

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 25, 2018, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:35 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]

1. Reorganization – Ms. Quigley motioned to appoint Gordon Todd as Chair, Tony Sherr as Vice Chair and Doug Rotondo as Secretary for 2018, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
2. December 14, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the December 14, 2017 Meeting Minutes, amended to correct page 2, “Ms. Greenawalt”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
3. Meadowood - Grove (LD 2017-05) – Tim Woodrow, Engineer for the Applicant, provided an overview of a proposed 52-unit development on the north side of the property. Mr. Woodrow commented on building height, the variance obtained from the Zoning Hearing Board to allow the building height, and the additional landscaping to be installed as a condition of this grant of variance.

Mr. Woodrow commented on revisions made to the parking areas and circulation plan, so to improve access for emergency personnel.

Mr. Woodrow commented on ongoing work to resolve the design of the water main extension. Mr. Woodrow noted sanitary sewer service will be provided at the Valley Green Wastewater Treatment Plant, and he noted the Applicant had received a Planning Module exemption from the Pennsylvania Department of Environmental Protection.

Mr. Woodrow stated the Applicant will comply with all items noted in the Township Engineer review letter dated January 16.

Jim Faber, Landscape Architect for the Applicant, commented on the buffer to be installed along the northern property line, existing vegetation to be preserved, water feature design and plantings, stormwater management system, and foundation plantings.

Ms. Quigley commented on the requested street tree waiver. Mr. Woodrow noted the waiver pertained to plantings along the Valley Forge Road and Skippack Pike frontages.

Ms. Quigley commented on water feature plantings, the use of native species, and efforts to eliminate invasive species.

Mr. Faber commented on pedestrian walkway lighting options under consideration.

Mr. Rotondo commented on the cemetery. Mr. Faber noted the cemetery will be retained.

Mr. Sherr motioned to recommend the Board of Supervisors grant approval to a Preliminary Plan for the Meadowood - Grove land development, conditioned on Applicant compliance with the Township Engineer's January 16, 2018 review letter, and the Township Traffic Engineer's August 11, 2017 review letter, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

4. February 22 Planning Commission Meeting Agenda – At its February 22, 2018 meeting the Planning Commission will discuss the Reserve at Center Square subdivision (LD 2017-12). The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Palmer subdivision (LD 2017-01), if these revised plans are received by the Township, or if a review period extension is not received.
5. Other Business – The Members commented on scheduling a Joint Meeting with the Board of Supervisors after the Board appoints persons to fill standing Commission vacancies.

The Planning Commission presented a Distinguished Service Award to Ms. Quigley who, on this evening, is attending her last meeting as a Member of the Planning Commission. Chair Todd noted Ms. Quigley had served as a volunteer for 29 years. All thanked Ms. Quigley for her remarkable service to the Worcester community.

PUBLIC COMMENT

- There was no public comment at this evening's meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:16 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE 2018 - 274

**AN ORDINANCE OF THE TOWNSHIP OF WORCESTER,
MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING
THE WORCESTER TOWNSHIP ZONING MAP TO MAKE
MAP CHANGES REZONING CERTAIN PARCELS FROM
THE AGR - AGRICULTURAL DISTRICT TO THE R-AG-
200 RESIDENTIAL-AGRICULTURAL DISTRICT**

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code, by amending its Zoning Map to rezone certain parcels from the AGR - Agricultural District to the R-AG-200 - Residential-Agricultural District.

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

Section 1. Zoning Map Changes.

The Worcester Township Zoning Map is hereby amended as follows:

The following properties are rezoned from the AGR - Agricultural District to the R-AG-200 Residential- Agricultural District: TMP Nos. 67 -00-00211-50-5; 67-00-03469-00-1; 67-00-03472-00-7; 67-00-03463-00-7; and 67-00-03466-00-4. Excepting there out and therefrom as to TMP No. 67-00-003469-00-1 those portions of that property as more particularly described upon Exhibits "A" and "B" attached hereto, which portions are not currently zoned AGR, but rather, are currently zoned R-175.

The Township Engineer is directed to revise the Zoning Map, as last revised, to incorporate the above rezoning.

Section 2. Repealer.

All provisions of the Worcester Township Zoning Ordinance and Zoning Map as amended, unaffected by this Ordinance are declared to be in full force and effect. The provisions of the Worcester Township Zoning Ordinance, as amended, inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

Section 3. Severability.

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Worcester Township Zoning Ordinance and Zoning Map, as amended.

Section 4. Effective Date.

This Ordinance shall become effective immediately after its adoption.

