION STAKEOUT

One Towamencin Corporate Center
1555 Bustard Road • Suite 50
P.O. Box 343
Kulpsville, Pennsylvania 19443
(215) 412-9055
Telefax (215) 412-0861

776 Mountain Boulevard
Watchung, New Jersey 07060
(908) 668-0099
Telefax (908) 754-4401

August 1, 1997

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JOHN P. LYNCH
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
#042018-R

8/1/97

DATE

JAS/ljm

cpalc95288

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97- 22

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, MARTHA L. ANGSTADT is the owner and **JOHN and JAN BLEGEN** are Applicant/Developers (collectively known as "**Owner/Developer**") of a 30.70 acre tract of land situate in Worcester Township located South of Water Street Road at Creadley Drive (the "**Development**"); and

WHEREAS, the Development is more particularly shown on a Land Development Plan dated June 30, 1997 and last revised July 23, 1997, which was prepared by Metz Engineers, Inc. (hereinafter known as the "**Plan**"). The Plan sets forth the subdivision of a 2.885 acre flag lot from an existing 30 acre tract of land; and

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

WHEREAS, Owner/Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development prior to the Plan being recorded; and

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

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

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

- (a) Sections 130-16, 130-18 and 130-28 requiring street widening, curbs, sidewalks and landscaping.
- (b) Section 130-33C.(1) requiring existing features within 400 feet of the site.

2. Prior to the recording of the Plan, the land between the legal and ultimate right-of-way along Water Street Road must be dedicated.

3. Prior to the recording of the Plan, the Developer shall obtain a "Component 1" Planning Module which must receive the approval of the Pennsylvania Department of Environmental Protection.

4. Although the maintenance of all detention basins and surface storm water 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 Plan, 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.

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 so 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 markets (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. Under the provisions of the Pennsylvania Municipalities Planning Code, the

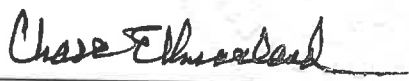
Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been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

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

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 17th, 1997.

WORCESTER TOWNSHIP

By: 
JOHN H. GRAHAM, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 97-23

ESTATE OF ADELAIDE E. MacFAUN/ELMER SCHANTZ SUBDIVISION

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, ELMER SCHANTZ as Executor of the ESTATE OF ADELAIDE E. MacFAUN ("Owner/Developer") is the owner of a 4.7 acre tract of land situate in Worcester Township located at Water Street and Frog Hollow Road (the "**Development**"); and

WHEREAS, the Development is more particularly shown on a Land Development Plan dated June 12, 1997 and last revised September 4, 1997, which was prepared by Ralph E. Shaner, Jr. and Son Engineering Company (hereinafter known as the "**Plan**"). The Plan sets forth the subdivision of the tract of land into two residential building lots; and

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

WHEREAS, Owner/Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development prior to the Plan being recorded; and

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

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants Preliminary/Final approval of the Development as shown on the Plan described above, subject,

however, to the following conditions:

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:
 - (a) Sections 130-16, 130-18 and 130-28 requiring street widening, curbs, sidewalks and landscaping.
2. Prior to the recording of the Plan, the land between the legal and ultimate right-of-way along Water Street Road must be dedicated.
3. Prior to the recording of the Plan, the Developer shall obtain a "Component 1" Planning Module which must receive the approval of the Pennsylvania Department of Environmental Protection.
4. Although the maintenance of all detention basins and surface storm water 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 Plan, 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.
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 so 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. 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.

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

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 17th, 1997.

WORCESTER TOWNSHIP

By: 
JOHN H. GRAHAM, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

YB-C (1-78)



APPLICATION FOR PERMIT TO INSTALL AND OPERATE FLASHING WARNING DEVICES RESOLUTION 97-24

DATE September 5, 1997

WHEREAS, the Worcester Township (CITY, TOWNSHIP, BOROUGH)

Montgomery County, desires to erect, operate and maintain flashing warning devices on Skippack Pike (S. R. 73) (HIGHWAY, STREET, OR INTERSECTION - SHOW L.R. OR T.R. IF KNOWN)

for Worcester Elementary School, Methacton School District, and (NAME OF SCHOOL OR NAME AND NUMBER OF FIRE HOUSE WHEN APPLICABLE)

WHEREAS, the Vehicle Code requires the approval of the Secretary of Transportation before any device may be legally erected or reconstructed.

NOW, THEREFORE, BE IT RESOLVED, that flashing warning devices be erected at the above mentioned location, subject to the approval of the Secretary of Transportation, and that his approval is hereby requested, and

BE IT FURTHER RESOLVED, that, in the event a permit for these devices is approved after proper investigation, the Worcester Township (CITY, TOWNSHIP, BOROUGH) will be bound by the following provisions:

The devices shall be installed and maintained in accordance with the Vehicle Code and the Regulations for traffic signs, signals and markings of the Department of Transportation, and

Should future highway or traffic conditions, or legal requirements, necessitate alteration of the construction or operation, or hours of operation, or removal of the flashing warning devices at the above mentioned location, they shall be altered or removed when and as directed by the Secretary of Transportation.

I, CHASE E. KNEELAND, Secretary of BOARD OF SUPERVISORS/Worcester Twp. do certify that the foregoing is a true and correct copy of the resolution legally adopted at a meeting held September 17, 1997. DATE

Signed Chase E. Kneeland (SECRETARY)

(SEAL)