

**TREASURER'S REPORT
AND OTHER MONTHLY REPORTS**

APRIL 2018

1. Treasurer's Report
2. Planning & Parks Report
3. Permit Activity Report
4. Public Works Department Report
5. Fire Marshal Report
6. Township Engineer Report
7. Worcester Volunteer Fire Department Report
8. Pennsylvania State Police Report

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/deficit	% Real
Revenue Account Range: First to Last Expend Account Range: First to Last Print Zero YTD Activity: No Include Non-Anticipated: No Include Non-Budget: No Year To Date As Of: 04/30/18 Current Period: 04/01/18 to 04/30/18 Prior Year As Of: 04/30/18								
001-301-100-000	Property Taxes- Current	46,809.38	46,250.00	26,130.09	39,184.10	0.00	7,065.90-	85
001-301-500-000	Property Taxes- Liened	644.07	600.00	97.83	256.05	0.00	343.95-	43
001-301-600-000	Property Taxes- Interim	196.46	250.00	16.71	74.76	0.00	175.24-	30
	Segment 3 Total	47,649.91	47,100.00	26,244.63	39,514.91	0.00	7,585.09-	84
001-310-010-000	Per Capita Taxes- Current	4,449.35	4,620.00	14.30	87.52	0.00	4,532.48-	2
001-310-030-000	Per Capita Taxes- Delinquent	971.70	920.00	17.60	133.20	0.00	786.80-	14
001-310-100-000	Real Estate Transfer Taxes	357,979.03	245,000.00	17,652.79	44,589.66	0.00	200,410.34-	18
001-310-210-000	Earned Income Taxes	2,693,526.76	2,610,000.00	105,774.74	220,269.08	0.00	2,389,730.92-	8
001-310-220-000	Earned Income Taxes- Prior Year	0.00	100.00	0.00	0.00	0.00	100.00-	0
	Segment 3 Total	3,056,926.84	2,860,640.00	123,459.43	265,079.46	0.00	2,595,560.54-	9
001-321-800-000	Franchise Fees	234,119.66	224,000.00	0.00	0.00	0.00	224,000.00-	0
	Segment 3 Total	234,119.66	224,000.00	0.00	0.00	0.00	224,000.00-	0
001-322-820-000	Road Opening Permits	800.00	300.00	0.00	50.00	0.00	250.00-	17
001-322-900-000	Sign Permits	165.00	200.00	0.00	90.00	0.00	110.00-	45
001-322-910-000	Yard Sale Permits	110.00	100.00	5.00	5.00	0.00	95.00-	5
001-322-920-000	Solicitation Permits	965.00	250.00	0.00	0.00	0.00	250.00-	0
	Segment 3 Total	2,040.00	850.00	5.00	145.00	0.00	705.00-	17
001-331-120-000	Ordinance Violations	3,547.35	1,500.00	430.88	820.89	0.00	679.11-	55
	Segment 3 Total	3,547.35	1,500.00	430.88	820.89	0.00	679.11-	55
001-341-000-000	Interest Earnings	10,540.04	1,000.00	63.74	6,541.18	0.00	5,541.18	654
	Segment 3 Total	10,540.04	1,000.00	63.74	6,541.18	0.00	5,541.18	654
001-342-000-000	Rents & Royalties	18,161.00	18,564.20	1,442.00	6,768.00	0.00	11,796.20-	36
001-342-120-000	Cell Tower Rental	150,071.79	150,454.20	12,864.54	51,401.98	0.00	99,052.22-	34

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Segment 3 Total		168,232.79	169,018.40	14,306.54	58,169.98	0.00	110,848.42-	34
001-355-010-000	Public Utility Realty Tax	3,095.50	3,095.50	0.00	0.00	0.00	3,095.50-	0
001-355-040-000	Alcohol License Fees	800.00	800.00	0.00	400.00	0.00	400.00-	50
001-355-050-000	General Municipal Pension State Aid	51,305.68	42,706.00	0.00	0.00	0.00	42,706.00-	0
001-355-070-000	Volunteer Fire Relief Association	94,057.65	94,057.65	0.00	0.00	0.00	94,057.65-	0
Segment 3 Total		149,258.83	140,659.15	0.00	400.00	0.00	140,259.15-	0
001-361-300-000	Land Development Fees	8,500.00	3,000.00	0.00	0.00	0.00	3,000.00-	0
001-361-330-000	Conditional Use Fees	0.00	1,350.00	0.00	0.00	0.00	1,350.00-	0
001-361-340-000	Zoning Hearing Board Fees	16,800.00	9,600.00	0.00	5,100.00	0.00	4,500.00-	53
001-361-500-000	Map And Publication Sales	124.00	50.00	0.00	3.00	0.00	47.00-	6
Segment 3 Total		25,424.00	14,000.00	0.00	5,103.00	0.00	8,897.00-	36
001-362-410-000	Building Permit Fees	112,797.80	99,000.00	3,241.55	27,304.30	0.00	71,695.70-	28
001-362-420-000	Zoning Permit Fees	11,995.00	7,000.00	1,185.00	5,865.00	0.00	1,135.00-	84
001-362-450-000	Commercial U&O Fees	0.00	400.00	0.00	0.00	0.00	400.00-	0
001-362-460-000	Driveway Permit Fees	605.00	150.00	0.00	45.00	0.00	105.00-	30
Segment 3 Total		125,397.80	106,550.00	4,426.55	33,214.30	0.00	73,335.70-	31
001-367-400-000	PRPS Ticket Sales	7,052.53	6,600.00	0.00	608.58	0.00	5,991.42-	9
001-367-408-000	Sports & Lesson Fees	5,799.00	23,000.00	508.00	1,228.00	0.00	21,772.00-	5
001-367-409-000	Park Trips	8,396.90	7,120.00	0.00	0.00	0.00	7,120.00-	0
001-367-420-000	Park Miscellaneous	22,342.34	13,500.00	2,457.50	6,998.75	0.00	6,501.25-	52
Segment 3 Total		43,590.77	50,220.00	2,965.50	8,835.33	0.00	41,384.67-	18
001-381-000-000	Miscellaneous Income	7,248.76	500.00	26,520.18	28,682.50	0.00	28,182.50	***
001-381-001-000	Service Charge Fees	318.55	250.00	30.19	130.00	0.00	120.00-	52
Segment 3 Total		7,567.31	750.00	26,550.37	28,812.50	0.00	28,062.50	***
001-383-200-000	Escrow Administration	700.00	400.00	0.00	300.00	0.00	100.00-	75
Segment 3 Total		700.00	400.00	0.00	300.00	0.00	100.00-	75
001-395-000-000	Refund of Prior Year Expenditures	6,213.10	0.00	0.00	0.00	0.00	0.00	0

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/deficit	% Real
Segment 3 Total		6,213.10	0.00	0.00	0.00	0.00	0.00	0
Fund 001	Revenue Total	3,881,208.40	3,616,687.55	198,452.64	446,936.55	0.00	3,169,751.00-	12
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
LEGISLATIVE BODY:		0.00	0.00	0.00	0.00	0.00	0.00	0
001-400-000-000	Legislative- Payroll	7,500.00	7,500.00	630.00	2,520.00	0.00	4,980.00	34
001-400-110-000	Legislative- Benefits	63,674.49	55,339.98	4,366.07	17,561.48	0.00	37,778.50	32
001-400-150-000	Legislative- Consultant Services	30,369.00	27,476.00	4,922.75	9,922.75	0.00	17,553.25	36
001-400-312-000	Legislative- Mileage Reimbursement	299.92	475.00	0.00	0.00	0.00	475.00	0
001-400-337-000	Legislative- Dues & Subscriptions	3,127.40	5,350.00	0.00	163.00	0.00	5,187.00	3
001-400-420-000	Legislative- Meetings & Seminars	3,874.42	4,900.00	0.00	1,645.00	0.00	3,255.00	34
Segment 3 Total		108,845.23	101,040.98	9,918.82	31,812.23	0.00	69,228.75	31
MANAGER:		0.00	0.00	0.00	0.00	0.00	0.00	0
001-401-000-000	Management- Payroll	135,000.06	135,675.00	10,443.68	41,774.72	0.00	93,900.28	31
001-401-120-000	Management- Benefits	69,881.64	54,268.86	4,291.03	18,172.82	0.00	36,096.04	33
001-401-150-000	Management- Consultant Services	1,335.00	5,000.00	0.00	0.00	0.00	5,000.00	0
001-401-312-000	Management- Mobile Phone	600.00	600.00	50.00	200.00	0.00	400.00	33
001-401-321-000	Management- Mileage Reimbursement	4,800.00	4,800.00	400.00	1,600.00	0.00	3,200.00	33
001-401-337-000	Management- Meetings & Seminars	1,368.72	2,350.00	140.68	567.68	0.00	1,782.32	24
Segment 3 Total		212,985.42	202,693.86	15,325.39	62,315.22	0.00	140,378.64	31
FINANCIAL ADMINISTRATION:		0.00	0.00	0.00	0.00	0.00	0.00	0
001-402-000-000	Finance- Payroll	67,691.27	67,465.00	5,240.00	20,960.00	0.00	46,505.00	31
001-402-120-000	Finance- Benefits	28,141.65	38,215.75	1,962.89	8,403.80	0.00	29,811.95	22
001-402-150-000	Finance- Mobile Phone	300.00	300.00	25.00	100.00	0.00	200.00	33
001-402-321-000	Finance- Mileage Reimbursement	174.14	300.00	38.37	38.37	0.00	261.63	13
001-402-337-000	Finance- Meeting & Seminars	198.88	800.00	0.00	0.00	0.00	800.00	0
Segment 3 Total		96,505.94	107,080.75	7,266.26	29,502.17	0.00	77,578.58	28
TAX COLLECTION:		0.00	0.00	0.00	0.00	0.00	0.00	0
001-403-000-000	Tax Collection- Payroll	2,363.41	2,355.00	0.00	51.56	0.00	2,303.44	2
001-403-110-000	Tax Collection- Benefits	180.80	180.39	0.00	3.95	0.00	176.44	2

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-403-210-000	Tax Collection- Office Supplies	4,301.08	4,740.00	0.00	1,787.86	0.00	2,952.14	38
001-403-310-000	Tax Collection- Professional Services	31,144.13	31,321.20	1,180.77	8,726.25	0.00	22,594.95	28
	Segment 3 Total	37,989.42	38,596.59	1,180.77	10,569.62	0.00	28,026.97	27
001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal- General Services	51,958.66	69,000.00	3,700.50	14,605.75	0.00	54,394.25	21
001-404-320-000	Legal- RTK Services	1,340.00	9,600.00	0.00	2,429.50	0.00	7,170.50	25
	Segment 3 Total	53,298.66	78,600.00	3,700.50	17,035.25	0.00	61,564.75	22
001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical- Payroll	71,478.34	87,296.62	5,291.47	20,549.95	0.00	66,746.67	24
001-405-150-000	Clerical- Benefits	31,556.32	45,289.36	2,792.54	11,695.93	0.00	33,593.43	26
001-405-210-000	Clerical- Office Supplies	5,957.42	6,600.00	0.00	1,035.65	0.00	5,564.35	16
001-405-310-000	Payroll Services	15,153.76	15,795.00	1,205.17	5,419.68	0.00	10,375.32	34
001-405-321-000	Clerical- Telephone	3,785.18	4,245.00	500.00	1,551.49	0.00	2,693.51	37
001-405-325-000	Postage	3,556.41	4,420.00	0.00	2,084.41	0.00	2,335.59	47
001-405-337-000	Clerical- Mileage Reimbursement	204.17	240.00	0.00	24.09	0.00	215.91	10
001-405-340-000	Clerical- Advertisement	6,788.87	8,800.00	395.80	1,320.67	0.00	7,479.33	15
001-405-460-000	Clerical- Meetings & Seminars	1,207.67	1,750.00	0.00	0.00	0.00	1,750.00	0
001-405-465-000	Computer Expense	15,978.69	36,572.00	1,581.69	8,135.32	0.00	28,436.68	22
001-405-470-000	Clerical- Other Expense	5,723.69	5,376.00	430.25	1,352.53	0.00	4,023.47	25
	Segment 3 Total	161,390.52	216,383.98	12,196.92	53,169.72	0.00	163,214.26	25
001-408-000-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-408-310-000	Engineering Services	16,274.09	37,000.00	1,142.50	5,199.35	0.00	31,800.65	14
	Segment 3 Total	16,274.09	37,000.00	1,142.50	5,199.35	0.00	31,800.65	14
001-409-000-000	GOVERNMENT BUILDINGS & PLANT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-409-136-000	Administration- Utilities	7,197.64	10,524.00	637.90	3,704.58	0.00	6,819.42	35
001-409-137-000	Administration- Maintenance & Repairs	12,179.32	16,272.00	1,556.84	5,399.83	0.00	10,872.17	33
001-409-142-000	Administration- Alarm Service	2,490.12	3,636.00	0.00	1,140.29	0.00	2,495.71	31
001-409-147-000	Administration- Other Expenses	1,278.17	2,580.00	0.00	372.64	0.00	2,207.36	14
001-409-236-000	Garage- Utilities	10,971.63	13,260.00	854.86	6,745.71	0.00	6,514.29	51
001-409-237-000	Garage- Maintenance & Repairs	6,587.65	9,456.00	459.11	2,054.03	0.00	7,401.97	22
001-409-242-000	Garage- Alarm Service	1,002.96	1,428.00	0.00	180.00	0.00	1,248.00	13
001-409-247-000	Garage- Other Expenses	935.56	1,500.00	0.00	99.52	0.00	1,400.48	7

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-409-436-000	Community Hall- Utilities	2,839.17	5,160.00	450.34	2,582.28	0.00	2,577.72	50
001-409-437-000	Community Hall- Maintenance & Repairs	4,261.73	5,160.00	250.53	1,103.01	0.00	4,056.99	21
001-409-447-000	Community Hall- Other Expenses	12.91	600.00	0.00	0.00	0.00	600.00	0
001-409-536-000	Historical Bldg- Utilities	3,260.19	3,829.00	589.63	2,237.36	0.00	1,591.64	58
001-409-537-000	Historical Bldg- Maintenance & Repairs	179.00	1,884.00	0.00	0.00	0.00	1,884.00	0
001-409-636-000	Hollow Rd Rental- Utilities	62.41	250.00	0.00	0.00	0.00	250.00	0
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	4,244.23	3,984.00	0.00	0.00	0.00	3,984.00	0
001-409-737-000	Springhouse- Maintenance & Repairs	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0
	Segment 3 Total	57,377.87	80,523.00	4,799.21	25,619.25	0.00	54,903.75	32
	FIRE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-411-000-000	Fire Protection- Hydrant Rentals	24,563.03	25,398.00	877.62	2,641.67	0.00	22,756.33	10
001-411-540-000	Fire Protection- WFD Contributions	308,307.65	315,582.65	0.00	212,825.00	0.00	102,757.65	67
	Segment 3 Total	332,870.68	340,980.65	877.62	215,466.67	0.00	125,513.98	63
001-413-000-000	UCC & CODE ENFORCEMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-413-110-000	Fire Marshal- Payroll	6,093.50	11,006.58	352.69	2,255.66	0.00	8,750.92	20
001-413-110-150	Fire Marshal- Benefits	649.43	1,203.10	39.68	267.04	0.00	936.06	22
001-413-140-000	Code Enforcement- Payroll	43,788.10	40,149.40	3,332.22	13,373.84	0.00	26,775.56	33
001-413-150-000	Code Enforcement- Benefits	29,249.01	16,752.11	758.68	3,937.53	0.00	12,814.58	24
001-413-210-000	Code Enforcement- Supplies	7,714.70	9,355.00	0.00	1,245.00	0.00	8,110.00	13
001-413-312-000	Code Enforcement- Consultant Services	45,992.00	70,374.56	3,520.00	13,264.00	0.00	57,110.56	19
001-413-321-000	Code Enforcement- Mobile Phone	0.00	0.00	89.29	164.99	0.00	164.99	0
001-413-337-000	Code Enforcement- Mileage Reimbursement	708.45	840.00	0.00	200.02	0.00	639.98	24
001-413-460-000	Code Enforcement- Meetings & Seminars	272.95	1,300.00	0.00	77.50	0.00	1,222.50	6
	Segment 3 Total	134,468.14	150,980.75	8,092.56	34,785.58	0.00	116,195.17	23
001-414-000-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-414-140-000	Zoning- Payroll	2,050.00	2,400.00	200.00	400.00	0.00	2,000.00	17
001-414-150-000	Zoning- Benefits	141.71	183.84	15.32	30.64	0.00	153.20	17
001-414-310-000	Zoning- Professional Services	4,718.00	4,200.00	309.00	717.00	0.00	3,483.00	17
001-414-313-000	Zoning- Engineering	0.00	1,500.00	0.00	0.00	0.00	1,500.00	0
001-414-314-000	Zoning- Legal	36,983.34	24,000.00	480.00	5,426.25	0.00	18,573.75	23
001-414-315-000	Zoning- Conditional Use	16,337.50	4,500.00	0.00	0.00	0.00	4,500.00	0
001-414-341-000	Zoning- Advertisement	3,950.84	4,125.00	0.00	859.70	0.00	3,265.30	21
001-414-460-000	Zoning- Meetings & Seminars	7.00	200.00	0.00	0.00	0.00	200.00	0