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

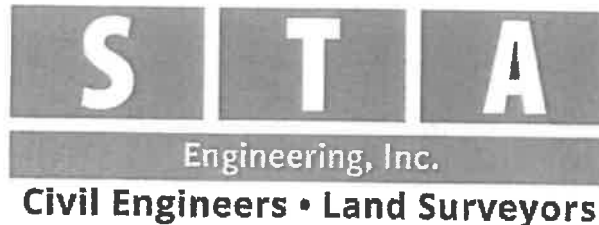
WORCESTER TOWNSHIP

By:

Rick DeLello, Chair
Board of Supervisors

Attest:

Tommy Ryan, Secretary



January 16, 2018

**LEGAL DESCRIPTION
0.8609 ACRE PARCEL
CENTER SQUARE GOLF CLUB
PROJECT #5506**

ALL THAT CERTAIN tract or strip of ground situate in Worcester Township, Montgomery County, Pennsylvania, being shown as a portion of a larger parcel known as TMP No. 67-00-03469-00-1 abutting Whitehall Road, S.R. 3006, and bounded by TMP Nos. 67-00-04135-00-1 and 67-00-04138-00-7, and being more fully described as follows:

BEGINNING at a point in the centerline of Whitehall Road, S.R. 3006 (33 feet wide), said point being in the northeast line of TMP No. 67-00-04135-00-1; thence, from said beginning point, along said parcel, North 51°07'20" West, 250.00 feet to a point; thence, on and through TMP No. 67-00-03469-00-1, North 38°52'40" East, 150.00 feet to a point in the southwest line of TMP No. 67-00-04138-00-7; thence, along said parcel, South 51°07'20" East, 250.00 feet to a point in the aforesaid centerline of Whitehall Road; thence, along said line, South 38°52'40" West, 150.00 feet to the point of beginning.

CONTAINING 0.8609 acres of land, be the same, more or less.

Exhibit "A"



January 16, 2018

**LEGAL DESCRIPTION
0.2870 ACRE PARCEL
CENTER SQUARE GOLF CLUB
PROJECT #5506**

ALL THAT CERTAIN tract or strip of ground situate in Worcester Township, Montgomery County, Pennsylvania, being shown as a portion of a larger parcel known as TMP No. 67-00-03469-00-1 abutting Berks Road, S.R. 3004, and bounded by TMP Nos. 67-00-00220-00-1 and 67-00-00223-00-7, and being more fully described as follows:

BEGINNING at a point in the centerline of Berks Road, S.R. 3004 (33 feet wide), said point being in the northeast line of TMP No. 67-00-00223-00-7; thence, from said beginning point, along said centerline of Berks Road, North 38°05'30" East, 50.00 feet to a point in the southwest line of TMP No. 67-00-00220-00-1; thence, along said parcel, South 51°54'30" East, 250.00 feet to a point; thence, on and through TMP No. 67-00-03469-00-1, South 38°05'30" West, 50.00 feet to a point in the northeast line of TMP No. 67-00-00223-00-7; thence, along said line, North 51°54'30" West, 250.00 feet to the point of beginning.

CONTAINING 0.2870 acres of land, be the same, more or less.

Exhibit "B"

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE 2018 - 275

**AN ORDINANCE AMENDING THE TOWNSHIP CODE OF WORCESTER TOWNSHIP,
CHAPTER 150, ZONING, ARTICLE V,
R-AG-200, RESIDENTIAL-AGRICULTURAL DISTRICT**

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code, Chapter 150, Zoning, Article V, R-AG-200, Residential-Agricultural District, to provide for a Medium Density Residential Development option allowing for a mixture of single-family detached dwelling units and multifamily dwelling units and to provide for design criteria governing the development of same in such a manner as to protect and promote the health, safety and general welfare of the community.

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

Section 1. The Code of the Township of Worcester, Chapter 150, Zoning, Article V, R-AG-200, Residential-Agricultural District, is hereby amended as follows:

A. Article V, §150-19. Use regulations is amended to add the following:

§150-19. Use regulations.

E. Medium Density Residential Option. A residential development which may contain both single-family detached dwelling units and multifamily dwelling units, provided that at least 50% of the total dwelling units shall be single-family detached dwelling units.

B. Article V, is amended to add new sections: §150-20A through §150-25A, which set forth development regulations and design criteria governing any development pursuant to the Medium Density Residential Option as follows:

§150-20A. Lot area, width and yard regulations for Medium Density Residential Option.

A. Tract size. The minimum contiguous tract size shall be 150 acres. For purposes of this article, the term "tract size"

shall be the area measurement of all contiguous ground, as measured from the property boundary lines, which is proposed to be subdivided and developed under the terms of this article.

