

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

Board of Supervisors:

ARTHUR C. BUSTARD, CHAIRMAN
SUSAN G. CAUGHLAN, VICE CHAIR
STEPHEN C. QUIGLEY, MEMBER

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

MEMORANDUM

TO: DISTRIBUTION
FROM: Tiffany M. Loomis
Kristen Marin
DATE: January 14th, 2015
SUBJECT: ZONING HEARING BOARD APPLICATION:

- ZHB APPL: #15-01 (*Volpe*)

ARTHUR C. BUSTARD
SUSAN G. CAUGHLAN
STEVE QUIGLEY

DATE DISTRIBUTED VIA MAIL BIN: 1/14/2015
DATE DISTRIBUTED VIA MAIL BIN: 1/14/2015
DATE DISTRIBUTED VIA MAIL BIN: 1/14/2015

TOWNSHIP MANAGER
TOWNSHIP ASST. MANAGER
TOWNSHIP ENGINEER
TOWNSHIP SOLICITOR

DATE DISTRIBUTED VIA EMAIL: 1/14/2015
DATE DISTRIBUTED VIA EMAIL: 1/14/2015
DATE DISTRIBUTED VIA EMAIL & MAIL BIN: 1/14/2015
DATE DISTRIBUTED VIA EMAIL: 1/14/2015

ROBERT L BRANT, ESQ.
ROBERT L BRANT, ESQ.
MICHAEL L. LIBOR, ESQ.
CAESAR GAMBONE
JOHN D' LAURO, ESQ.
BRADFORD SMITH

DATE DISTRIBUTED VIA EMAIL: 12/23/2014
DATE DISTRIBUTED VIA FIRST CLASS MAIL: 1/14/2015
DATE DISTRIBUTED VIA FIRST CLASS MAIL: 1/14/2015
DATE DISTRIBUTED VIA FIRST CLASS MAIL: 1/14/2015
DATE DISTRIBUTED VIA FIRST CLASS MAIL: 1/14/2015
DATE DISTRIBUTED VIA FIRST CLASS MAIL: 1/14/2015

TOM CORCORAN
(LEGAL NOTICE(s) ONLY)

DATE DISTRIBUTED VIA FIRST CLASS MAIL: 1/14/2015

W.T. PLANNING COMMISSION
(LEGAL NOTICE(s) ONLY)

DATE DISTRIBUTED VIA HAND DELIVERY: 1/14/2015

Cc:\ File: Worcester Township

LEGAL NOTICE

WORCESTER TOWNSHIP
ZONING HEARING BOARD

NOTICE IS HEREBY GIVEN, in accordance with §150-224 of the Worcester Township Zoning Ordinance, as amended, (hereinafter "Ordinance") of a Hearing before the Worcester Township Zoning Hearing Board on January 27, 2015, at 6:30 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, on **Application #15-01 of Gary and Janet L. Volpe**, 2449 Schlosser Road, Harleysville, PA, owners of the property located at **3238 Germantown Pike, Worcester Twp., Norristown, PA**, in the AGR Zoning District, for the following relief from the Ordinance to permit a youth baseball & softball fundamentals training facility at the premises:

1. A Special Exception pursuant to §150-163, §150-120 I. and §150-128 E. to permit a non-conforming use to be changed to that of a same or more restricted classification; or, alternatively,
2. A use Variance from §150-11 to permit a training facility.

The Application and related drawings may be examined at the Township Office, 1721 Valley Forge Road, Monday through Friday, from 8:00 A.M. until 4:30 P.M.

At the time of the Hearing, any person or parties interested will be given full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it.

WORCESTER TOWNSHIP ZONING HEARING BOARD
Michael R. Libor, Chairman
Robert L. Brant, Solicitor

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

Board of Supervisors:
ARTHUR C. BUSTARD, CHAIRMAN
SUSAN G. CAUGHLAN, VICE CHAIR
STEPHEN C. QUIGLEY, MEMBER

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

January 14th, 2015

ATTENTION: PROPERTY OWNERS

RE: ZONING HEARING BOARD APPEAL NO. 15-01

APPLICANT: GARY & JANET L. VOLPE

A Public Hearing will be held in the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania on January 27, 2015 at 6:30 P.M. concerning **Application #15-01 of Gary and Janet L. Volpe**, 2449 Schlosser Road, Harleysville, PA, owners of the property located at **3238 Germantown Pike, Worcester Twp., Norristown, PA**, in the AGR Zoning District, for the following relief from the Worcester Township Zoning Ordinance to permit a youth baseball & softball fundamentals training facility at the premises:

1. A Special Exception pursuant to §150-163, §150-120 I. and §150-128 E. to permit a non-conforming use to be changed to that of a same or more restricted classification; or, alternatively,
2. A use Variance from §150-11 to permit a training facility.

It has been determined as far as practical from the tax duplicates that you may have an interest in real estate located within five hundred (500) feet of the subject property and therefore you may want to appear at the Hearing. Although not directly contacted by mail, anyone who may be affected by the matter may attend and state their position.

The Application and related drawings may be examined at the Township Office, 1721 Valley Forge Road, Monday through Friday, from 8:00 A.M. until 4:30 P.M.

WORCESTER TOWNSHIP ZONING HEARING BOARD
Michael R. Libor, Chairman
Robert L. Brant, Solicitor



RESULTS MATTER

Mark B. Dischell
Frank R. Bartle
John T. Dooley
Jonathan B. Young
Eric C. Frey
Robert J. Iannozzi Jr.
Elizabeth J. Billies
Kyle J. Somers
Craig A. Briggs
Eric F. Wert
Inna Materese

Of Counsel
David W. Conver
Sean E. Cullen

January 12, 2015

RECEIVED

JAN 14 2015

JL KM

Township of Worcester
Attention: Tiffany Loomis
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: Application of Gary and Janet L. Volpe
to Worcester Township Zoning Hearing Board
Our File No. 12-06349-ZO

Dear Ms. Loomis:

Please allow this letter to clarify the two points of alternative relief that are being sought in section 7 of the above referenced application. Section 7 of the Application is restated as follows:

Applicant's current use as warehouse, showroom, and accessory office is a valid non-conforming use existing since 1949. Accordingly, pursuant to Section 150-163 of the Worcester Township Zoning Ordinance the non-conforming use may be changed to another non-conforming use of the same or a more restricted classification.