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	64,188.39	41,108.84	1,004.32	7,433.59	0.00	33,675.25	18
001-419-000-000	OTHER PUBLIC SAFETY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-419-242-000	PA One Call	1,148.10	1,860.00	41.60	639.86	0.00	1,220.14	34
	Segment 3 Total	1,148.10	1,860.00	41.60	639.86	0.00	1,220.14	34
001-430-000-000	PUBLIC WORKS - ADMIN:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-430-140-000	Public Works- Payroll	346,008.66	390,172.24	23,684.42	115,401.09	0.00	274,771.15	30
001-430-150-000	Public Works- Benefits	184,416.32	227,333.91	13,964.14	62,352.68	0.00	164,981.23	27
001-430-238-000	Public Works- Uniforms	8,453.70	9,640.00	330.84	2,042.67	0.00	7,597.33	21
001-430-326-000	Public Works- Mobile phones	1,109.82	1,200.00	256.69	442.77	0.00	737.23	37
001-430-460-000	Public Works- Meetings & Seminars	519.59	2,350.00	325.90-	55.90-	0.00	2,405.90	2-
001-430-470-000	Public Works- Other Expenses	2,618.68	1,645.00	0.00	143.46	0.00	1,501.54	9
	Segment 3 Total	543,126.77	632,341.15	37,910.19	180,326.77	0.00	452,014.38	29
001-432-000-000	WINTER MAINTENANCE- SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-432-200-000	Snow Removal- Materials	46,070.78	31,875.00	1,280.53	28,418.57	0.00	3,456.43	89
001-432-450-000	Snow Removal- Contractor	4,378.75	15,000.00	3,599.00	7,847.00	0.00	7,153.00	52
	Segment 3 Total	50,449.53	46,875.00	4,879.53	36,265.57	0.00	10,609.43	77
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-433-313-000	Traffic Signal- Engineering	1,360.00	6,500.00	0.00	0.00	0.00	6,500.00	0
001-433-361-000	Traffic Signal- Electricity	3,163.05	3,240.00	265.06	794.22	0.00	2,445.78	25
001-433-374-000	Traffic Signal- Maintenance	10,787.56	12,600.00	5,023.25-	1,550.00	0.00	11,050.00	12
	Segment 3 Total	15,310.61	22,340.00	4,758.19-	2,344.22	0.00	19,995.78	10
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-437-250-000	Machinery & Tools- Vehicle Maintenance	26,396.73	83,064.00	2,123.60	42,469.37	0.00	40,594.63	51
001-437-260-000	Machinery & Tools- Small Tools	7,339.01	7,000.00	1,233.48	3,548.64	0.00	3,451.36	51
001-437-370-000	Machinery & Tools- Small Tool Repairs	660.00	1,000.00	0.00	0.00	0.00	1,000.00	0
	Segment 3 Total	34,395.74	91,064.00	3,357.08	46,018.01	0.00	45,045.99	51
001-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-438-231-000	Gasoline	4,554.71	5,663.52	721.67	1,816.18	0.00	3,847.34	32
001-438-232-000	Diesel Fuel	14,853.50	17,880.00	2,649.36	7,783.04	0.00	10,096.96	44

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-438-242-000	Road Signs	1,162.52	3,200.00	0.00	0.00	0.00	3,200.00	0
001-438-245-000	Road Supplies	13,418.93	38,500.00	0.00	1,200.12	0.00	37,299.88	3
001-438-313-000	Engineering	45,665.56	55,000.00	1,725.88	8,018.08	0.00	46,981.92	15
001-438-370-000	Road Program- Contractor	5,288.00	15,300.00	0.00	0.00	0.00	15,300.00	0
	Segment 3 Total	84,943.22	135,543.52	5,096.91	18,817.42	0.00	116,726.10	14
001-446-000-000	STORM WATER MANAGEMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-446-313-000	Stormwater Management- Engineering	27,284.85	49,500.00	346.00	1,366.50	0.00	48,133.50	3
	Segment 3 Total	27,284.85	49,500.00	346.00	1,366.50	0.00	48,133.50	3
001-451-000-000	RECREATION- ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-451-140-000	Recreation- Payroll	35,459.77	26,996.30	665.55	4,355.91	0.00	22,640.39	16
001-451-150-000	Recreation- Benefits	16,198.38	2,427.92	74.87	548.25	0.00	1,879.67	23
001-451-337-000	Recreation- Mileage Reimbursement	135.88	300.00	56.46	56.46	0.00	243.54	19
001-451-460-000	Recreation- Meetings & Seminars	949.85	900.00	0.00	145.00	0.00	755.00	16
	Segment 3 Total	52,743.88	30,624.22	796.88	5,105.62	0.00	25,518.60	17
001-452-000-000	PARTICIPANT RECREATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-452-247-000	Discounted Tickets (PRPS)	5,746.00	6,550.00	0.00	681.00	0.00	5,869.00	10
001-452-248-000	Camps & Sport Leagues	5,129.00	22,100.00	0.00	0.00	0.00	22,100.00	0
001-452-249-000	Bus Trips	2,071.75	6,800.00	0.00	2,446.73	0.00	4,353.27	36
001-452-250-000	Community Day	3,984.80	9,900.00	783.76	2,332.50	0.00	7,567.50	24
001-452-520-000	Library	6,300.00	6,615.00	0.00	0.00	0.00	6,615.00	0
	Segment 3 Total	23,231.55	51,965.00	783.76	5,460.23	0.00	46,504.77	11
001-454-000-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-454-436-000	Heebner Park- Utilities	2,000.43	2,940.00	213.09	746.85	0.00	2,193.15	25
001-454-437-001	Heebner Park- Athletic Fields	11,280.17	16,800.00	0.00	0.00	0.00	16,800.00	0
001-454-437-002	Heebner Park- Expenses	4,049.45	11,500.00	1,114.88	1,114.88	0.00	10,385.12	10
001-454-438-001	Mount Kirk Park- Athletic Fields	2,655.84	3,400.00	0.00	0.00	0.00	3,400.00	0
001-454-438-002	Mount Kirk Park- Expenses	592.63	1,450.00	0.00	0.00	0.00	1,450.00	0
001-454-439-001	Sunny Brook Park- Athletic Fields	3,846.90	4,700.00	0.00	0.00	0.00	4,700.00	0
001-454-439-002	Sunny Brook Park- Expenses	2,152.23	4,400.00	14.21	55.75	0.00	4,344.25	1
001-454-446-000	Sunny Brook Park- Utilities	1,011.15	1,380.00	164.64	544.54	0.00	835.46	39
001-454-470-000	Heyser Park- Horse Ring	0.00	500.00	0.00	0.00	0.00	500.00	0
001-454-471-000	Heyser Park- Expenses	0.00	1,300.00	0.00	0.00	0.00	1,300.00	0

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-454-480-000	Trail Expenses	1,297.38	5,600.00	0.00	0.00	0.00	5,600.00	0
001-454-490-000	Other Parks	375.56	4,400.00	0.00	140.54	0.00	4,259.46	3
	Segment 3 Total	29,261.74	58,370.00	1,506.82	2,602.56	0.00	55,767.44	4
001-459-000-000	PUBLIC RELATIONS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-459-340-000	Public Relations- Community Newsletter	13,455.63	18,400.00	0.00	4,302.15	0.00	14,097.85	23
001-459-341-000	Public Relations- Other Communications	0.00	1,400.00	0.00	114.62	0.00	1,285.38	8
	Segment 3 Total	13,455.63	19,800.00	0.00	4,416.77	0.00	15,383.23	22
001-481-000-000	EMPLOYER PAID BENEFITS AND WITHHOLDING I	0.00	0.00	0.00	0.00	0.00	0.00	0
001-481-430-000	Inter Gov- Real Estate Taxes	0.00	0.00	0.00	763.80	0.00	763.80-	0
	Segment 3 Total	0.00	0.00	0.00	763.80	0.00	763.80-	0
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurances	93,775.75	106,271.80	18,583.00	48,917.19	0.00	57,354.61	46
	Segment 3 Total	93,775.75	106,271.80	18,583.00	48,917.19	0.00	57,354.61	46
001-492-300-000	Transfer To Capital Fund	8,824,234.62	976,981.96	0.00	249,335.31	0.00	727,646.65	26
	Segment 3 Total	8,824,234.62	976,981.96	0.00	249,335.31	0.00	727,646.65	26
	Fund 001 Expend Total	11,069,556.35	3,618,526.05	134,048.45	1,095,288.48	0.00	2,523,237.57	30

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/deficit	% Real
008-341-000-000	Interest Earnings	2,177.17	800.00	285.49	987.12	0.00	187.12	123
	Segment 3 Total	2,177.17	800.00	285.49	987.12	0.00	187.12	123
008-364-110-000	Tapping Fees	18,389.55	42,207.62	5,955.86	15,421.08	0.00	26,786.54-	37
008-364-120-000	Sewer Fees- Residential	449,733.04	467,409.67	100,331.21	219,103.75	0.00	248,305.92-	47
008-364-130-000	Sewer Fees- Commercial	155,896.37	153,076.61	17,514.80	45,120.47	0.00	107,956.14-	29
008-364-140-000	Late Fees	8,169.66	6,000.00	441.59	2,031.22	0.00	3,968.78-	34
008-364-150-000	Certification Fees	1,320.00	1,030.00	200.00	400.00	0.00	630.00-	39
008-364-190-000	Liens	15.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	633,523.62	669,723.90	124,443.46	282,076.52	0.00	387,647.38-	42
008-381-000-000	Miscellaneous Income	0.00	50.00	0.00	0.00	0.00	50.00-	0
	Segment 3 Total	0.00	50.00	0.00	0.00	0.00	50.00-	0
	Fund 008 Revenue Total	635,700.79	670,573.90	124,728.95	283,063.64	0.00	387,510.26-	42

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-429-000-000	WASTWATER COLLECTION AND TREATMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-429-242-000	Alarm Services	969.30	1,020.00	0.00	1,008.18	0.00	11.82	99
008-429-300-000	Other Expenses	29,236.37	127,140.00	3,821.00	16,575.87	0.00	110,564.13	13
008-429-313-000	Engineering	7,044.38	11,400.00	276.08	3,486.58	0.00	7,913.42	31
008-429-314-000	Legal	362.08	2,500.00	0.00	0.00	0.00	2,500.00	0
008-429-316-000	Plant Operations	107,596.81	78,540.00	6,265.00	18,795.00	0.00	59,745.00	24
008-429-321-000	Telephone	830.95	888.00	35.17	284.92	0.00	603.08	32
008-429-361-000	Utilities	94,549.26	101,520.00	8,214.48	25,649.37	0.00	75,870.63	25
008-429-374-000	Equipment & Repairs	29,730.28	24,000.00	744.09	3,891.60-	0.00	27,891.60	16-
008-429-421-001	Center Point- Operations	7,676.50	5,616.00	447.50	1,342.50	0.00	4,273.50	24
008-429-421-002	Center Point- Utilities & Repairs	5,930.33	4,716.00	414.44	1,307.37	0.00	3,408.63	28
008-429-422-001	Meadowood- Operations	8,536.60	5,616.00	447.50	1,342.50	0.00	4,273.50	24
008-429-422-002	Meadowood- Utilities & Repairs	400.54	1,752.00	35.08	201.54	0.00	1,550.46	12
008-429-423-001	Heritage Village- Operations	7,705.20	5,616.00	447.50	1,342.50	0.00	4,273.50	24
008-429-423-002	Heritage Village- Utilities & Repairs	2,800.76	5,040.00	265.47	1,180.27	0.00	3,859.73	23
008-429-424-001	Fawn Creek- Operations	7,822.90	5,616.00	447.50	1,342.50	0.00	4,273.50	24
008-429-424-002	Fawn Creek- Utilities & Repairs	2,252.64	3,948.00	191.60	754.57	0.00	3,193.43	19
008-429-425-001	Chadwick Place- Operations	7,783.76	5,616.00	447.50	1,342.50	0.00	4,273.50	24

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-429-425-002	Chadwick Place- Utilities & Repairs	2,625.82	4,668.00	35.94	926.33	0.00	3,741.67	20
008-429-426-001	Adair Pump- Operations	8,119.37	5,616.00	447.50	1,342.50	0.00	4,273.50	24
008-429-426-002	Adair Pump- Utilities & Repairs	2,396.13	3,276.00	123.09	647.51	0.00	2,628.49	20
008-429-700-000	Capital Improvements	44,506.54	90,000.00	7,778.98	11,051.98	0.00	78,948.02	12
008-429-800-000	Depreciation	293,641.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	672,517.52	494,104.00	30,885.42	86,032.89	0.00	408,071.11	17
008-471-000-000	DEBT PRINCIPAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-471-200-000	General Obligation Bond- Principal	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	0
	Segment 3 Total	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	0
008-472-000-000	DEBT INTEREST:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-472-200-000	General Obligation Bond- Interest	50,821.26	49,861.26	0.00	0.00	0.00	49,861.26	0
	Segment 3 Total	50,821.26	49,861.26	0.00	0.00	0.00	49,861.26	0
008-475-000-000	Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	0.00	0.00	1,100.00	0
	Segment 3 Total	1,050.00	1,100.00	0.00	0.00	0.00	1,100.00	0
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	0.00	3,299.20	0.00	824.81	0.00	2,474.39	25
	Segment 3 Total	0.00	3,299.20	0.00	824.81	0.00	2,474.39	25
	Fund 008 Expend Total	844,388.78	668,364.46	30,885.42	86,857.70	0.00	581,506.76	13

