

**MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MARCH 28, 2024 - 7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:01PM

2. ATTENDANCE

All members were present.

3. REORGANIZATION

Mr. Koch motioned to appoint Tony Sherr as Chair; Ms. Greenwalt seconded the motion. The motion passed unanimously.

Mr. Koch motioned to appoint Michelle Greenwalt as Vice Chair; Ms. Taylor seconded the motion. The motion passed unanimously.

Ms. Greenwalt motioned to appoint Mr. Koch as Secretary; Bob Andorn seconded the motion. The motion passed unanimously.

4. APPROVAL OF MEETING MINUTES

- a. Motion to approve the December 14, 2023, Planning Commission Meeting Minutes

The minutes were tabled by Ms. Greenwalt.

5. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS

- a. The Friends of Worcester were unable to attend the meeting.
- b. Ms. Judy Horrocks presented on behalf of the PSCTA. Her presentation focused upon Tennis courts in the Township as well as some discussion concerning Pickleball in the Township. Ms. Horrocks emphasized the importance of Tennis for young children and people of all ages.

6. LAND DEVELOPMENT

- a. (LD 2022-01) BET – City View Apartments – Review of revised Preliminary Plans

Representatives for the applicant presented the updated plans for the proposed apartments on 2974 Germantown Pike. There are two four-story apartment buildings

proposed. One apartment building is proposed to contain 80 units and the second apartment building is proposed to contain 64 units for a total of 144 apartment units.

Discussion concerning the proposed project ensued and the applicant was ultimately directed to revise several items and resubmit to the Township for further review.

No recommendation was made by the Planning Commission concerning the project.

7. PUBLIC COMMENT

Public comment was made by Ms. Kim Brown, Mr. Mike Marchere, and Mr. Pasquale Mascaro in opposition to the project.

8. ADJOURNMENT

The meeting was adjourned at 8:238PM.

active applications (review period expiration)

- LD 2017-02 Palmer Village, LLC (*review period waived*)
- LD 2022-01 City View (*review period waived*)



robert e. blue consulting engineers, p.c.

April 5, 2024

John W. Evarts, P.E.
CKS Engineers
4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

Re: White Tail Farm, LLC – 1543 N. Trooper Road – Lot Line Relocation
CKS Reference: 7201-173

Dear Mr. Evarts:

On behalf of our client, White Tail Farm, LLC, the following information is being submitted in support of the property located at 1543 N. Trooper Road in Worcester Township, Montgomery County, PA. The revisions incorporated comments from the following review letter:

- White Tail Farm, LLC – Lot Adjustment Plan review letter prepared by CKS Engineers, dated March 11, 2024.

This letter shall serve as the response letter and includes how the concerns were addressed. The comments from the review letter are indicated in *italics* with the response in **bold**. The plans have been updated as follows:

ZONING

1. *After the consolidation of Lots #2 and #3 (Plan Sheet 2), Lot #2 will now have a net lot area of 2.9927 acres and a lot width of greater than 250 feet, which would be conforming to the minimum lot area and lot width requirements.*

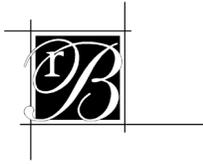
RESPONSE: acknowledged.

2. *We note that with the proposed Lot Line Relocation, Lot #2 will have an area of 2.6446 acres and a lot width greater than 250 feet and Lot #1 will have an area of 51.6902 acres and a lot width greater than 250 feet, both lots having more than the required minimum lot area and lot width*

RESPONSE: acknowledged.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897
www.robertblue.com • e-mail: rblue@robertblue.com



SUBDIVISION AND LAND DEVELOPMENT

1. *As per SALDO Section 130-35.1, the following minor plan requirements need to be addressed:*

- a) *The plan shall be drawn at a scale not to exceed 100 feet to the inch. A waiver from this requirement has been noted on Sheet 3 and requested in a letter to the Township dated February 2, 2024.*

RESPONSE: acknowledged.

ADDITIONAL PLAN COMMENTS

1. *The data for E1 on Sheet 2 does not agree with the E2 data listed on Sheet 4.*

RESPONSE: The data on Sht. 4 has been corrected; E1 on Sheet 2 now agrees with E2 listed on Sheet 4.

2. *The reference to "president" in the Ownership and Developer's Certification for Lot No. 2 must be revised to state "owner".*

RESPONSE: complied; "owner" has replaced "president".

3. *The label "Proposed New Lot Line" on Lot #2 on Sheet 2 is not a new lot line.*

RESPONSE: complied; this label has been removed.

4. *Proposed concrete monuments should be placed at the property corners along N. Trooper Road and Township Line Road, and as noted on the legal descriptions.*

RESPONSE: complied; monuments are now shown as directed in comment #4.

5. *Iron pins shall be set at all property corners of Lot #1 and Lot #2.*

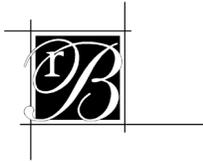
RESPONSE: complied; iron pins are now shown as directed in comment #5.

6. *The following comments refer to the legal description submitted as Description of Lot 1:*

- a) *Beginning paragraph, references "Lot 2". This should be revised to Lot 1.*

RESPONSE: complied; Lot 2 text has been corrected.

- b) *Third paragraph, N 46° 401' 00" W; correct 401'.*



RESPONSE: complied; N 46° 401' 00" W has been corrected to N 46° 40' 00" W

- c) *Fourth paragraph, 1. - arc of circle; curving to the left; an arc length of 35.81 feet; direction and length should be corrected.*

RESPONSE: complied; direction corrected to "right" and arc length to 39.92'

- d) *On page 3, fifth paragraph, 4 & 6 verify direction, arc length and chord distance.*

RESPONSE: complied; direction and lengths were checked and corrected as directed in comment 6d.

7. *The following comments refer to the legal description submitted as description of Lot 2:*

- a) *Date should be corrected.*

RESPONSE: The date has been corrected.

- b) *Fourth paragraph, 5. - verify direction arc length and chord distance.*

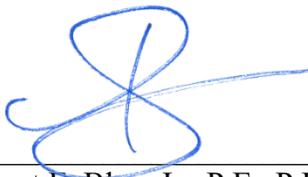
RESPONSE: complied; direction and lengths were checked and corrected as directed in comment 7b.

Please accept the above materials on behalf of our client, White Tail Farm, LLC, for Lot Consolidation Plan for 1543 N. Trooper Road in Worcester Township. Please feel free to contact our office at 610-277-9441 ext. 16 or RBlue@robertblue.com with any questions or comments.

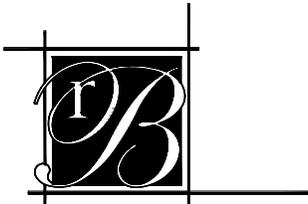
Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

By: 
Robert E. Blue, Jr., P.E., P.L.S.
President

Cc: White Tail Farm, LLC
Richard Oswald - Robert E. Blue Engineers
REB File #2035-3



robert e. blue consulting engineers, p.c.

Description of Lot 1
From Block 17, Unit 6
Parcel 67-00-00661-00-1
1543 N Trooper Road
Norristown, PA 19403
Project No. 2035-3

February 1, 2024
Revised April 5, 2024

ALL THAT CERTAIN lot or piece of ground in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, shown as "Lot 2" on the Lot Line Relocation Plan, Sheet 3 of 4, for White Tail Farm LLC, prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell PA, dated November 30, 2023, last revised February 1, 2024, bound as follows, to wit:

BEGINNING at a point in the centerline of Township Line Road (SR 3001) (80 feet wide), North 42 degrees 56 minutes 34 seconds East, a distance of 40.00 feet to a concrete monument along the dividing line of lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and lands now or formerly of Ralph A. Harris (Parcel 67-00-03562-00-7);

THENCE along the right-of-way of Township Line Road (SR 3001) (80 feet wide), North 46 degrees 40' minutes 00 seconds West, a distance of 386.15 feet to a concrete monument, said monument being the point of beginning;

THENCE along the dividing line between lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following five (5) courses and distances:

1. Along the arc of circle curving to the right having a radius of 25.00 feet, an arc length of 39.92 feet, a chord bearing of North 7 degrees 45 minutes 56 seconds West, a distance of 35.81 feet to an iron pin;
2. North 44 degrees 49 minutes 44 seconds East, a distance of 273.89 feet to an iron pin;
3. South 46 degrees 42 minutes 27 seconds East, a distance of 145.10 feet to an iron pin;
4. South 43 degrees 17 minutes 33 seconds West, a distance of 25.33 feet to an iron pin;
5. South 46 degrees 37 minutes 01 seconds East, a distance of 257.01 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Ralph A. Harris (Parcel 67-00-03562-00-7) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), North 43 degrees 07 minutes 10 seconds East, a distance of 204.76 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Vicque G. & Shawna A. Rondeau (Parcel 67-00-00652-00-1) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. North 42 degrees 46 minutes 12 seconds East, a distance of 329.80 feet to an iron pin;



robert e. blue consulting engineers, p.c.

Description of Lot #1
1543 N Trooper Road
Parcel 67-00-00661-00-1
Project No. 2035-3

February 1, 2024
Revised April 5, 2024

2. South 45 degrees 16 minutes 55 seconds East, a distance of 330.76 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Gerald M. & Patricia A. McDonnell (Parcel 67-00-00658-00-4) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. North 44 degrees 39 minutes 05 seconds East, a distance of 253.86 feet to an iron pin;
2. South 47 degrees 06 minutes 55 seconds East, a distance of 442.58 feet to a concrete monument;

THENCE along the Right of way of N. Trooper Road (80 feet wide), North 46 degrees 38 minutes 50 seconds East, a distance of 278.74 feet to a concrete monument;

THENCE along the dividing line between lands now or formerly of Rachel Paige Mumenthaler & Matthew J. Mascaro (Parcel 67-00-00661-10-9) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following four (4) courses and distances:

1. North 43 degrees 22 minutes 17 seconds West, a distance of 162.30 feet to an iron pin;
2. North 46 degrees 38 minutes 50 seconds East, a distance of 64.77 feet to an iron pin;
3. North 26 degrees 22 minutes 45 seconds East, a distance of 247.01 feet to an iron pin;
4. North 49 degrees 32 minutes 33 seconds East, a distance of 75.00 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of T-Squared Realty LLC (Parcel 67-00-00664-00-7) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following four (4) courses and distances:

1. North 40 degrees 27 minutes 27 seconds West, a distance of 287.06 feet to an iron pin;
2. South 49 degrees 32 minutes 33 seconds West, a distance of 325.78 feet to an iron pin;
3. North 40 degrees 27 minutes 27 seconds West, a distance of 800.02 feet to an iron pin;
4. North 49 degrees 33 minutes 00 seconds East, a distance of 728.52 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Philadelphia Variety Club Camp (Parcel 67-00-02845-00-4) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), North 58 degrees 42 minutes 43 seconds West, a distance of 342.10 feet to an iron pin;