B. Design criteria for single-family detached dwelling lots:

Minimum lot area:	15,000 S.F.
Minimum lot width at setback line:	90 FT.
Minimum Front yard :	35 FT.
Minimum Side yard:	10 FT./30 FT. aggregate
Abutting street:	35 FT.
Minimum Rear yard :	30 FT.

C. Design criteria for multifamily dwelling lots:

Minimum lot area:	3,120 S.F.
Minimum lot width at building setback line:	24 FT.
Minimum front yard:	30 FT.
Minimum side yard between buildings:	15 FT.
Minimum side yard between interior dwelling units:	0 FT.
Minimum side yard abutting open space:	10 FT.
Minimum rear yard:	20 FT.
Rear yard deck - maximum encroachment into rear yard:	10 FT.
Minimum building separation (side to side):	30 FT.
Minimum building separation (other than side to side):	40 FT.

§150-21A. Perimeter setback regulations for Medium Density Residential Option.

There shall be a minimum of a 50 foot wide perimeter buffer setback surrounding the entire development, separating any lots from either bordering public roadways or bordering properties.

§150-22A. Coverage regulations for Medium Density Option.

- A. Building coverage - Single-family detached dwelling lots. Thirty percent shall be the maximum building coverage on a single-family detached dwelling lot.
- B. Impervious coverage - Single-family detached dwelling lots. Forty percent shall be the maximum total impervious coverage on a single-family detached lot.
- C. Building coverage - Multifamily dwelling lots. Sixty-five percent shall be the maximum building coverage on a multifamily dwelling lot.
- D. Impervious coverage - Multifamily dwelling lots. Ninety percent shall be the maximum total impervious coverage on a multifamily dwelling lot.

§150-23A. Height regulations for Medium Density Residential Option.

- A. Building height. Thirty-five feet shall be the maximum height for any building or other structure erected or enlarged in this district.
- B. Fifteen feet, not exceeding 1 ½ stories, shall be the maximum height for any structure accessory to a dwelling.

§150-24A. Parking regulations for Medium Density Residential Option.

Residential. For each dwelling, no less than two all-weather off-street parking spaces, which may include attached garages, shall be provided in accordance with the applicable provisions of Article XXII of the Township Zoning Ordinance.

§150-25A. Special requirements for Medium Density Residential Option.

- A. Public water and public sewer service must be provided for any development pursuant to the Medium Density Residential Option.
- B. Non-dwelling structures. Swimming pools, tennis courts, sanitary sewer pump stations, and animal shelters may be

permitted in this district, on single-family detached dwelling lots, subject to the applicable regulations under Article XXIV, General Regulations, of the Township Zoning Ordinance.

- C. Detention basins in yard areas. Detention basins shall be allowed in yard areas only in accordance with the applicable regulations under Article XXIV, General Regulations, of the Township Zoning Ordinance.
- D. Open space. Fifty percent of the net tract within this zoning district, being the gross tract area minus the ultimate right of way, shall be provided and designated as open space. The open space shall meet the following requirements:
 - (1) Open space may be provided in one or more parcels, but in no event shall any individual parcel be less than two acres, unless otherwise approved by the Board of Supervisors.
 - (2) All open space shall have access from a road, street or walking trail. Where deemed appropriate by the Board of Supervisors, access to the open space may be provided from the ends of cul-de-sac.
- E. Residential density. The maximum number of single-family attached dwellings and multifamily dwellings, combined, in a Medium Density Residential Option development under this Article shall not exceed a ratio of 1.65 dwellings per acre multiplied by the tract size.
- F. All multifamily dwelling buildings shall be in accordance with an overall plan and shall be designed as a single architectural scheme.
- G. Raw materials, supplies, trash, rubbish and other refuse shall be stored in covered containers within an adequate enclosure and handled and disposed of in such a manner not to give rise to smoke, odor or litter.

Section 2. General Provisions.

- A. All other terms and provisions of Chapter 150, Zoning, of the Worcester Township Code shall remain in full force and effect.
- B. 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.
- C. 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, 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.
- D. 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.
- E. 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.
- F. 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 _____ day of _____, 2018.

WORCESTER TOWNSHIP

By: _____

Rick DeLello, Chair
Board of Supervisors

Attest: _____

Tommy Ryan, Secretary

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

Board of Supervisors
RICHARD DELELLO, CHAIR
SUSAN CAUGHLAN, VICE CHAIR
STEPHEN QUIGLEY

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

February 22, 2018

Pennsylvania Department of Community and Economic Development
PA Small Water and Sewer Program
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225

RE: Worcester Township Sanitary Sewer Improvement Program
Web Application #: 8123549

Dear Sir or Madam,

This letter shall confirm that the Worcester Township Sanitary Sewer Improvement Program is in compliance with, and complements, the Comprehensive Plan for Worcester Township. In specific, this program addresses the following key objective of the Comprehensive Plan:

- The proposed improvements will benefit a sanitary sewer system that presently services two designated growth areas, and as such will encourage cluster development and the preservation of open spaces (p. 4).