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
030-341-000-000	Interest Earnings	35,836.02	20,000.00	14,032.32	48,153.01	0.00	28,153.01	241
	Segment 3 Total	35,836.02	20,000.00	14,032.32	48,153.01	0.00	28,153.01	241
030-354-351-000	Grants	0.00	284,940.00	0.00	0.00	0.00	284,940.00-	0
	Segment 3 Total	0.00	284,940.00	0.00	0.00	0.00	284,940.00-	0
030-363-100-000	Traffic Impact Fees	71,872.00	14,204.00	0.00	3,977.00	0.00	10,227.00-	28
	Segment 3 Total	71,872.00	14,204.00	0.00	3,977.00	0.00	10,227.00-	28
030-381-000-000	Miscellaneous Income	47,832.75	2,000.00	0.00	0.00	0.00	2,000.00-	0
	Segment 3 Total	47,832.75	2,000.00	0.00	0.00	0.00	2,000.00-	0
030-392-010-000	Transfer From General Fund	8,824,234.62	976,981.96	0.00	249,335.31	0.00	727,646.65-	26
	Segment 3 Total	8,824,234.62	976,981.96	0.00	249,335.31	0.00	727,646.65-	26
	Fund 030 Revenue Total	8,979,775.39	1,298,125.96	14,032.32	301,465.32	0.00	996,660.64-	23
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-402-000-000	FINANCE ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-402-470-000	Investing/CD Fees	10.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	10.00	0.00	0.00	0.00	0.00	0.00	0
030-405-000-000	SECRETARY/CLERK:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-405-720-000	Office Equipment	23,800.05	53,000.00	5,902.41	51,342.92	0.00	1,657.08	97
	Segment 3 Total	23,800.05	53,000.00	5,902.41	51,342.92	0.00	1,657.08	97
030-409-000-000	GOVERNMENT BUILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-409-600-000	Building Improvements	32,082.19	29,500.00	0.00	9,914.00	0.00	19,586.00	34
	Segment 3 Total	32,082.19	29,500.00	0.00	9,914.00	0.00	19,586.00	34

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-430-600-000	Capital Roads	695,795.42	568,000.00	161.44	15,343.76	0.00	552,656.24	3
030-430-740-000	Equipment Purchases	194,435.21	100,700.00	0.00	6,854.10	0.00	93,845.90	7
	Segment 3 Total	890,230.63	668,700.00	161.44	22,197.86	0.00	646,502.14	3
030-433-600-000	Traffic signs & signals	5,642.83	315,934.00	0.00	10,319.19	0.00	305,614.81	3
	Segment 3 Total	5,642.83	315,934.00	0.00	10,319.19	0.00	305,614.81	3
030-454-600-000	Parks and Trails	99,774.76	216,500.00	0.00	112.00	0.00	216,388.00	0
030-454-710-000	Land Acquisition	16,279.42	154,500.00	0.00	190.00	0.00	154,310.00	0
	Segment 3 Total	116,054.18	371,000.00	0.00	302.00	0.00	370,698.00	0
	Fund 030 Expend Total	1,067,819.88	1,438,134.00	6,063.85	94,075.97	0.00	1,344,038.03	7

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/deficit	% Real
035-341-000-000	Interest Earnings	1,707.29	400.00	1.79	455.39	0.00	55.39	114
	Segment 3 Total	1,707.29	400.00	1.79	455.39	0.00	55.39	114
035-355-020-000	Liquid Fuel Funds	350,887.21	361,632.53	0.00	363,273.08	0.00	1,640.55	100
	Segment 3 Total	350,887.21	361,632.53	0.00	363,273.08	0.00	1,640.55	100
	Fund 035 Revenue Total	352,594.50	362,032.53	1.79	363,728.47	0.00	1,695.94	100

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance Contractor	365,000.00	350,000.00	0.00	0.00	0.00	350,000.00	0
	Segment 3 Total	365,000.00	350,000.00	0.00	0.00	0.00	350,000.00	0
	Fund 035 Expend Total	365,000.00	350,000.00	0.00	0.00	0.00	350,000.00	0

BUDGET REPORT

April 30, 2018

GENERAL		STATE	
Revenue YTD:	\$ 446,936.55	Revenue YTD:	\$ 363,728.47
Revenue Budget:	\$ 1,015,705.65	Revenue Budget:	\$ 361,765.86
Revenue to Budget:	44.00%	Revenue to Budget:	100.54%
Expenditure YTD:	\$ 845,953.17 *	Expenditure YTD:	\$ -
Expenditure Budget:	\$ 1,074,502.64	Expenditure Budget:	\$ -
Expenditure to Budget:	79%	Expenditure to Budget:	0%

WASTE WATER		CAPITAL	
Revenue YTD:	\$ 283,063.64	Revenue YTD:	\$ 52,130.01 *
Revenue Budget:	\$ 282,979.98	Revenue Budget:	\$ 107,048.00
Revenue to Budget:	100.03%	Revenue to Budget:	48.70%
Expenditure YTD:	\$ 86,857.70	Expenditure YTD:	\$ 94,075.97
Expenditure Budget:	\$ 168,680.53	Expenditure Budget:	\$ 745,844.67
Expenditure to Budget:	51%	Expenditure to Budget:	13%

*does not include interfund transfers

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

1721 Valley Forge Road, Post Office Box 767 Worcester, PA 19490

Planning & Parks Report
April 2018

Zoning Hearing Board (April 17)

- Conducted and concluded hearing for Park (ZHB 18-07); granted a variance to allow a covered deck encroachment in a setback.
- Conducted and concluded hearing for Carr (ZHB 18-08); granted a variance to allow a residential addition and deck encroachment in a setback.
- Conducted and concluded hearing for Woodward/Caruso (ZHB 18-09); granted a variance to allow a residential addition encroachment in a setback.

Zoning Hearing Board (April 24)

- Toured the subject property for DiGenova (ZHB 18-04).
- Conducted and concluded hearing for Allen (ZHB 18-06); granted a variance to allow a residential addition encroachment in a setback.

Planning Commission (April 26)

- Reviewed a subdivision plan for Sparango Construction, CO (LD 2016-05).
- Reviewed a subdivision plan for Whitehall Estates (LD 2018-01); motioned to recommend approval to the Board of Supervisors.
- Reviewed Ordinance 2018-276 and Ordinance 2018-277; motioned to recommend approval of each ordinance to the Board of Supervisors.

Parks:

- PT Recreation Coordinator hired; to start position on May 21
- Continued sponsorship program for 2018 recreation events.
- Prepared content for the Township website and summer newsletter.
- Development of programs for the spring and summer seasons.
- Scheduled various park events.
- Scheduled field and pavilion rentals.

Worcester Township

1721 Valley Forge Road
 Worcester PA 19490
 Phone: 610-584-1410



Report For 04/01/2018 to 04/30/2018

Item

Count / Fee

Total Issued Permits

27 / \$4,197.70

Building Permit				
1	Generator	1	\$7,500.00	\$94.50
2	Heat/AC Unit	2	\$31,896.00	\$194.00
3	Plumbing	1	\$0.00	\$64.50
4	Residential Additions	4	\$135,000.00	\$976.80
5	Residential Alterations	3	\$220,000.00	\$1,289.90
6	Stucco	1	\$48,000.00	\$44.50
7	Tank Removal	1	\$5,200.00	\$74.50
8	Wooden Deck	2	\$111,083.00	\$269.00

Road Opening				
1	Road Occupancy	1	\$0.00	\$50.00

Zoning Permit				
1	Fence	4	\$16,843.00	\$180.00
2	Grading	4	\$75,500.00	\$825.00
3	Patio & Deck (less than 30" above ground)	3	\$26,625.00	\$135.00

Total	27	\$677,647.00	\$4,197.70
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Other Fees Collected

State Fee	\$67.50
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Public Works Department Report

April 2018

1) Road Maintenance

- A. Cleared inlets and drains throughout the Township**
- B. Filled potholes throughout the Township**
- C. Cleaned edge of roadway swales throughout the Township**
- D. Repaired plow damage in the Township ROW**
- E. Clearing at the intersection of Weber Rd and Schultz road to improve visibility**

2) Storm Maintenance

- A. 4.2.18 Snow event requiring roadway maintenance**
- B. 4.16.18 Heavy rain event resulting in roadway closure throughout the Township**

3) Parks

- A. Twice weekly cleaning of public restrooms, emptying trash receptacles, and filling dog bag stations**
- B. Open all drinking fountains and pavilions for the season**
- C. Repairing washouts and general trail maintenance**
- D. Completed Spring turf applications**
- E. Gutters and rain barrels installed on the Heebner Park gazebo**
- F. Spring cleanup of all Township properties**
- G. Mulching of Township buildings and parks**
- H. Grooming of Heyser ring for annual horse shoe**
- I. Weekly mowing of all Township properties**
- J. Weekly grooming of baseball infields**

4) Vehicle Maintenance

- A. Performed weekly maintenance of all Township vehicles**
- B. Detailed vehicles and loaders after each storm event**
- C. Removed and stored salt boxes form all Township vehicles**

5) Miscellaneous

- A. Set and cleaned the Community Hall for all Township events and rentals**
- B. Organized maintenance garage for the Summer season**

April 2018 Fire Marshal Report to Board of Supervisors

1/ Fire Marshal investigations on 15 miscellaneous dispatches.

2/ \$0.00 Fire damage for the month


3/ Continued work with Tommy Ryan on the project of moving the township/fire department high band radio antennae to the cell tower at Heebner Park.

4/ Conducted tour of Methacton High School observing pre prom party decorations from a fire safety perspective.

Respectfully Submitted,

David Cornish
Fire Marshal

MEMORANDUM

TO: Worcester Township Board of Supervisors
FROM: Joseph J. Nolan, P.E., Township Engineer 
DATE: May 2, 2018
SUBJECT: Engineering Report - Project Status

This memorandum will provide an update and status report on the various projects that are ongoing within the Township as of May 1, 2018.

1. 2018 Roadway Improvement Program

The Township has awarded the Contract for the 2018 Road Program. Roads to be addressed this year include Wentz Church Road (Fisher to Morris), Fisher Road, (Wentz Church to Valley Forge), Hollow Road (Mill to Water Street), Bean Road (Whitehall to North Wales), Oak Terrace, Shady Lane, North Wales Road (Section north of Skippack Pike), and Little Creek Lane. The pre-construction meeting will be scheduled and the documents are being prepared for submission to PennDOT for using Liquid Fuels Funds.

2. Miscellaneous Items

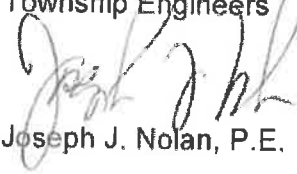
- a. CKS Engineers assisted the Township on numerous zoning and land development related issues as requested during the month.
- b. CKS Engineers performed various site inspections in conjunction with finalizing Use & Occupancy Permits during the month.
- c. CKS reviewed numerous grading permit applications for the Township during the month.
- d. CKS Engineers, Inc. continued to provide inspection services in conjunction with all ongoing land development and subdivision projects throughout the Township. This also included verifying completion of items and preparation of escrow releases for these projects, as requested.
- e. CKS assisted in reviewing numerous subdivisions and land developments submitted to the Township. These include Whitehall Estates, 2044 Berks Road, the Palmer Tract, the Grove at Meadowood and the Center Square Golf Club.
- f. CKS is assisting the Township on the Riparian Buffer grant project, and also the trail extension through Evansburg State Park into Skippack Township.

CKS Engineers, Inc.

May 2, 2018
Ref:# 7200-51
Page 2

The above represents a status report on the projects and services currently being performed by CKS Engineers, Inc. Please contact me if you have any questions on any of these items.

Respectfully submitted,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Tommy Ryan, Township Manager
File

APRIL 2018 WORCESTER VOLUNTEER FIRE DEPARTMENT REPORT

WORCESTER TOWNSHIP

MUTUAL AID

TYPE	NUMBER OF CALLS	TYPE	LOCATION	NUMBER OF CALLS
Fire Alarms	4	Building	Lansdale	3
Building	2	Cover Up	Norristown	1
Odor of gas	3	Building	Skippack	1
Vehicle accident w/inj	2	Building	Lower Providence	1
Pole / wires	2	Building	Total	6
TOTAL WORCESTER TOWNSHIP	13			
TOTAL CALLS	19			
AVERAGE MANPOWER PER CALL	17.47	FIRE POLICE		
HOURS IN SERVICE	18 hr 58 min	Pole/ wires blocking roadway	4	
		Vehicle Accident	1	
DRILLS FOR THE MONTH	4	Assist East Norriton	1	
HOURS IN SERVICE FOR DRILLS	6 hr 30 min	Assist Lower Providence	1	
AVERAGE MANPOWER PER DRILL	19.5	Total for Month	7	
		Time in Service	5 hr 54 min	
Officer Only Calls		Average Manpower Per Call	5.29	
wires	2	Department Totals		
alarm investigation	1	Man Hours in service on fire calls	397 hr 3 min	
total	3	Man Hours in Service for Fire Police	35 hr 33 min	
		Man Hours in Service for Officers only	3 hr 30 min	
FIRE LOSS		Man Hours in Service on Drills	132 hr 30 min	
LOSS AMOUNT	\$0	Total for Month	568 hr 36 min	
		PROPERTY VALUE		
		\$0.00		

PENNSYLVANIA STATE POLICE
CALL INFORMATION

Date Report Run : Tue, 2018-May-01

SEARCH CRITERIA: cc_data.date added between '04/01/2018' and '04/30/2018' and cc_data.case_type<'Ts' and cc_data.muni
cipality='46226'

DATE	TIME	CALL #	TYPE OF CALL	LOCATION	REPORT EXPECT	FOUND	CLEARED BY
2018-Apr-01	09:14	PA18-344043	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-Apr-01	14:04	PA18-345351	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-Apr-01	15:07	PA18-345534	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-Apr-01	18:09	PA18-346422	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-Apr-01	18:13	PA18-346445	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-Apr-02	15:18	PA18-349970	DIST	DISTURBANCE/NOISE COMPLAI	YES	YES	GENERAL OF
2018-Apr-02	15:35	PA18-350034	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-Apr-02	18:15	PA18-350679	SEXOFF	SEX OFFENSE - SEXUAL ASSA	NO	YES	GENERAL OF
2018-Apr-02	21:20	PA18-351252	DIST	DISABLED MOTORIST	NO	YES	PAPER REPO
2018-Apr-03	15:22	PA18-354102	DISH	DISTURBANCE/NOISE COMPLAI	NO	YES	CLOSED CAD
2018-Apr-04	01:12	PA18-355474	MVCD1	MVC - DUI - INJURIES	YES	YES	GENERAL OF
2018-Apr-04	08:26	PA18-356162	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2018-Apr-04	10:34	PA18-356891	ALRMF	ALARM FALSE FAULT	YES	YES	TRACS CRAS
2018-Apr-04	11:48	PA18-357251	SEOFPC	SEE OFFICER GO	NO	YES	CLOSED CAD
2018-Apr-04	11:59	PA18-357412	ALRMF	ALARM FALSE FAULT	YES	YES	GENERAL OF
2018-Apr-04	13:15	PA18-358470	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CLOSED CAD
2018-Apr-04	15:48	PA18-358677	DIST	DISTURBANCE/NOISE COMPLAI	NO	YES	CANCELLED
2018-Apr-04	15:56	PA18-358756	THEFT	THEFT	NO	YES	GENERAL OF
2018-Apr-04	16:25	PA18-358886	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-Apr-04	17:24	PA18-359209	ALRMF	ALARM FALSE FAULT	YES	YES	PAPER REPO
2018-Apr-04	18:08	PA18-359424	REFER	REFER TO OTHER AGENCY - P	NO	YES	CLOSED CAD
2018-Apr-04	18:10	PA18-359431	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-Apr-04	22:34	PA18-360273	ALRMF	ALARM FALSE FAULT	NO	YES	REFER
2018-Apr-05	00:05	PA18-360390	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CLOSED CAD
2018-Apr-05	06:54	PA18-360872	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-Apr-05	08:00	PA18-361011	MVCNR	MVC - NON-REPORTABLE	NO	YES	CANCELLED
2018-Apr-05	09:05	PA18-361280	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CLOSED CAD
2018-Apr-05	10:47	PA18-361723	CANCEL	CANCELLED BY COMPLAINANT/	YES	YES	TRACS CRAS
2018-Apr-05	16:08	PA18-362965	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CANCELLED
2018-Apr-06	03:36	PA18-364720	MVCD1	MVC - DUI - ALCOHOL	NO	YES	CLOSED CAD
2018-Apr-07	12:19	PA18-370418	MVCI	MVC - INJURIES	NO	YES	CLOSED CAD
2018-Apr-08	00:03	PA18-372569	ANIMAL	ANIMAL LOST - FOUND	YES	YES	TRACS CRAS
2018-Apr-08	01:27	PA18-372803	PATCHK	PATROL CHECK	NO	YES	TRACS CRAS
2018-Apr-08	13:10	PA18-374259	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CLOSED CAD
2018-Apr-08	15:43	PA18-374614	SEOFPC	SEE OFFICER GO	NO	YES	CLOSED CAD
2018-Apr-08	21:53	PA18-375655	ASALSI	ASSAULT - SIMPLE	NO	YES	CANCELLED
2018-Apr-08	22:58	PA18-375964	DC	DISORDERLY CONDUCT	YES	YES	GENERAL OF
2018-Apr-09	08:24	PA18-376486	DISH	DISABLED MOTORIST	YES	YES	PAPER REPO
2018-Apr-09	12:17	PA18-377530	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-Apr-09	13:48	PA18-377879	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-Apr-09	14:44	PA18-378042	MVCNR	MVC - NON-REPORTABLE	NO	YES	CLOSED CAD
2018-Apr-09	19:05	PA18-378927	DOMO	DOMESTIC - OTHER	YES	YES	TRACS CRAS
2018-Apr-09	20:36	PA18-379174	INFORM	POLICE INFORMATION	YES	YES	GENERAL OF
2018-Apr-10	06:51	PA18-379909	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-Apr-10	09:10	PA18-380564	DOMO	DOMESTIC - OTHER	NO	YES	CLOSED CAD
2018-Apr-10	11:57	PA18-381480	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	GENERAL OF
2018-Apr-10	15:02	PA18-382348	MVCNR	MVC - NON-REPORTABLE	NO	YES	CLOSED CAD
2018-Apr-10	21:26	PA18-383758	ALRMF	ALARM FALSE FAULT	YES	YES	TRACS CRAS
2018-Apr-10	22:44	PA18-383909	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-Apr-11	00:15	PA18-384046	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-Apr-11	00:14	PA18-384054	REPO	VEHICLE REPOSESSION	NO	YES	CLOSED CAD