THENCE along the lands now or formerly of Robert C. & Debra E. McMaster (Parcel 67-00-00901-06-7) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), North 59 degrees 49 minutes 14 seconds West, a distance of 107.17 feet to an iron pin;

THENCE along the dividing line between Lands now or formerly of William J. & Kathryn L. McShane (Parcel 67-00-00901-07-6) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. South 42 degrees 10 minutes 46 seconds West, a distance of 405.55 feet to an iron pin;
2. North 48 degrees 14 minutes 14 seconds West, a distance of 583.30 feet to an iron pin;



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Description of Lot #1
1543 N Trooper Road
Parcel 67-00-00661-00-1
Project No. 2035-3

February 1, 2024
Revised April 5, 2024

THENCE along the dividing line between lands now or formerly of Matthew A. & Ann M. DeCurtis (Parcel 67-00-00901-09-4), lands now or formerly of Samuel J. & Samuel J. Sr. Spadone (Parcel 67-00-00898-00-7), and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), South 38 degrees 57 minutes 22 seconds West, a distance of 311.68 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Elena Marie C. & Daniel Spinelli (Parcel 67-00-00897-60-2), lands now or formerly of Richard Fraske & Linda K. Schusterman (Parcel 67-00-00895-00-1), and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), South 38 degrees 57 minutes 50 seconds West, a distance of 566.96 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Dream Farm LLC (Parcel 67-00-03556-00-4) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. South 50 degrees 47 minutes 18 seconds East, a distance of 564.41 feet to an iron pin;
2. South 41 degrees 53 minutes 34 seconds West, a distance of 447.41 feet to an iron pin;

THENCE along the lands now or formerly of John R. & Sara L. Posen (Parcel 67-00-03559-00-1) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. South 46 degrees 46 minutes 26 seconds East, a distance of 200.00 feet to an iron pin;
2. South 41 degrees 53 minutes 34 seconds West, a distance of 81.58 feet to an iron pin;

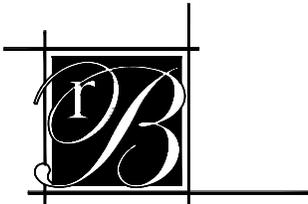
THENCE along the dividing line between lands now or formerly of John R. & Sara L. Posen (Parcel 67-00-00661-11-8) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following six (6) courses and distances:

1. South 48 degrees 06 minutes 26 seconds East, a distance of 44.39 feet to an iron pin;
2. South 58 degrees 44 minutes 27 seconds East, a distance of 52.95 feet to an iron pin;
3. South 31 degrees 15 minutes 03 seconds West, a distance of 100.00 feet to an iron pin;
4. Along the arc of a circle curving to the right having a radius of 775.00 feet, an arc length of 160.68 feet, a chord bearing of South 30 degrees 21 minutes 24 seconds West, a chord distance of 160.40 feet to an iron pin;
5. South 43 degrees 08 minutes 14 seconds West, distance of 87.49 feet to an iron pin;
6. Along the arc of a circle curving to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of South 81 degrees 17 minutes 37 seconds West, a chord distance of 35.36 feet to a concrete monument;

THENCE along the right-of-way of Township Line Road (SR 3001), South 46 degrees 40 minutes 00 seconds East, distance of 144.80 feet to a concrete monument, said monument being the point of beginning.

CONTAINING 2,251,625.87 square feet or 51.6902 acres of land, more or less.

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robert e. blue consulting engineers, p.c.

Description of Lot 2
From Block 17, Unit 75
Parcel 67-00-00661-12-7
2909 Township Line Road
Eagleville, PA 19403
Project No. 2035-3

February 1, 2024
Revised April 5, 2024

ALL THAT CERTAIN lot or piece of ground in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, shown as "Lot 2" on the Lot Line Relocation Plan, Sheet 3 of 4, for White Tail Farm LLC, prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell PA, dated November 30, 2023, last revised February 1, 2024, bound as follows, to wit:

BEGINNING at a point in the centerline of Township Line Road (SR 3001) (80 feet wide), North 42 degrees 56 minutes 34 seconds East, a distance of 40.00 feet to a concrete monument along the dividing line of lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and lands now or formerly of Ralph A. Harris (Parcel 67-00-03562-00-7), said monument being the point of beginning;

THENCE along the dividing line between lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and Ralph A. Harris (Parcel 67-00-03562-00-7), North 42 degrees 56 minutes 34 seconds East, a distance of 274.01 feet to an iron pin;

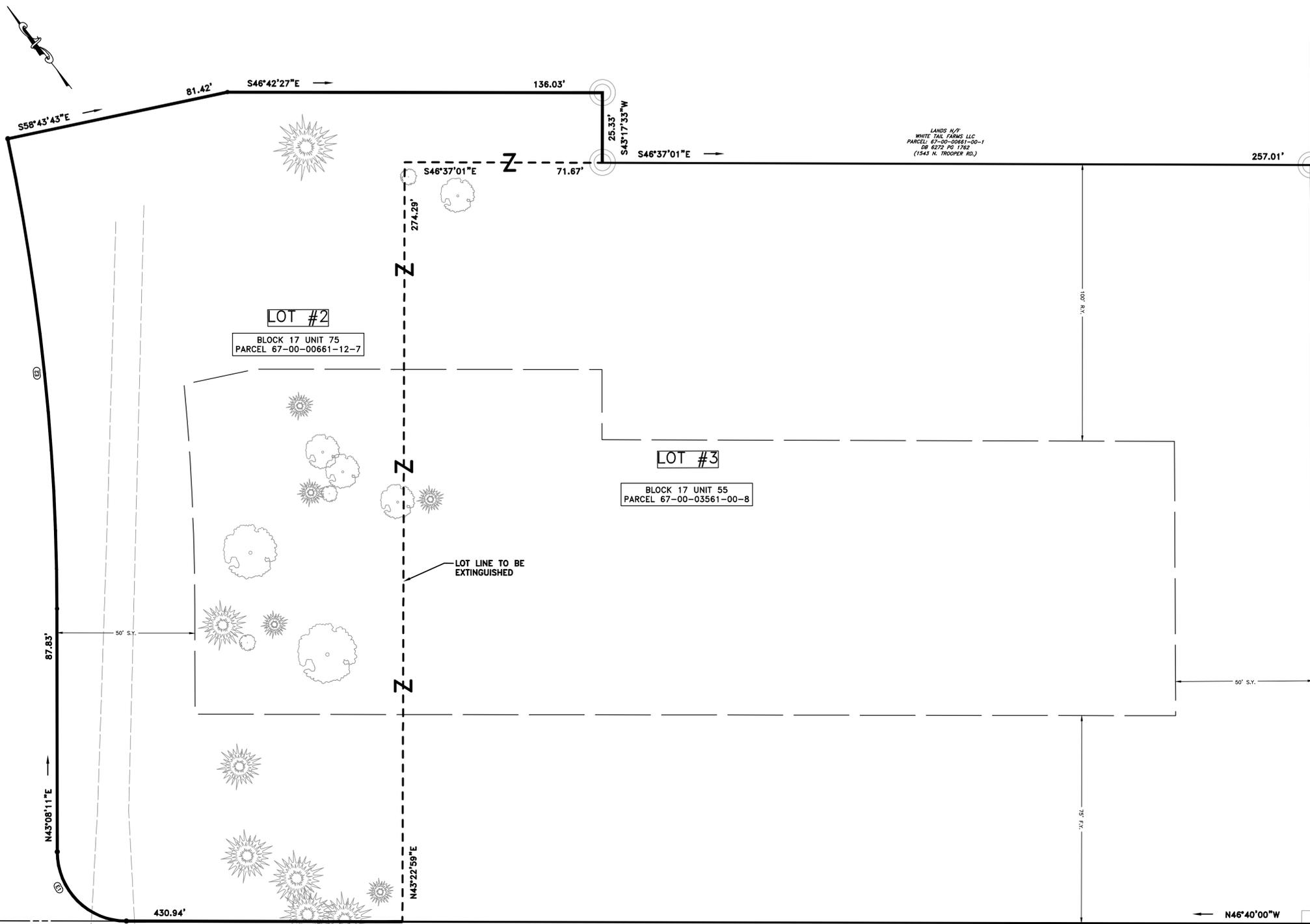
THENCE along the dividing line between lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following five (5) courses and distances:

1. North 46 degrees 37 minutes 01 seconds West, a distance of 257.01 feet to an iron pin;
2. North 43 degrees 17 minutes 33 seconds East, a distance of 25.33 feet to an iron pin;
3. North 46 degrees 42 minutes 27 seconds West, a distance of 145.10 feet to an iron pin;
4. South 44 degrees 49 minutes 44 seconds West, a distance of 273.89 feet to an iron pin;
5. Along the arc of circle curving to the right having a radius of 25.00 feet, an arc length of 39.92 feet, a chord bearing of South 7 degrees 45 minutes 56 seconds East, a distance of 35.81 feet to a concrete monument.

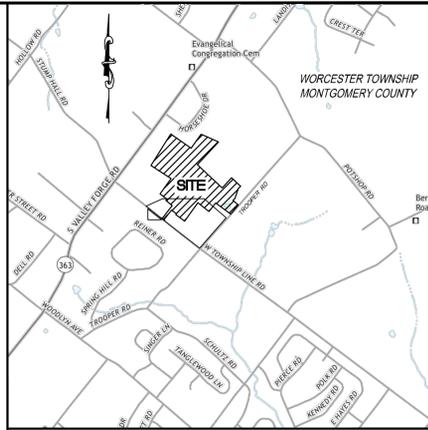
THENCE along the right-of-way of Township Line Road (SR 3001) (80 feet wide), South 46 degrees 40 minutes 00 seconds East, a distance of 386.15 feet to a concrete monument, said monument being the point of beginning.

CONTAINING 115,197.07 square feet or 2.6446 acres of land, more or less.

