

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-01**

**A RESOLUTION TO AUTHORIZE CERTAIN FIRE DEPARTMENT ACTIVITIES**

**WHEREAS**, the Worcester Township Volunteer Fire Department has requested permission to engage in the following ancillary activities in 2020:

1. Fire Department picnics;
2. the Fire Department's annual 5K race and annual chicken barbecue;
3. the Fire Department Ladies Craft Show, and seasonal Santa visits and tours; and,
4. the provision of traffic control for the Montgomery County annual flu shot program and at community parades.

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Worcester Township Board of Supervisors approves and authorizes the Fire Department to participate in the above activities, in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Worker's Compensation Act; and further, in accordance with this authorization, the Fire Department may only participate in the above-approved ancillary activities through December 31, 2020, after which time the Worcester Township Board of Supervisors will review the ancillary activities.

**BE IT RESOLVED THIS 6<sup>TH</sup> DAY OF JANUARY, 2020.**

**FOR WORCESTER TOWNSHIP**

By:



*Rich DeLello*, Chair  
Board of Supervisors

Attest:



*Tony Ryan*, Secretary

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-02**

**RESOLUTION TO SET VARIOUS FEES, ESCROWS AND OTHER PAYMENTS  
CHARGED FOR CERTAIN TOWNSHIP SERVICES**

**WHEREAS**, various Township Ordinances and State Law provides for the establishment of fees for certain permits, reviews, inspections and/or other services, and as having said fees listed in a single document is of assistance and convenience to the general public;

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** the fees and charges listed in the schedule attached hereto as Exhibit A shall be charged by Worcester Township effective this date, and until such time as so amended by the Board of Supervisors by resolution.

**BE IT RESOLVED THIS 6<sup>TH</sup> DAY OF JANUARY, 2020.**

**FOR WORCESTER TOWNSHIP**

By:

  
\_\_\_\_\_  
Rod DeLillo, Chair  
Board of Supervisors

Attest:

  
\_\_\_\_\_  
Tony Ryan, Secretary

# EXHIBIT A

## Section I - RESIDENTIAL BUILDING PERMITS

<b>new dwellings, per sf</b>	\$	0.35
<b>building additions &amp; renovations, minimum \$50; per sf</b>	\$	0.35
<b>decks 30" or more above grade</b>	\$	100.00
<b>fire suppression or detection systems, standpipes &amp; hose cabinets</b>	\$	115.00
<b>accessory structures 500 sf and greater</b>	\$	70.00
<b>generators, plus electrical permit fee</b>	\$	65.00
<b>windows &amp; doors requiring structural change</b>	\$	70.00
<b>driveway gates, plus electrical permit fee, if applicable</b>	\$	70.00
<b>Use &amp; Occupancy permit, temporary of permanent, new homes only</b>	\$	95.00
<b>miscellaneous construction</b>		by escrow

## Section II - NON-RESIDENTIAL BUILDING PERMITS

<b>new buildings, per sf</b>	\$	0.40
<b>building additions &amp; renovations</b>		
for the first 500 sf of floor area	\$	275.00
for each additional 500 sf of floor area or fraction thereof	\$	200.00
<b>windows &amp; doors requiring structural change; driveway gates</b>	\$	65.00
<b>driveway gates, plus electrical permit fee, if applicable</b>	\$	70.00
<b>fire suppression or detection systems, standpipes &amp; hose cabinets</b>	\$	210.00
<b>generators, plus electrical permit fee</b>	\$	115.00
<b>construction trailers, plus electrical and mechanical permit fee, if applicable</b>	\$	85.00
<b>Use &amp; Occupancy permit, temporary or permanent, new construction only</b>	\$	95.00
<b>Use &amp; Occupancy inspection, tenant change, resale, use change</b>	\$	95.00
<b>miscellaneous construction</b>		by escrow

## Section III - MECHANICAL, ELECTRICAL & PLUMBING PERMITS

mechanical	\$	85.00
gas piping installtion	\$	65.00
electrical	\$	25.00
<b>plumbing</b>		
up to three fixtures	\$	60.00
each additional fixture	\$	20.00
water service	\$	65.00
sewer lateral	\$	85.00
grinder pump	\$	60.00
sewer tapping fee, <i>per EDU</i>	\$	1,900.00

## Section IV - OTHER BUILDING PERMIT & REVIEW FEES

retaining walls 4' or greater in height	\$	80.00
fences 6' or greater in height	\$	27.50
<b>pools, spas &amp; hot tubs</b>		
above-ground	\$	60.00
in-ground	\$	120.00
solar panels	\$	115.00
<b>signs</b>		
requires building inspector and zoning officer reviews	\$	60.00
requires zoning officer review only	\$	27.50
flag poles	\$	22.50
cell & radio antennas 50 feet and greater in height	\$	425.00
<b>demolition permit</b>		
per building demolished or load bearing walls	\$	145.00
interior alteration that does not include load-bearing walls	\$	85.00
accessory structure 1,001 sf or greater	\$	85.00
accessory structure up to 1,000 sf		no fee
<b>below-ground tank, <i>installation or removal, non-propane</i></b>	\$	55.00



## Section IV - OTHER BUILDING PERMIT & REVIEW FEES (continued)

<b>plan review fees</b>		
building plan	\$	130.00
accessibility plans	\$	70.00
mechanical plans	\$	70.00
fire plans	\$	55.00
plumbing plans	\$	70.00
<b>stucco repair</b>	\$	40.00

## Section V - ZONING PERMITS

<b>retaining walls up to 4' in height</b>	\$	27.50
<b>fences up to 6' in height</b>	\$	27.50
<b>driveway permit</b>	\$	27.50
<b>decks up to 30" above grade and patios</b>	\$	27.50
<b>moving or relocating existing accessory structures</b>	\$	27.50
<b>general zoning permit</b>	\$	27.50
<b>solicitation permit, <i>per individual soliciting</i></b>	\$	22.50
<b>yard sale, <i>per two event days</i></b>	\$	10.00
<b>grading &amp; excavation permit</b>		
up to three inspections	\$	275.00
each additional inspection	\$	85.00
<b>grading &amp; excavation permit, simplified stormwater management plan</b>		
up to three inspections	\$	400.00
each additional inspection	\$	85.00
<b>grading &amp; excavation permit, full stormwater management plan</b>		by escrow

## Section VI - PERMIT & INSPECTION PENALTIES

failure to provide 24 hours notice to cancel inspection cancellation	\$	50.00
not ready for inspection, <i>per occurrence</i>	\$	75.00
failure to correct deficiencies found after two inspections, <i>per occurrence</i>	\$	75.00
penalty fee for failure to obtain a permit, <i>in addition to permit fee</i>		2x permit fee

## Section VII - ZONING HEARING BOARD & UCC APPEAL BOARD FEES

application fee, <i>includes appeals of Zoning Officer determination</i>	\$	700.00
fee to continue Zoning Hearing Board or UCC Board of Appeals hearing	\$	300.00
fee to postpone Zoning Hearing Board or UCC Board of Appeals hearing	\$	330.00
transcript copy		actual
Zoning Officer determination letter	\$	85.00

## Section VIII - BOARD OF SUPERVISOR FEES

<b>application for Conditional Use hearing</b>		
applicaton fee	\$	900.00
fee to continue Conditional Use hearing	\$	175.00
fee to postpone Conditional Use hearing	\$	225.00
<b>application to amend the Zoning Map</b>		
applicaton fee	\$	1,100.00
fee to continue Zoning Map amendment hearing	\$	350.00
fee to postpone Zoning Map amendment hearing	\$	400.00
Zoning Map amendment escrow	\$	1,500.00
<b>application to amend the Zoning Ordinance</b>		
applicaton fee	\$	900.00
fee to continue Zoning Ordinance amendment hearing	\$	175.00
fee to postpone Zoning Ordinance amendment hearing	\$	225.00
Zoning Ordinance amendment escrow	\$	1,500.00
<b>validity challenge to the Zoning Ordinance or Zoning Map</b>		
applicaton fee	\$	1,200.00
fee to continue challenge hearing	\$	175.00
fee to postpone challenge hearing	\$	225.00

## Section IX - SUBDIVISION & LAND DEVELOPMENT FEES

### Subdivision & Land Development, Sketch Plan

application fee	\$	180.00
escrow	\$	750.00

### Subdivision, Residential, 1 to 3 lots

application fee	\$	700.00
escrow	\$	3,000.00

## Section IX - SUBDIVISION & LAND DEVELOPMENT FEES (continued)

### Subdivision, Residential, 4 or more lots

base application fee	\$	650.00
additional dwelling unit fee, <i>per unit, beginning with the 4th lot or unit</i>	\$	130.00
escrow for plans with 4 to 20 lots/units	\$	5,000.00
escrow for plans with 21 to 50 lots/units	\$	10,000.00
escrow for plans with 51 or more lots/units	\$	15,000.00