2018-Apr-11 00:19 PA18-384057 PATCHK PATROL CHECK
 2018-Apr-11 00:22 PA18-384057 DSCHK DOMESTIC SECURITY CHECK
 2018-Apr-11 03:33 PA18-384307 PATCHK PATROL CHECK
 2018-Apr-11 09:34 PA18-385184 CANCEL CANCELLED BY COMPLAINANT/
 2018-Apr-11 19:58 PA18-387865 CANCEL CANCELLED BY COMPLAINANT/
 2018-Apr-11 20:28 PA18-387941 MVCNR MVC - NON-REPORTABLE
 2018-Apr-12 01:22 PA18-388492 DSCHK DOMESTIC SECURITY CHECK

NO YES CLOSED CAD
 NO YES CLOSED CAD
 NO YES CLOSED CAD
 NO YES CANCELLED
 YES YES TRACS CRAS
 NO YES CLOSED CAD

PENNSYLVANIA STATE POLICE
 CALL INFORMATION

Date Report Run : Tue, 2018-May-01

NO	YES	REFER
2018-Apr-12 07:19 PA18-388893	NO	REFER TO OTHER AGENCY - P
2018-Apr-12 09:08 PA18-389281	NO	DOMESTIC SECURITY CHECK
2018-Apr-12 09:58 PA18-389462	NO	INTERSTATE HIGHWAY - STAT
2018-Apr-12 15:08 PA18-390620	NO	CANCELLED BY COMPLAINANT/
2018-Apr-12 17:05 PA18-391078	NO	ALARM FALSE FAULT
2018-Apr-12 19:27 PA18-391602	YES	THEFT - FRAUD/FORGERY
2018-Apr-13 01:53 PA18-392395	NO	DISABLED MOTORIST ON ROAD
2018-Apr-13 08:27 PA18-393148	YES	SEE OFFICER GO
2018-Apr-13 14:40 PA18-394868	YES	THEFT
2018-Apr-13 20:16 PA18-396341	YES	CANCELLED BY COMPLAINANT/
2018-Apr-14 14:46 PA18-399283	NO	CANCELLED BY COMPLAINANT/
2018-Apr-14 15:58 PA18-399512	NO	MVCNR - NON-REPORTABLE
2018-Apr-14 18:47 PA18-400150	YES	ALARM FALSE FAULT
2018-Apr-14 23:42 PA18-401030	NO	CANCELLED BY COMPLAINANT/
2018-Apr-15 10:46 PA18-402288	NO	MVCNR - NON-REPORTABLE
2018-Apr-15 13:33 PA18-402761	YES	SUICIDE - ATTEMPT OR THRE
2018-Apr-15 16:37 PA18-403196	YES	SEE OFFICER GO
2018-Apr-15 19:04 PA18-403550	YES	ALARM FALSE FAULT
2018-Apr-15 21:01 PA18-403754	NO	REQUEST ASSIST - OTHER AG
2018-Apr-15 23:26 PA18-403970	NO	CANCELLED BY COMPLAINANT/
2018-Apr-16 07:43 PA18-404635	NO	ROAD HAZARD - ANIMAL - DE
2018-Apr-16 09:47 PA18-405066	NO	DSCHK DOMESTIC SECURITY CHECK
2018-Apr-16 11:50 PA18-405258	NO	CANCELLED BY COMPLAINANT/
2018-Apr-16 12:44 PA18-405755	NO	ROAD HAZARD - ANIMAL - DE
2018-Apr-16 17:19 PA18-406602	NO	MVCNR - NON-REPORTABLE, NO INJU
2018-Apr-17 00:23 PA18-407434	YES	DSCHK DOMESTIC SECURITY CHECK
2018-Apr-17 00:24 PA18-407435	NO	DSCHK DOMESTIC SECURITY CHECK
2018-Apr-17 00:35 PA18-407456	NO	PATCHK PATROL CHECK
2018-Apr-17 00:41 PA18-407470	NO	PATCHK PATROL CHECK
2018-Apr-17 03:50 PA18-407694	NO	PATCHK PATROL CHECK
2018-Apr-17 03:56 PA18-407698	NO	PATCHK PATROL CHECK
2018-Apr-17 06:48 PA18-407854	NO	DISM DISABLED MOTORIST
2018-Apr-17 08:00 PA18-408060	NO	DSCHK DOMESTIC SECURITY CHECK
2018-Apr-17 09:21 PA18-408438	NO	CANCELLED BY COMPLAINANT/
2018-Apr-17 11:11 PA18-408977	NO	TOWNEH TOWED VEHICLE
2018-Apr-17 11:31 PA18-409067	NO	MVCNR - NON-REPORTABLE, NO INJU
2018-Apr-17 17:03 PA18-410181	NO	MVCNR - NON-REPORTABLE
2018-Apr-17 21:35 PA18-410885	YES	PFA ORDER SERVICE
2018-Apr-18 08:02 PA18-411713	NO	DSCHK DOMESTIC SECURITY CHECK
2018-Apr-18 08:10 PA18-411771	NO	ALARM FALSE FAULT
2018-Apr-18 08:19 PA18-411808	NO	ILNZN INTERSTATE HIGHWAY - CLEA
2018-Apr-18 09:51 PA18-412257	NO	DISM DISABLED MOTORIST
2018-Apr-18 10:27 PA18-412466	NO	DIST DISTURBANCE/NOISE COMPLAI
2018-Apr-18 15:08 PA18-413632	YES	THEFT
2018-Apr-18 20:12 PA18-414912	YES	MVC - INJURIES
2018-Apr-19 03:02 PA18-415583	YES	MVCNR - NON-REPORTABLE
2018-Apr-19 04:49 PA18-415842	YES	RAO REQUEST ASSIST - OTHER AG
2018-Apr-19 07:41 PA18-415879	NO	MVCGOA MVC - GONE ON ARRIVAL
2018-Apr-19 12:50 PA18-416991	NO	DSCHK DOMESTIC SECURITY CHECK
2018-Apr-19 13:28 PA18-417121	NO	DSCHK DOMESTIC SECURITY CHECK
2018-Apr-19 18:51 PA18-418102	NO	TRCLR TRAFFIC CONTROL
2018-Apr-20 06:02 PA18-419189	NO	ROAD HAZARD - ANIMAL - DE
2018-Apr-20 07:55 PA18-419478	NO	DSCHK DOMESTIC SECURITY CHECK
2018-Apr-20 08:50 PA18-419730	NO	TROTH TRAFFIC VIOLATION - OTHER
2018-Apr-20 10:34 PA18-420274	YES	DIST DISTURBANCE/NOISE COMPLAI

PENNSYLVANIA STATE POLICE
CALL INFORMATION

Date Report Run : Tue, 2018-May-01

2018-Apr-21 23:55 PA18-427123	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-Apr-22 01:02 PA18-427353	RAO	REQUEST ASSIST - OTHER AG	NO	YES	CLOSED CAD
2018-Apr-22 12:44 PA18-428940	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2018-Apr-23 07:05 PA18-431120	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-Apr-23 07:45 PA18-431253	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2018-Apr-23 09:10 PA18-431630	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-Apr-23 13:46 PA18-432953	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-Apr-23 19:05 PA18-434175	TRCRL	TRAFFIC CONTROL	NO	YES	CLOSED CAD
2018-Apr-23 20:23 PA18-434427	REFER	REFER TO OTHER AGENCY - P	NO	YES	CLOSED CAD
2018-Apr-24 09:28 PA18-436145	ALRMF	ALARM FALSE FAULT	NO	YES	REFER
2018-Apr-24 10:11 PA18-436432	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-Apr-24 11:02 PA18-436736	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-Apr-24 11:59 PA18-437039	TREDRR	TRAFFIC VIOLATION/ERRATIC	NO	YES	CLOSED CAD
2018-Apr-24 12:09 PA18-437103	HARASS	HARASSMENT - COMM - STALK	NO	YES	CLOSED CAD
2018-Apr-24 19:26 PA18-438823	DOMO	DOMESTIC - OTHER	YES	YES	PAPER REPO
2018-Apr-24 21:28 PA18-439070	MVCNR	MVC - REPORTABLE, NO INJU	YES	YES	GENERAL OF
2018-Apr-25 03:20 PA18-439406	ALRMF	ALARM FALSE FAULT	YES	YES	TRACS CRAS
2018-Apr-25 07:52 PA18-439835	MVCNR	MVC - NON-REPORTABLE	NO	YES	CLOSED CAD
2018-Apr-25 10:04 PA18-440530	WELCK	WELFARE CHECK	YES	YES	TRACS CRAS
2018-Apr-25 13:47 PA18-441670	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-Apr-25 15:05 PA18-441966	SEEOF	SEE OFFICER GO	NO	YES	CLOSED CAD
2018-Apr-25 18:12 PA18-442721	DSCHK	DOMESTIC SECURITY CHECK	YES	YES	GENERAL OF
2018-Apr-26 04:29 PA18-443917	DISH	DISABLED MOTORIST	NO	YES	CLOSED CAD
2018-Apr-26 07:57 PA18-444259	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-Apr-26 08:31 PA18-444399	WELCK	WELFARE CHECK	NO	YES	CLOSED CAD
2018-Apr-26 09:05 PA18-444524	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-Apr-26 12:16 PA18-445355	REFER	REFER TO OTHER AGENCY - P	NO	YES	CLOSED CAD
2018-Apr-26 13:59 PA18-445747	THEFT	THEFT	NO	YES	REFER
2018-Apr-27 06:39 PA18-448117	MVC	MVC - INJURIES	YES	YES	PAPER REPO
2018-Apr-27 11:00 PA18-448965	ROAD	ROAD HAZARD - ANIMAL - DE	YES	YES	TRACS CRAS
2018-Apr-27 23:23 PA18-451325	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-Apr-28 08:39 PA18-452244	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-Apr-28 19:09 PA18-454214	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CLOSED CAD
2018-Apr-28 22:53 PA18-454815	ALRMF	ALARM FALSE NO FAULT	NO	YES	CANCELLED
2018-Apr-29 00:00 PA18-454997	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-Apr-29 12:33 PA18-456479	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CLOSED CAD
2018-Apr-29 23:11 PA18-458018	PATCHK	PATROL CHECK	NO	YES	CANCELLED
2018-Apr-30 08:10 PA18-458808	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-Apr-30 08:13 PA18-458817	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-Apr-30 09:12 PA18-459091	DISH	DISABLED MOTORIST	NO	YES	CLOSED CAD
2018-Apr-30 11:14 PA18-459704	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2018-Apr-30 12:58 PA18-460249	MVC	MVC - INJURIES	NO	YES	CLOSED CAD
			YES	YES	TRACS CRAS

* END OF SYNOPSIS REPORT *

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, APRIL 18, 2018 – 6:30 PM**

CALL TO ORDER by Chair DeLello at 6:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: RICK DELELLO [X]
 SUSAN CAUGHLAN [X]
 STEVE QUIGLEY [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, noted that following the March 28 Business Meeting the Board of Supervisors met in Executive Session to discuss a matter of potential litigation, regarding a reported violation of Township Code at private property. Mr. Ryan noted no decision was made at this Executive Session, and no decision is expected to be made at this evening's meeting. Mr. Ryan noted that following this evening's Work Session the Board of Supervisors will meet in Executive Session to discuss a matter of potential litigation, regarding a reported violation of Township Code at private property.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the proposed development of the Palmer property, the history and process of the proposed Center Point Village Zoning Ordinance, commercial uses at the Palmer property, the development of non-residential property ratables to benefit the School District. Supervisor Caughlan noted the proposed development of the Palmer property does not comply with current Township Code.

PRESENTATIONS

Palmer property – Ed Mullin, Counsel for the Property Owners, provided an overview of a revised concept plan that includes a convenience store with fuel, a pharmacy and 88 single-family attached townhomes.

Jim Faber, Landscape Architect for the Property Owners, commented on existing site conditions, frontages to Valley Forge Road and Skippack Pike, and the location of the convenience store, pharmacy and townhomes. Mr. Faber commented on planning efforts to date, and he noted that proposed is based on the bubble plan included in the draft Center Point Village Zoning Ordinance.

Mr. Faber commented on proposed open spaces, including that located at the intersection of Valley Forge Road and Skippack Pike, that located along the Valley Forge Road corridor, and that located south of Skippack Pike, adjacent to the existing shopping center.

Mr. Faber commented on the size of the convenience store and pharmacy. Mr. Faber commented on internal circulation, and on access to Valley Forge Road and Skippack Pike.

Mr. Faber noted one type of single-family attached dwelling is proposed. Mr. Faber noted the proposed residential density is approximately 1.85 dwelling units per acre.

Mr. Mullin noted the office use included on the prior concept plan was removed from the plan, as the developer determined the use was not feasible at this location.

Supervisor Caughlan commented on the development of non-residential property ratables that benefit the School District. Supervisor Caughlan commented developing the commercial component of the property in a manner that resembles the existing shopping center located opposite Skippack Pike.

Supervisor Caughlan commented on the residential portion of the property, noting this should be developed in accordance to the current conservation subdivision requirements.

Chair DeLello commented on the Worcester Township Comprehensive Plan and the Center Point Village Vision Plan, in specific the plans' growth and development objectives. Chair DeLello noted the plans encourage higher-density development to be located the Village, and he noted requiring the Village to be developed in accordance with current conservation subdivision requirements runs counter to the plans' objectives. Supervisor Caughlan commented on the use of transfer development rights. Chair DeLello noted the Property Owners have worked within the planning parameters set forth by the Township in recent years.