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MCPC No. _____
 PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
 Certified this date _____
 For the Director
Montgomery County Planning Commission



CURVE TABLE

LINE OR CURVE ID	BEARING/CHORD BEARING	DISTANCE/CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E1	CH=N8°43'01\"W	CH=35.36'	R=25.00'	L=39.28'
E2	CH=N30°21'07\"E	CH=170.67'	R=825.00'	L=170.97'

ZONING: AGR AGRICULTURAL DISTRICT

	REQUIRED	EXISTING LOT #2	EXISTING LOT #3	CONSOLIDATED LOT
NET LOT AREA (ULT. R/W) ¹	80,000 S.F.	0.9175 ACRES ¹ (39,966.93 S.F.)	2.0752 ACRES (90,394.58 S.F.)	2.9927 ACRES (130,361.51 S.F.)
MINIMUM LOT WIDTH ¹	250 FT.	125.6 FT. ¹	>250 FT.	>250 FT.
FRONT YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK	50 FT. EA.	50 FT. EA.	50 FT. EA.	50 FT. EA.
REAR YARD SETBACK	100 FT.	100 FT.	100 FT.	100 FT.
BUILDING HEIGHT	<35 FT. OR 2.5 STORIES	-	<35 FT. OR 2.5 STORIES	<35 FT. OR 2.5 STORIES
BUILDING COVERAGE	10% MAX.	-	-	-
IMPERVIOUS COVERAGE	20% MAX.	-	-	-

¹ EXISTING NON-COMFORMITY

SITE NOTES:

- ONLY A PARTIAL FIELD SURVEY COMPLETED BY THIS OFFICE ON AUGUST 31, 2023. THE PARTIAL FIELD SURVEY ONLY LOCATED THE GRAVEL DRIVEWAY AND A FEW PROPERTY CORNERS. DEEDS FOR THE EXISTING PROPERTIES AND A PLAN "1543 N. TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOCIATES WERE USED TO SET THE EXISTING PROPERTY BOUNDARIES.
- SITE DATA

LOT #2 OWNER: BENJAMIN G. & MARLENA POSEN
 ADDRESS: 2909 TOWNSHIP LINE ROAD, EAGLEVILLE, PA 19403
 TAX MAP: BLOCK 17 - UNIT 75
 TAX NUMBER: PARCEL 67-00-00661-12-7, DB 5721 PG 2208

LOT #3 OWNER: BENJAMIN G. & MARLENA POSEN
 ADDRESS: 2909 TOWNSHIP LINE ROAD, EAGLEVILLE, PA 19403
 TAX MAP: BLOCK 17 - UNIT 55
 TAX NUMBER: PARCEL 67-00-03561-00-8, DB 5077 PG 562

3. THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
 4. PLAN REFERENCES:
 A.) "1543 TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOC., PREPARED BY LUDGATE ENGINEERING CORPORATION, DATED APRIL 4, 2022.
 B.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, LP & WHITE TAIL FARM LLC DATED FEBRUARY 17, 2022, EFFECTIVE FEBRUARY 22, 2022 FOR PARCEL 67-00-00661-00-1 (1543 N TROOPER ROAD), DEEDBOOK 6272, PAGE 1767.
 C.) DEED INDENTURE BETWEEN SARA L. POSEN & BENJAMIN GREG POSEN AND MARLENA POSEN, DATED APRIL 27, 1994 FOR PARCEL 67-00-03561-00-8 (2909 TOWNSHIP LINE ROAD), DEEDBOOK 5077, PAGE 0563.
 D.) PLAN A54-240 "MINOR SUBDIVISION" PLAN PREPARED FOR GREG POSEN, PREPARED BY MEASE ENGINEERING, P.C., DATED JANUARY 22, 1993, LAST REVISED MARCH 24, 1993.
 E.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, L.P. AND BENJAMIN G. POSEN AND MARLENA POSEN, DATED JANUARY 28, 2009 FOR PARCEL 67-00-00661-12-7, DEED BOOK 5721, PAGE 2215.

OWNER OF RECORD ACKNOWLEDGEMENT (LOT 2):
 COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MONTGOMERY :
 ON THIS _____ DAY OF _____, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____,
 PERSONALLY APPEARED BENJAMIN G. & MARLENA POSEN, THE OWNERS OF PARCEL 67-00-00661-12-7, BEING THE OWNERS OF THIS PROPERTY, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

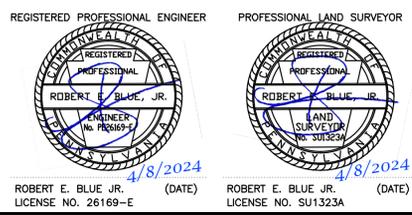
NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 DATE: _____

OWNER OF RECORD CERTIFICATION (LOT 2):
 BENJAMIN G. & MARLENA POSEN ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF PARCEL 67-00-00661-12-7, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO AS OWNERS, EXECUTED THIS PLAN BY SIGNING THE NAME OF BENJAMIN G. POSEN AND MARLENA POSEN IN THEIR CAPACITY AS OWNERS.

BY: _____ DATE: _____

OWNER OF RECORD CERTIFICATION (LOT 3):
 BENJAMIN G. & MARLENA POSEN ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF PARCEL 67-00-03561-00-8, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO AS OWNERS, EXECUTED THIS PLAN BY SIGNING THE NAME OF BENJAMIN G. POSEN AND MARLENA POSEN IN THEIR CAPACITY AS OWNERS.

BY: _____ DATE: _____



MONTGOMERY COUNTY RECORDER OF DEEDS
 RECORDED ON THIS _____ DAY OF _____, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN _____,
 PLAN FILE CASE _____, DEED BOOK _____, PAGE _____,
 RECORDER _____
TOWNSHIP ENGINEER
 APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____, 2024.
 TOWNSHIP ENGINEER _____ DATE _____

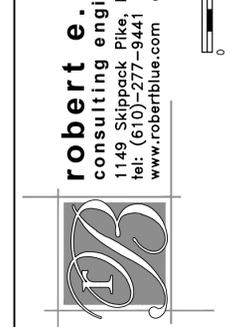
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 APPROVED BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP THIS _____ DAY OF _____, 2024.
 ATTEST: _____
 SECRETARY _____ CHAIRPERSON _____
WORCESTER TOWNSHIP PLANNING COMMISSION
 AT A MEETING HELD ON _____ THE WORCESTER TOWNSHIP PLANNING COMMISSION REVIEWED AND APPROVED THIS PLAN ACCORDING TO THE REQUIREMENTS OF WORCESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
 SECRETARY OF WORCESTER PLANNING COMMISSION _____ DATE _____

REVISIONS

NO.	DATE	DESCRIPTION
1	2024-02-01	REV. PER OCS REVIEW
2	2024-04-05	REV. PER OCS LTR. 3/11/24

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. OR ANY OF ITS EMPLOYEES OR AGENTS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE OF THIS DOCUMENT. ANY OTHER USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. IS STRICTLY PROHIBITED. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

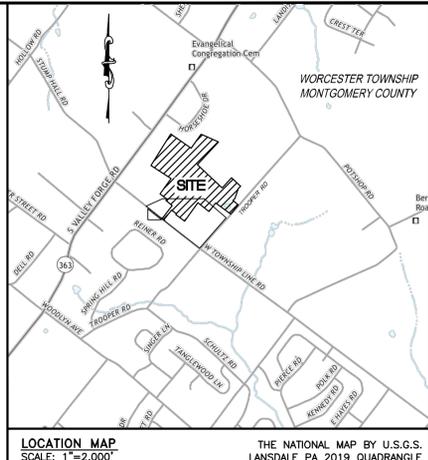
robert e. blue
 consulting engineers, p.c.
 1149 Skippack Pike, Blue Bell, PA 19422
 tel: (610)-277-9897
 www.robertblue.com
 email: rblue@robertblue.com



LOT CONSOLIDATION PLAN
 WHITE TAIL FARM LLC
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 PREPARED FOR
 WHITE TAIL FARM LLC
 1815 GALLAGHER ROAD
 PLYMOUTH MEETING, PA 19462

DRAWN BY: DJG CHECKED BY: REB SCALE: 1"=20'
 DATE: 2024-02-01 JOB NUMBER: 2035-3 SHEET NUMBER: 2 of 4

ZONING: AGR AGRICULTURAL DISTRICT					
	REQUIRED	EXISTING LOT #1	EXISTING LOT #2	PROPOSED LOT #1	PROPOSED LOT #2
NET LOT AREA (ULT. R/W)	80,000 S.F.	51,342.1 ACRES (2,236,461.43 S.F.)	2,992.7 ACRES (130,361.51 S.F.)	51,690.2 ACRES (2,251,625.87 S.F.)	2,644.6 ACRES (115,197.07 S.F.)
MINIMUM LOT WIDTH	250 FT.	>250 FT.	>250 FT.	>250 FT.	>250 FT.
FRONT YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK	50 FT. EA.	50 FT. EA.	50 FT. EA.	50 FT. EA.	50 FT. EA.
REAR YARD SETBACK	100 FT.	100 FT.	100 FT.	100 FT.	100 FT.
BUILDING HEIGHT	<35 FT. OR 2.5 STORIES	<35 FT. OR 2.5 STORIES	<35 FT. OR 2.5 STORIES	-	<35 FT. OR 2.5 STORIES
BUILDING COVERAGE	10% MAX.	-	-	-	-
IMPERVIOUS COVERAGE	20% MAX.	-	-	-	-



MCPC No. _____
 PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
 Certified this date _____
 For the Director:
 Montgomery County Planning Commission

SITE NOTES:

- ONLY A PARTIAL FIELD SURVEY COMPLETED BY THIS OFFICE ON AUGUST 31, 2023. THE PARTIAL FIELD SURVEY ONLY LOCATED THE GRAVEL DRIVEWAY AND A FEW PROPERTY CORNERS. DEEDS FOR THE EXISTING PROPERTIES AND A PLAN "1543 N. TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOCIATES WERE USED TO SET THE EXISTING PROPERTY BOUNDARIES.
- SITE DATA
 LOT #1 OWNER: WHITE TAIL FARM LLC
 ADDRESS: 1815 GALLAGHER ROAD, PLYMOUTH MEETING, PA 19462
 TAX MAP: BLOCK 17 - UNIT 6
 TAX NUMBER: PARCEL 67-00-00661-00-1 DB 6272 PG 1762
 LOT #2 OWNER: BENJAMIN G. & MARLENA POSEN
 ADDRESS: 2909 TOWNSHIP LINE ROAD, EAGLEVILLE, PA 19403
 TAX MAP: BLOCK 17 - UNIT 55
 TAX NUMBER: PARCEL 67-00-03561-00-8 DB 5077 PG 562
- THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
- PLAN REFERENCES:
 A.) "1543 TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOC., PREPARED BY LUDGATE ENGINEERING CORPORATION, DATED APRIL 4, 2022.
 B.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, LP & WHITE TAIL FARM LLC DATED FEBRUARY 17, 2022, EFFECTIVE FEBRUARY 22, 2022 FOR PARCEL 67-00-00661-00-1 (1543 N TROOPER ROAD). DEEDBOOK 6272, PAGE 1767.
 C.) DEED INDENTURE BETWEEN SARA L. POSEN & BENJAMIN GREG POSEN AND MARLENA POSEN, DATED APRIL 27, 1994 FOR PARCEL 67-00-03561-00-8 (2909 TOWNSHIP LINE ROAD). DEEDBOOK 5077, PAGE 0563.
 D.) PLAN A54-240 "MINOR SUBDIVISION" PLAN PREPARED FOR GREG POSEN, PREPARED BY MEASE ENGINEERING, P.C., DATED JANUARY 22, 1993, LAST REVISED MARCH 24, 1993.
 E.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, L.P. AND BENJAMIN G. POSEN AND MARLENA POSEN, DATED JANUARY 28, 2009 FOR PARCEL 67-00-00661-02-7, DEED BOOK 5721, PAGE 2215.