The warehouse use is permitted in the Limited Industrial (LI) District pursuant to Sections 150-128 B & D. The more restricted sport training facility use is permitted in the Shopping Center (SC) District by special exception as a "use similar to those specified" including a "[t]heater, assembly hall, community building, library or child day-care center" pursuant to Section 150-120 H & I and is also permitted in the Limited Industrial (LI) District by special exception as a use "similar to [the] enumerated use" of "[s]torage or warehousing" and "[i]ndustrial use or commercial kennel" pursuant to Section 150-128 B, C & E.

A Professional Corporation

P.O. Box 107 | 1800 Pennbrook Pkwy, Suite 200 | Lansdale, PA 19446

P 215.362.2474 F 215.362.6722 E info@dischellbartle.com W www.dischellbartle.com

Accordingly, pursuant to Section 150-163, 150-120I, and 150-128E the Batter's Box use is permitted by special exception. Alternatively, Applicant requests a variance from Article IV, Section 150-11 [Agricultural District/Use Regulations] to permit Applicant's proposed Batter's Box use for the Batter's Box use pursuant to Section 910.2 of the Pennsylvania Municipality's Planning Code.

If you have any questions, please contact me.

Very truly yours,


FRANK R. BARTLE

cc: Gary Volpe
Robert L. Brant, Esquire





RECEIVED

DEC 05 2014

RESULTS MATTER

December 3, 2014

Mark B. Dischell
Frank R. Bartle
John T. Dooley
Jonathan B. Young
Eric C. Frey
Robert J. Iannozzi Jr.
Elizabeth J. Billies
Kyle J. Somers
Craig A. Briggs
Eric F. Wert
Inna Materese

Township of Worcester
Attention: Tiffany Loomis
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Of Counsel
David W. Conner
Sean E. Cullen

Re: Application of Gary and Janet L. Volpe
to Worcester Township Zoning Hearing Board
Our File No. 12-06349-ZO

Dear Ms. Loomis:

Enclosed is a check for the additional \$200.00 for the Zoning Application Fee which was submitted on November 26, 2014.

Should you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,

FRANK R. BARTLE

FRB/mm
Enclosures

cc: Gary Volpe

A Professional Corporation

P.O. Box 107 | 1800 Pennbrook Pkwy, Suite 200 | Lansdale, PA 19446

P 215.362.2474 F 215.362.6722 E info@dischellbartle.com W www.dischellbartle.com



RESULTS MATTER

November 26, 2014

RECEIVED

DEC 01 2014

Mark B. Dischell
Frank R. Bartle
John T. Dooley
Jonathan B. Young
Eric C. Frey
Robert J. Iannozzi Jr.
Elizabeth J. Billies
Kyle J. Somers
Craig A. Briggs
Eric F. Wert
Inna Materese

Township of Worcester
Attention: Tiffany Loomis
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Of Counsel
David W. Conner
Sean E. Cullen

Re: Application of Gary and Janet L. Volpe
to Worcester Township Zoning Hearing Board
Our File No. 12-06349-ZO

Dear Ms. Loomis:

I represent the Applicants with regard to the above matter.
Enclosed is Applicant's Zoning Application Submission, including:

- (1) 10 copies of the Application;
- (2) Check in the amount of \$1,200.00

Please confirm that this matter will be placed on the
January Agenda.

Should you have any questions, please do not hesitate to
contact me. Thank you.

Very truly yours,


FRANK R. BARTLE

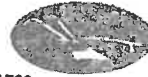
FRB/mm
Enclosures

cc: Gary Volpe

A Professional Corporation

P.O. Box 107 | 1800 Pennbrook Pkwy, Suite 200 | Lansdale, PA 19446

P 215.362.2474 F 215.362.6722 E info@dischellbartle.com W www.dischellbartle.com



Township of Worcester

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

Date Received: 12-1-14
Date Reviewed: 12-2-14
Date Accepted: 12-23-14

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

Phone (610) 584-1410
Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:
APPEAL NO.: #15-01 DATE FILED: 12-23-14, 2014

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

RECEIVED

DEC 01 2014

1. Date of Application: 11/26/2014

2. Classification of Appeal (Check one or more, if applicable):
- a. Appeal from the Zoning Officer's Determination
 - b. Request for Variance
 - c. Request for Special Exception
 - d. Challenges to the Validity of Zoning Ordinance or Map
 - e. Request for Conditional Use Hearing
 - f. Request for Amendment to Zoning Map
 - g. Request for Zoning Ordinance Amendment
 - h. Request for a Curative Amendment
 - i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:
- a. Name: Gary & Janet L. Volpe
 - b. Mailing address: 2449 Schlosser Road
Harleysville, PA 19438
 - c. Telephone number: 610-539-6730
 - d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED)

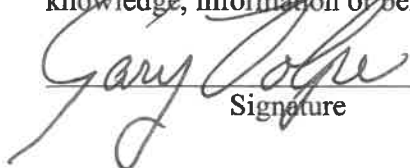
Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.