Supervisor Quigley commented on the lack of activity at the existing shopping center located opposite Skippack Pike. Supervisor Quigley noted the developer is responsible to understand the demand for commercial uses, and noted it is not the Township's decision to select commercial uses. Mr. Quigley commented Center Point Village planning efforts to date, and the impact of this multi-year process to Property Owners in Center Point Village.

Bob Andorn, Worcester, commented on illustrations provided by Mr. Faber at this evening's meeting, the Center Point Village Planning Process, the impact of this multi-year process to Property Owners in Center Point Village, the proposed convenience store use, and the viability of commercial uses in the Village.

Supervisor Caughlan commented on her support of local businesses.

Kurt Schweighauser, Worcester, commented on existing traffic volumes in the Village, and on commercial development in neighboring municipalities.

Dr. Mollick commented on the use of transfer development rights.

OTHER BUSINESS

- There was no additional business discussed at this evening's meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Work Session at 7:20 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, APRIL 18, 2018 – 7:30 PM**

CALL TO ORDER by Chair DeLello at 7:36 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: RICK DELELLO [X]
SUSAN CAUGHLAN [X]
STEVE QUIGLEY [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, noted that, prior to this evening's meeting, the Board of Supervisors met in Executive Session to discuss a matter of potential litigation, regarding a reported violation of Township Code at private property. Mr. Ryan noted no decision was made at this Executive Session, and no decision is expected to be made at this evening's meeting.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the public comment period permitted at public meetings, and the viability of commercial uses in the Township.
- Jim Mollick, Worcester, commented on the public comment period permitted at public meetings, the number of complaints received about noise at the Valley Green Wastewater Treatment Plant, the noise ordinance exemption for municipal operations, the Township Solicitor's review of the process employed to address noise complaints, and the inclusion of noise concerns on a real estate disclosure statement.
- Sue Gabriel, Worcester, commented on public comment permitted on agenda items, and thanked the Public Works Department for its efforts throughout the winter season.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Caughlan made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for March 2018, (b) bill payment for March 2018 in the amount of \$213,202.05; and, (c) the March 28 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – At 7:52 pm Chair DeLello opened a Public Hearing to consider Ordinance 2018-274, to amend the Zoning Map to rezone certain lands to the R-AG-200 Residential-Agricultural District.

Bob Brant, Township Solicitor, noted the ordinance had been submitted to the *Times Herald* and the Montgomery County Law Library on February 16. Mr. Brant noted the ordinance had been posted in the Township Building lobby and on the Township website on February 16. Mr. Brant noted the ordinance had been advertised in the *Times Herald* on February 26 and March 5 and, due to a cancelled meeting, re-advertised on March 26 and April 2. Mr. Brant noted that the notice of this Public Hearing was distributed to affected property owners on March 21, and the perimeter of the subject property was posted on March 26.

Mr. Brant provided an overview of the ordinance. Mr. Brant noted the zoning map change was required by the Settlement Agreement between The Cutler Group and Worcester Township.

Supervisor Caughlan commented on the zoning for that portion of the subject property to be conveyed to four abutting property owners.

Chair DeLello called for public comment, and there was none.

The Public Hearing was closed at 7:56 pm.

- c) Ordinance 2018-274 – Supervisor Quigley made a motion to approve Ordinance 2018-274, to amend the Zoning Map to rezone certain lands to the R-AG-200 Residential-Agricultural District. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) Public Hearing – At 7:57 pm Chair DeLello opened a Public Hearing to consider Ordinance 2018-275, to amend the Zoning Ordinance, R-AG-200 Residential-Agricultural District, to allow and regulate a mixed-residential development use.

Bob Brant, Township Solicitor, noted the ordinance had been submitted to the *Times Herald* and the Montgomery County Law Library on February 16. Mr. Brant noted the ordinance had been posted in the Township Building lobby and on the Township website on February 16. Mr. Brant noted the ordinance had been advertised in the *Times Herald* on February 26 and March 5 and, due to a cancelled meeting, re-advertised on March 26 and April 2.

Mr. Brant provided an overview of the ordinance. Mr. Brant noted the use regulations complement the proposed development as set forth by the Settlement Agreement between The Cutler Group and Worcester Township.

Supervisor Quigley noted the neighboring property owners and developer worked to address several issues throughout recent months, and he noted the neighboring property owners were agreeable to that presently proposed. Supervisor Caughlan commented on the use of a new zoning district zoning and the use of an existing zoning district.

Chair DeLello called for public comment, and there was none.

The Public Hearing was closed at 8:05 pm.

- e) Ordinance 2018-275 – Supervisor Quigley made a motion to approve Ordinance 2018-275, to amend the Zoning Ordinance, R-AG-200 Residential-Agricultural District, to allow and regulate a mixed-residential development use. The motion was seconded by Supervisor Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) Resolution 2018-15 & Resolution 2018-16 – Mr. Ryan provided an overview of two resolutions to authorize submission of applications for Traffic Signal Approval to the Pennsylvania Department of Transportation, for improvements to the existing traffic signals at Skippack Pike and Berks Road, Skippack Pike and Bethel Road and Skippack Pike and Whitehall Road. Mr. Ryan commented on frontage improvements at Berks Road and Skippack Pike to be provided by the Reserve at Center Square developer.

Supervisor Caughlan commented on the intersection of Skippack Pike, Bethel Road and Whitehall Road.

Supervisor Caughlan made a motion to approve Resolution 2018-15 and Resolution 2018-16, to authorize submission of applications for Traffic Signal Approval to the Pennsylvania Department of Transportation, for improvements to the existing traffic signals at Skippack Pike and Berks Road, Skippack Pike and Bethel Road and Skippack Pike and Whitehall Road. The motion was seconded by Chair DeLello.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Resolution 2018-17 – Mr. Ryan provided an overview of a proposed subdivision at Skippack Pike. Mr. Ryan noted the Montgomery County Roads and Bridges Department will locate a share of its roadway management equipment and employees at the property.

Supervisor Caughlan commented on lot consolidation. Joe Nolan, Township Engineer, stated the Applicant will consolidate the lots as noted in his review letter.

Supervisor Caughlan made a motion to approve Resolution 2018-17, to grant Preliminary/Final Plan Approval for the Montgomery County/Rothenberger subdivision. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Resolution 2018-18 – Mr. Nolan provided an overview of a proposed Planning Module submission for a two-lot subdivision on Hollow Road. Mr. Nolan noted the Worcester Township Planning Commission, Montgomery County Planning Commission and the Montgomery County Health Department had approved their respective components, and the submission was ready for Board consideration.

Supervisor Caughlan made a motion to authorize submission of a Planning Module to the Pennsylvania Department of Environmental Protection for Adesso, a two-lot subdivision at Hollow Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) appointments – Chair DeLello reviewed the volunteer candidate consideration process to date, noting the Township Manager had met with each candidate, and had provided this review to the Members.

Supervisor Caughlan commented on interview notes maintained by the Township Manager. Supervisor Caughlan commented on the Board reviewing the volunteer candidate consideration process.

Supervisor Quigley commented on Board efforts to establish a consistent, fair and transparent volunteer candidate consideration process. Supervisor Caughlan commented on the volunteer candidate consideration process in other municipalities.

Supervisor Caughlan commented volunteer candidates Michael Holsonback and Jay McKeever. Chair DeLello commented on volunteer candidate Michelle Greenawalt.

Supervisor Quigley commented on an apparent breach of confidentiality in the release of the Township Manager's review, a matter of personnel, to the public.

Supervisor Caughlan made a motion to appoint Michelle Greenawalt to the Planning Commission to fill the balance of a four-year term to expire on December 31, 2021, and to appoint Michael Holsonback to the Planning Commission to fill the balance of a four-year term to expire on December 31, 2018. The motion was seconded by Chair DeLello.

Sue Gabriel, Worcester, commented on gender representation on Township boards, committees and commissions. Mr. Andorn commented on the individuals considered, and Chair DeLello noted five individuals requested to be considered to this position. Dr. Mollick commented on the volunteer candidate consideration process, Ms. Gabriel's comments as to gender representation on Township boards, committees and commissions, the Members' candidate selection rationale, the political affiliation of a volunteer candidate, and the qualifications of volunteer candidates. Joe Hollstein, Worcester, commented on the volunteer candidate consideration process, and Board efforts to establish a fair volunteer candidate consideration process.

By unanimous vote the Board adopted the motion to appoint.

- j) Skippack TMDL Alliance – Mr. Nolan provided an overview of Skippack Creek Alliance Phase I efforts to date. Mr. Nolan noted the updated modeling resulted in a 36% decrease in the total sediment load in the six-municipality area.

Mr. Nolan commented on completed MS4 projects in this area. Mr. Nolan commented on several potential large-scale projects in this area, noting the projected sediment reduction and cost for each.

Supervisor Caughlan commented on riparian corridor improvement methods.

Mr. Nolan commented on additional stakeholders in the Phase I effort.

Mr. Nolan provided an overview of a proposed Skippack Creek Alliance Phase II effort, to culminate in the submission of a Joint TMDL Plan to the Pennsylvania Department of Environmental Protection. Mr. Nolan commented on the benefits of a Joint TMDL Plan, including project cost sharing and preferential positioning for grant funding.

Mr. Nolan noted the Skippack Creek Alliance Phase II cost at \$8,331.67 per municipality.

Supervisor Quigley commented on waterway pollution monitoring and enforcement.

Supervisor Caughlan made a motion to approve the Township's participation in the Skippack Creek Alliance Phase II, at a cost of \$8,331.67. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- Supervisor Caughlan commented on the naming of new roads. This matter will be considered at the May 16 Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:16 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT

2018-276 - Reed sign ordinance

3/29/18	draft ordinance	BB
3/29/18	draft legal ad and schedule to BB	TR
4/12/18	legal ad & schedule approved by BB	BB
4/13/18	ordinance sent to MCPC	TR
4/13/18	ordinance sent to WTPC	TR
4/13/18	ordinance posted to website	TR
4/13/18	ordinance placed in lobby	TR
4/13/18	ordinance sent to MCLL	TR
4/13/18	ordinance sent to Times Herald	TR
4/23/18	legal ad #1 published	TR
4/26/18	WTPC comment, if any	
4/30/18	legal ad #2 published	TR
5/16/18	BoS hearing	
5/17/18	send to General Code via ezSupp	TR
5/17/18	send PDF to BB, MCPC	TR
5/17/18	update ordinance list	AM
5/17/18	update ordinance book	AM

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2018-276

AN ORDINANCE AMENDING THE TOWNSHIP CODE OF WORCESTER
TOWNSHIP, CHAPTER 150, ZONING, ARTICLE III,
DEFINITIONS, ARTICLE XXI, SIGNS, AND ARTICLE XXIV,
GENERAL REGULATIONS

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code to permit and regulate certain signage in such a manner as to protect and promote the health, safety and general welfare of the community and to adhere to constitutional requirements for signage.

NOW, THEREFORE, the Board of Supervisors hereby ordains and enacts as follows:

SECTION I - The Code of the Township of Worcester, Chapter 150, Zoning, Article III, Terminology, Section 150-9, Definitions, Sign, subparagraph F. Temporary Sign, is hereby amended to read as follows,

- F. "Temporary Sign - A sign erected for a limited period of time. Such sign must be otherwise permitted in the district and must conform to all size, height, location, and time period restrictions in this Chapter."

SECTION II - The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-147.B., paragraph (5) is deleted in its entirety and replaced with the following amendment:

(5) Temporary signs as follows:

- (a) Temporary signs may be displayed up to a maximum of thirty (30) consecutive days. Such signs shall not be illuminated in any manner. Upon the conclusion of the thirty (30) day period, the temporary sign will be removed immediately.
- (b) All properties, residential and non-residential, shall be permitted to display temporary signage subject to the limits set forth below.

(c) Unless otherwise stated, the requirements listed below shall apply to commercial and non-commercial temporary signs.

(i) Non-Residential Properties:

((1)) Area:

a. Unless otherwise stated, each property shall be limited to a maximum of thirty-five (35) square feet of signage, the total of which can be comprised of more than one (1) sign.

((2)) Height:

a. Temporary signs that are freestanding shall have a maximum height of eight (8) feet.

(ii) Residential Properties:

((1)) Area:

a. Unless otherwise stated, each property shall be limited to a maximum of sixteen (16) square feet of signage, the total of which can be comprised of more than one (1) sign.

((2)) Height:

a. Temporary signs that are freestanding shall have a maximum height of eight (8) feet.

SECTION III. The following paragraphs shall be added to the Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-147.B.:

(7) Removal of Signs: Should any sign be determined to be in violation of this Chapter, written notice shall be given to the property owner to remove the sign. If after two days from such written notice the sign or

signs have not been removed, Worcester Township may remove signs installed in violation of this Chapter. No written notice shall be required if, in the sole discretion of the Township, a sign is deemed to constitute an immediate threat to the health, safety and/or welfare of the general public, in which instance the sign may be removed by the Township.

- (8) Municipal Notification: Temporary signs are exempt from the standard permit requirements but the date of erection of a temporary sign must be written in indelible ink on the lower right-hand corner of the sign.
- (9) Installation and Maintenance.
 - (a) All temporary signs must be installed such that in the opinion of Worcester Township's building official, they do not create a safety hazard.
 - (b) All temporary signs must be made of durable materials and shall be well-maintained.
 - (c) Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- (10) Illumination: Illumination of any temporary sign is prohibited.

SECTION IV. The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-148 is hereby deleted in its entirety and replaced with the following:

§150-148. Signs permitted in residential and agricultural districts.

In residential and agricultural districts, signs may be erected and maintained only in compliance with the following provisions:

- A. Signs incident to a lawful use of the property. Such signs shall not exceed 2.083 square feet, or three hundred (300) square inches, in area. Not more than one (1) such sign shall be placed upon any property in single and separate ownership.

B. Neighborhood identification signs. In a residential development having at least fifteen (15) dwelling units and more than one (1) internal street or road, the following is allowed:

- (1) One (1) sign shall be permitted at one (1) entrance to the neighborhood. The sign shall contain no wording, logo, or information other than the name of the neighborhood (as approved by the Board of Supervisors as part of the subdivision and land development plan or otherwise) and the words "Worcester Township", which shall be in a typeface no less than half (1/2) the size of the name of the neighborhood. The sign may be double-faced, either parallel or attached at one (1) edge and with an angle of no more than forty-five degrees (45°), in which case the two (2) faces shall be identical.
- (2) The total area of the sign, or of each face of a double-faced sign, shall not exceed fifteen (15) square feet. If the sign is mounted on a monument, the area of the monument shall not exceed one and one half (1.5) times the area of the sign, and in no case shall either the monument or the sign exceed four feet in height.
- (3) The sign shall be erected only on property owned in common by the homeowners' association or other entity designated to own commonly held property in the development. If there is no commonly owned property at the entrance to the development, no sign shall be permitted. Notwithstanding the foregoing, if the development has open space near the entrance which has been dedicated to the Township, a neighborhood sign may be permitted after the Board of Supervisors has approved an agreement providing for the maintenance of the sign and the area immediately surrounding the sign.
- (4) A neighborhood identification sign shall be constructed of stone, brick, wood, or other durable material and shall be maintained in good condition at all times. Placement and maintenance of the sign shall be the responsibility of the homeowners' association or other entity

designated to own commonly held property in the development.

- (5) The depiction of any neighborhood identification sign on the subdivision or land development plans approved by the Township shall not constitute permission to erect such sign. No neighborhood identification sign is permitted to be erected until a permit is obtained from the Township and the fee is paid.
 - (6) Any fence, wall, gate, or other decorative structural element in conjunction with the neighborhood identification sign shall be in conformance with other sections of this Code.
 - (7) A neighborhood identification sign shall not be illuminated in any manner, nor shall it use reflective materials of any kind.
- C. No sign shall exceed eight (8) feet in height.
- D. No billboards are permitted except as provided in Article XXIA of this Chapter.