OWNER AND DEVELOPER'S CERTIFICATION (LOT 1):

ACKNOWLEDGED HIMSELF TO BE THE OWNER OF WHITE TAIL FARM LLC, A LIMITED LIABILITY COMPANY, AND THAT AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, AS OWNER AND DEVELOPER, HE EXECUTED THIS PLAN BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY IN HIS CAPACITY AS OWNER.

WHITE TAIL FARM LLC
 BY: _____ DATE: _____

OWNER AND DEVELOPER'S ACKNOWLEDGEMENT (LOT 1):

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MONTGOMERY :
 ON THIS _____ DAY OF _____, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____,
 PERSONALLY APPEARED _____, THE OWNER OF WHITE TAIL FARM LLC, BEING THE OWNER AND DEVELOPER OF THIS PROPERTY, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____ DATE _____

OWNER OF RECORD ACKNOWLEDGEMENT (LOT 2):

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MONTGOMERY :
 ON THIS _____ DAY OF _____, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____,
 PERSONALLY APPEARED BENJAMIN G. & MARLENA POSEN, THE OWNERS OF PARCEL 67-00-03561-00-8, BEING THE OWNERS OF THIS PROPERTY, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____ DATE _____

OWNER OF RECORD CERTIFICATION (LOT 2):

BENJAMIN G. & MARLENA POSEN ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF PARCEL 67-00-03561-00-8, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO AS OWNERS, EXECUTED THIS PLAN BY SIGNING THE NAME OF BENJAMIN G. POSEN AND MARLENA POSEN IN THEIR CAPACITY AS OWNERS.

BY: _____ DATE: _____

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP THIS _____ DAY OF _____, 2024.
 ATTEST: _____

SECRETARY _____ CHAIRPERSON _____
WORCESTER TOWNSHIP PLANNING COMMISSION

AT A MEETING HELD ON _____ THE WORCESTER TOWNSHIP PLANNING COMMISSION REVIEWED AND APPROVED THIS PLAN ACCORDING TO THE REQUIREMENTS OF WORCESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SECRETARY OF WORCESTER PLANNING COMMISSION _____ DATE _____

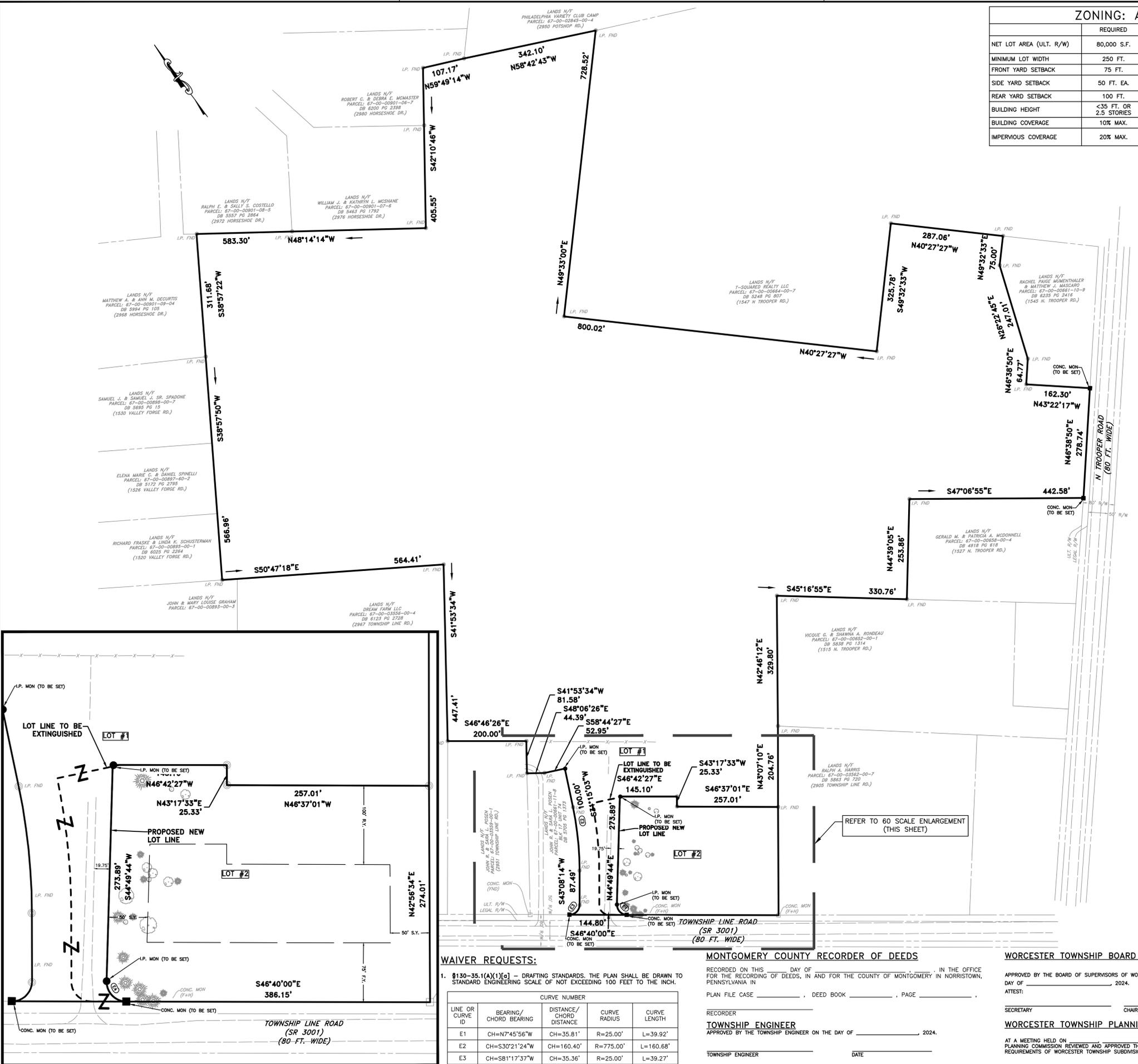


ROBERT E. BLUE JR. (DATE) 4/8/2024
 LICENSE NO. 26169-E

ROBERT E. BLUE JR. (DATE) 4/8/2024
 LICENSE NO. SU1323A

LOT LINE RELOCATION PLAN
 WHITE TAIL FARM LLC
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 PREPARED FOR
 WHITE TAIL FARM LLC
 1815 GALLAGHER ROAD
 PLYMOUTH MEETING, PA 19462

DRAWN BY: DJG CHECKED BY: REB SCALE: 1" = 120'
 DATE: 2023-11-30 JOB NUMBER: 2035-3 SHEET NUMBER: 3 of 4



WAIVER REQUESTS:

1. §130-35.1(A)(1)(a) - DRAFTING STANDARDS. THE PLAN SHALL BE DRAWN TO STANDARD ENGINEERING SCALE OF NOT EXCEEDING 100 FEET TO THE INCH.

LINE OR CURVE ID	BEARING/CHORD BEARING	DISTANCE/CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E1	CH=N7°45'56"W	CH=35.81'	R=25.00'	L=39.92'
E2	CH=S30°21'24"W	CH=160.40'	R=775.00'	L=160.68'
E3	CH=S81°17'37"W	CH=35.36'	R=25.00'	L=39.27'
E4	CH=S7°45'56"E	CH=35.81'	R=25.00'	L=39.92'

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED ON THIS _____ DAY OF _____ IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN _____

PLAN FILE CASE _____, DEED BOOK _____, PAGE _____

RECORDER
TOWNSHIP ENGINEER
 APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____, 2024.

TOWNSHIP ENGINEER _____ DATE _____

ENLARGEMENT
 1" = 60'



ZONING: AGR AGRICULTURAL DISTRICT

	REQUIRED	LOT #1	LOT #2	LOT #3
LOT AREA GROSS	-	52.20 ACRES (2,273,866 S.F.)	-	-
NET LOT AREA (ULT. R/W) ¹	80,000 S.F.	51,342.1 ACRES (2,236,461.43 S.F.)	0.9175 ACRES ¹ (39,966.93 S.F.)	2.0752 ACRES (90,394.58 S.F.)
MINIMUM LOT WIDTH ¹	250 FT.	>250 FT.	125.6 FT. ¹	>250 FT.
FRONT YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK	50 FT. EA.	50 FT. EA.	50 FT. EA.	50 FT. EA.
REAR YARD SETBACK	100 FT.	100 FT.	100 FT.	100 FT.
BUILDING HEIGHT	<35 FT. OR 2.5 STORIES	<35 FT. OR 2.5 STORIES	-	<35 FT. OR 2.5 STORIES
BUILDING COVERAGE	10% MAX.	-	-	-
IMPERVIOUS COVERAGE	20% MAX.	-	-	-

¹ EXISTING NON-CONFORMITY

SURVEY NOTES:

- ONLY A PARTIAL FIELD SURVEY COMPLETED BY THIS OFFICE ON AUGUST 31, 2023. THE PARTIAL FIELD SURVEY ONLY LOCATED THE GRAVEL DRIVEWAY AND A FEW PROPERTY CORNERS, DEEDS FOR THE EXISTING PROPERTIES AND A PLAN "1543 N. TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOCIATES WERE USED TO SET THE EXISTING PROPERTY BOUNDARIES.
- SITE DATA**

LOT #1 OWNER: WHITE TAIL FARM LLC
 ADDRESS: 1815 GALLAGHER ROAD, PLYMOUTH MEETING, PA 19462
 TAX MAP: BLOCK 17 - UNIT 6
 TAX NUMBER: PARCEL 67-00-00661-00-1 DB 6272 PG 1762

LOT #2 OWNER: BENJAMIN G. & MARLENA POSEN
 ADDRESS: 2909 TOWNSHIP LINE ROAD, EAGLEVILLE, PA 19403
 TAX MAP: BLOCK 17 - UNIT 75
 TAX NUMBER: PARCEL 67-00-00661-12-7 DB 5721 PG 2208

LOT #3 OWNER: BENJAMIN G. & MARLENA POSEN
 ADDRESS: 2909 TOWNSHIP LINE ROAD, EAGLEVILLE, PA 19403
 TAX MAP: BLOCK 17 - UNIT 55
 TAX NUMBER: PARCEL 67-00-03561-00-8 DB 5077 PG 562
- THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
- PLAN REFERENCES:**