### Land Development, Non-residential

application fee	\$	900.00
escrow	\$	7,500.00

### Transferable Development Rights

application fee	\$	450.00
escrow	\$	2,500.00

### Escrow Releases

\$ 100.00

### Act 209 Traffic Impact Fee

North Transportation Service Area, per peak PM trip	\$	3,977.00
South Transportation Service Area, per peak PM trip	\$	3,125.00

## Section X - HIGHWAY & ROAD FEES

highway/road occupancy permit \$ 50.00

highway/road inspection fees by escrow



## Section XI - SEWER RENTAL FEES & CERTIFICATIONS

<b>sewer rental fee</b>		
quarterly fee, residential	\$	132.05
quarterly fee, commercial, per 1,000 gallons	\$	8.62
<b>sewer certification</b>	\$	25.00
certified letter fee	\$	17.50
property posting	\$	33.00
water shut off & turn on	\$	28.00
return check fee		actual
<b>tax certification</b> * contact Tax Collector *		

## Section XII - FIRE ALARM FEES

<b>fire alarm system registration fee</b>		no fee
<b>false alarm penalty</b>		
failure to register	\$	50.00
first and second offenses per year		no fine
third offense per year	\$	100.00
fourth offense per year	\$	200.00
fifth and subsequent offenses per year	\$	300.00

## Section XIII - PARK RENTAL FEES

<b>Community Hall rental fee</b>		
per event, <i>Township resident, Township business/organization use only</i>	\$	50.00
security deposits, <i>by separate check, must be submitted with application</i>	\$	100.00
<b>pavilion rental fee, Township resident, Township business/organization</b>		
up to 25 individuals	\$	25.00
26-50 individuals	\$	50.00
51-75 individuals	\$	75.00
76-100 individuals, <i>maximum 100 persons per event</i>	\$	100.00
security deposits, <i>by separate check, must be submitted with application</i>		2X rental fee
<b>pavilion rental fee, non-Township resident, Non-Township business/organization</b>		
up to 25 individuals	\$	50.00
26-50 individuals	\$	100.00
51-75 individuals	\$	150.00
76-100 individuals, <i>maximum 100 persons per event</i>	\$	200.00
security deposits, <i>by separate check, must be submitted with application</i>		2X rental fee



## Section XIII - PARK RENTAL FEES (continued)

<b>field rental fee, single use, Township resident, Township business/organization</b>		
up to four hours	\$	25.00
each additional hour	\$	5.00
<b>field rental fee, single use, non-Township resident, Non-Township business/organization</b>		
up to four hours	\$	50.00
each additional hour	\$	5.00
<b>field rental fee, Spring season use (March 1 to July 31)</b>		
one to two days per week, per field	\$	275.00
three to four days per week, per field	\$	385.00
five to seven days per week, per field	\$	550.00
discount for minimum 65% Worcester resident participants		50%
discount for minimum 90% youth participants		25%
<i>discounts may be combined</i>		

## Section XIII - PARK RENTAL FEES (continued)

<b>field rental fee, Fall season use (August 1 to November 30)</b>		
one to two days per week, per field	\$	225.00
three to four days per week, per field	\$	315.00
five to seven days per week, per field	\$	450.00
discount for minimum 65% Worcester resident participants		50%
discount for minimum 90% youth participants		25%
<i>discounts may be combined</i>		

## Section XIV - TAX COLLECTOR FEES

tax certification	\$	30.00
duplication of tax bill	\$	5.00
insufficient funds (does not include bank fees)	\$	5.00

## Section XV - OTHER FEES AND CHARGES

credit card convenience charge, varies by credit card company	actual
Township-authorized services by Township consultants, hourly fee	actual
Township-authorized services by Township consultants, reimbursables	actual
UCC building permit fee, per building permit	\$ 4.50
mileage reimbursement	IRS rate
miscellaneous charges, postage, toll calls, delivery fees, out-of-office copy fees, etc.	actual

### NOTES:

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1 - Floor area. Floor Area is measured from outside wall to outside wall.

2 - New Residential SF Calculation. For new residential construction and additions to existing residential units, square footage shall include living spaces on all floors, basements, attached garages & attics over six feet in height; excludes crawl spaces.

3 - Total Cost Calculation. The total cost of all the construction portions of a project is generally based upon the sum of the construction contract(s) and other direct construction costs; this does not include the compensation paid to the engineer, architect and consultants or the cost of the land. The Township has the final determination in accepting the submitted cost of construction as provided on the permit application and may at its discretion require evidence to support said proposed cost of construction.

4 - Township Organization Status. For an organization to qualify as a Township-based organization, at least 65% of participants must reside in Worcester Township. Documentation that verifies participant residency must be furnished to the Township, and the Township has sole discretion in determining if the residency has been met.

5 - Past Due Invoices. Invoices that are past due by more than thirty (30) days are subject to interest rate charges as provided by law. Charges for services that involve a late fee as stated in this resolution are not subject to charges for interest.

6 - Omissions and Errors. The failure to list, in this Resolution, a fee that is properly listed elsewhere shall not obviate the responsibility to pay that fee.

7 - "by escrow agreement". Permits for miscellaneous construction and highway/road inspections will be paid with funds posted in escrow. From this escrow the Township will deduct actual costs incurred.

8 - False fire alarm fines may be reduced or waived by the Fire Marshal if the Fire Marshal determines, in his or her sole discretion, the tenant or property owner is making a good faith effort to address and correct the problem.

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-03**

**A RESOLUTION TO APPOINT THE TOWNSHIP AUDITOR**

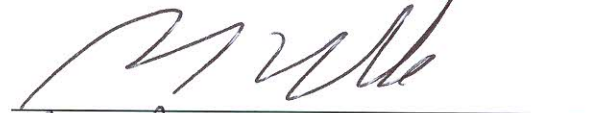
**WHEREAS**, Worcester Township may and does utilize an appointed auditor, as permitted by the Second Class Township Code;

**NOW, THEREFORE**, the Board of Supervisors appoints Bee, Bergvall & Co. to fulfill the duties of this position, relative to the Township accounts for Fiscal Year 2019, as per Section 917 of the Second Class Township Code.

**RESOLVED THIS 6<sup>TH</sup> DAY OF JANUARY, 2020.**

**FOR WORCESTER TOWNSHIP**

By:



Rich DeLello, Chair  
Board of Supervisors

Attest:



Tony Ryan, Secretary

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-04**

**A RESOLUTION TO SET COMPENSATION FOR THE TOWNSHIP MANAGER AND  
TO APPROVE THE TOWNSHIP MANAGER EMPLOYMENT AGREEMENT**

**WHEREAS**, Worcester Township employs a Township Manager, pursuant to Township Code Chapter 15; and,

**WHEREAS**, the compensation paid to the Township Manager shall be established by resolution, as per Section 1301 of the Second Class Township Code.

**NOW, THEREFORE**, the Board of Supervisors does hereby establish the annual compensation paid to the Township Manager be increased by one-half of one percent increase (0.5%) from the prior year as follows:

- 2019 salary – \$136,356 per year
- 2020 salary – \$137,035 per year

**AND FURTHER**, the Board of Supervisors does approve the Township Manager Employment Agreement, dated January 7, 2019, attached hereto as Exhibit A.

**RESOLVED THIS 6<sup>TH</sup> DAY OF JANUARY, 2020.**

**FOR WORCESTER TOWNSHIP**

By:



Rich DeLillo, Chair  
Board of Supervisors

Attest:



Tonya Ryan, Secretary



**Exhibit A**

**EMPLOYMENT AGREEMENT**

**THIS AGREEMENT**, made this 7<sup>th</sup> day of January, 2019 between Worcester Township, 1721 Valley Forge Road, Worcester, Pennsylvania ("Township"), of the one part, and Thomas Ryan, 1328 Brownsville Road, Romansville, Pennsylvania ("Ryan"), of the other part.

**WHEREAS**, the Township and Ryan wish to execute a contract pertaining to the employment of Ryan, to include provisions for compensation, benefits, and termination and severance payment, and other provisions, in accordance with the Second Class Township Code;

**NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED**, in consideration of the mutual covenants and promises herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. The employment agreement is as set forth in the letter dated July 14, 2015, attached hereto as Exhibit A to this agreement, with the following revisions to said letter:
  - a. Subsection 2.a shall be revised to read "A health care plan through the Delaware Valley Health Trust that provides family coverage for health, vision, prescription, and dental."
  - b. Subsection 2.b, Subsection 2.c and Subsection 2.h shall be deleted.
  - c. Section 2 shall be revised to include Subsection 2.i which shall read "You shall be entitled to thirty-two (32) PTO days per year. /
  - d. Section 5 shall be revised to include Subsection 5.d which shall read "If Manager is terminated after completion of four years, he shall be paid six (6) months of salary at the base salary at that time, and Manager shall continue to receive the same medical insurance, prescription, dental and vision benefits for a period of six (6) months, through COBRA. During this period the Township shall pay the premiums for these coverages, and the Manager shall pay any share of a deductible that was being paid by the Manager at the time of termination."