SECTION V. The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-150, paragraph E is deleted in its entirety. Section F, Interior signs, will be renumbered Section E.

SECTION VI. The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-150.1. Paragraph A(1)(a) is hereby deleted in its entirety and replaced with the following amendment:

- (a) The area of the sign shall not exceed 2.083 square feet, or 300 square inches. The sign shall be no higher than four feet, measured from the ground at the base of the sign to the top of the highest element of the sign, including the mounting post and illumination, if any.

SECTION VII. The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, General Regulations, Section 150-194.1. Paragraph D is hereby deleted in its entirety and replaced with the following amendment:

- D. Any such display shall not create a hazard for passing motorists by obstructing required views or causing a distraction. Signs for such displays shall be in accordance with Chapter 150, Zoning, Article III, Terminology, and Article XXI, Signs.

SECTION VIII. - General Provisions.

1. All other terms and provisions of Chapter 150, Zoning, Article III, Definitions, and Article XXI, Signs, of the Worcester Township Code shall remain in full force and effect.

2. The proper officers of the Township are hereby authorized and directed to do all matters and things required to be done by the Acts of Assembly and by this Ordinance for the purpose of carrying out the purposes hereof.

3. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.

4. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

5. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

6. This Ordinance shall immediately take effect and be in force from and after its approval.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 16th day of May, 2018.

WORCESTER TOWNSHIP

By: _____
Rick DeLello, Chairman
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary

2018-277 - clean-up ordinance

3/29/18	draft ordinance	BB
3/29/18	draft legal ad and schedule to BB	TR
4/12/18	legal ad & schedule approved by BB	BB
4/13/18	ordinance sent to MCPC	TR
4/13/18	ordinance sent to WTPC	TR
4/13/18	ordinance posted to website	TR
4/13/18	ordinance placed in lobby	TR
4/13/18	ordinance sent to MCLL	TR
4/13/18	ordinance sent to Times Herald	TR
4/23/18	legal ad #1 published	TR
4/26/18	WTPC comment, if any	
4/30/18	legal ad #2 published	TR
5/16/18	BoS hearing	
5/17/18	send to General Code via ezSupp	TR
5/17/18	send PDF to BB, MCPC	TR
5/17/18	update ordinance list	AM
5/17/18	update ordinance book	AM

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE 2018-277

**AN ORDINANCE AMENDING VARIOUS
PROVISIONS OF THE TOWNSHIP CODE**

WHEREAS, from time to time, corrections and other revisions are required to be made to Township Code of Worcester Township; and,

WHEREAS, the Commonwealth of Pennsylvania mandates that municipalities have published in a newspaper of general circulation all proposed ordinances that make such corrections and revisions, at a great expense to municipalities; and,

WHEREAS, Worcester Township consolidates such corrections and revisions into one proposed ordinance, in lieu of individual ordinances, so to minimize the expense incurred by the taxpayers in meeting this unfunded advertisement mandate;

NOW, THEREFORE, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania hereby ordains and enacts as follows:

SECTION I

1. Chapter 113, Peddling and Solicitations, Section §113-A shall be revised to include new subsection (8), which shall read as follows:

The applicant shall provide a criminal history record report from the Pennsylvania State Police, or from another law enforcement agency approved by the Township, and such report shall be dated no later than seven (7) days from the date the application to obtain a license is submitted to the Township.

2. Chapter 130, Subdivision & Land Development, Attachment 5, shall be revised so to correct the spelling of "Germantown Pike".
3. Chapter 150, Zoning, Section §9, the definition of Residential Life-Care Facility shall be deleted in its entirety, and replaced as follows:

A residential development that is restricted to persons age 65 and greater, or in the case of a couple where at least one of the persons is age 65 and greater, and that provides a complete and uninterrupted continuum of accommodations and care, from independent living units to personal care units to nursing homes, and where every resident possesses the right to move from one housing type to another housing type in order to "age in place", and to receive the medical and other care needed to properly meet that resident's physical, psychological or other requirements. An "independent living unit" is a dwelling unit located within a residential life care facility. All units and facilities in the residential development shall give priority to those residents of the residential development as to levels of care. A residential life care facility includes a continuing care facility as defined and regulated by the Continuing Care Provider

Registration and Disclosure Act and regulations set forth in the Pennsylvania Code. A nursing home is defined and regulated by the Nursing Home Administrators License Act.

4. Chapter 150, Zoning, Section §150-11.D(7) shall be deleted in its entirety, and replaced as follows:

A residential life-care facility, provided that the use is located on a lot one hundred (100) acres or larger, building coverage does not exceed 15% of the net lot area and impervious coverage does not exceed 40% of the net lot area.

5. Chapter 150, Zoning, Section §150-13.A(2)(b) shall be deleted in its entirety.
6. Chapter 150, Zoning, Section §150-21.B(2) shall be deleted in its entirety.
7. Chapter 150, Zoning, Section §150-29.B(2) shall be deleted in its entirety.
8. Chapter 150, Zoning, Section §150-27.D shall be revised to require a minimum 100-acre lot size for a residential life-care facility.
9. Chapter 150, Zoning, Section §150-37.B(2) shall be deleted in its entirety.
10. Chapter 150, Zoning, Section §150-53.B(2) shall be deleted in its entirety.
11. Chapter 150, Zoning, Section §150-54.B(1) shall be deleted in its entirety, and replaced as follows:

Twenty-five percent shall be the maximum total impervious coverage on a lot.

12. Chapter 150, Zoning, Section §150-69.B(2) shall be deleted in its entirety.
13. Chapter 150, Zoning, Section §150-77.B(2) shall be deleted in its entirety.
14. Chapter 150, Zoning, Section §150-93.B(2) shall be deleted in its entirety.
15. Chapter 150, Zoning, Section §150-107.G shall be deleted in its entirety, and replaced as follows:

A residential life-care facility, provided that the use is located on a lot one hundred (100) acres or larger, building coverage does not exceed 15% of the net lot area and impervious coverage does not exceed 40% of the net lot area.

16. Chapter 150, Zoning, Section §150-112.I(11) shall be deleted in its entirety, and replaced as follows:

Nursing homes, personal care facilities and residential life-care facilities, provided that a residential life-care facility is located on a lot one hundred (100) acres or larger.

17. Chapter 150, Zoning, Section §150-113.A shall be deleted in its entirety, and replaced as follows:

Minimum lot area. Twenty-five thousand square feet shall be the minimum lot area that shall be provided for every building and use, except a residential life-care facility, which shall be located on a lot one hundred (100) acres or larger.

18. Chapter 150, Zoning, Section §150-135.C(5) shall be deleted in its entirety.
19. Chapter 150, Zoning, Section §150-177.A(1) shall be deleted in its entirety, and replaced as follows:

In the AGR, R-175, and R-AG-175 districts, structures accessory to single-family residential uses, except those regulated in Subsection A(2) through (9) below, shall be located in the rear yard or side yard only, and no closer than 15 feet to a property line. In all other districts, structures accessory to single-family residential uses, except those regulated in Subsection A(2) through (9) below, shall be located in the rear yard or side yard only and within the building envelope, except that where the required rear yard setback is greater than 10 feet, said accessory structures may be erected in the rear yard not closer than 10 feet to the rear property line. Unless otherwise permitted below accessory structures in any zoning district shall not be higher than 15 feet.

20. Chapter 150, Zoning, Section §150-181.C shall be deleted in its entirety, and replaced as follows:

Unroofed open terraces, decks and patios may project into a required side yard not more than ten (10) feet for single-family residential use only; and into a required rear yard not more than twenty (20) feet for single-family residential use only.

21. Chapter 150, Zoning, Section §150-182 shall be amended to include new subsection (K), which shall read as follows:

Driveway pillars. Each permitted driveway may possess two driveway pillars, one on each side of the driveway. Driveway pillars must be located outside the ultimate right-of-way, and shall provide a turning radius that allows access to emergency vehicles, as determined by the Township. Each driveway pillar shall not exceed five (5) feet in height and shall not exceed sixteen (16) square feet in area.

SECTION II

1. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
2. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

3. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
4. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 16th day of May, 2018.

FOR WORCESTER TOWNSHIP

By:

Richard DeLello, Chair
Board of Supervisors

Attest:

Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-19

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

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

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

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

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

WHEREAS, the Final Plan for the proposed subdivision and land development, prepared by Graf Engineering, LLC, titled Plan of Subdivision and Land Development for Whitehall Estates, consisting of 49 sheets, dated December 3, 2015, with latest revisions dated March 29, 2018, as well as a 4-sheet plan set titled, "Whitehall Estates Pumping Station" as prepared by Ebert Engineering, Inc. dated August 24, 2017, last revised March 8, 2018, is now in a

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

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

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

1. **Approval of Plan.** The Final Plan prepared by Graf Engineering, LLC, as described above, is hereby approved, subject to the conditions set forth below.

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

- A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of April 9, 2018 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of January 8, 2016.
- C. Payment to the Township of a Traffic Impact Fee, in the total amount of \$125,000, which shall be paid on a per lot basis and at the time of submission of a building permit application for each of the dwellings to be built on 37 lots, in the amount of \$3,378.37 per lot.
- D. Payment to the Township of a fee-in-lieu of stormwater basin facility maintenance, in the total amount of \$17,965.00, which shall be paid prior to the Township's acceptance of dedication of the stormwater management facilities.
- E. Applicant shall extend the trail easement along the western property line to connect the trail to Potshop Road;
- F. Contemporaneously with the recording of the Final Plan, Applicant shall record a Declaration of Covenants, in form satisfactory to the Township

Solicitor restricting Parcel B from further subdivision.

- G. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- H. Prior to recording the Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.
- I. The Applicant shall provide to the Township for signature that number of Plans required for recording and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.
- J. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- K. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.

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

3. **Waivers.** The Worcester Township Board of Supervisors hereby confirms the following waivers from the provisions of the Township Subdivision and Land Development Ordinance:

- A. §130-16.B.2.a of the Worcester Township Subdivision and Land Development Ordinance - minimum centerline radius of 150 feet;
- B. §130-16.B.4.d and Section 130-16.E.7 of the Worcester Township Subdivision and Land Development Ordinance - maximum street grade of three percent within 50 feet of an intersection to a main thoroughfare, at Road B;

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

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

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

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

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

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

RESOLVED and **ENACTED** this 16th day of May, 2018 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Richard DeLello, Chairman

Attest:

Tommy Ryan, Secretary

ACCEPTANCE

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

WHITEHALL DEVELOPMENT PARTNERS, LP

Date: _____

By: _____

(PRINT NAME AND TITLE)



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
APR 11 2018

April 9, 2018
Ref: #7460

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

Attention: Tommy Ryan, Township Manager

Reference: Whitehall Estates – 1600 Potshop Road
Final Subdivision and Land Development Plans

Dear Mr. Ryan:

CKS Engineers, Inc. is in receipt of a final plan submission for the Whitehall Estates Subdivision and Land Development at 1600 Potshop Road. The plans were prepared by Graf Engineering, LLC of Lansdale, Pennsylvania. The plan set consists of 49 sheets, dated December 3, 2015, with latest revisions dated March 29, 2018. Also included with the subdivision plans was a 4-sheet plan set entitled "Whitehall Estates Pumping Station" as prepared by Ebert Engineering, Inc., dated August 24, 2017, last revised March 8, 2018. The plans propose the development of 38 single-family detached lots, including 36 lots to be located on two new public roadways extending from Whitehall Road, one lot fronting on Whitehall Road and one large estate lot (Parcel B) on Potshop Road. A 39th lot (Parcel C) is a remnant of land located on the westerly side of Potshop Road and is proposed as a building lot, although it appears that no improvements are currently proposed on that lot at this time. The site currently contains three single-family homesteads, one of which is to be removed. The remaining two are included in the total 39 lots (Lot 1 and Lot 21). The site is located in the "AGR – Agricultural Zoning District" and is being developed as a Conservation Subdivision. CKS Engineers, Inc. has reviewed this final plan submission for conformance with the Code of the Township of Worcester. Based upon our review of these revised plans, we offer the following comments:

PRELIMINARY PLAN APPROVAL

1. This plan of subdivision and land development received Preliminary Plan approval from the Worcester Board of Supervisors by Resolution 2016-37, dated November 16, 2016. A copy of that Resolution is attached to this letter.

SUBDIVISION AND LAND DEVELOPMENT COMMENTS

2. The following waiver requests have been noted on Record Plan Sheet 2. These seven (7) waivers were granted as part of the Preliminary Plan approval.
 - a. Waiver from Section 130-16.B.2.a of the requirement to provide a minimum centerline radius of 150 feet. The waiver is requested specifically for the proposed "bulbs" at the end of each proposed road in lieu of a traditional cul-de-sac.
 - b. Waiver from Sections 130-16.B.4.d and 130-16.E.7 of the requirement to provide a maximum street grade of 3% within 50 feet of an intersection to allow the main thoroughfare of the Road B intersection to be 4.82%.
 - c. Waiver from Section 130-16.C.1.a.4 regarding the minimum road width. A 26-foot cartway width is proposed.
 - d. Waiver from Section 130-17.B.2 of the requirement to provide a minimum of 40 feet between a driveway and the street intersection to allow 25 feet for proposed Lot 34.
 - e. Waiver from Section 130-24.B.3.j of the requirement to provide a minimum of 3 feet of cover over all storm sewer pipes for Storm Systems C3-C4, A9-A12, A9-A10 and A10-A11.
 - f. Waiver from Section 130-28.G.5 of the requirement to provide a softening buffer since significant existing vegetation exists along the perimeter of the site.
 - g. Waiver from Section 130-33.B.1 of the requirement to provide all existing features within 2,000 feet of the site.

3. One additional waiver request has been added to the Record Plan. This request is as follows:
 - a. Waiver from Section 130-18.A.1 of the requirement for the installation of sidewalks along all streets, except where, in the opinion of the Township Supervisors, they are necessary for the public safety and convenience.

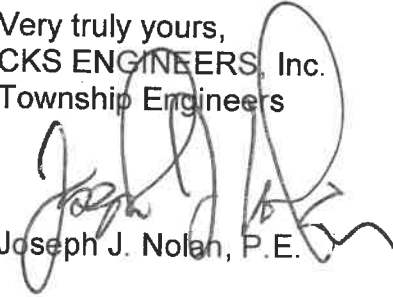
This additional waiver request should be considered as part of the Final Plan approval process.

4. The applicant has received the following permits and approvals required in conjunction with this project.
 - a. DEP Planning Module approval, January 18, 2018
 - b. Montgomery County Conservation District approval, October 4, 2017

- c. DEP NPDES Permit – Stormwater Discharge, October 4, 2017
 - d. DEP Chapter 105 General Permit, May 17, 2017
 - e. PennDOT Permit, issued June 30, 2017.
 - f. North Penn Water Authority "Will Serve" letter, June 28, 2016.
5. A DEP Water Quality Management, Part 2 Permit will be required in conjunction with the wastewater pumping station proposed for this project. This permit application should be submitted to DEP.
 6. Notes 15 and 16 on Sheet 2 deal with the dedication of the roads and open space (Parcel A) to Worcester Township. Also, Note 20 proposes that all stormwater facilities are offered for dedication to Worcester Township. The Township needs to determine if the proposed dedications are acceptable. Parcel A contains three stormwater basins which would become the responsibility of the Township. The Township may wish to establish a maintenance fund for these facilities if the offer for dedication is accepted.
 7. The numbering of the plan sheets needs to be revised from Sheet 35 through 48 to reflect that there are 49 sheets in the plan set.
 8. A construction cost estimate of all proposed site improvements will be required to establish the construction escrow for this project. This will be required for inclusion in the Development Agreement with the Township.
 9. The applicant is reminded of Item 2.D of the Preliminary Plan Approval Resolution regarding the payment of Traffic Impact Fees.
 10. The two proposed roads are labeled Road A and Road B on the plans. Names for these roads should be selected and submitted to the Township for approval.