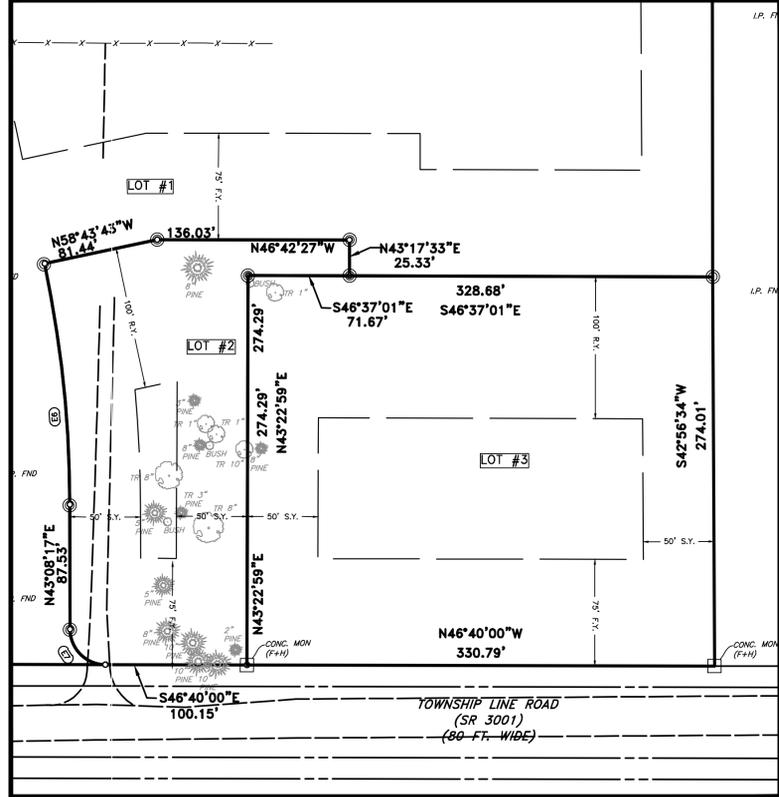
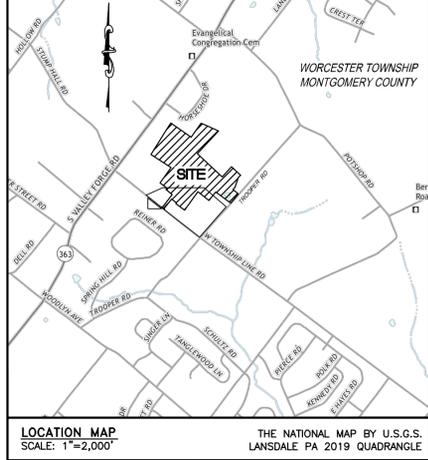
A.) "1543 TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOC., PREPARED BY LUDGATE ENGINEERING CORPORATION, DATED APRIL 4, 2022.

B.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, LP & WHITE TAIL FARM LLC DATED FEBRUARY 17, 2022, EFFECTIVE FEBRUARY 22, 2022 FOR PARCEL 67-00-00661-00-1 (1543 N TROOPER ROAD). DEEDBOOK 6272, PAGE 1767.

C.) DEED INDENTURE BETWEEN SARA L. POSEN & BENJAMIN GREG POSEN AND MARLENA POSEN, DATED APRIL 27, 1994 FOR PARCEL 67-00-03561-00-8 (2909 TOWNSHIP LINE ROAD). DEEDBOOK 5077, PAGE 0563.

D.) PLAN A54-240 "MINOR SUBDIVISION" PLAN PREPARED FOR GREG POSEN, PREPARED BY MEASE ENGINEERING, P.C., DATED JANUARY 22, 1993, LAST REVISED MARCH 24, 1993.

E.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, LP AND BENJAMIN G. POSEN AND MARLENA POSEN, DATED JANUARY 28, 2009 FOR PARCEL 67-00-00661-12-7. DEED BOOK 5721, PAGE 2215.



CURVE TABLE

LINE OR CURVE ID	BEARING/CHORD BEARING	DISTANCE/CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E2	CH=N8°43'01"W	CH=35.36'	R=25.00'	L=39.28'
E3	CH=N30°21'07"E	CH=170.67'	R=825.00'	L=170.97'
E4	CH=S30°21'24"W	CH=160.40'	R=775.00'	L=160.68'
E5	CH=S81°17'28"W	CH=35.36'	R=25.00'	L=39.27'
E6	CH=S30°21'07"W	CH=170.67'	R=825.00'	L=170.97'
E7	CH=S8°43'01"E	CH=35.36'	R=25.00'	L=39.28'

ENLARGEMENT

SCALE: 1" = 60'

REGISTERED PROFESSIONAL ENGINEER

ROBERT E. BLUE, JR.
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR

ROBERT E. BLUE, JR.
LICENSE NO. SU1323A

DATE: 8/8/2024

robert e. blue
 consulting engineers, p.c.
 1149 Skippack Pike, Blue Bell, PA 19422
 tel: (610)-277-9441 fax: (610)-277-9897
 www.robertblue.com email: rblue@robertblue.com

PREPARED FOR
WHITE TAIL FARM LLC
 WORCHESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

1815 GALLAGHER ROAD
 PLYMOUTH MEETING, PA 19462

EXISTING FEATURES PLAN

DATE: 2023-11-30 CHECKED BY: REB SCALE: 1"=120'
 2023-3 2035-3 SHEET NUMBER: 4 of 4

REFER TO 60 SCALE ENLARGEMENT (THIS SHEET)



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenineers.com
215.340.0600

April 19, 2024
Ref: #7201-173

Via Email

Township of Worcester
PO Box 767
Worcester, PA 19490-0767

Attention: Jay Finnigan, Jr., Interim Township Manager

Reference: White Tail Farm, LLC – 1543 N. Trooper Road
Lot Adjustment Plan (3rd Review)

Dear Jay:

I am in receipt of a Lot Adjustment Plan submission consisting of a four-sheet plan set for White Tail Farm LLC. These plans have been prepared by Robert E. Blue Consulting Engineers, Inc. where Sheets 1 and 2 are dated February 1, 2024 and Sheets 3 and 4 are dated November 30, 2023, all plans sheets have a latest revision date of April 5, 2024. The plans have been revised to now include the lot consolidation of parcel 67-00-00661-12-7 (Lot #2) and parcel 67-00-03561-00-8 (Lot #3), both owned by Benjamin G. and Marlena Posen, and then propose a lot line relocation between parcel 67-00-00661-00-1 (White Tail Farm, LLC) (Lot #1) and parcel 67-00-00661-12-7 (Posen) (Lot #2) to allow the existing driveway for White Tail Farm, LLC, which is currently located on the Posen lot, to be located on the White Tail Farm, LLC parcel.

The three parcels affected by the proposed lot line relocation are within the AGR Agricultural District.

CKS Engineers has reviewed these plans and supporting documents in conjunction with this submission to determine compliance with Township Zoning and Township Subdivision and Land Development codes. Based on our review, we offer the following comments:

ZONING

1. After the consolidation of Lots #2 and #3 (Plan Sheet 2), Lot #2 will now have a net lot area of 2.9927 acres and a lot width of greater than 250 feet, which would be conforming to the minimum lot area and lot width requirements.

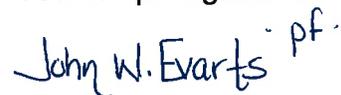
2. We note that with the proposed Lot Line Relocation, Lot #2 will have an area of 2.6446 acres and a lot width greater than 250 feet and Lot #1 will have an area of 51.6902 acres and a lot width greater than 250 feet, both lots having more than the required minimum lot area and lot width.

SUBDIVISION AND LAND DEVELOPMENT

1. As per SALDO Section 130-35.1, the following minor plan requirements need to be addressed:
 - a) The plan shall be drawn at a scale not to exceed 100 feet to the inch. A waiver from this requirement has been noted on Sheet 3 and requested in a letter to the Township dated February 2, 2024.

All Engineering related comments have been addressed. If the Township agrees to the requested waiver, these plans should be considered for Preliminary/Final Land Development approval. Please do not hesitate to contact me if you have any questions or need further assistance with this project.

Very truly yours,
CKS ENGINEERS
Township Engineers

Handwritten signature of John W. Evarts in blue ink, with the initials 'pf' written to the right of the signature.

John W. Evarts, P.E.

JWE/paf

cc: Wendy Feiss McKenna, Esquire, Township Solicitor (via email)
Christin Jones, Worcester Township (via email)
Mary Ann Murray, Worcester Township (via email)
White Tail Farm, LLC
Robert E. Blue Consulting (via email)
File

WORCESTER TOWNSHIP
SKETCH PLAN
REVIEW REQUEST

Date of Request: 2/20/2024 Date of Plan: 2/19/2024

Plan Revision Date(s): _____

Applicant Name: Commerce Pursuit Capital, L.P.

Address: 1300 VIRGINIA DR #215, FORT WASHINGTON, PA 19034

Tele: 215-283-2190 Fax: _____

Property Owner(s) Name(s): JAMES O'DONNELL

Address: 1035 TROOPER RD, NORRISTOWN, PA 19403

Tele: _____ Fax: _____

Tract Address: 1035 TROOPER RD, NORRISTOWN, PA 19403

Existing Zoning: C AND R-100 WITH MULTI RESIDENTIAL USE OVERLAY

Tract Parcel Number(s): 67-00-01540-004

Intended Land Use: MULTI FAMILY RESIDENTIAL TOWNHOMES

Tract Area: GROSS AREA: 15.11 ACRES

Utilities (sewer & water): PUBLIC

Previous Submissions (include all referenced names of tract & dates): _____

Signature of Applicant: Commerce Pursuit Capital, L.P.

Printed Name of Applicant: Michael Jmaier

Date of Signature: 2/21/2024

Must present:

- 14 detailed sketch plans, folded, showing land use, number of proposed lots and information as attached. Plans will be returned if insufficient information is presented.
- A current Agreement of Sale or letter of acknowledgement from property owner. Application will be returned if this information is missing.

The Township Engineer review fee, when applicable, is pursuant to the current fee schedule. (Township will bill applicant unless otherwise advised.)

NOTE: Plan contents must be according to Ordinance No. 99-169.