**IN WITNESS WHEREOF,**

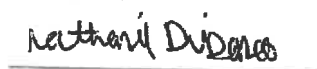
**ATTEST:**

  
\_\_\_\_\_

**FOR THE TOWNSHIP**

  
\_\_\_\_\_  
Date:

**ATTEST:**

  
\_\_\_\_\_

**FOR RYAN**

  
\_\_\_\_\_  
Date:

- Exhibit A -

July 14, 2015

Tommy Ryan  
1328 Brownsville Road  
Romansville, PA 19320

Dear Mr. Ryan:

On behalf of the Board of Supervisors of Worcester Township, I am pleased to provide you with this conditional offer of employment to be the Worcester Township Manager. This offer is conditioned upon the results of the Township's background investigation, drug screen test, and an affirmative vote by the Board of Supervisors, in its sole discretion, at a future public meeting of the Board of Supervisors to appoint you to the position of Township Manager. The basic terms of the Township's conditional offer are:

1. Salary—effective start of work and for all of calendar year 2015, your annualized salary shall be \$125,000 to be paid at the same payroll interval as other employees. Hours of work are to include normal Township hours of operation Monday through Friday, and any additional hours (including night meetings) necessary to properly perform the job. As this is a salaried, managerial position, there is no overtime compensation, and you will be an at-will employee. You are subject to annual reappointment and future salary amounts will be determined by the Board of Supervisors upon such reappointment.
2. Benefits—
  - a. Medical Insurance, Prescription, Dental, Vision—a health care plan through the Delaware Valley Health Trust (DVHT) that provides family coverage for health, vision, prescription, and dental. The health care plan has deductibles of \$10/20 and the prescription plan has deductibles of \$5/10/25. You will contribute \$100 per month toward this benefit.
  - b. Sick Leave—you shall be entitled to 6 days per year for sick leave.
  - c. Vacation—you shall be entitled to four (4) weeks each year. Your actual vacation for 2015 shall be prorated to your actual amount of time worked in 2015.
  - d. Life Insurance—you shall receive term life insurance coverage equal to \$50,000 for yourself. Currently there is no employee contribution toward the cost of this benefit.
  - e. Pension Plan—the Township will contribute 5% of your annual salary into a defined contribution pension plan, the form of which will be decided through mutual agreement between you and the Township.
  - f. Holidays—paid holidays shall be in accordance with those recognized in any calendar year by the Township. Currently there are ten (10) paid holidays per year.
  - g. Disability—the Township provides for you both short- and long-term disability plans. Currently there is no employee contribution toward the cost of this benefit.
  - h. Personal Days—you shall receive six (6) paid personal days per year. Your actual amount of personal days (time) available to you in 2015 will be prorated to your actual amount of time worked in 2015.

3. Cell Phone—the Township will provide you with a smart cell phone and pay the monthly bill for its use, or will agree to pay you \$50 per month for the use of your current cell phone.

4. Professional Dues and Training—the Township will pay the annual membership dues for the Association for Pennsylvania Municipal Managers (APMM) and the International City Managers Association (ICMA). Subject to the prior approval of the Board, you shall be permitted to attend at Township expense the conferences, meetings, and continuing education seminars of ICMA and APMM.

5. Termination and Severance—the following shall apply:

If the Manager is terminated at any time for cause, or if he chooses to resign of his accord, there shall be no severance or other payment made other than payment of unused sick leave or vacation days, or other already earned payments in conjunction with this agreement. For any other termination caused by an action of the Township, the following severance payment schedule shall apply:

- a. If Manager is terminated at any time during the first two years of employment, he shall be paid one (1) month of severance at the base salary at that time;
- b. If Manager is terminated after completion of two years, but prior to completion of three years, he shall be paid two (2) months of severance at the base salary at that time;
- c. If Manager is terminated after completion of three years, he shall be paid three (3) months of severance at the base salary at that time.

6. Car Allowance—in return for use of your personal vehicle on all Township-related business, the Township shall pay you a monthly stipend of \$400.

Copies of all health, insurance, and pension plan documents are available to you for your review at any time before or after acceptance of this conditional offer. Please contact me if you have any problem accessing or obtaining these documents.

The Board of Supervisors will consider your appointment as Township Manager upon receipt of this signed conditional offer letter, your successful passing of the background investigation, and your successful passing of a drug screen. Once the Township has a signed conditional offer acceptance from you, the background investigation will begin and the Township will coordinate your drug screen examination.

If you accept this conditional offer and agree to the terms listed above, please sign below and return a copy to me.

Sincerely,

*David L. Woglom*

David L. Woglom

I have read this letter and accept the Conditional Offer contained within.

  
Signature

7/14/15  
Date



**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-05**

**A RESOLUTION TO DISPOSE OF CERTAIN PUBLIC RECORDS  
IN ACCORDANCE WITH THE MUNICIPAL RECORDS ACT AND  
THE MUNICIPAL RECORDS MANUAL, AS AMENDED**

**WHEREAS**, Worcester Township (“Township”) declared its intent to follow the public records retention schedule and disposal procedures as set forth in the *Municipal Records Manual*, as last revised, and as published by the Pennsylvania Historical and Museum Commission; and,

**WHEREAS**, in accordance with Act 428 of 1968, as last amended, each individual act of public record disposition shall be approved by a resolution adopted by the governing body;

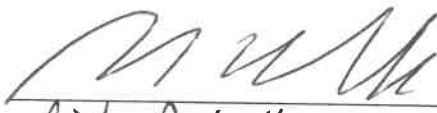
**NOW, THEREFORE, BE IT RESOLVED:** the Board of Supervisors hereby authorizes the Township Secretary to dispose of the following public records:

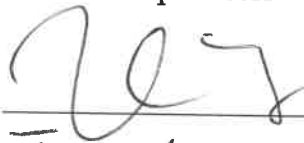
- AL-1**            General correspondence files and housekeeping records – 2014 and prior
- AL-8**            Bids, Proposals, Price Quotes and Qualified Contractor Memos, Contracts and Agreements – 2008 and prior
- AL-12**           Ethics Commission Statements of Financial Interest – 2014 and prior
- AL-17**           Insurance Policies and Settled Claims – 2013 and prior
- AL-20**           Liquid Fuel Tax Records – 2012 and prior
- AL-24**           Recordings of Public Meetings – prior to October 1, 2019
- AL-35**           Public Meeting/Hearing Notices and Proof of Publications – 2009 and prior
- AL-45**           Treasurer’s Bond Certificates – 2012 and prior
- AL-46**           Right to Know Requests – 2017 and prior
- FN-1**           Account Distribution Summaries (Treasurer’s Reports) – 2012 and prior
- FN-2**           Accounts Payable Files and Ledgers – 2012 and prior
- FN-3**           Accounts Receivable Files and Ledgers – 2012 and prior
- FN-4**           Annual Audit and Financial Reports – 2012 and prior
- FN-8**           Balance Sheet – 2012 and prior

- FN-9** Bank Statements and Reconciliations – 2012 and prior
- FN-10** Cancelled Checks – 2012 and prior
- FN-11** Check Registers – 2012 and prior
- FN-12** Daily Cash Records – 2012 and prior
- FN-13** Deposit Slips – 2012 and prior
- FN-15** Expense Reports – 2012 and prior
- PL-2** Employee Payroll Adjustment Records – 2015 and prior
- PL-5** Payroll Earnings and Deductions Register – 2015 and prior
- PL-14** Time Cards and Attendance Records – 2015 and prior
- PL-16** Wage & Tax Statements – 2015 and prior
- PS-2** Applications for Employment (Not Hired) – 2017 and prior
- PS-8** Employee Personnel Records – 2014 and prior
- PS-10** Job Descriptions and Announcements – 2017 and prior

**RESOLVED THIS 6<sup>TH</sup> OF JANUARY, 2020.**

**FOR WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
Rich DeLello, Chair  
Board of Supervisors

Attest:   
\_\_\_\_\_  
Tony Ryan, Secretary

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-06**

**A RESOLUTION TO ESTABLISH EMERGENCY SERVICE RESPONSE AREAS**

**WHEREAS**, the Board of Supervisors of Worcester Township is responsible under the Pennsylvania Second Class Township Code for the public safety of Township residents; and,