4. Applicant's attorney, if any:
- a. Name: Frank R. Bartle, Esquire
 - b. Address: 1800 Pennbrook Parkway, Suite 200
Lansdale, PA 19446
 - c. Telephone number: 215-362-2474

5. Property Details:
- a. Present Zoning Classification: Agricultural District
 - b. Present Land Use: Warehouse, Showroom & Office
 - c. Location (Street Address):
3238 Germantown Pike, Worcester Twp, Norristown PA 19403
 - d. Parcel #: 67-00-01564-00-7
 - e. Lot Dimensions:
 - (1) Area: 3.21 acres
 - (2) Frontage: 400 feet
 - (3) Depth: _____
 - f. Circle all that apply in regards to the above specified property:
 - Public Water
 - Public Sewer
 - Private Well
 - Private Septic
 - g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**
7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**
8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No
- If yes: specify: **(Please submit as an attachment)**
9. Challenges please list requested issues of fact or interpretation: **(Please submit as an attachment)**
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.



 Signature

GARY VOLPE

 Printed Name

 Signature

 Printed Name

Gary & Janet L. Volpe
3238 Germantown Pike
Worcester, PA 19490

5g. Warehouse, showroom, and office use to remain with 4100 square feet of existing facility to be used by "Batter's Box".

6a. Batter's Box, is a youth baseball and softball fundamentals training facility.

7. Applicant's current use as warehouse, showroom, and accessory office is a valid non-conforming use existing since 1949. Accordingly, pursuant to Section 150-163 of the Worcester Township Zoning Ordinance the non-conforming use may be changed to another non-conforming use of the same or a more restricted classification.

The warehouse use is permitted in the Limited Industrial (LI) District pursuant to Sections 150-128 B & D. The more restricted sport training facility use is permitted in the Shopping Center (SC) District by special exception as a "use similar to those specified" including a "[t]heater, assembly hall, community building, library or child day-care center" pursuant to Section 150-120 H & I and is also permitted in the Limited Industrial (LI) District by special exception as a use "similar to [the] enumerated use" of "[s]torage or warehousing" and "[i]ndustrial use or commercial kennel" pursuant to Section 150-128 B, C & E.

Accordingly, pursuant to Section 150-163, 150-120I, and 150-128E the Batter's Box use is permitted by special exception. Alternatively, Applicant requests Variance for the Batter's Box use pursuant to Section 910.2 of the Pennsylvania Municipality's Planning Code.

8. Yes, Applicant's current use of the facility was permitted by way of changing non-conforming use by the Zoning Hearing Board sometime in 2003 or 2004.

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

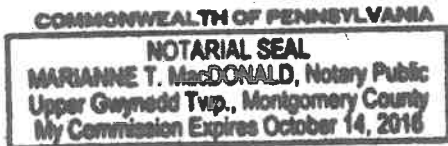
John A. Bantle
Applicant's ATTORNEY

Applicant

Sworn to and subscribed before me this 26th day of November, 2014

Marianne T. MacDonald

Notary Public



Date Received: December 1, 2014 *J. M. Coomes*

Zoning Officer

**BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION 02-13 : REQUEST FOR SPECIAL
GARY VOLPE & : EXCEPTION
JANET VOLPE :
:

DECISION

A Public Hearing on the above Application having been held on April 23, 2002 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fariview Village, Pennsylvania pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

FINDINGS OF FACT

1. This is Application 02-13 of Gary Volpe and Janet Volpe, 2449 Schlosser Road, Harleysville, Pennsylvania, 19438, equitable owners of the property located at 3230 Germantown Pike, Worcester Township, Montgomery County, Pennsylvania, who propose to utilize the subject property as a roofing business and replacement of existing buildings as an expansion of a lawful, non-conforming use.
2. The applicant is the equitable owner of the subject property pursuant to an Agreement of Sale dated February 6, 2002, thirty (30) days after all the conditions precedent have been met, including zoning approval which is the subject of this application.
3. Marc Jonas, Esquire of Fox, Rothschild, O'Brien & Frankel, LLP, 1250 South Broad Street, Suite 1000, Lansdale, Pennsylvania, 19446 entered his appearance on behalf of the applicant and offered the following facts which were stipulated to:

- a. The subject property is located at 3230 Germantown Pike and is located in an ARG Zoning District;
 - b. The property contains 3.25 acres with four hundred feet (400') of frontage and a depth of three hundred twenty-five feet (325').
4. There is currently an existing residence on the property and a lumber sales and warehousing business was conducted on the property until very recently.
 5. The applicant proposes to use the property for his roofing business and replace some of the existing buildings as part of expansion of a lawful, non-conforming use.
 6. William Stanerich, an adjacent property owner, testified in support of the application.
 7. The applicant testified that all roofing trucks would be stored indoors overnight.
 8. The following exhibits were admitted into evidence:
 - T-1 Copy of the Legal Notice;
 - T-2 Original Application to the Zoning Hearing Board requesting zoning relief;
 - A-1 Copy of the Agreement of Sale;
 - A-2 Site Plan prepared for Volpe Enterprises by Ludwig Engineering Company;
 - A-3 Packet of exhibits submitted by the Applicant.
 9. The applicant testified that the green area on the subject property would be increased by forty-five percent (45%).

10. The Board finds that the testimony together with the facts offered by Mr. Jonas were credible and met the conditions necessary to permit a Special Exception pursuant to Section 150-166.B of the Worcester Township Zoning Ordinance.

CONCLUSIONS OF LAW

1. This Board has jurisdiction over the subject matter of this Application.
2. The Applicant is a proper party before the Board.
3. The Applicant has produced sufficient evidence to support the granting of requested Special Exception in accordance with the requirements of the Pennsylvania Municipalities Planning Code and the Worcester Township Zoning Ordinance.
4. The Board further found that the relief authorized would not alter the essential character of the neighborhood or district in which the property is located.