The above represents all of our comments on this Final Plan submission. Please contact me if you have any questions.

Very truly yours,
CKS ENGINEERS, Inc.
Township Engineers


Joseph J. Nolan, P.E.

JJN/kgc
Enclosure

cc: R.A. Graf, Graf Engineering, LLC
Whitehall Development Partners, LP, Attn: Brennan Marion
Robert L. Brant, Esquire, Township Solicitor
File

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION 2016-37

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

WHEREAS, Whitehall Development Partners, LP ("Applicant") has submitted a Plan of Subdivision and Land Development to Worcester Township and has made application for Preliminary Plan Approval of the Plan known as Whitehall Estates. The Applicant is the owner in equity of three parcels totaling approximately 117.10 acres, situate between Whitehall Road and Potshop Road, in the AGR-Agricultural Zoning District, said parcels being Tax Parcel Nos. 67-00-04102-00-7, 67-00-02797-00-7 and 67-00-04099-00-1, as more fully described in Deeds recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, the Applicant proposes the development of a total of 39 lots. Proposed are 38 single-family detached lots, including 36 lots to build new single-family detached units, to be located on two new public roadways extending from Whitehall Road, one lot fronting on Whitehall Road (Parcel A) and one large estate lot (Parcel B) on Potshop Road. A 39th lot (Parcel C) is a remnant of land located on the westerly side of Potshop Road and is proposed as a future building lot; and

WHEREAS, the Plan received a recommendation for Preliminary Plan Approval by the Worcester Township Planning Commission at their meeting on November 10, 2016; and

WHEREAS, the Preliminary Plan of Subdivision and Land Development was prepared by Graf Engineering, LLC, sheets 1 to 41, inclusive, dated December 3, 2015 and last revised October 19, 2016, known as Whitehall Estates ("Preliminary Plan"); and

WHEREAS, the Preliminary Plan is now in a form suitable for Preliminary Plan Approval by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

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

1. Approval of Plan. The Preliminary Plan proposed by Graf Engineering, LLC as described above is hereby granted Preliminary Approval, subject to the conditions set forth below.
2. Conditions of Approval. The approval of the Preliminary Plan is subject to strict compliance with the following conditions:
 - A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of October 12, 2016, relative to the Planning Module.
 - B. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of November 7, 2016, relative to the Plan.
 - C. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of January 8, 2016.
 - D. Payment to the Township of a Traffic Impact Fee, in the total amount of \$125,000, which shall be paid on a per lot basis and at the time of submission of a building permit application for each of the dwellings to be built on 37 lots, in the amount of \$3,378.37 per lot.
 - E. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
 - F. Prior to recording the Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.
 - G. Following approval of the Final Plan, the Applicant shall provide to the Township for signature that number of Final Plans required for recordation and filing with the various

Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recordation.

- H. The Applicant shall provide a copy of the recorded Final Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recordation.
 - I. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Final Plan recordation.
 - J. The Development shall be constructed in strict accordance with the content of the Final Plan, notes on the Plan and the terms and conditions of this Resolution and the Resolution of Final Plan Approval.
 - K. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, the Final Approval Resolution, and any required agreements shall be borne entirely by the Applicant, and shall be at no cost to the Township.
 - L. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
 - M. Applicant understands that it will not be granted Township building or grading permits until the Final Plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.
3. Waivers. Unless stated otherwise in this Resolution, this Preliminary Plan Approval shall not constitute the granting of any additional waivers or deferrals except as set forth herein. All additional requested waivers and deferrals will be considered at the time of Final Plan Approval. If the Final Plan is not

compliant with the Zoning or Subdivision and Land Development Ordinance of the Township, then this approval does not grant permission for said noncompliance because at the time of Final Plan Approval, the Township will either permit the noncompliance by additional waivers or will deny the additional waiver request and, possibly, deny the Final Plan.

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

- A. § 130-16.B.2.a of the Worcester Township Subdivision and Land Development Ordinance - minimum centerline radius of 150 feet;
 - B. § 130-16.B.4.d and Section 130-16.E.7 of the Worcester Township Subdivision and Land Development Ordinance - maximum street grade of three percent within 50 feet of an intersection to a main thoroughfare, at Road B;
 - C. § 130-16.C.1.a.4 of the Worcester Township Subdivision and Land Development Ordinance - minimum roadway width;
 - D. § 130-17.B.2. of the Worcester Township Subdivision and Land Development Ordinance - minimum 40 feet between a driveway and a street intersection, at Lot 34;
 - E. § 130-24.B.3.j of the Worcester Township Subdivision and Land Development Ordinance - minimum three feet of cover for storm sewer pipes, at Storm Systems C3-C4, A9-A12, A9-A10 and A10-A11;
 - F. § 130-28.G.5 of the Worcester Township Subdivision and Land Development Ordinance - minimum softening buffers along the property boundary; and,
 - G. § 130-33.B.1 of the Worcester Township Subdivision and Land Development Ordinance - show all features within 2,000 feet of the property boundary.
4. **Acceptance.** The Conditions of Approval set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.
 5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plan shall be considered to have received Preliminary Plan Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff. This approval DOES NOT represent nor constitute Final Plan Approval. Any changes to the approved site Plan will require the submission of an amended site Plan for land development review by all Township review parties.

RESOLVED and ENACTED this 16th day of November, 2016 by the Worcester Township Board of Supervisors.

FOR WORCESTER TOWNSHIP

By: *Susan G. Caughlan*
Susan G. Caughlan, Chair
Board of Supervisors

Attest: *[Signature]*
Tommy Ryan, Secretary

ACCEPTANCE

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

WHITEHALL DEVELOPMENT PARTNERS, LP

Date: _____

By: _____

(PRINT NAME AND TITLE)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**
MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 8, 2016

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #12-0055-003
Plan Name: Whitehall Estates
(38 lots on 113.43 acres)
Situate: Potshop Road (N&E)/Berks Road (E)/Whitehall Road(W)
Worcester Township

Dear Mr. Ryan:

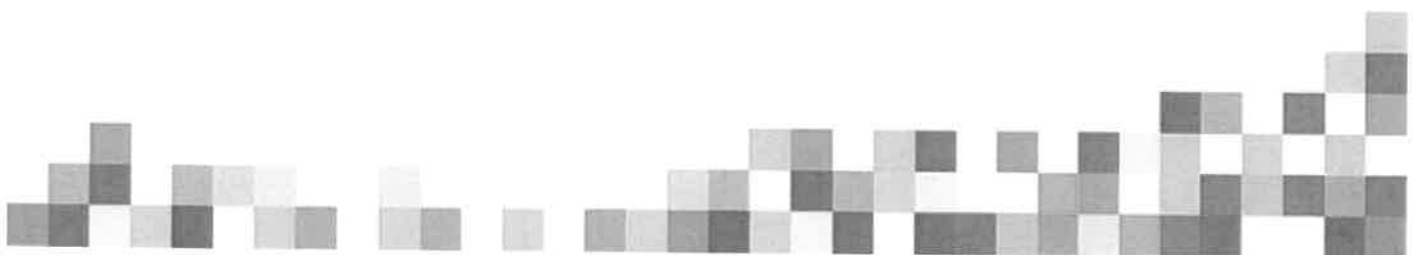
We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on December 11, 2015. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, Whitehall Development Partners, is proposing to build 36 new single-family detached units and retain two single-family detached units—for a total of 38 units—in a conservation subdivision located in the township's AGR-Agricultural District. One of the units to be retained is an existing horse farm and one is a farm house located along Whitehall Road. We reviewed a sketch plan for this development in September 2012. The sketch plan came about through discussions with the Worcester Township Planning Commission and is similar to the current proposal.

COMPREHENSIVE PLAN CONSISTENCY

- A. Worcester Township Comprehensive Plan - The proposal is generally consistent with the Worcester Comprehensive Plan. The plan designates this area as "countryside" which should be "dominated by farms, horse pastures, woods, riparian corridors, and country roads." A conservation subdivision which allows the applicant to preserve the existing farms and view corridors fits this description well.



- B. Montco 2040: A Shared Vision - The proposal is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. This part of Worcester Township is located in the Rural Resource Area. This area should consist of "open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages." One of the primary uses for this area is "low-density residential development that is clustered or has a rural character."

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, we provide the following feedback, which we feel will help create a more attractive and sustainable development:

REVIEW COMMENTS

EMERGENCY ACCESS

- A. Existing Farm Road - In previous sketch plans, the existing farm road was shown as an emergency access point connecting to the end of each loop road. On the overall site plan that the applicant has submitted it is not shown; however, on some of the other plan sheets it is depicted as it was on the earlier sketch plans. The applicant should clarify whether the emergency access is still being proposed.

LANDSCAPING

- A. Street Trees - The applicant is asking for a waiver for 22 of the required street trees. Street trees help create a more inviting public space and serve an important role in decreasing stormwater surface runoff. Every effort should be made to meet the street tree requirements.
- B. Perimeter Buffers - The applicant is asking for a waiver of perimeter buffers because they believe there is a significant and sufficient amount of vegetation along the property boundary. While this is the case for most of the property boundary, there is a significant amount of frontage along Whitehall Road that has little to no vegetation. Perhaps some of the street trees and perimeter buffers could be moved to this area.

TRAILS

- A. Trail Connections - Our letter from 2012 recommended trail connections to connect Whitehall Road over to the former Army Reserve facility on Berks Road. It appears that there are no longer any trails being proposed. The applicant should consider these trail connections, which will help connect the area to the township and regional trail systems. If trails are still being planned they should be included on the site plan.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's land development proposal, but we believe that our suggestions will create a more attractive and sustainable development.

Please note that the review comments and recommendations in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

c: Whitehall Development Partners, LP, Applicant
Graf Engineering, LLC, Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

Attachments: Aerial Map



Whitehall Estates
MCPC #12-0055-003

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19304-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/plancom
Year 2010 aerial photography provided by the
Delaware Valley Regional Planning Commission



**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-20

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

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

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

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

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

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

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

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

1. **Approval of Plan.** The Preliminary/Final Plan proposed by STA Engineering, Inc. as described above is hereby granted Preliminary/Final Approval, subject to the conditions set forth below.
2. **Conditions of Approval.** The approval of the Preliminary/Final Plan is subject to strict compliance with the following conditions:
 - A. Compliance with all conditions set forth in the Stipulation of Settlement regarding Center Square Golf Course Property dated July 19, 2017 and the Addendum thereto dated December 20, 2017.
 - B. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of February 23, 2018, relative to the Wastewater Pumping Station DEP Part 2 Permit Application.
 - C. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of May 1, 2018, relative to the Plan.
 - D. In the event the Applicant elects to proceed with construction of the Development in phases, the record Plan shall be revised to reflect only the applicable phase or phases ("Phase Plan"); prior to recording the Preliminary/Final Plan or any Phase Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township for the applicable phase or phases. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

- E. Payment to the Township of a Traffic Impact Fee, in the amount of \$3,000 per dwelling unit, at the time of execution of the Land Development and Financial Security Agreement for each phase of the Development for the number of dwelling units within that phase.
- F. Applicant shall purchase 250 EDUs at \$2,000 per EDU. The EDU fees shall be paid for all dwelling units proposed for development in each phase thereof at the time of signing of Development Agreements for that particular phase.
- G. Immediately following recording of the Preliminary/Final Plans or first Phase Plan, as applicable, Applicant shall record the Deeds to convey parcels 1, 2, 3 and 4 to the abutting property owners. The Deeds shall contain a restriction, in form satisfactory to the Township Solicitor, that such conveyed parcels shall be permanently preserved as open space. All expenses involved in preparation of the Deeds and recording of same, including transfer taxes, shall be borne by the Applicant.
- H. Off-site Easement Agreements for the force main, in form satisfactory to the Township Solicitor and Engineer shall be recorded contemporaneously with the Plans.
- I. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- J. Payment to Worcester Township of a voluntary contribution in the amount of \$46,640 in lieu of installation of sidewalks on Skippack Pike and Berks Road only.
- K. The Homeowners Association shall maintain the stormwater management facilities/storm sewer system, access roads for the multi family dwelling units, open space and common areas within the Development. The Declaration of Covenants and Restrictions setting forth the Homeowners Association's obligations regarding same shall be in form satisfactory to the Township Solicitor.
- L. Payment to Worcester Township of a voluntary contribution in the amount of \$129,200 for 646 trees in-lieu-of required

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

- M. Applicant shall provide to the Township for signature that number of Plans required for recording and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of recording.
- N. The Applicant shall provide a copy of the recorded Preliminary/Final Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of recording.
- O. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Preliminary/Final Plan recordation.
- P. The Development shall be constructed in strict accordance with the content of the Preliminary/Final Plan, notes on the Plan and the terms and conditions of this Resolution of Preliminary/Final Plan Approval.
- Q. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and any required agreements shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- R. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- S. Applicant understands that it will not be granted Township building or grading permits until the Preliminary/Final Plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.

T. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the Applicant, or its successor or assigns at the Property, Applicant shall, prior to the Township executing the Preliminary/Final Plan, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township, at the Township's sole discretion, with all expenses being charged to the Applicant, in the event said maintenance responsibilities are not fulfilled by the Applicant after the Township provides reasonable notice to the Applicant to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Final Plan.

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

- A. §130-16.B.(4)(d) of the Worcester Township Subdivision and Land Development Ordinance - maximum street grade of 3% within 50 feet of any side of an intersection measured along the curb line - allowing a maximum grade from 3% to 7% along the curb line at 6 of the 10 intersections;
- B. §130-16.C.(1)(a)[4] of the Worcester Township Subdivision and Land Development Ordinance - 32 feet paved width for residential streets - allowing Hawthorn Drive, Linden Way, and Elder Way to be 28 feet wide and Umbrell Drive and Tamarak Circle to be 26 feet wide;
- C. §130-16.E.(7) of the Worcester Township Subdivision and Land Development Ordinance - approach grades to be a maximum of 3% for a distance of 50 feet from intersections - allowing the Hawthorne Drive intersection with Hawthorne Drive at Lots 25 and 97 and the Hawthorn Drive intersection with Umbrell Drive at Lots 14 & 15 to both have 5% approach grades within 50 feet of the intersections;
- D. §130-18.A.(1) of the Worcester Township Subdivision and Land Development Ordinance - sidewalks are to be provided along all streets except where determined they are unnecessary - sidewalks will not be required along Skippack Pike and Berks Road only; sidewalks shall be provided on the internal streets of the Development;
- E. §130-18.B.(1)(a) of the Worcester Township Subdivision and Land Development Ordinance - requiring concrete curb -

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

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

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

- L. §130-28.G.(4) of the Worcester Township Subdivision and Land Development Ordinance - street tree requirement - partial waiver to require all but 344 of the required street trees with a fee-in-lieu of installation of the required trees which are not able to be provided;
 - M. §130-28.G.(5)(b) of the Worcester Township Subdivision and Land Development Ordinance - softening buffer along the PECO corridor - softening buffer will not be provided, instead permitting earth berms as proposed and existing vegetation will be retained;
 - N. §130-28.G.(4)(c) of the Worcester Township Subdivision and Land Development Ordinance - street trees to be planted a minimum distance of 5 feet outside and parallel to the right-of-way line - allowing street trees to be planted at various locations throughout the property in addition to planting along the street rights-of-way; and
 - O. §130-28.G.(5)(b) of the Worcester Township Subdivision and Land Development Ordinance - softening buffer along all side and rear property lines where existing vegetation is not sufficient to meet the requirements - allowing existing vegetation that is to remain to count toward softening buffer requirements;
- 4. **Acceptance.** The Conditions of Approval set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.
 - 5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

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

require the submission of an amended site Plan for land development review by all Township review parties.