**WHEREAS**, the Board of Commissioners of the County of Montgomery has requested the Township provide a Resolution outlining those agencies selected to fulfill the public safety needs of the Township, so to assist in the efficient administration of the emergency communications system of the Montgomery County Department of Emergency Services;

**NOW, THEREFORE, BE IT RESOLVED** the Worcester Volunteer Fire Department will provide fire protection and related rescue services throughout the Township, in its entirety;

**FURTHER, BE IT RESOLVED THAT** Lansdale Ambulance, Lower Providence Ambulance, Plymouth Ambulance and Skippack Ambulance will provide ambulance service in the areas shown on Exhibit A attached hereto, effective the date the Montgomery County Department of Emergency Services establishes and confirms said areas; and,

**AND FURTHER, BE IT RESOLVED THAT** the Pennsylvania State Police, Skippack Barracks, will provide police protection throughout the Township, in its entirety;

**BE IT RESOLVED THIS 6<sup>TH</sup> DAY OF JANUARY, 2020.**

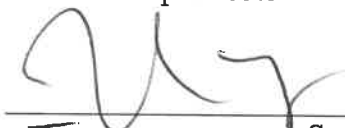
**FOR WORCESTER TOWNSHIP**

By:



Rick DeLello, Chair  
Board of Supervisors

Attest:

  
Tony Ryan, Secretary

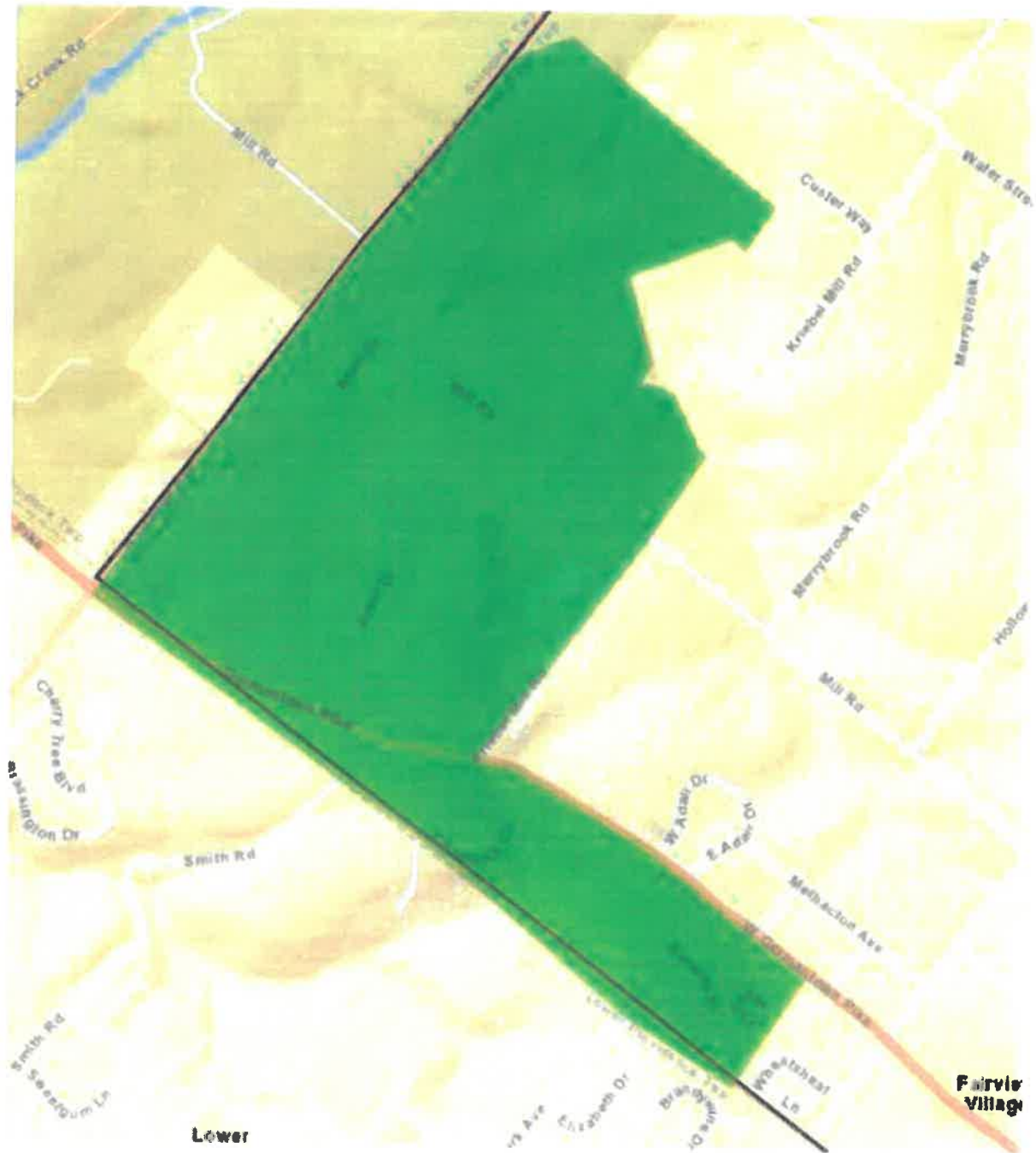
# Plymouth Community Ambulance

STA. 308

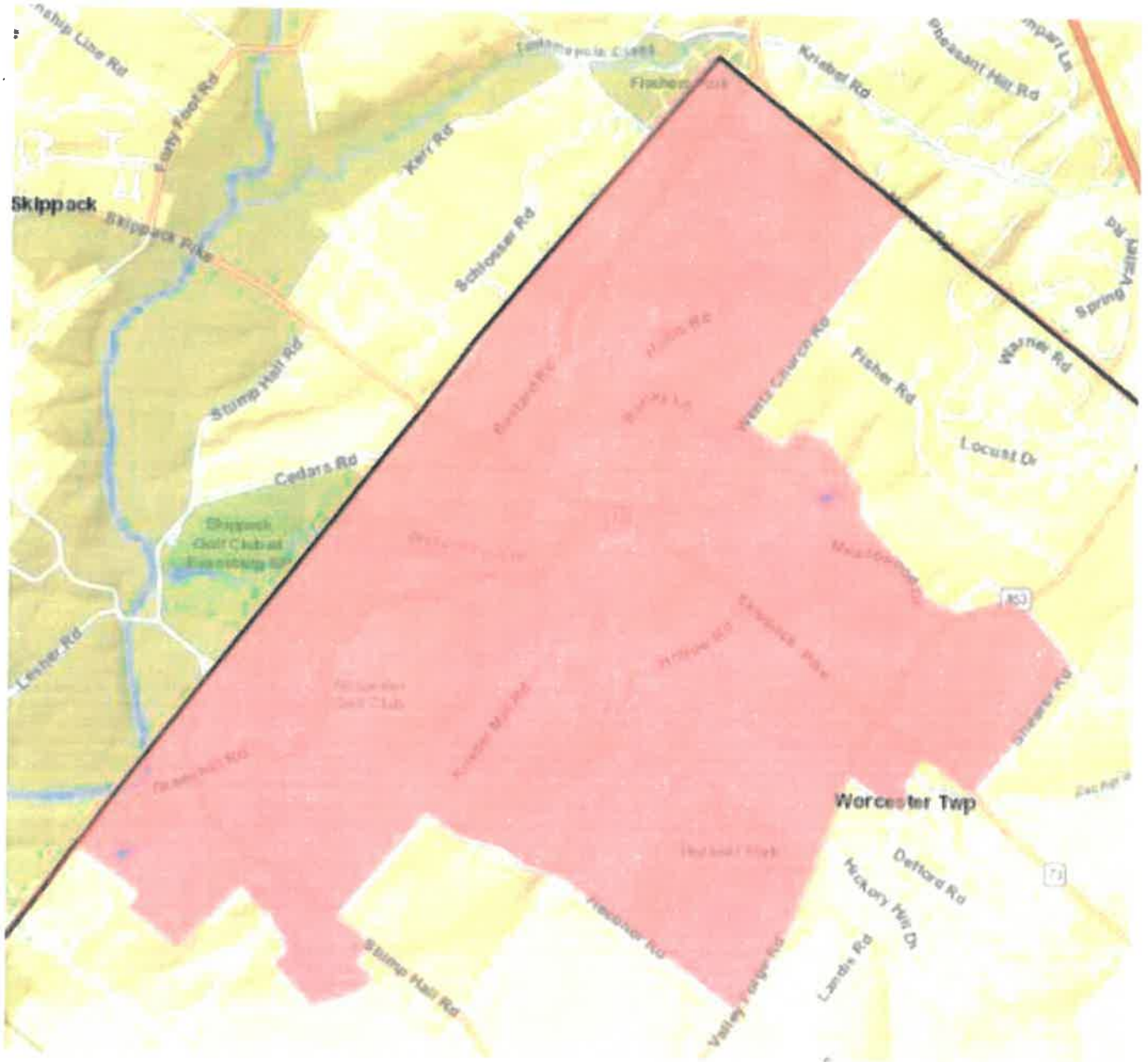




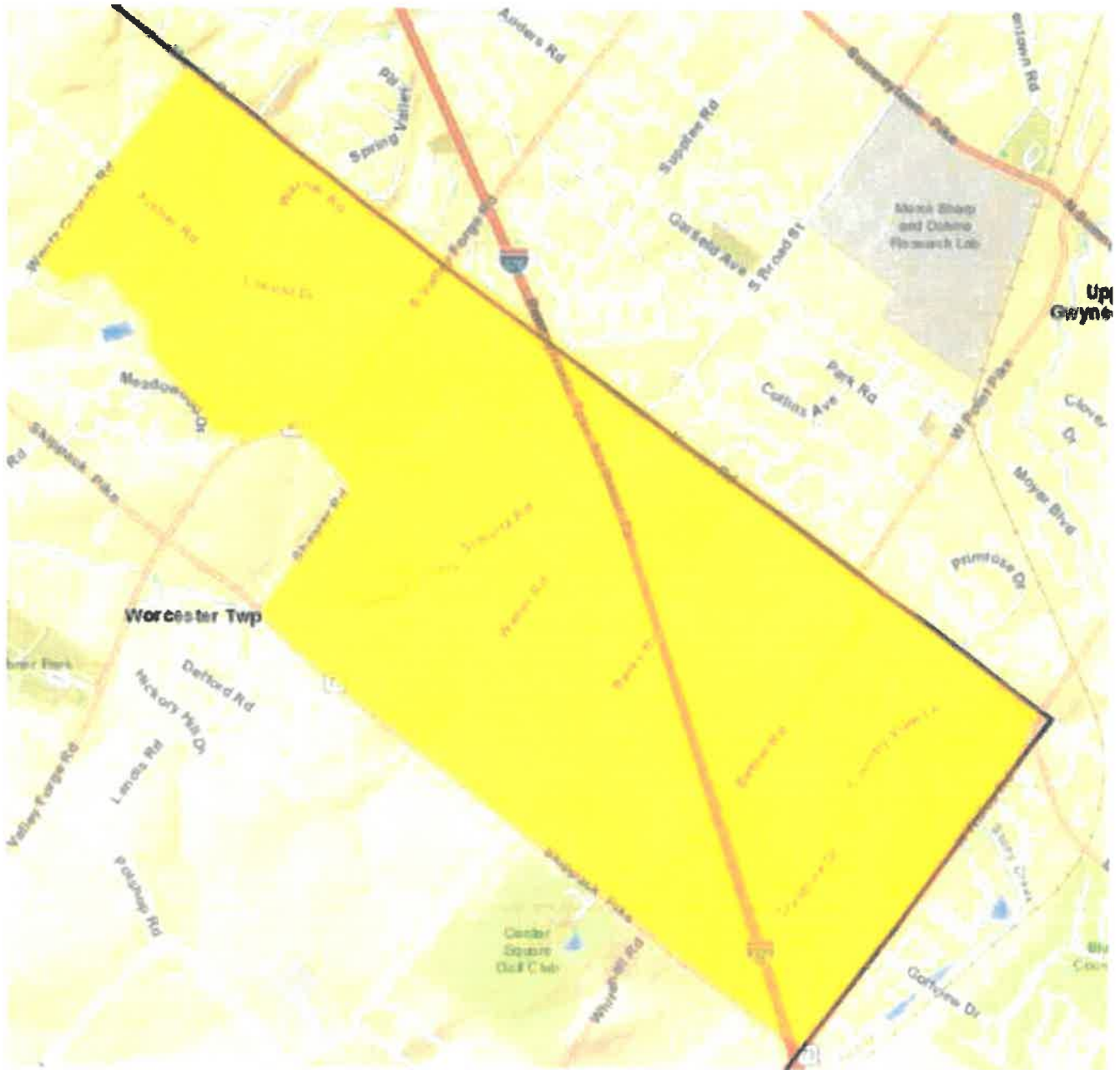
# Lower Providence Emergency Medical Services STA. 322



# Skippack Emergency Medical Services STA. 336



# Lansdale Vol. Medical Service Corps. STA. 345



**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-07**

**A RESOLUTION TO AMEND THE  
WORCESTER TOWNSHIP PERSONNEL MANUAL**

**WHEREAS**, the Worcester Township Board of Supervisors did adopt the Worcester Township Personnel Manual (“Personnel Manual”) on September 21, 2016; and,

**WHEREAS**, the Board of Supervisors now desires to amend the Personnel Manual;

**NOW, THEREFORE, BE IT RESOLVED**, that the Personnel Manual be revised as follows:

**SECTION III – BENEFITS**

**F) BEREAVEMENT LEAVE**

1. Employees are eligible for five (5) consecutive paid days for the death of an employee’s immediate family member. Immediate family members include a spouse, domestic partner, parent, brother, sister, child, and child of a domestic partner.
2. Employees are eligible for three (3) consecutive paid days for the death of an employee’s grandchild, grandparent, parent-in-law, parent of a domestic partner, aunt, uncle, niece and nephew, and for the death of an immediate family member of the employee’s spouse or domestic partner.
3. Employees are eligible for one (1) paid day for the death of an employee’s first cousin, and for the death of a grandchild, grandparent, parent-in-law, parent of a domestic partner, aunt, uncle, niece and nephew of an employee’s spouse or domestic partner.
4. Bereavement pay shall be made for the days on which the employee is normally scheduled to work only.
5. Requests for bereavement leave should be made to Township Manager as soon as possible. The Township Manager may, at his or her sole discretion, request written verification of an employee's familial relationship to the deceased as a condition of the bereavement pay.

**AND BE IT FURTHER RESOLVED**, that the Personnel Manual be revised as follows:


SECTION II – POSITION, WORK SCHEDULE & PAY REGULATIONS


B) WORK SCHEDULE

1. Exempt staff. Certain employees are considered “exempt” staff. They have a regularly scheduled work week of forty hours. However, their duties and responsibilities vary sufficiently requiring alternate hours on an as needed basis. Exempt staff includes the following positions: Township Manager, Finance Director and Public Works Director.

**RESOLVED THIS 6<sup>TH</sup> OF JANUARY, 2020.**

**FOR WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
Rich DeLillo, Chair  
Board of Supervisors

Attest:   
\_\_\_\_\_  
Tony Ryan, Secretary





DEP Code No.  
1-46962-203-3s

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Worcester  
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** John Stipa and Monica SanFelice has proposed the development of a parcel of land identified as  
land developer


1310 Kriebel Mill Road, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify). small flow treatment facility

**WHEREAS**, Worcester Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of Worcester hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I , Secretary, Worcester

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # 20-08, adopted, February 19, 20 20.

Municipal Address:

Worcester Township  
1721 Valley Forge Road/ P.O. Box 767  
Worcester, PA 19490-0767  
Telephone 610-584-1410

Seal of  
Governing Body

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-09**

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND  
DEVELOPMENT APPROVAL OF MINOR PLAN 2 LOT RESIDENTIAL  
SUBDIVISION PROPERTY OF MAZZ PROPERTIES, LLC 2578  
MORRIS ROAD**

**WHEREAS**, Mazz Properties, LLC (hereinafter referred to as "Applicant") has submitted a Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Minor Plan 2 Lot Residential Subdivision Property of Mazz Properties, LLC 2578 Morris Road Plan. The Applicant is Mazz Properties, LLC, owner of an approximate 61,700 square foot tract of land located at 2578 Morris Road, Worcester Township, Montgomery County, Pennsylvania in the R-100 Residential Zoning District of the Township, being Tax Parcel No. 67-00-02569-001 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

**WHEREAS**, the Applicant proposes to demolish the existing single family dwelling and subdivide the parcel into two building lots; Lot 1 containing 31,129 square feet (net) and Lot 2 containing 30,571 square feet (net) (the "Development"); and

**WHEREAS**, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on February 27, 2020; and

**WHEREAS**, the Preliminary/Final Plan for the proposed Subdivision, prepared by OTM, LLC, "Minor Plan 2 Lot Residential Subdivision Property of Mazz Properties, LLC 2578 Morris Road" consisting of 8 sheets, dated November 25, 2019, with latest revisions dated January 15, 2020, and "Post Construction Stormwater Management Report" as prepared by Pennonni and dated November 21, 2019, 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 prepared by OTM, LLC as described above, is hereby approved, 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 comments and conditions set forth in the CKS Engineers, Inc. letter of February 12, 2020 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of January 14, 2020.
- C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of January 14, 2020.
- D. Prior to recording of the Final Plan, Applicant shall purchase 2 EDUs of sewer capacity and shall coordinate the provision of public sewer service with Worcester and Upper Gwynedd Townships.
- 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, North Penn Water Authority, Upper Gwynedd Township, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- F. Prior to recording the Preliminary/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. The Applicant shall provide legal descriptions for the sanitary sewer lateral easement crossing Lot 2 for the benefit of Lot 1 satisfactory to the Township Engineer and an easement agreement, in form satisfactory to the Township Solicitor, shall be recorded contemporaneously with the Plan.
- H. The Applicant's obligations to make required road frontage improvements, install sidewalks, and install curbing pursuant to Sections 130-16, 130-18.A and 130-18B of the Worcester Township Subdivision and Land Development Ordinance are deferred until such time as required by the Township or the Pennsylvania Department of Transportation. Future owners of each lot will be responsible for required road frontage improvements, the installation of sidewalks, and curbing along their respective road frontage when requested by Worcester Township, at no cost to Worcester Township.
- I. 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 Plans, 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 Plans.