C. Plan Contents.

(1) Contents of Sketch Plans. Sketch plans shall be drawn legibly to scale but not necessarily showing precise dimensions and shall show at least the following information:

- (a) name of subdivision or land development and name of municipality.
- (b) A location plan showing the subject tract and the surrounding road network; including a key map.
- (c) Name and address of the owner, agent, engineer, surveyor, and architect, as applicable.
- (d) The tract boundary and location by deed plotting.
- (e) A north point and scale.
- (f) The existing and proposed road and lot (or structure layout.
- (g) Significant topological and physical features, such as soils, floodplains, possible areas of wetlands, creeks or streams, steep slopes (over 10%). Woodlands, and existing structures.
- (h) Areas proposed to be reserved for storm water runoff control.
- (i) Areas to be reserved for community facilities, open space, trails, etc.
- (j) Any additional information that the applicant believes will help explain the proposal. It is to the applicant's advantage to show as much information as possible. Although the Planning Commission will discuss any plan presented, a lack of significant information may result in little useful guidance to the applicant.

D. Review Procedures.

- (1) Sketch Plan Review.

likely response to discretionary planning decisions and optional layouts for the proposed development before the significant engineering expense associated with a preliminary plan has been incurred. Subdivision and land development applicants who choose to proceed without first obtaining Planning Commission reaction to a sketch plan may risk a greater possibility of a request for redesign of a submitted preliminary plan.

SECTION 2 - REPEALER

The Worcester Board of Supervisors, by virtue of this Ordinance, hereby repeals all other portions of any prior Ordinance or Resolutions of the Township insofar as they are inconsistent with this Ordinance.

SECTION 3 - DISCLAIMER

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liabilities incurred, or any permit issued, or cause or causes of action existing under the Ordinances of the Township prior to the enactment of this Ordinance.

SECTION 4 - SEVERABILITY

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of this Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 5 - FAILURE TO ENFORCE NOT A WAIVER

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

SECTION 6 - EFFECTIVE DATE

February 21, 2024

Mr. Sean Halbom, Township Manager
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

**RE: 1035 Tropper Road
APN# 67-00-01540-004**

Dear Sean,

This letter and attachment represent our formal submission of a Sketch Plan Application, request for a pre-application meeting with the Township and be placed on the 3/28/2024 Planning Commission agenda.

As depicted on the attached Sketch Plan, dated 02/19/2024, Sheet 1 Drawing SKP-1 (14 copies enclosed), this sketch plan proposes 48 for-sale townhouses to be located at 1035 Trooper Road in Worcester within the MR Zoning District.

Enclosed please find:

- 1) 14 copies of the Sketch Plan
- 2) 14 copies of signed Worcester Township Sketch Plan Review Request application.
- 3) \$200 application fee
- 4) \$1000 escrow fee

In addition, please note the following:

Subdivision Name: Trooper Ridge (tentative)

Applicant: Commerce Pursuit Capital, L.P.
1300 Virginia Drive, Fort Washington, PA 19034

Engineer: T&M Associates

Project Narrative: Project proposes to construct 48 townhouses and associated access roads, parking, stormwater management facilities, amenity spaces, etc. on the property located at 1035 Trooper Road in Worcester Township. The existing house and garage will be subdivided onto their own single family detached lot.

Post construction stormwater management will be designed to comply with Township and PADEP requirements and will utilize a combination of above and below ground stormwater manage basins. Stormwater infiltration testing will be conducted on site to determine infiltration rates and inform the design and location of the basins. Stormwater will be routed to the basins via a system of swales, storm inlets, and piping. It is anticipated that water from the basins will be directed offsite to the municipal storm system in Germantown Pike and Trooper Roads.

The property is located within the Pennsylvania America Water Company franchise area and will connect to public water via their main in either Germantown Pike or Trooper Road.

Sanitary sewer service will include a system gravity mains and laterals on the property leading to a proposed sewage pump station tentatively located at the northwest corner of the intersection of Germantown Pike and Trooper Road. From there a pressurized force main will pump effluent west in Germantown Pike to the Heritage Village pump station force main or to the pump station. The existing Heritage Village pump and force main will be evaluated to determine the best suited connection point.

As noted above, we request to be scheduled for the March 28, 2024, Planning Commission public meeting. Further, if desired, we welcome the opportunity to schedule a site visit with Planning Commission and other Township officials, as appropriate, prior to the March 28 Planning Commission.

Please advise as to when our pre-application meeting can occur.

Thank you,

Sincerely,



MICHAEL MAIER
VICE PRESIDENT, Approvals
Westrum Development Company



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

March 25, 2024
Ref: # C0005084

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

Attention: Sean Halbom, Township Manager

Reference: 1035 Trooper Road
Parcel No. 67-00-01540-004
"Trooper Ridge" Sketch Plan Review

Dear Sean:

Our office is in receipt of your request for review of a Sketch Plan for the above-referenced site. The submission consists of one sheet prepared by T&M Associates dated February 19, 2024, with no revisions.

The applicant proposes subdivision of an existing 15.11 acre (gross) 13.32± acre (net) parcel to create two lots as follows: Lot 1, a 1.26-acre lot to contain an existing single-family detached dwelling with a detached garage located entirely in the R-100 Residential Zoning District and Multi-Residential Use Overlay district; Lot 2 will be a 12.06-acre lot to contain 48 townhouses in 12 clusters ranging from three to five units each with new roadway, overflow parking, stormwater management areas and amenity improvements including an internal trail located on a split-zoned lot in both the R-100 Residential, C-Commercial Zoning Districts, as well as the MR Multi-Residential Use Overlay District. Access to Lot 2 will be provided at two locations; one full-movement access at the southeasterly frontage along Trooper Road (State Route 3002), and one access to Germantown Pike (Montgomery County Route) will be via a right-in/right-out only at the southwesterly frontage. The three existing driveways serving Lot 1 will remain unchanged. All townhouses are proposed to be connected to public water and sewer service. Sewer service will require a sewer pump and force main, conceptually located at the southwest corner of the tract.

We offer the following comments for consideration by the Township:

1. Ordinance No. 285 adopted June 16, 2021 made the MR Multi-Residential Overlay District applicable to this property with underlying zoning districts to remain. The existing 15.11-acre lot consists of two zoning districts, approximately 21% C-Commercial and 79% R-100 Residential. Once subdivided, Lot 1 will be entirely R-100 and Lot 2 will be approximately 19% C-Commercial with the remainder being zoned R-100 Residential. For clarity, the applicant should define the zoning district boundary on future plan submissions.

2. The proposed use of Lot 1, single-family detached dwelling with a detached garage, is permitted by-right in the R-100 Zoning District and Multi-Residential Overlay. (150-67.B, 150-67.C and 150-83.A)
3. The proposed use of Lot 2, multi-family dwellings consisting of 48 townhouses, is permitted in the Multi-Residential District at a density of four units per developable acre. The plan notes a lot area of 12.06 acres; therefore, 48 townhouses is a permissible density only once the applicant provides a calculation demonstrating how the lot area was determined. The density may need to be reduced if the calculation returns a lesser lot area. (150-83.B and 150-89.E.1)
4. The applicant should confirm if the townhouses will be slab on grade or provide basements. All townhouses are limited to two stories and thirty feet in height. Due to the existing slope of the site, some units may have walk-out basements that could qualify as stories.
5. Two all-weather parking spaces are noted for each townhouse; the applicant should confirm if these spaces are to be located within a garage or if they will be located within the driveway area. If to be in the driveway, the typical paved driveway width must be dimensioned so that it may be confirmed two compliant spaces can be provided side-by-side. (150-9)
6. A tabulation of impervious surface types should be provided with future submissions. In concept, the plan will likely comply with the 50% impervious coverage limit of the MR Zoning District. (150-86.B)
7. A lighting plan will be required with future submissions. Adequate illumination must be provided between buildings and at overflow parking areas. Installation of luminaires at street intersections is recommended as well. (150-89.E.4)
8. The plans show the conceptual stormwater management basins located in front yard setbacks. For multi-family residential districts, no part of any detention basin shall occupy more than 35% of the required yard area of any district yard. Additionally, no detention basin shall be located closer to any building containing two or more multi-family dwelling units than the minimum distance required between buildings. We note that a required 30-ft. separation is required between the stormwater facility and the townhomes. (150-89.D and 150-203)
9. No part of any detention basin shall be located 25 feet from any property line. (150-203)
10. The 75-foot unbuilt upon buffer strip between Lots 1 and 2 is not achieved in the vicinity of units 19 through 21. A variance will be required to place these units as currently shown on the sketch plan. Additionally, where homebuyers opt for a 10-foot patio or deck, this installation as described in Plan Note 1, will be an encroachment of the 75-foot buffer yard requirement at numerous locations throughout Lot 2. (150-89.E.6.a)
11. A 20-foot-wide screen planting buffer shall be provided in the exterior 50 feet of the 75-foot buffer area. The extent of buffer screen plantings is not detailed in the sketch plan; therefore, we are unable to provide comment at this time. (150-89.E.6.b)

12. The required 130-foot sight triangle appears to be partially encroached by plantings. Clear sight triangles will need to be illustrated at intersections with Germantown Pike and Trooper Road on future submissions. (150-89.E.6.b.4)
13. We recommend the internal trail configuration be discussed with the Planning Commission as we have the following concerns:
 - a. The trail is looped and provides no connections to adjacent properties; provisions should be made for stubs at the intersection with Germantown Pike and Trooper Road which has existing pedestrian crossings on two legs, as well as at the northwest corner of the tract allowing for future extension along Germantown Pike.
 - b. The portion of trail to the rear of proposed Lot 1 has a slope of approximately 14.67% and will disturb an existing wooded area. The applicant should consider minimizing impacts to existing wooded areas by re-routing the trail elsewhere as such a steep slope is not recommended for such a long segment. Preservation of natural resources, such as woods, is required in the overlay district. (150-89.E.3)
 - c. The residents of the development may benefit from additional connections to the sidewalk network other than those shown at the internal road crossings. We recommend connections be explored to the conceptually planned amenity areas near units 8/43, 9/46 and 21/22.
 - d. Walking trails shall be 40 feet from property lines. The trail's proximity to the northwest corner of Lot 1 should be dimensioned. This narrow area may also prohibit the installation of a suitable landscape buffer between the remaining dwelling and new townhouses. (150-89.E.6.a)
 - e. The applicant should indicate the intended width and material for the walking trail. It appears to be eight feet in width, which is the minimum recommended; a bituminous wearing course would be ideal for use by walkers, joggers, and cyclists.
14. If to be operated under a homeowners association, the future association declaration and by-laws may need to include language prohibiting the keeping of recreational vehicles and travel trailers. (150-160)
15. We note that the front yard of proposed Lot 1 is an existing nonconformity, with the ultimate right-of-way encroached by the principal dwelling. While the subdivision line causes a small unbuildable building envelope for the site, all existing structures would likely still encroach the required 100-foot front yard depth unless relocated. We take no exception to the subdivision but recommend the configuration of the subdivision line be adjusted for maximum compliance possible with required yards and buffer areas for both lots. (150-85.A and 150-162)
16. The applicant should indicate if the new streets will be public or private.
17. The developer should indicate if they intend to provide amenities other than the trail, such as an outdoor meeting area or tot-lot. Centralized areas dedicated to parking are not consistent with the intent of the ordinance for the overlay district, which requires providing green space in a higher density development. Reconfiguration of the roadway network could allow for a central green to be an interior focal point and destination for residents.