ORDER

The Applicant's request for a Special Exception under Section 150-166.B to permit the subject property to be used as a roofing business and to allow replacement of existing buildings as a lawful, non-conforming use is hereby granted upon the following conditions:

- a. That there be no outside storage of roofing materials or vehicles;
- b. That business roofing vehicles be maintained indoors and that there be no trucks outside overnight;
- c. That there be no dumpsters located visibly outside on the track;
- d. Hours of operation be limited to 6:45 a.m. to 5:00 p.m.;
- e. The Applicant must submit a land development plan to the Township Planning Commission.

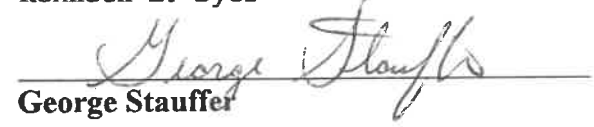
**WORCESTER TOWNSHIP
ZONING HEARING BOARD**



Michael Malone
Chairman



Kenneth E. Dyer



George Stauffer

Order Entered: April 23, 2002
Circulation Date:

RIEGER DANIEL J SR & MARQUETTA L
19 W ADAIR DR
NORRISTOWN PA 19403

DANGELIS CHRISTOPHER G & CAHILL
13 W ADAIR DR
NORRISTOWN PA 19403

BUCK CHRISTOPHER J
3 W ADAIR AVE SPACE 5
NORRISTOWN PA 19403

BERNHARD CINDY
3 W ADAIR RD SPACE 16
EAGLEVILLE PA 19403

MANI SURESH & SOMASUNDARAM
23 CHADWICK CIR
EAGLEVILLE PA 19403

GOODWIN KAREN Y
21 CHADWICK CIR
EAGLEVILLE PA 19403

DEMARTINO MARY B
19 CHADWICK CIR UNIT 6-D
EAGLEVILLE PA 19403

PURRI ANN M
17 CHADWICK CIR
EAGLEVILLE PA 19403

CASTELLANO DONNA
30 CHADWICK CIR
NORRISTOWN PA 19403

MEROLA VINCENT J & MARY BETH
32 CHADWICK CIR
NORRISTOWN PA 19403

CATANIA AMY P
34 CHADWICK CIR
NORRISTOWN PA 19403

PFJ PROPERTIES LLC
2240 DEKALB PIKE
NORRISTOWN PA 19401

SANKAR SRINATH & VISWANATHAN
38 CHADWICK CIR
NORRISTOWN PA 19403

TEPPER EDWARD M SR & EILEEN &
40 CHADWICK CIR
NORRISTOWN PA 19403

GILANSHAHI NIKKI N & SHAYEGAN
42 CHADWICK CIR
EAGLEVILLE PA 19403

OH JUNG YEON & YOON MOUNG JA
44 CHADWICK CIR
EAGLEVILLE PA 19403

DAHMEN KATHRYN
46 CHADWICK CIR
EAGLEVILLE PA 19403

PARK RICHARD S & SUSAN T
2 DUNKIRK CT
EAGLEVILLE PA 19403

GEAR CATHERINE M
4 DUNKIRK CT
NORRISTOWN PA 19403

ALLEN BARRINGTON W & JASON F &
6 DUNKIRK CT
NORRISTOWN PA 19403

BOSSARD ELIZABETH A
8 DUNKIRK CT
NORRISTOWN PA 19403

BI GEORGE & HOLLY I
10 DUNKIRK CT
EAGLEVILLE PA 19403

SPARANGO MELISSA M
1524 MAPLE AVE
EAGLEVILLE PA 19408

MARSELLA DANIEL D & KILROY
14 DUNKIRK CT
NORRISTOWN PA 19403

KURKIMILIS JAMES R & ELIZABETH
16 DUNKIRK CT
EAGLEVILLE PA 19403

HODGSON RICHARD J & NOEL R
18 DUNKIRK CT
NORRISTOWN PA 19403