- J. The Applicant shall obtain a demolition permit prior to the demolition of the existing dwelling.
- K. 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.
- L. 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.
- M. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- N. The Development shall be in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- O. 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.
- P. 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.
- Q. 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. **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.

4. **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 Preliminary/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 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 18<sup>th</sup> day of March, 2020 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_

  
Rick 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 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 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.

**MAZZ PROPERTIES, LLC**

Date: 3/18/2020

By:   
Dean Mazzota, Member



**DCNR-2018-C2P2-19**

**Applicant Information (\* indicates required information)**

Applicant/Grantee Legal Name: **WORCESTER TOWNSHIP**

Web Application ID: **2001617**

Project Title: **Zacharias Creek Trail Extension**

WHEREAS, **WORCESTER TOWNSHIP** ("Applicant") desires to undertake the project, "**Zacharias Creek Trail Extension**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

**NOW THEREFORE, it is resolved that:**

1. The grant application may be electronically signed on behalf of the applicant by "**Tommy Ryan**" who, at the time of signing, has a **TITLE** of "**Township Manager**" and the email address of "**tryan@worcestertwp.com**".
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

Worcester Township Board of Supervisors  
(identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 18<sup>th</sup> day of March, 2020.

[Signature]  
(signature of the governing body)

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-11**

**A RESOLUTION TO RATIFY AN EMERGENCY DECLARATION**

**WHEREAS**, on March 6, 2020, Governor Tom Wolf issued an emergency declaration for the Commonwealth of Pennsylvania, relative to the many dangers imposed by the novel coronavirus (COVID-19); and,

**WHEREAS**, on March 8, 2020, Worcester Township received notice that one of its residents had tested presumptive positive for COVID-19, and the number of residents infected since has increased, threatening injury, damage, and suffering to persons in Worcester Township; and,

**WHEREAS**, emergency management measures are required to reduce the severity of this disaster and to protect the health, safety and welfare of affected residents in Worcester Township

**NOW, THEREFORE**, effective retroactively to March 16, 2020, and until the above-noted emergency declaration for the Commonwealth of Pennsylvania is lifted, or by a motion adopted by the Worcester Township Board of Supervisors, whichever first occurs, the Board of Supervisors, pursuant to the provisions of Section 7501 of the Pennsylvania Emergency Management Services Code, (35 PA C.S., Section 7501), as amended, do hereby declare the existence of a disaster emergency declaration in Worcester Township;

**AND FURTHER**, the Board of Supervisors direct the Township Manager and the Emergency Management Coordinator to coordinate the activities of the emergency response, to take all appropriate action needed to alleviate the effects of this disaster, to aid in the restoration of and continuity of essential public services, and to take any other emergency response action deemed necessary to respond to this emergency, including, but not limited to, the establishment of policies regarding public comment and attendance at public meetings, the establishment of policies regarding remote public meetings, public comment and attendance at remote public meetings, the use of electronic signatures and such other measures that are necessary to properly safeguard the health of meeting attendees, the provision of additional compensation to employees who are unable to work remotely and/or remain at home, the employment of temporary workers, the rental of equipment, the purchase of supplies and materials, and the entering into such contracts and agreements for the performance of public works as may be required to meet the emergency, all without regard to procedures normally prescribed by law, mandatory constitutional requirements excepted.

**RESOLVED THIS 15<sup>TH</sup> DAY OF APRIL, 2020.**

**FOR WORCESTER TOWNSHIP**

By: 

Richard DeLello, Chair  
Board of Supervisors

Attest: 

Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-12**

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND  
DEVELOPMENT APPROVAL OF SUBDIVISION/LAND DEVELOPMENT  
RECORD PLAN - MEADOWOOD SENIOR LIVING**

**WHEREAS**, the Meadowood Corporation (hereinafter referred to as "Applicant") has submitted a Consolidation, Subdivision, and Land Development Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Subdivision/Land Development Record Plan - Meadowood Senior Living Plan. The Applicant is owner of four parcels consisting of an approximate 118.2056 acres of land and PECO leasehold area (block 28, unit 66) of approximately 12.876 acres, located at 3205 Skippack Pike, Worcester Township, Montgomery County, Pennsylvania in the LPD Land Preservation Zoning District of the Township, being Tax Parcel Nos. 67-00-03185-006 (Parcel A), 67-00-01099-004 (Parcel B), 67-00-03196-004 (Parcel C), and 67-00-03199-001 (Parcel D) as more fully described in the Deeds recorded in the Montgomery County Recorder of Deeds Office; and

**WHEREAS**, the Applicant proposes the consolidation of Parcel A (existing Meadowood Campus 112.2852 acres) with Parcel B (2.3564 acres), Parcel C (0.8079 acres) and Parcel D (2.7562 acres), and the installation of two (2) emergency generators and asphalt access walkway. (the "Development"); and

**WHEREAS**, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on February 27, 2020; and

**WHEREAS**, the Preliminary/Final Plan for the proposed consolidation, subdivision and land development, prepared by Woodrow and Associates, Inc., titled, "Subdivision/Land Development Record Plan - Meadowood Senior Living" consisting of 4 sheets, dated December 16, 2019, with no revisions, a Post Construction Stormwater Management Report entitled, "Meadowood - Generator Development" dated December 2019, and an information

packet entitled, "Meadowood - Campus Wide Generator Project - Information Package" dated February 20, 2019 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 prepared by Woodrow and Associates, Inc. as described above, is hereby approved, 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 comments and conditions set forth in the CKS Engineers, Inc. letter of March 3, 2020 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of February 20, 2020.
- C. Prior to recording, the Preliminary/Final Plan shall be revised to provide for the consolidation of the main parcel (no. 67-00-03185-006) with tax parcel numbers 67-00-01099-004, 67-00-03196-004, 67-00-03199-001. A Deed of Consolidation with a legal description satisfactory to the Township Engineer shall be recorded contemporaneously with the Preliminary/Final Plan providing for the consolidation of the main parcel with the aforesaid 3 outparcels.
- D. 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.

- E. Prior to recording the Preliminary/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.
- F. 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 Plans, 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 Plans.
- G. 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.
- H. 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.

- I. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- J. 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.
- 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, and the Agreement 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 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. **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.

4. **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 Preliminary/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 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 20<sup>th</sup> day of May, 2020 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

By:   
Rick 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 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 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.

THE MEADOWOOD CORPORATION

Date: 5/26/2020

By: Paul Nordeman  
Paul Nordeman, President

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-13**

**A RESOLUTION TO APPROVE CERTAIN PROPERTY TAX RELIEF  
PROVISIONS OF ACT 15 OF 2020**

**WHEREAS**, Act 15 of 2020 permits taxing districts, including townships, that impose taxes on the assessed value of real property to provide relief to taxpayers; and,

**WHEREAS**, Worcester Township has determined that it is in the best interests of the Township, its residents and taxpayers for the Township to provide relief to those paying taxes on the assessed value of real property located within the Township; and,

**NOW, THEREFORE, BE IT RESOLVED**, that Worcester Township hereby extends the period in which it will collect the tax imposed on the assessed value of real estate at the Township's prescribed discount rate of 2.00% through May 31, 2020; and,

**BE IT FURTHER RESOLVED**, that Worcester Township hereby waives any fees or penalties associated with the late payment of the tax imposed on the assessed value of real estate, provided that the tax is paid in its entirety by December 31, 2020; and,

**BE IT FURTHER RESOLVED**, that Township Secretary of Worcester Township deliver a copy of this resolution to the Township's tax collector by no later than May 20, 2020.