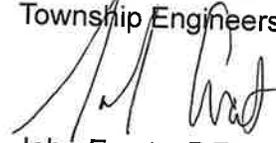
The applicant may wish to consider providing a mail collection area at such a central location if cluster boxes are mandated by the Postmaster. (150-89.E.7)

18. All structures, buildings, parking areas, regraded slopes, and substantial improvements (with the exception of driveway and utility crossings when no other location is feasible) are prohibited on slopes of 25% or greater. It appears that construction of units 12 through 17 may impact steep slopes of 25% or greater; therefore, a variance would be necessary for their current location. (150-146.4.B.1)
19. The applicant should describe the proposed method of trash storage and collection for Lot 2. (150-89.E.5)
20. All buildings shall be designed as a single architectural scheme. The applicant must provide the Township with renderings of the intended building design scheme for the townhouses with future submissions. (150-89.E.2)
21. The applicant should clarify if existing well and septic service at Lot 1 will be maintained or abandoned and converted to public water and sewer connections.
22. We recommend access by fire apparatus and waste hauling vehicles be evaluated due to the narrow cartway width and radii of internal horizontal curves. The applicant should indicate if on-street parking will be prohibited on both sides of all streets.
23. Guest parking is provided at a rate of 0.52 spaces per dwelling unit. The Planning Commission should comment on provided overflow parking as parking along the frontage roadways of the tract is not feasible.
24. The driveway configuration at units 16/17 and 38/39 is not recommended as this may encourage parking in the shared center section of pavement which is too small to properly accommodate a vehicle. This design may also result in unnecessary conflict points between driveway users. These clusters of townhouses should be reduced to have one less unit.
25. No road improvements are proposed on Trooper Road or Germantown Pike. At a minimum, curbing and sidewalk must be provided.
26. Due to the limited driveway lengths (20') created by façade offsets, vehicle overhang on the sidewalk network is anticipated for larger vehicles and trucks. This may hinder pedestrian movements in the minimum width four-foot sidewalk.
27. We offer the following cursory comments on street trees and landscaped areas:
 - a. Depending on tree species, the on-center trunk-to-trunk spacing of 20 for street trees at some locations is not realistic and may compromise canopy development as trees mature.
 - b. Deck and patio areas, if constructed, may encroach areas denoted as "landscaped area".
 - c. Routing of utilities should be considered for clearance to root systems, particularly due to the limited spacing between townhouse unit driveways.

28. Two areas on the plan have been identified as “stormwater management basins” adjacent to Trooper Road. The applicant is advised that all stormwater generated by this project must conform to the requirements of the Township’s Stormwater Management Ordinance.
29. The Township may need to revise its Act 537 Plan in order to provide public sewer service to this project. The applicant will need to prepare proper planning module components.
30. The applicant must provide a written summary of requested waivers from the Subdivision and Land Development Ordinance with any future submissions. Based on the Sketch Plan, we anticipate waivers being necessary from the following:
 - a. Section 130-16.B.2.a for residential street alignment having curves less than 150 radii.
 - b. Section 130-16.C for inadequate verge width (4 ft. provided vs. 5 ft. required).
 - c. Section 130-17.D.2 to have perpendicular parking provided off of a street, not separated from the cartway by a curb barrier of at least 7 feet.
 - d. Section 130-18.A.3 for sidewalks located less than 5 ft. from the curb line.
 - e. Section 130-19.A for street blocks less than 500 feet in length.
 - f. Section 130-28.F.7 for tree removal and replacement; further data is required to evaluate compliance on future submissions.
 - g. Section 130-28 for street tree spacing less than 25 feet on-center and setback not five feet outside of the right-of-way.
 - h. Section 130-32.1 for regrading of steep slopes; further data is required to evaluate compliance on future submissions.
31. The applicant must be confirmed. The plans list Bristol Ridge Associates, LLC while the Application lists Commerce Pursuit Capital, L.P.
32. Note 5 under the site statistics must be revised to state R-100 zoning district.
33. The applicant will be required to go through the full subdivision and land development process subsequent to this sketch plan phase. All applicable sections of Township code must be adhered to, and the subsequent plans will be reviewed by the Township, the Township Engineer, Township Traffic Consultant, PennDOT, Montgomery County Road and Bridge Departments, PADEP, and Montgomery County Conservation District.

The above represents our initial comments on this Sketch Plan Submission. Please contact me if you have any questions or need additional assistance on this project.

Very truly yours,
CKS ENGINEERS
Township Engineers



John Evarts, P.E.

JWE/klk

cc: Christian Jones, Assistant Township Manager (via email)
Casey Moore, Township Traffic Engineer (via email)
Commerce Pursuit Capital, LP, Applicant
James O'Donnell, Owner
Michael Maier, Westrum Development Company (via email)
File



March 21, 2024

Mr. Sean Halbom
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Attention: Christian R. Jones, Assistant Township Manager
Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #1 – Sketch Plan**
1035 North Trooper Road (S.R. 3002) – 48 proposed townhouse units
Worcester Township, Montgomery County, PA
Project No. 314086-01-001

Dear Sean:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our initial traffic engineering review, which entailed the review of the Sketch Plan associated with the proposed development to be located at 1035 North Trooper Road (S.R. 3002) in Worcester Township, Montgomery County, PA. According to the sketch plan materials submitted to our office, the development is proposed to consist of 48 townhouse units with access being provided via a proposed right-in/right-out only access/local road to Germantown Pike and a full-movement access/local road to North Trooper Road (S.R. 3002). It should be noted that the existing single-family home and garage will remain on the northern end of the site on its own lot (lot 1).

The following document was reviewed in preparation of our comments:

- Sketch Plan – Trooper Ridge, prepared by T & M Associates, Inc., dated February 19, 2024.

Based on our review of the document listed above, Bowman offers the following comments for consideration by the Township and action by the applicant should the sketch plan continue to move forward for a submission for land development:

1. Based on information provided in Land Use Code 215 (Single-Family Attached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 11th Edition*, the proposed 48 townhouse units are expected to generate approximately 23 "new" trips during the weekday morning peak hour and approximately 27 "new" trips during the weekday afternoon peak hour, based on trip generation itself, a full transportation impact study (TIS) is not required for the proposed development. However, due to the site's location along the highly-trafficked roads of North Trooper Road (S.R. 3002) and Germantown Pike, as well as located adjacent to the intersection of North Trooper Road (S.R. 3002) and Germantown Pike which currently experiences congestion during the weekday commuter peak periods, the applicant should submit a transportation impact assessment (TIA) for the proposed development. The applicant should provide a TIS scoping meeting application to PennDOT, Montgomery County, and the Township so the TIA is scoped concurrently between all three agencies to obtain their guidance and concurrence on the scope of the proposed study. At a minimum, our office recommends that the TIS scoping meeting application should include the following, but may not be limited to upon official agency scoping:

- Analysis of the weekday morning and weekday afternoon commuter peak hours for existing traffic conditions, as well as opening-year conditions, both without and with the proposed development, at the intersections of North Trooper Road (S.R. 3002)/West Germantown Pike, Park Avenue (S.R. 0363)/West Germantown Pike, Trooper Road and Woodlyn Road/Woodland Road, as well as the proposed site accesses. *(Note: The proposed City View apartments by BET Investments at the SE quadrant of Germantown Pike and Park Avenue will be providing some intersection/signal improvements that should be captured in the traffic evaluations for the subject Westrum site.)*
 - Mitigation improvements, as applicable, to address levels-of-service and queuing issues, as well as degradation must be provided as recommendations in the traffic study and how they will be addressed by the applicant.
 - The full-movement driveway along North Trooper Road (S.R. 3002) as proposed may necessitate peak hour or full-time left-turn egress restrictions dependent upon on the impacts of Trooper Road queuing beyond the access location, as well as sight distance limitations or obstructions that may be caused by queued vehicles. Therefore, a gap study will be recommended to be conducted for the proposed driveway along North Trooper Road (S.R. 3002).
 - Provide sight distance analysis at the full-movement driveway along North Trooper Road (S.R. 3002) and the right-in/right-out only driveway to West Germantown Pike.
 - Conduct left-turn and right-turn auxiliary lane warrant analysis at the proposed full-movement driveway along North Trooper Road (S.R. 3002) and right-turn auxiliary lane warrant analysis at the proposed right-in/right-out only driveway along West Germantown Pike.
 - Provide a crash analysis at the study intersections, as well as along the North Trooper Road (S.R. 3002) and West Germantown Pike site frontages.
 - The applicant must include the electronic Synchro files with the TIA submission for review.
 - Additional comments on the scope will follow upon receipt of the formal TIA scoping application to PennDOT, Montgomery County, and Worcester Township.
2. The proposed development is located in the northwestern quadrant of the intersection of North Trooper Road (S.R. 3002) and West Germantown Pike, which currently experiences congestion, especially during the weekday morning and weekday afternoon commuter peak periods. The applicant should be aware that in order to alleviate the congestion currently experienced by vehicles along West Germantown Pike in the vicinity of the site, long-term roadway improvements along the site frontage of West Germantown Pike are necessary with any development of this property. Based on improvements identified in the **West Germantown Pike Corridor Study** completed for Montgomery County in the early 2000's, as well as the **Montco Pikes Study** recommendations (adding turn lanes, signal upgrades, adding bicycle/pedestrian facilities at the intersection and along the site frontages, consistent shoulder widths, etc.) the curb line along the West Germantown Pike site frontage should be setback with development of this site to accommodate two westbound through lanes, a left-turn lane (essentially a 5-lane cross-section for Germantown Pike) plus bike lanes/pedestrian ways that would continue through the North Trooper Road (S.R. 3002) intersection. The proper setbacks today will allow for the future corridor improvements.
 3. The applicant and their team should contact Montgomery County for additional information on the two studies mentioned in the previous comment, as well as Worcester and East Norriton Townships for access to their current Act 209 Roadway Sufficiency Analyses and Capital Improvement Programs.
 4. The cartway widths along the North Trooper Road (S.R. 3002) and West Germantown Pike site frontages should be clearly labeled on the plan and be in accordance with **Section 130-16.C** of the **Subdivision**

and Land Development Ordinance. Frontage widening improvements will be required to satisfy right-of-way and cartway requirements for the classification of the roadway, as well as the provision of curbing and sidewalk unless waivers are requested and granted by the Township.