CHERRY RICHARD
20 DUNKIRK CT
EAGLEVILLE PA 19403

YONG HWAN T & CHUNG YOUNG J
22 DUNKIRK CT
EAGLEVILLE PA 19403

HICKS DAVID S
24 DUNKIRK CT
EAGLEVILLE PA 19403

KIM SUNWOONG
15 DUNKIRK CT
EAGLEVILLE PA 19403

CATAGNUS VINNAY
13 DUNKIRK CT
EAGLEVILLE PA 19403

SHAAR ROBERT J
11 DUNKIRK CT
EAGLEVILLE PA 19403

KEATS MARIANNE
9 DUNKIRK CT
EAGLEVILLE PA 19403

KENNY RICHARD & JACKSON DONNA
7 DUNKIRK CT
WORCESTER PA 19403

KRAJNIK MICHAEL & BEAVER KELLY A
5 DUNKIRK CT
NORRISTOWN PA 19403

HUANG LINGCHUN
3 DUNKIRK CT
EAGLEVILLE PA 19403

LINDSEY SHARON
1 DUNKIRK CT
EAGLEVILLE PA 19403

CHADWICK PLACE COMMUNITY ASSN
25 SKIPPACK PIKE
BROADAXE PA 19002

WORCESTER TOWNSHIP
PO BOX 767
WORCESTER PA 19490

PENNSYLVANIA CONFERENCE ASSN
PO BOX 241
NORRISTOWN PA 19401

HERITAGE CAMP GROUNDS INC
2650 AUDUBON RD
AUDUBON PA 19403

MASCARO JOSEPH P JR ET AL T/A MB
2650 AUDUBON RD
AUDUBON PA 19403

COOK MARY LEE & PAUL
1139 VALLEY FORGE RD
NORRISTOWN PA 19401

CASSEL JOHN JR
277 GRATERFORD RD
FAIRVIEW VILLAGE PA 19403

OWENS LEWIS & NINA
3248 GERMANTOWN PIKE
FAIRVIEW VILLAGE PA 19403

STANERUCK WILLIAM A JR&CAROL
3242 GERMANTOWN PIKE
NORRISTOWN PA 19403

MACNAMARA VERA F
3212 GERMANTOWN PIKE
EAGLEVILLE PA 19403

VOLPE GARY & JANET L
2449 SCHLOSSER RD
HARLEYSVILLE PA 19438

WORCESTER TOWNSHIP
PO BOX 767
WORCESTER PA 19490

PERRY PAUL D
3 W ADAIR DR SPACE 1
NORRISTOWN PA 19403

WILSON SCOTT
26 RED BARBERRY DR
ETTERS PA 17319

BORAM LYNN
3 W ADAIR DR SPACE 7
NORRISTOWN PA 19403 1051

DAVIS WILLIAM H
3 W ADAIR DR SPACE 14
NORRISTOWN PA 19403

GROSSMAN GEORGETTE
3 W ADAIR DR SPACE 12
NORRISTOWN PA 19403

PEACOCK CHARLES H
3 W ADAIR DR SPACE 13
NORRISTOWN PA 19403

ZAPPACOSTA STEVEN & JOHN E
3 W ADAIR DR SPACE 3
NORRISTOWN PA 19403

MCCANN JAMES F
3 W ADAIR DR SPACE 4
NORRISTOWN PA 19403

COLLINS MAXINE
3 W ADAIR AVE SPACE 9
NORRISTOWN PA 19403

DAGUTIS PATRICIA A
3 W ADAIR AVE SPACE 10
NORRISTOWN PA 19403

LAW JOHN H JR
3 W ADAIR DR SPACE 11
NORRISTOWN PA 19403

TIRONE CHRISTIAN TRI-STATE TRI-
312 SWEETBRIAR CT
FRANKLIN LAKES NJ 07417

ROBINSON RUSSELL R
3 W ADAIR DR SPACE 8
NORRISTOWN PA 19403

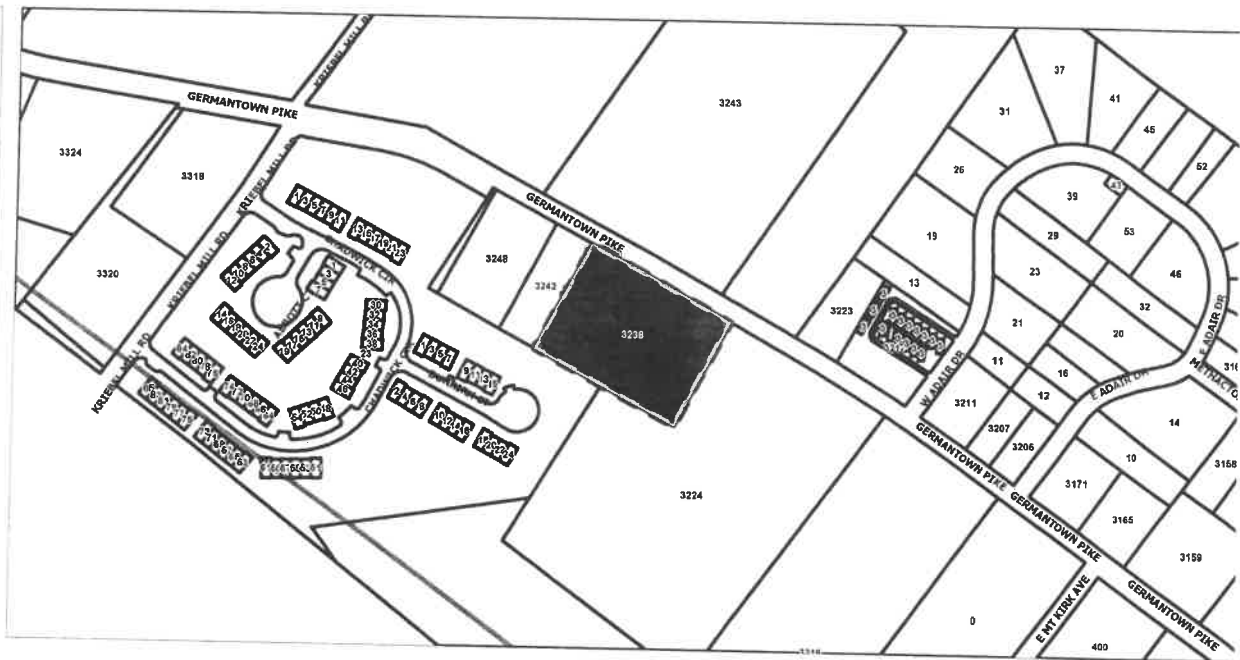
HETRICK DARRYL
PO BOX 83
CREAMERY PA 19430

PODURIEL JEANNE L & ADOLPH
2049 SWALLOW HILL CT
PITTSBURGH PA 15220

WORCESTER TOWNSHIP
PO BOX 767
WORCESTER PA 19490

3238 GERMANTOWN PIKE

- Abc Site Names
- Abc Addresses
-  Dev Par
- Streets
-  ParcelsHighlight
-  Parcels
-  Twp Bndry