RESOLVED and **ENACTED** this 16th day of May, 2018 by the Worcester Township Board of Supervisors.

FOR WORCESTER TOWNSHIP

Attest:

Tommy Ryan, Secretary

By: _____
Richard DeLello, Chairman
Board of Supervisors

ACCEPTANCE

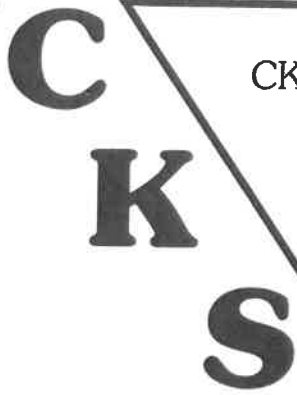
The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and equitable owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she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

TOLL MID-ATLANTIC LP COMPANY, INC.

Date: _____

By: _____

(PRINT NAME AND TITLE)



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

May 1, 2018
Ref: #7484

Township of Worcester
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: The Reserve at Center Square (formerly known as Center Square Golf Club)
Subdivision Plan
Skippack Pike, Whitehall Road & Berks Road
Revised Plan Review

Dear Mr. Ryan:

CKS Engineers, Inc., is in receipt of a subdivision plan submitted by STA Engineering, Inc., for the property on the southern side of Skippack Pike and between Berks Road and Whitehall Road. The subdivision plan submission consists of a plan set containing ninety-seven (97) sheets, dated November 1, 2017, last revised March 30, 2018 as well as a Post Construction Stormwater Management Plan Narrative, dated November 1, 2017, last revised March 30, 2018.

The plan proposes the subdivision of the existing 157.63 acre (approximate) parcel into two hundred fifty (250) building lots, with several Open Space parcels. The subject parcel is primarily in the R-AG-200 Zoning District with a small portion in the R-175 Residential District. The parcel is subject to the Stipulation Agreement between Worcester Township and the Cutler Group, Inc., dated July 19, 2017.

CKS Engineers, Inc., has reviewed the revised plan submission and also the accompanying documents for conformance with the Code of the Township of Worcester. Based on our review of this plan set, we offer the following comments:

Planning and Zoning Comments

1. The site layout is in general conformance with Exhibit "B" from the Stipulation Agreement as well as an amendment regarding buffers, sanitary sewer connections and open space areas. One hundred twenty-five detached single-family dwellings and one hundred twenty-five attached single-family dwellings are proposed. The plan proposes to offer the majority of the roadways (those serving the detached dwellings) to the Township for dedication. The two access roads that serve the attached dwelling units are to be owned and maintained by a homeowner's association. The Open Space areas are to be owned and maintained by a homeowner's association.

2. The submission includes a list of waivers requested from the Subdivision and Land Development Ordinance. As noted in the January 22, 2017 (amended April 19, 2018) correspondence from STA Engineering, Inc. they are:
 - A. From Section 130-16.B.(4)(d): Which requires a maximum 3% grade within 50 feet of any side of an intersection measured along the curb line. The waiver is requested to allow a maximum grade from 3% to 7% along the curbline at 6 of the 10 intersections. Given the site conditions, the proposed road grades and the slope requirements for curb ramps, the maximum 3% grade is exceeded. We take no exception to this request.
 - B. From Section 130-16.C.(1)(a)[4]: Which requires a 32 feet paved width for residential streets. The waiver is requested to allow Hawthorn Drive, Linden Way and Elder Way to be 28 ft. wide and Umbrell Drive and Tamarack Circle to be 26 ft. wide. (As explained by the applicant's engineer, the reduction in street impervious surface is a stormwater management BMP and the reduced width is acceptable for residential developments and allows for emergency vehicle access.) We take no exception to this request.
 - C. From Section 130-16.E.(7): Which requires approach grades to be a maximum of 3% for a distance of 50 feet from intersections. (The waiver is requested to allow the Hawthorn Drive intersection with Hawthorn Drive (at Lots 25 and 97) and the Hawthorn Drive intersection with Umbrell Drive (at Lots 14 and 15) to both have 5% approach grades within 50 feet of the intersections. The existing site grades require that these roads have greater slopes in order to meet other slope requirements for road design and to effectively balance the site earthwork.) We take no exception to this request.
 - D. From Section 130-18.A.1: Requiring sidewalk to be provided along all streets except where found to be unnecessary by the Board of Supervisors. The Applicant request is to not provide sidewalk along Skippack Pike and Berks Road. We recommend that a fee be provided in lieu of the sidewalk, should the waiver be granted.
 - E. From Section 130-18.B.(1)(a): Requiring concrete curb. (The waiver is requested to allow the use of Belgian block curb for interior roads only. Concrete curb will be used within State Roads.) We take no exception to this request.
 - F. From Section 130-24.B.(3)(e)[2]: To allow use of HDPE storm pipe outside of any Township dedicated right-of-way or within lawn areas. (The waiver is requested to allow HDPE in proposed lawn areas. RCP is proposed within all public and private streets and under the berms for the basin outfall pipes.) We take no exception to this request.
 - G. From Section 130-24.B.(3)(a), (c) and (h): Requiring storm pipes and inlets to be designed to handle the 50-year design storm and to provide a maximum headwater depth that is one foot below the inlet top of grate or manhole cover.

The waiver is requested to instead require that storm sewer pipes and inlets/manholes be designed for the 100-year design storm with no surcharge. We take no exception to this request.

- H. From Section 130-24.B.(3)(j): Requiring a minimum of three feet of cover over all storm pipes. The waiver is requested to allow a minimum of two ft. of cover in roads and one and one half ft. of cover in lawn areas to minimize utility conflicts and the depths to which utilities are installed. We take no exception to this request.
- I. From Section 130-24.B.(4)(f)[2]: Requiring the 100-year post-development flow rate to be equal to or less than the 10-year pre-development flow rate. The waiver is requested to instead require that post-development peak flow rate for the 2- and 10-year design storm is 75% of the pre-development peak flow rate and that the post-development peak flow rate for the 25-, 50- and 100-year design storm does not exceed the pre-development rate for the respective design storms. This approach to peak flow management is more in line with current NPDES permit requirements. We take no exception to this request.
- J. From Section 130-24.B.(4)(f)[7]: Requiring two feet of freeboard from the design flow in the emergency spillway to the top of berm elevation. This waiver is requested to instead require 1 foot of freeboard from the design flow elevation in the emergency spillway to the top of berm and a minimum of 0.50 feet of freeboard from the 100-year water surface in the basin to the emergency spillway elevation. This approach to freeboard adds another level of protection should an orifice or outlet become clogged or obstructed. We take no exception to this request.
- K. From Section 130-28.F.(7).(b): Requiring replacement trees when greater than 25% of existing trees 6 inch or greater are removed. The waiver is requested to provide all but 302 of the required replacement trees. We suggest the applicant discuss options with the Township regarding this request, including a possible fee in lieu of installation of the required trees.
- L. From Section 130-28.G.(4): Street tree requirement. The waiver is requested to provide all but 344 of the required street trees. We suggest the applicant discuss options with the Township regarding this request, including a possible fee in lieu of installation of the required trees.
- M. From Section 130-28.G.(5)(b): Which requires a softening buffer along the PECO corridor. The waiver is requested to not provide a softening buffer along the PECO corridor. Earth berms are proposed and existing vegetation will be retained. We take no exception with this request.
- N. From Section 130-28.G.(4)(c): Requiring street trees to be planted a minimum distance of five feet outside and parallel to the right-of-way line, unless otherwise approved by the Township. The waiver is requested to allow street trees to be planted at various locations throughout the property in addition to

planting along the street rights-of-way. The number of required street trees cannot be planted along the streets and still maintain appropriate offsets from utilities, driveways and intersections. We take no exception with this request.

- O. From Section 130-28.G.(5)(b): Requiring a softening buffer along all side and rear property lines where existing vegetation is not sufficient to meet the requirements. The waiver is requested to allow existing vegetation that is to remain to count toward softening buffer requirements. We take no exception with this request.
- 3. The plan proposes minimal frontage widening on Skippack Pike and Berks Road and none on Whitehall Road. A northbound right turn lane on Berks Road between the Berks Road access and Skippack Pike is now shown, as requested. The proposed design requires a permit from the Pennsylvania Department of Transportation (PennDOT), and is currently under review. The applicant's engineer has kept our office abreast of the ongoing design review process. (130-16.A.6, 130-16.C, 130-18.A, 130-33.F, 130-14.J)
- 4. The Township Traffic Engineer has also provided comments on the HOP plans by letter of March 1, 2018. All comments in this review letter must also be addressed.
- 5. The proposed water lines should be approved by the North Penn Water Authority. It is our understanding that the applicant's engineer is coordinating the water line design with the Authority. (130-27)
- 6. The project proposes a series of detention basins and BMP facilities to control the release rate, volume control and water quality components of the runoff generated by this development. The report includes soil testing results as well as storm sewer calculations. The storm sewer system has been designed to accommodate a 100-year storm.

The design, including the storm sewer collection and conveyance system will adequately address the stormwater requirements of the Township.

- 7. We have received a separate submission for the wastewater pumping station and force main design, which has been reviewed and approved. In conjunction with proposed public sewer to service this project, we do offer the following comments:
 - A. DEP Planning Module approval has been obtained. The Township received the approval letter from DEP on March 22, 2018.
 - B. A water quality management, Part 2, permit will be required from DEP. A completed application has been submitted to DEP for review.
 - C. We note that the force main will require off-site easements from other property owners. The applicant should provide these easements and easement agreements to the Township for review.

May 1, 2018

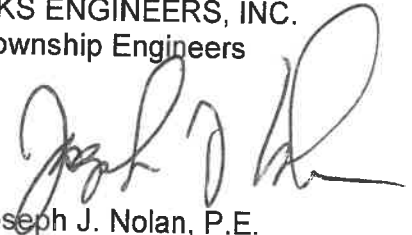
Ref: #7484

Page 5

- D. The PennDOT Highway Occupancy Permit for construction of the force main along Skippack Pike was issued by PennDOT on April 26, 2018.

The above represents our comments on this revised subdivision plan submission. Please contact this office if you have any questions or need any additional assistance on this project.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Toll PA XIV, L.P.
Richard P. McBride, Esq.
Susan Rice, STA Engineering, Inc.
File

C
K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
FEB 26 2018

February 23, 2018
Ref: # 7484

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan

Reference: Center Square Golf Club Subdivision
Wastewater Pumping Station
DEP Water Quality Management Part 2 Permit Application and
Design Drawings and Design Calculations Report

Dear Mr. Ryan:

I am in receipt of revised documents submitted in conjunction with the sanitary sewage pumping station and force main that will be constructed as part of the Center Square Golf Club Subdivision. The submission included two (2) letters from Ebert Engineering Inc., to the Township, each letter dated February 20, 2018. The first letter responded to comments regarding the Water Quality Management Part 2 Application which must be submitted to DEP in conjunction with this project. The second letter dealt with the design drawings and design calculation report that was prepared by Ebert Engineering in conjunction with the wastewater pumping station and force main. Also included with the letter is a copy of the revised application, revised report, and revised drawings of the force main.

Based on my review of this latest submission, all technical comments set forth in my previous review letters have been adequately addressed. There are still a few items that remain to be completed in conjunction with this portion of the project.

1. The applicant must obtain 537 Planning Approval in conjunction with the overall project. Once the 537 Plan approval letter is received from DEP, this letter should be inserted in the Water Quality Management Part 2 Application prior to

February 23, 2018
Ref: # 7484
Page 2

submission to DEP. The application as provided in the recent submission, is ready to be sent to DEP once the planning approval letter is obtained. Prior to forwarding the application to DEP, the Township must sign the permit application and have the signature notarized on Page 2 of the application.

2. A copy of an executed Easement Agreement for the force main should be sent to the Township for review and approval prior to any construction within the easement area. This easement should be offered in dedication to Worcester Township, since the Township will be responsible for operation maintenance of not only the pumping station, but the associated force main. This easement should also be reviewed by the Township Solicitor.

The above represents all comments on this latest submission for the pumping station and force main. The construction drawings for the wastewater pumping station and force main will become a part of the overall subdivision plans for this project, and should be part of the plans ultimately approved and recorded by Worcester Township.

Please do not hesitate to contact me if you have any further questions on this submission.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor
Blake Romanowksi, EIT, Ebert Engineering, Inc.
Charles Spendore, Esq.
Susan Rice, P.E., STA Engineering, Inc.
File

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-21

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

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

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

RESOLVED THIS 16TH DAY OF MAY, 2018.

FOR WORCESTER TOWNSHIP

By: _____
Richard DeLello, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary

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

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

_____ *date* _____ *signature*

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-22

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

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

RESOLVED THIS 16TH DAY OF MAY, 2018.

FOR WORCESTER TOWNSHIP

By: _____
Richard DeLello, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary

I, Tommy Ryan, Secretary of the Township of Worcester, Montgomery County, PA, do hereby certify that the forgoing is a true and correct copy of the Resolution adopted at a regular meeting of the Board of Supervisors held the 16th day of May, 2018.

date

signature

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-23

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

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

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

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

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

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

RESOLVED THIS 16TH DAY OF MAY, 2018.

FOR WORCESTER TOWNSHIP

By:

Richard DeLello, Chair
Board of Supervisors

Attest:

Tommy Ryan, Secretary

**TOWSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2018-24

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

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

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

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

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

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

RESOLVED THIS 16TH DAY OF MAY, 2018.

FOR WORCESTER TOWNSHIP

By: _____
Richard DeLello, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary

HRMM&L

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC
ATTORNEYS AT LAW

11,928-054

www.HRMMI.com

April 24, 2018

J. Edmund Mullin
Steven H. Lupin
Douglas J. Zeiders
Carl N. Weiner
Jonathan Samel, LL.M.
Merle R. Ochrach
Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Joseph J. McGroarty, Jr.
Ethan R. O'Shea
Bernadette A. Kearney
Paul G. Mullin
John I. Iamozzi
William G. Roark
Andrew P. Grau, LL.M.
Susan E. Pierre
Nathan M. Murawsky
Timothy P. Briggs
Kathleen A. Maloles
John F. Walko
Steven J. English
Michael A. Luongo
Jonathan L. Shaw
Kevin M. McGrath
Robert M. Sebja
Graham R. Bickel

OF COUNSEL:
J. Scott Maxwell
Edward Rubin

VIA EMAIL and FIRST-CLASS MAIL

Robert L. Brant, Esquire
Robert L. Brant, Jr. & Associates, LLC
572 W. Main Street
P.O. Box 26865
Trappe, PA 19426

Re: **Stony Creek Village**

Dear Bob:

Stony Creek Village LP received final land development approval for its commercial development plan for a 4.8-acre tract located at North Wales Road and Township Line Road by resolution of final plan approval passed by the Board of Supervisors on December 20, 2017. The plan had previously received preliminary approval by Resolution No. 05-22 on December 5, 2005.

The developer is facing a pending expiration in June of the five-year period protection from changes to zoning, subdivision or other applicable ordinances as provided in Section 508(4) of the Municipalities Planning Code, as extended by the Permit Extension Act. Pursuant to the provisions of Section 508(4)(iv), the Board of Supervisors may extend this period.

At this point in time, while real estate in general is recovering from the Great Recession, there are still significant challenges in demand for commercial and office space. The developer simply, at this time, does not have tenant demand to support financing of this project or to support the successful implementation of this development.

Accordingly, Stony Creek Village LP is requesting a three-year extension of the Section 508(4) plan protection period.

Consideration of this matter by the Board of Supervisors will be greatly appreciated.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
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