**RESOLVED THIS 20<sup>TH</sup> DAY OF MAY, 2020.**

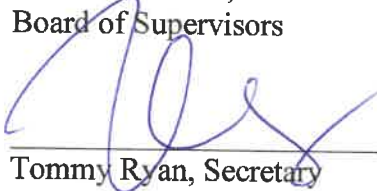
**FOR WORCESTER TOWNSHIP**

By:



Richard DeLello, Chair  
Board of Supervisors

Attest:



Tommy Ryan, Secretary



**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-14**

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND  
DEVELOPMENT APPROVAL OF 3019 WEST GERMANTOWN PIKE PLAN**

**WHEREAS**, Blue Eagle Property, LLC, (hereinafter referred to as "Applicant") has submitted a Preliminary/Final Land Development Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as 3019 West Germantown Pike Plan. The Applicant is the owner of an approximate 101,489.56 square foot net tract area of land located at 3019 West Germantown Pike, Worcester Township, Montgomery County, Pennsylvania in the R-100 Residential Zoning District of the Township, and a portion of the rear yard located in the AGR Zoning District, being Tax Parcel No. 67-00-01486-004 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

**WHEREAS**, the Applicant proposes to construct an approximate 1,600 square foot addition to the existing nonconforming office building (the "Development"); and

**WHEREAS**, the Preliminary/Final Plan for the proposed land development, prepared by Woodrow & Associates, Inc., titled, "3019 West Germantown Pike" consisting of six (6) sheets, dated March 13, 2020, with latest revisions dated May 28, 2020, and a binder entitled, "Land Development Application for Blue Eagle Property LLC Renovations" dated January 29, 2020 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 prepared by Woodrow & Associates, Inc. as described above, is hereby approved, 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 comments and conditions set forth in the CKS Engineers, Inc. letter of April 21, 2020 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of March 10, 2020.
- C. Compliance with the Decision and Order of the Worcester Township Zoning Hearing Board dated January 10, 2020 regarding Application No. 2019-14.
- D. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of May 8, 2020 concerning Land Development Review and Waiver Request Review.
- 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. The Applicant's obligation to install sidewalks pursuant to Section 130-18.A and to install curbing pursuant to Section 130-18.B of the Worcester Township Subdivision and Land Development Ordinance is deferred until such time as required by the Township. The Future owner of the property will be responsible for the installation of sidewalk along the property road frontage when requested by

Worcester Township, at no cost to Worcester Township.

- G. Prior to recording the Preliminary/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.
- H. 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.
- I. 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.
- J. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- K. 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.
- L. 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.

- M. 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.
- N. 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 grants the following waivers requested with respect to this Plan:

- A. Section 130-17.D.(11) of the Worcester Township Subdivision and Land Development Ordinance - to permit the reduction in the drive isle widths within parking areas from 25 feet to 22 feet;
- B. Section 130-28 of the Worcester Township Subdivision and Land Development Ordinance - to remove the requirement to provide additional site landscaping;
- C. Section 130-47 of the Worcester Township Transportation Impact Fee Ordinance - to waive the Transportation Impact Fee as the project is a de minimus traffic-generating application.

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 Preliminary/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 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 17<sup>th</sup> day of June, 2020 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

By: 

**Rick 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 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 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.

**BLUE EAGLE PROPERTY, LLC**

Date: 06/22/2020

By: Cynthia Gallo

Cynthia Gallo, President/CEO

**(PRINT NAME AND TITLE)**

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-15**

**A RESOLUTION AUTHORIZING, EMPOWERING AND DIRECTING THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP TO APPOINT A LIAISON BETWEEN THE TOWNSHIP AND BERKHEIMER, THE DULY APPOINTED COLLECTOR OF LOCAL TAXES, FOR THE EXPRESS PURPOSE OF SHARING CONFIDENTIAL TAX INFORMATION WITH THE DISTRICT FOR OFFICIAL PURPOSES.**

**WHEREAS**, Act No. 511 of the 1965 General Assembly of the Commonwealth of Pennsylvania (53 P.S. §6901 et seq.), enacted December 31, 1965, and effective January 1, 1966, authorizes certain political subdivisions, including Worcester Township, Montgomery County ("Township"), to provide for the creation of such bureaus or the appointment and compensation of such officers, clerks, collectors and other assistants and employees as may be deemed necessary for the assessment and collection of taxes imposed under the authority of that Act; and,

**WHEREAS**, the Township, has entered into contractual agreement with Berkheimer of Bangor, Pennsylvania, whereby and whereunder appointed Berkheimer to collect certain local taxes; and,

**WHEREAS**, said Act 511 specifically mandates that any information gained by the appointed tax officer, his agents or by any other official or agent of the taxing district, as a result of any declarations, returns, investigations, hearings or verifications required or authorized by the taxing municipality's ordinance or resolution, be kept confidential, except for official purposes; and,

**WHEREAS**, any person who divulges any information which is confidential under the provisions of any ordinance or resolution, upon conviction may be subject to fines and/or imprisonment, upon conviction, and dismissal from office or discharge from employment; and,

**WHEREAS**, Berkheimer requires passage of a resolution by the governing body of the Township specifying that said confidential information is needed for official purposes and absolving Berkheimer from any liability in connection with the release of said confidential information;

**NOW, THEREFORE, BE IT RESOLVED** that:

1. The Township hereby appoints Nicole Quagliariello as its authorized representative to make requests upon and receive any and all tax information and records from Berkheimer, relative to the collection of taxes for the Township, as desired and deemed necessary by her, to be used for official purposes only; and
2. Berkheimer is hereby directed to provide and/or transmit any and all tax information and records, or any portion thereof, relating to the collection of taxes for the Township, upon request, to Nicole Quagliariello, as the authorized contact representative for the Township.



3. The Township hereby saves harmless, indemnifies and/or absolves Berkheimer from and against any and all liability in connection with the release of said confidential information.

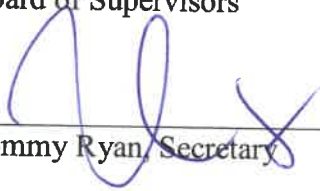
**RESOLVED THIS 17<sup>TH</sup> DAY OF JUNE, 2020.**

**FOR WORCESTER TOWNSHIP**

By:

  
Richard DeLello, Chair  
Board of Supervisors

Attest:

  
Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-16**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION  
FOR THE 2020 ROUND OF THE COUNTY TRANSPORTATION PROGRAM**

**BE IT RESOLVED**, the Board of Supervisors of Worcester Township hereby requests funding from the Montgomery County Transportation Program in the amount of \$68,520 from the County to be used for improvements for five bridges in Worcester Township;

**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 fund transportation projects that meet the eligibility requirements for County Fee for Local Use funds, including construction and repair of public roads and bridges, acquisition and maintenance of traffic signs and signals, lane and crosswalk painting and marking, and curb ramps; and,

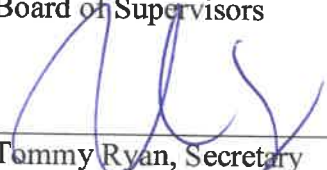
**WHEREAS**, Worcester Township, Montgomery County, Pennsylvania, wishes to obtain \$68,520 from the 2020 County Transportation Program to match the local funding commitment of \$68,520 for the Worcester Township Bridge Improvement Project for a total project cost of \$137,040; and,

**AND, BE IT FURTHER RESOLVED**, Worcester Township, as Applicant, does hereby designate Stacy Crandell, Assistant Township Manager, as the official to execute all documents and agreements between the Board of Supervisors of Worcester Township and Montgomery County to facilitate and assist in obtaining the requested grant.

**RESOLVED THIS 15<sup>TH</sup> DAY OF JULY, 2020.**

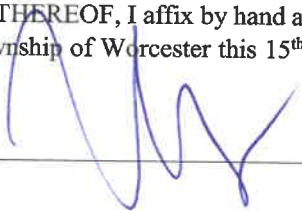
**FOR WORCESTER TOWNSHIP**

By:   
Richard DeLello, Chair  
Board of Supervisors

Attest:   
Tommy Ryan, Secretary

I, Tommy Ryan, duly qualified Secretary of the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held the 15<sup>th</sup> day of July, 2020, and said Resolution has been recorded in the minutes of the Board of Supervisors and remains in effect as of this date.