SCALE 1 : 5,898

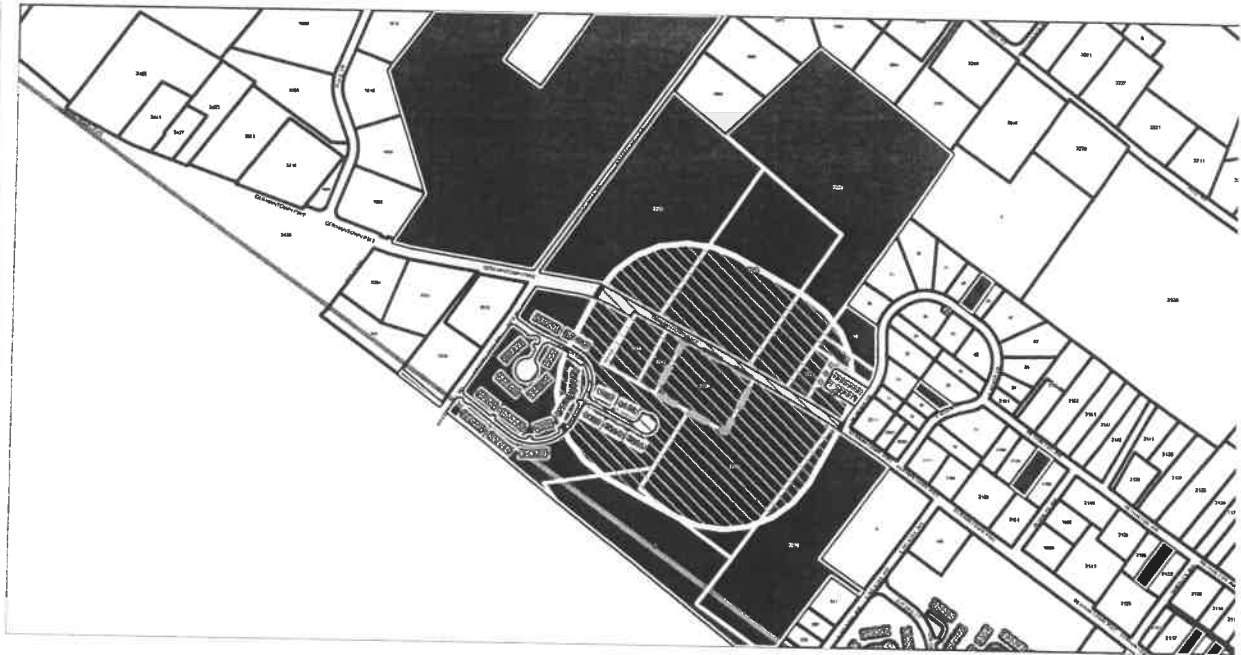


N



3238 GERMANTOWN PIKE

- Abc Site Names
- Abc Addresses
-  Dev Par
- Streets
-  Buffer
-  ParcelsHighlight
-  Parcels
-  Twp Bndry



SCALE 1 : 11,796



Parcels: [65matching records]

EDIT LIST

Labels 5160

Map: Surrounding Property Owners List

Row	Parcel Number	Land Use	Property Location	Unit	Owner Name	Address	City	State	Zip
1	670004255016	MOBILE HOME-RENTED LOT	3 W ADAIR DR		TIRONE CHRISTIAN TRI-STATE TRI-STATE	312 SWEETBRIAR CT			07417
2	670004258769	MOBILE HOME-RENTED LOT	3 W ADAIR DR		HETRICK DARRYL	PO BOX 83			19430
3	670000061016	MOBILE HOME-RENTED LOT	3 W ADAIR DR		PODURIEL JEANNE L & ADOLPH	2049 SWALLOW HILL CT			15220
4	670000580055	SINGLE FAMILY	23 CHADWICK CIR		MANI SURESH & SOMASUNDARAM DEEPA	23 CHADWICK CIR			19403
5	670000580235	SINGLE FAMILY	38 CHADWICK CIR		SANKAR SRINATH & VISWANATHAN VEENA	38 CHADWICK CIR			19403
6	670000580271	SINGLE FAMILY	46 CHADWICK CIR		DAHMEN KATHRYN	46 CHADWICK CIR			19403
7	670000580082	SINGLE FAMILY	17 CHADWICK CIR		PURRI ANN M	17 CHADWICK CIR			19403
8	670000580073	SINGLE FAMILY	19 CHADWICK CIR		DEMARTINO MARY B	19 CHADWICK CIR UNIT 6-D			19403
9	670000580064	SINGLE FAMILY	21 CHADWICK CIR		GOODWIN KAREN Y	21 CHADWICK CIR			19403
10	670000580181	SINGLE FAMILY	30 CHADWICK CIR		CASTELLANO DONNA	30 CHADWICK CIR			19403
11	670000580208	SINGLE FAMILY	32 CHADWICK CIR		MEROLA VINCENT J & MARY BETH	32 CHADWICK CIR			19403
12	670000580217	SINGLE FAMILY	34 CHADWICK CIR		CATANIA AMY P	34 CHADWICK CIR			19403
13	670000580226	SINGLE FAMILY	36 CHADWICK CIR		PFJ PROPERTIES LLC	2240 DEKALB PIKE			19401
14	670000580244	SINGLE FAMILY	40 CHADWICK CIR		TEPPER EDWARD M SR & EILEEN & BRIAN C BRIAN C BRIAN C	40 CHADWICK CIR			19403
15	670000580253	SINGLE FAMILY	42 CHADWICK CIR		GILANSHAHI NIKKI N & SHAYEGAN SEAN S	42 CHADWICK CIR			19403
16	670000580262	SINGLE FAMILY	44 CHADWICK CIR		OH JUNG YEON & YOON MOUNG JA	44 CHADWICK CIR			19403
17	670000778118	SINGLE FAMILY	12 DUNKIRK CT		SPARANGO MELISSA M	1524 MAPLE AVE			19301
18	670000778073	SINGLE FAMILY	6 DUNKIRK CT		ALLEN BARRINGTON W & JASON F & ANDREA L	6 DUNKIRK CT			19403
19	670000778271	EXEMPT-LOCAL MUNICIPALITY	DUNKIRK CT		WORCESTER TOWNSHIP	PO BOX 767			19490
20	670000778253	SINGLE FAMILY	1 DUNKIRK CT		LINDSEY SHARON	1 DUNKIRK CT			19403
21	670000778091	SINGLE FAMILY	10 DUNKIRK CT		BI GEORGE & HOLLY I	10 DUNKIRK CT			19403
22	670000778208	SINGLE FAMILY	11 DUNKIRK CT		SHAAR ROBERT J	11 DUNKIRK CT			19403
23	670000778192	SINGLE FAMILY	13 DUNKIRK CT		CATAGNUS VINNAY	13 DUNKIRK CT			19403
24	670000778127	SINGLE FAMILY	14 DUNKIRK CT		MARSELLA DANIEL D & KILROY SHARON M	14 DUNKIRK CT			19403
25	670000778183	SINGLE FAMILY	15 DUNKIRK CT		KIM SUNWOONG	15 DUNKIRK CT			19403
26	670000778136	SINGLE FAMILY	16 DUNKIRK CT		KURKIMILIS JAMES R & ELIZABETH	16 DUNKIRK CT			19403