I thank you in advance for your consideration of Worcester Township's grant application. Please contact Tommy Ryan, Township Manager, at the below number should you have any questions, require additional information or if I can be of further assistance.

Sincerely,

Gordon Todd
Chair
Worcester Township Planning Commission

cc:

WORCESTER TOWNSHIP, MONTGOMERY COUNTY
PA SMALL WATER AND SEWER GRANT PROGRAM - 2018
GRANT APPLICATION SUPPLEMENTAL INFORMATION

EXHIBIT 1

-
- A. The project is located at two (2) separate wastewater treatment plants in Worcester Township, Montgomery County. The Valley Green Wastewater Treatment Plant (VGWTP) is located off of Defford Road in the Center Point Village area. The Berwick Wastewater Treatment Plant (BWTP) is located off of East Mount Kirk Avenue in Fairview Village area of the Township. A map of the two areas is provided as Exhibit 5

This project will involve the upgrading, repair and improvement to the two (2) existing wastewater treatment plants owned and operated by Worcester Township. A summary of the work at each location is as follows:

1. **Valley Green Wastewater Treatment Plant**

- a. Add crane base support at influent pumping station.
- b. Install influent pumping station overflow line to influent equalization tanks.
- c. Add new influent and effluent composite samplers.
- d. Install adjustable slide gates on the influent splitter box to regulate flows through treatment plant.
- e. Replace influent pumping station junction box.
- f. Heat trace/insulate critical valves and pipes.
- g. Install new 6" pinch valves on tertiary filters.
- h. Replace tertiary filter media.
- i. Install new safety lighting around site.
- j. Install noise abatement equipment and enclosures to reduce blower noise.

2. **Berwick Wastewater Treatment Plant**

- a. Replace influent pumping station pump railing and float supports.
- b. Replace pumping station disconnect switch.
- c. Replace pinch valves on tertiary filters.
- d. Replace tertiary filter housing and media.
- e. Replace all ball valves for air supply, sludge wasting, and skimmer lines.
- f. Replace weirs for process trains 1 and 2.

- g. Install permanent decant pumps.
 - h. Add new influent and effluent composite samplers.
 - i. Replace damaged aeration drop pipes.
 - j. Replace UV junction box.
 - k. Repair/Replace exterior site lighting.
 - l. Replace outside electrical outlets.
 - m. Heat trace/insulate critical valves and pipes.
- B. This project involves two (2) existing wastewater treatment plants. It is consistent with the existing County and Township Comprehensive Plans.
- C. This project will provide significant improvement to the two existing wastewater treatment plants. Completion of the work will result in more efficient operation of the facility and the continued compliance with the NPDES permit regulatory requirements. These improvements will allow for the use of the remaining capacity at each facility. Development projects are being proposed that will connect to the VGWTP. This new development and growth will have a positive economic development impact within the Township. Capacity is also available in the BWTP, which could be used for additional development within the service area.
- D. The historical and existing use of the lands served by this property are primarily residential. There are also some commercial properties within the service area of both facilities.
- E. The estimated start date of construction is August 2018. The estimated time to complete the project would be six (6) months. The end date would be February 2019.
- F. Worcester Township will be the municipality that will benefit from this project.
- G. Completion of this project will result in improved operation and efficiency of two (2) wastewater treatment plants within the Township. These facilities are located in close proximity to existing residential developments. This project will help in protecting the health and safety of the local residents but reducing odors, reducing noise, reducing the potential of discharge violations, reducing the frequency of emergency calls due to failing equipment, and a reduction in the potential for sewer overflows.
- H. The Township has provided sound management of the existing sanitary sewer system, pumping stations and wastewater treatment plants for the past 5 years. Improvements have been made in the system to remove infiltration/inflow and to limit the potential for sewer overflows. The Township has investigated portions of the sewer system and eliminated illegal sump pump connections. A new emergency generator was installed at the Meadowood Pumping station to maintain pumping during power outages and prevent overflows. New larger pumps were installed at the Adair pump station to provide more capacity during wet weather periods. The Township spent \$2,000,000.00 to remove antiquated tanks and equipment from the VGWTP, and install a new treatment process train to maintain the rated capacity of the facility of 220,000 gallons per day.

The Township also retained a new contract operations firm to improve operations and maintenance of the facilities. This included a thorough evaluation of the treatment plants and recommendation for many of the improvements included in this grant application.

- I. The project will continue to serve the existing population in the service areas, and will be capable of serving new development with the remaining capacity that exists in the facilities.