IN WITNESS THEREOF, I affix by hand and attach the seal of the Township of Worcester this 15<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-17**

**A RESOLUTION TO GRANT PRELIMINARY APPROVAL OF  
MEMORY CARE FACILITY - MEADOWOOD SENIOR LIVING**

**WHEREAS**, the Meadowood Corporation (hereinafter referred to as "Applicant") has submitted a Plan of Land Development to Worcester Township and has made application for Preliminary Plan Approval of the Plan known as Memory Care Facility - Meadowood Senior Living. The Applicant is the owner of four parcels consisting of an approximate 118.2056 acres of land and PECO leasehold area (block 28, Unit 66) of approximately 12.876 acres, located at 3205 Skippack Pike, Worcester Township, Montgomery County, Pennsylvania, in the LPD Land Preservation Zoning District of the Township, being Tax Parcel Nos. 67-00-03185-006 (Parcel A), 67-00-01099-004 (Parcel B), 67-00-03196-004 (Parcel C), and 67-00-03199-001 (Parcel D), as more fully described in Deeds recorded in the Montgomery County Recorder of Deeds Office; and,

**WHEREAS**, the Applicant proposes to construct a memory care building which will consist of 20 units, additional areas for support staff, along with the construction of a new parking lot adjacent to the Victory Garden area, a trail and new pedestrian bridge (the "Development" or the "Memory Care Facility"); and

**WHEREAS**, said plan received a recommendation for Preliminary Plan Approval by the Worcester Township Planning Commission at their meeting on August 27, 2020; and

**WHEREAS**, the Preliminary Plan of Land Development was prepared by Woodrow & Associates, Inc, sheets 1 to 27, inclusive dated July 13, 2020, with no revisions, post construction Stormwater Management Report dated July 2020 and an Erosion and Sediment Control Report dated July 2020; and

**WHEREAS**, the Preliminary Plan is now in a form suitable for Preliminary Plan Approval (the "Plan(s)" or "Preliminary 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 Plan proposed by Woodrow & Associates, Inc. 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 August 18, 2020, relative to the Plan.
  - B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of August 21, 2020.
  - C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. review letter of August 19, 2020.
  - D. Compliance with all conditions set forth in the Decisions and Orders of the Worcester Township Zoning Hearing Board for Application No. 2020-04, entered on April 6, 2020 and Application No. 2020-07, entered July 14, 2020.
  - E. Subject to Conditional Use approval by the Board of Supervisors for the installation of a pedestrian bridge in the riparian corridor and compliance with any conditions required by the Board of Supervisors in the event such Conditional Use approval is granted.
  - F. Payment to the Township of a Traffic Impact Fee, in the total amount of \$19,885.00, which shall be paid at the time of submission of a building permit application for the Memory Care Facility to be built.
  - G. Applicant shall conduct a traffic study (complete with all signal warrant evaluation and alternatives investigated for possible additional access to/from the property) and trip generation counts be conducted after both The Grove and Memory Care Facility are fully occupied, and after COVID-19 restrictions have been lifted, at the direction of the Township.
  - H. Applicant shall purchase 14 EDUs at \$1,900.00 per EDU, 10 for the Memory Care Facility, 1 for the office use at 3103 on Skippack Pike, and 3 for the residential rental use at 3031 Skippack Pike, to be connected to public sewer. The total amount due of \$26,600.00 shall be paid prior to recording of the Final Plan.

- 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. 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.
- K. The aforesaid Agreement shall also include financial security to secure the completion of the improvements set forth on the Subdivision/Land Development record Plan - Meadowood Senior Living, prepared by Woodrow and Associates, Inc. dated December 16, 2019 which was granted Preliminary/Final Approval pursuant to Resolution No. 2020-12. In addition, prior to recording the Final Plan the Applicant shall satisfy as conditions set forth in Resolution 20-12 including providing confirmation that a Deed of Consolidation for tax parcel nos. 67-00-03185-006, 67-00-01099-004, 67-00-03196-004, and 67-00-03199-001 has been recorded.
- L. Following approval of the Final Plan, the Applicant shall provide to the Township for signature that number of Final 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.
- M. 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 recording.
- N. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Final Plan recording.

- O. 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.
  - P. 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.
  - Q. 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.
  - R. Applicant understands that it will not be granted Township building or grading permits until the Final Plan, financial security, deed of consolidation, 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.
  - S. Applicant shall execute a Stormwater Management BMP Operations and Maintenance Agreement and Declaration of Stormwater Easement in favor of the Township, satisfactory to the Township Solicitor, which shall be recorded simultaneously with the Plan.
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. § 129-16.B of the Worcester Township Stormwater Management Ordinance - one year/24-hour storm event shall take a minimum of 24 hours to drain from BMPs - to permit the basins to be designed to meet the latest requirements of PA DEP NPDES permit process;
- B. § 129-18.H(3)(a) of the Worcester Township Stormwater Management Ordinance - partial waiver to permit a maximum basin depth of 30 inches in the two-year and ten-year storm event;
- C. § 129-18.C(12) of the Worcester Township Stormwater Management Ordinance - to permit two storm pipe runs to provide 1.25 feet of cover;
- D. § 129-18.H(15) of the Worcester Township Stormwater Management Ordinance - a partial waiver to permit six inches of freeboard for basin spillways;
- E. § 129-18.H(21) and § 129-18.L(1)(j) of the Worcester Township Stormwater Management Ordinance - to permit building walls within the 100-year water surface and basin berm;
- F. § 130-17.D(11) of the Worcester Township Subdivision and Land Development Ordinance - Parking Lot Design - to allow proposed parking spaces to be 9' X 18', and to allow for 22' wide parking lot access drive;
- G. § 130-28.E.1 of the Worcester Township Subdivision and Land Development Ordinance - Tree Survey Plan - to permit the submitted aerial photograph showing the existing vegetation, trees and other green space improvements in lieu of a whole site existing tree survey;
- H. § 130-28.G.4 of the Worcester Township Subdivision and Land Development Ordinance - Street Trees to permit recently installed trees, combined with existing trees to fulfil the requirements, pursuant to correspondence from Woodrow & Associates, Inc. dated September 29, 2020; and
- I. § 130-33.C of the Worcester Township Subdivision and Land Development Ordinance - show existing features within 400' - to allow the aerial photograph of the campus submitted with the application to fulfil the requirement of this Section.

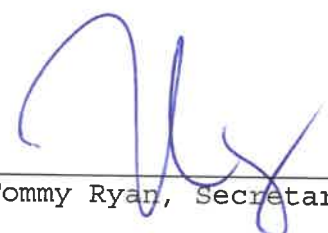
4. **Acceptance.** The Conditions of Approval set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.
5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted 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 21<sup>st</sup> day of October, 2020 by the Worcester Township Board of Supervisors.

**FOR WORCESTER TOWNSHIP**

By:   
Rick DeLello, Chairman  
Board of Supervisors

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.

**THE MEADOWOOD CORPORATION**

Date: 10/28/20

By: Paul Nordeman  
Paul Nordeman, President

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-18**

**A RESOLUTION AUTHORIZING APPLICATION TO THE 2020 PECO GREEN  
REGION OPEN SPACE PROGRAM FOR THE DEFFORD PARK IMPROVEMENT  
PROJECT**

**WHEREAS**, the Township of Worcester desires to undertake the Defford Park Improvement Project; and,

**WHEREAS**, the Township desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this Project; and,

**WHEREAS**, the Township has received and understands the 2020 PECO Green Region Open Space Program Guidelines.

**THEREFORE, BE IT RESOLVED THAT** the Board of Supervisors hereby approves this Project and authorizes application to the PECO Green Region Open Space Program in the amount of \$6,700.00, and,

**BE IT FURTHER RESOLVED, THAT**, if the application is granted, the Township commits to the expenditure of matching funds in the amount of \$6,700.00 necessary for the Project's success.

**RESOLVED THIS 21<sup>ST</sup> DAY OF OCTOBER, 2020.**

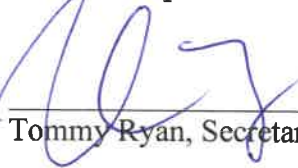
**FOR WORCESTER TOWNSHIP**

By:



Richard DeLello, Chair  
Board of Supervisors

Attest:



Tommy Ryan, Secretary

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-19**

**A RESOLUTION TO ADOPT THE 2021 BUDGET**

**NOW, THEREFORE**, the Board of Supervisors of Worcester Township does hereby adopt the 2021 Budget, dated December 16, 2020, and further does establish a municipal real estate tax rate of 0.05 mills (1/20<sup>th</sup> of one mill).

**RESOLVED THIS 16<sup>TH</sup> DAY OF DECEMBER, 2020.**

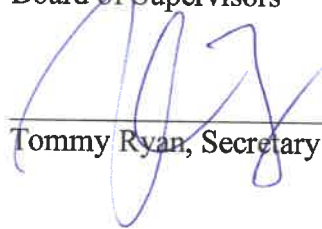
**FOR WORCESTER TOWNSHIP**

By:



Richard DeLello, Chair  
Board of Supervisors

Attest:



Tommy Ryan, Secretary