27	<u>670000778145</u>	SINGLE FAMILY	18 DUNKIRK CT	HODGSON RICHARD J & NOEL R	18 DUNKIRK CT	1940.
28	<u>670000778055</u>	SINGLE FAMILY	2 DUNKIRK CT	PARK RICHARD S & SUSAN T	2 DUNKIRK CT	1940:
29	<u>670000778154</u>	SINGLE FAMILY	20 DUNKIRK CT	CHERRY RICHARD	20 DUNKIRK CT	1940:
30	<u>670000778163</u>	SINGLE FAMILY	22 DUNKIRK CT	YONG HWAN T & CHUNG YOUNG J	22 DUNKIRK CT	1940:
31	<u>670000778262</u>	OPEN SPACE/COMMON AREA	23 DUNKIRK CT	CHADWICK PLACE COMMUNITY ASSN INC	25 SKIPPACK PIKE	19002
32	<u>670000778172</u>	SINGLE FAMILY	24 DUNKIRK CT	HICKS DAVID S	24 DUNKIRK CT	19403
33	<u>670000778244</u>	SINGLE FAMILY	3 DUNKIRK CT	HUANG LINGCHUN	3 DUNKIRK CT	19403
34	<u>670000778064</u>	SINGLE FAMILY	4 DUNKIRK CT	GEAR CATHERINE M	4 DUNKIRK CT	19403
35	<u>670000778235</u>	SINGLE FAMILY	5 DUNKIRK CT	KRAJNIK MICHAEL & BEAVER KELLY A	5 DUNKIRK CT	19408
36	<u>670000778226</u>	SINGLE FAMILY	7 DUNKIRK CT	KENNY RICHARD & JACKSON DONNA	7 DUNKIRK CT	19403
37	<u>670000778082</u>	SINGLE FAMILY	8 DUNKIRK CT	BOSSARD ELIZABETH A	8 DUNKIRK CT	19403
38	<u>670000778217</u>	SINGLE FAMILY	9 DUNKIRK CT	KEATS MARIANNE	9 DUNKIRK CT	19403
39	<u>670001405004</u>	RETAIL, OFFICE, APT.-MULTI-USE	3217 GERMANTOWN PIKE	CASSEL JOHN JR	277 GRATERFORD RD	19473
40	<u>670001565015</u>	TREANSMISSION TOWERS (RADIO,TV)	3224 GERMANTOWN PIKE	WORCESTER TOWNSHIP	PO BOX 767	19490
41	<u>670001397003</u>	PREFERENTIAL ASSESSMENT	3243 GERMANTOWN PIKE	HERITAGE CAMP GROUNDS INC	2650 AUDUBON RD	19403
42	<u>670001562009</u>	MORE THAN 1 HOUSE, DETACHED	3216 GERMANTOWN PIKE	MACNAMARA VERA F	3212 GERMANTOWN PIKE	19403
43	<u>670001402007</u>	RESTAURANT W/LIQUOR LICENSE	3223 GERMANTOWN PIKE	COOK MARY LEE & PAUL	1139 VALLEY FORGE RD	19401
44	<u>670001565006</u>	EXEMPT-LOCAK MUNICIPALITY	3224 GERMANTOWN PIKE	WORCESTER TOWNSHIP	PO BOX 767	19490
45	<u>670001399001</u>	PREFERENTIAL ASSESSMENT	3229 GERMANTOWN PIKE	MASCARO JOSEPH P JR ET AL T/A MB INVESTMENTS T/A MB INVESTMENTS T/A MB INVESTMENTS	2650 AUDUBON RD	19403
46	<u>670001396004</u>	EXEMPT CHURCH	3235 GERMANTOWN PIKE	PENNSYLVANIA CONFERENCE ASSN OF SEVENTH DAY ADVENTISTS INC DAY ADVENTISTS INC	PO BOX 241	19409
47	<u>670001564007</u>	IND:ONE STORY WHSE/MFG UP TO 15000	3238 GERMANTOWN PIKE	VOLPE GARY & JANET L	2449 SCHLOSSER RD	19438
48	<u>670001561001</u>	SINGLE FAMILY	3242 GERMANTOWN PIKE	STANERUCK WILLIAM A JR&CAROL	3242 GERMANTOWN PIKE	19403
49	<u>670001558004</u>	SINGLE FAMILY	3248 GERMANTOWN PIKE	OWENS LEWIS & NINA	3248 GERMANTOWN PIKE	19403
50	<u>670000043007</u>	SINGLE FAMILY	13 W ADAIR DR	DANGELIS CHRISTOPHER G & CAHILL LAURA M	13 W ADAIR DR	19403
51	<u>670000040001</u>	SINGLE FAMILY	19 W ADAIR DR	RIEGER DANIEL J SR & MARQUETTA L	19 W ADAIR DR	19403

52	<u>670004225001</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	DAVIS WILLIAM H	3 W ADAIR DR SPACE 14	19403
53	<u>670004237007</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR SPACE 3	ZAPPACOSTA STEVEN & JOHN E	3 W ADAIR DR SPACE 3	19403
54	<u>670004219007</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	WILSON SCOTT	26 RED BARBERRY DR	19403
55	<u>670000064011</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	BUCK CHRISTOPHER J	3 W ADAIR AVE SPACE 5	19403
56	<u>670004220007</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	BORAM LYNN	3 W ADAIR DR SPACE 7	19403
57	<u>670004237016</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	MCCANN JAMES F	3 W ADAIR DR SPACE 4	19403
58	<u>670004255106</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	ROBINSON RUSSELL R	3 W ADAIR DR SPACE 8	19403
59	<u>670004243001</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	COLLINS MAXINE	3 W ADAIR AVE SPACE 9	19403
60	<u>670004246007</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	DAGUTIS PATRICIA A	3 W ADAIR AVE SPACE 10	19403
61	<u>670004211006</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	PERRY PAUL D	3 W ADAIR DR SPACE 1	19403
62	<u>670000064021</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	BERNHARD CINDY	3 W ADAIR RD SPACE 16	19403
63	<u>670004252001</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	LAW JOHN H JR	3 W ADAIR DR SPACE 11	19403
64	<u>670004234001</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	GROSSMAN GEORGETTE	3 W ADAIR DR SPACE 12	19401
65	<u>670004234011</u>	MOBILE HOME-RENTED LOT	3 W ADAIR DR	PEACOCK CHARLES H	3 W ADAIR DR SPACE 13	19403

RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Signature Not Verified

 UNITED STATES
POSTAL SERVICE. **Receipt ID**
Electronic Postmark **10000kfx2k0**
Validation may require Adobe "Windows Integration"

eCertified copy of recorded # 2003108617 (page cover of 5)
Montgomery County Recorder of Deeds
Only valid with epm-signature on cover page



013530

file



50
5.00
2.00
3.00
10.00

①

Parcel No. 67-00-01564-007

MEMORANDUM OF LAND DEVELOPMENT AGREEMENT

1. PARTIES.

This Agreement is made this 2nd day of April, 2003, by and among
TOWNSHIP OF WORCESTER ("Township") and **GARY and JANET L. VOLPE**
("Owner/Developer").

REALTY TRANS. TAX PAID
STATE <u> </u>
LOCAL <u> </u>
PER <u> </u>

2. BACKGROUND.

The parties have executed a lengthy Land Development Agreement ("Agreement") which refers to the plans and specifications for a land development known as "Volpe Roofing" located on 2.9844 ± acres in Worcester Township, Montgomery County, Pennsylvania; being the same as Parcel No. 67-00-01564-007 (the "Tract"). The Tract, and the planned development thereof, is shown on Plans prepared by Ludwig Engineering Company, being Plans dated June 25, 2002, with dates of last revision as set forth in the Agreement. In addition, the Plans are being simultaneously recorded herewith in the Montgomery County Recorder of Deeds Office. A full set of the Plans is on file for public inspection at the Worcester Township Building.

3. SUMMARY.

A summary of some of the important terms and conditions of the Agreement is as follows:

A. Owner/Developer is required to install certain public improvements as described in the Agreement and has posted "financial security" under the Agreement in the form of a letter of credit to insure the completion of those public improvements. The above summary is not intended to completely reflect nor amend or limit the terms and conditions of the Agreement.

03 JUL -7 PM 2:52

BB 5463PG0725

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01564-00-7 WORCESTER
GERMANTOWN PIKE
VOLPE GARY & JANET L
B 002 U 007 L
DATE: 07/07/03

5.00



4. **RECORDING.**

This Memorandum of Land Development Agreement shall be entered of record in the Montgomery County Recorder of Deeds Office for purposes of constructive notice to Owner/Developer's successors or assigns and all other interested parties of the Agreement which is available for inspection during business hours at the office of the Township.

5. **MISCELLANEOUS.**

A. In the event of any inconsistencies between the terms of this Memorandum and the terms of the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF, the parties have hereto executed this Agreement the day and year first above written.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman

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

OWNER/DEVELOPER

Gary Volpe
GARY VOLPE

Janet L. Volpe
JANET L. VOLPE

N:\Users\Deenie\My Documents\Mail\Worcester\Volpe's Memorandum of Land Development Agmt.doc
04/02/2003 11:29 AM by

5463PG0726-2

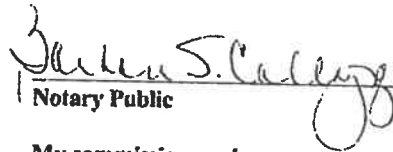


ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this, the 2ND day of APRIL, 2003, before me, the undersigned officer, personally appeared **Frank L. Davey**, known to be the Chairman of the Board of Supervisors of the Township of Worcester, whose name is subscribed to the within instrument and acknowledged that he executed the same on behalf of Worcester Township for the purposes therein contained.

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



Notary Public

My commission expires:

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

035463P60727



ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

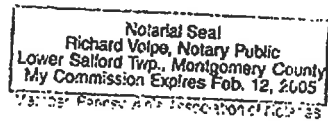
On this, the 2ND day of April, 2003, before me, the undersigned officer, personally appeared Gary Volpe, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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



Notary Public

My Commission expires:



005463PG0728



ACKNOWLEDGEMENT



COMMONWEALTH OF PENNSYLVANIA :

: **SS**

COUNTY OF MONTGOMERY :

Richard Volpe

On this, the 2ND day of April, 2003, before me, the undersigned officer, personally appeared **Janet L. Volpe**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Richard Volpe

Notary Public

My Commission expires:

Notarial Seal
Richard Volpe, Notary Public
Lower Saltord Twp., Montgomery County
My Commission Expires Feb. 12, 2005

CR 5463PG0729