5. A note must be added to the plan stating that the area between legal right-of-way line and ultimate right-of-way line along North Trooper Road (S.R. 3002) and West Germantown Pike should be offered for dedication to the authority having jurisdiction over the road as required by **Section 130-16.C(2)(c)** of the **Subdivision and Land Development Ordinance**.
6. Adequate sight distance measurements will need to be provided on the land development plans for the proposed driveways along North Trooper Road (S.R. 3002) and West Germantown Pike as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**, and to satisfy PennDOT and Montgomery County highway occupancy permits.
7. According to **Section 130-18.A** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along the site frontages of North Trooper Road (S.R. 3002) and West Germantown Pike. The plan currently does not show any sidewalk along the North Trooper Road (S.R. 3002) and West Germantown Pike site frontages, thereby not satisfying the ordinance requirement. We recommend that the plan be revised to show sidewalk (or multi-purpose trail if preferred by the Township) along the entire site frontages of North Trooper Road (S.R. 3002) and West Germantown Pike. Otherwise, a waiver must be requested from this ordinance section. We do note that there is currently a multi-purpose trail provided around the perimeter of the townhouse units internal to the site. In addition, we also note to the Township at this time that no sidewalk currently exists along either side of North Trooper Road (S.R. 3002) and West Germantown Pike in the vicinity of the site. While again we recommend the provision of sidewalk and/or a multi-purpose trail on the plan, the Board of Supervisors may also consider deferring this obligation that is required of the applicant until such a time as may be required by the PennDOT, Montgomery County, or the Township for this property, whether under present or future land ownership, and at no cost to Worcester Township, or may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.
8. According to **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, curbing should be provided along the site frontages of North Trooper Road (S.R. 3002) and West Germantown Pike. The plan currently does not show any curbing along the North Trooper Road (S.R. 3002) and West Germantown Pike site frontages, thereby not satisfying the ordinance requirement. We recommend that the plan be revised to show curbing along the entire site frontages of North Trooper Road (S.R. 3002) and West Germantown Pike, or a waiver must be requested from this ordinance section. We do note to the Township that there is currently no curbing along either side of North Trooper Road (S.R. 3002) and West Germantown Pike in the immediate vicinity of the site. Alternatively, the Board of Supervisors may also consider deferring this obligation that is required of the applicant until such a time as may be required by the PennDOT, Montgomery County, or the Township for this property, whether under present or future land ownership, and at no cost to Worcester Township, or may desire to consider a fee in lieu of curb to be kept in escrow for future curb installations in the Township and/or area of these properties.
9. The curb radii should be labeled on the plan at the proposed driveway intersections with North Trooper Road (S.R. 3002) and West Germantown Pike and be in accordance with **Section 130-17.B(3)** of the **Subdivision and Land Development Ordinance**.

10. The designer should ensure sufficient sight distance is provided for the proposed driveways along the internal road in accordance with **Section 130-17** of the **Subdivision and Land Development Ordinance**.
11. Horizontal curvature information should be provided on the plans for the internal roadway and be in accordance with **Section 130-16.(2)** of the **Subdivision and Land Development Ordinance**.
12. Parking along the internal roadway curblines based on the site design, road widths and location of driveways should be prohibited by signing. The amount of guest parking spaces must be confirmed with the ordinance so that sufficient spaces are provided without the ability to park along the roadways. The applicant and designer may consider widening the western side of the internal road between lot 45 and lot 48 to a minimum of 28 feet to allow parallel parking along that section of road only.
13. Turning templates must be provided demonstrating the ability of emergency vehicles, trash trucks, and the largest expected delivery vehicle to maneuver into and out of the full-movement driveway along North Trooper Road (S.R. 3002) and the right-in/right-out only driveway along West Germantown Pike, as well as entirely through the site.
14. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
15. The plan(s) must be signed and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania.
16. All proposed signs should be clearly labeled on the plan in subsequent submissions.
17. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of \$3,125 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. If the information provided in Land Use Code 215 (Single-Family Attached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 11th Edition* for proposed 48 townhouse units is the proper land use description for this development, then with the sketch plan it is preliminarily expected the site would generate 27 "new" trips during the weekday afternoon peak hour resulting in a **transportation impact fee of \$84,375**.
18. A Highway Occupancy Permit (HOP) is required for this project from **both** PennDOT and Montgomery County for the proposed site accesses and work that may be completed within the legal right of way on North Trooper Road and West Germantown Pike since North Trooper Road (S.R. 3002) is a State Roadway and West Germantown Pike is a County Roadway. Furthermore, since the site and/or the intersections in the study border the adjacent municipality of East Norriton Township, and the site adjacent traffic signal at the intersection of West Germantown Pike and North Trooper Road (S.R. 3002) is owned and maintained by East Norriton Township, any roadway/signal improvements extending into that jurisdiction will require the review and approval of that municipality, as well. The Township and our office must be copied on all TIA and HOP submissions, as well as correspondence between the applicant, PennDOT, and Montgomery County, and invited to any and all meetings among these parties. **If it would be beneficial to all parties involved with this application, the applicant and their team may**

desire to schedule a (virtual) technical meeting with Worcester Township, PennDOT, and Montgomery County representatives to go over the project since all three will be involved with permitting for this project. Upon determination of study area roadway and signal improvements that will be required for the mitigation and development of the subject site, it may be beneficial and/or necessary to include East Norriton Township in future discussions.

19. A more detailed review of the site and all transportation-related engineering elements on the plan will be conducted, as the Township deems necessary, if and as the application advances into and through the land development process at the Township. Additional comments may be raised at that point, as well as how the comments herein are satisfied.
20. Upon resubmission, our office will evaluate the information in concert with PennDOT and Montgomery County and will provide additional reviews of engineering and supplemental submission details as we receive them.
21. A response letter **must be provided** with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me, Michelle Eve, P.E., or Brian Jones, PTP, TOPS.

Sincerely,



Casey A. Moore, P.E.
EVP/Regional Manager - Transportation

BMJ/MEE/CAM

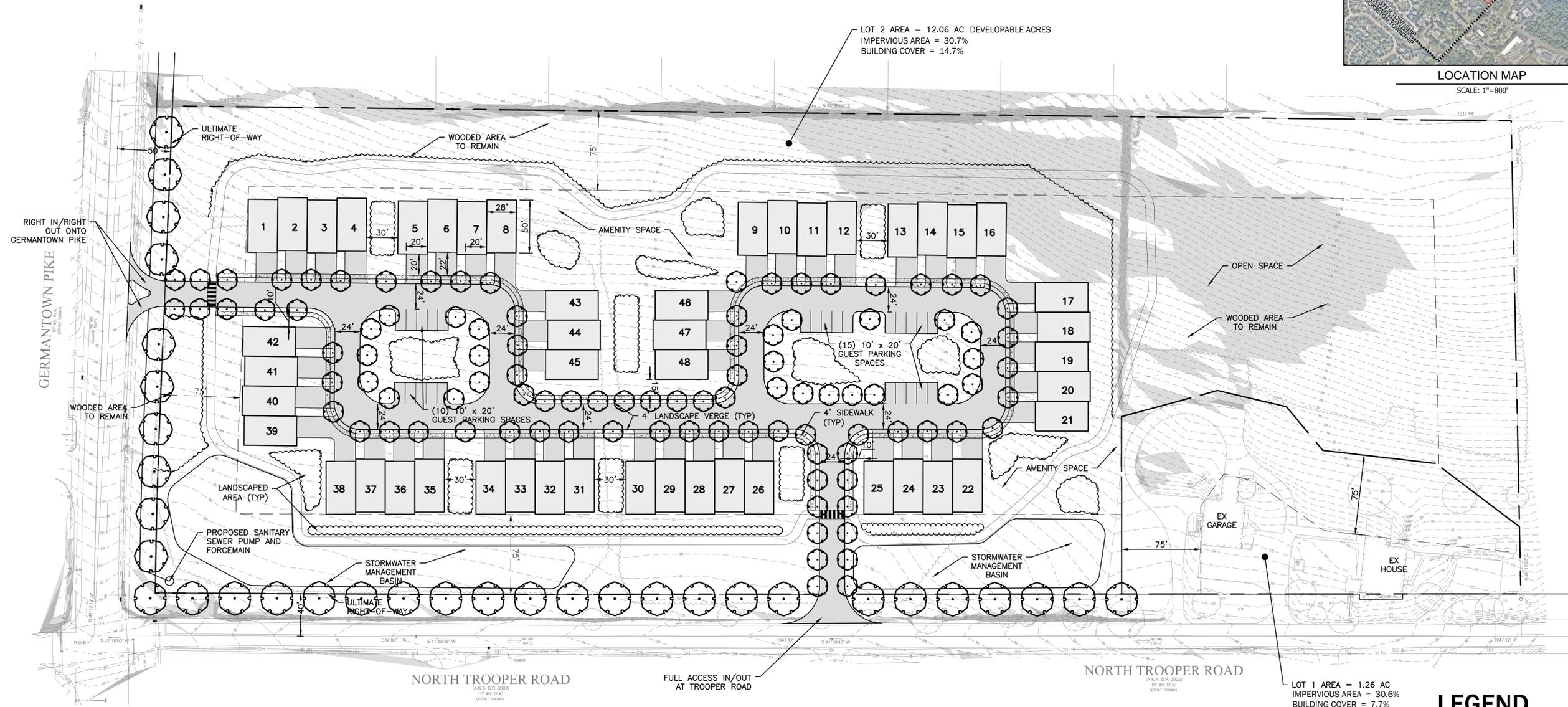
cc: John Evarts, P.E., CKS Engineers (Township Engineer)
Devin Ralph, Esq. (Township Solicitor)
Robert Hart, East Norriton Township Manager
Scott Burton, PennDOT
Paul Lutz, PennDOT
Andy Parker, McCormick Taylor (PennDOT and Montgomery County Review Consultant)
Susan M. Guisinger-Colon, P.E., LEED AP (Montgomery County consultant)
Michael Maier, Westrum Development Company (Applicant)
T&M Associates (Applicant's Site Civil Engineer)

Q:\PA-FTWA-MC\MCM\eng\WORCETO1\314086-01-001 - 1035 Trooper Road\Submissions\2024-03-12 Sketch Plan\Review\2024-03-21 Review Letter #1 - 1035 North Trooper Road (finalized).docx



LOCATION MAP
SCALE: 1"=800'

LOT 2 AREA = 12.06 AC DEVELOPABLE ACRES
IMPERVIOUS AREA = 30.7%
BUILDING COVER = 14.7%



LOT 1 AREA = 1.26 AC
IMPERVIOUS AREA = 30.6%
BUILDING COVER = 7.7%

LEGEND



SITE STATISTICS

- APPLICANT: BRISTOL RIDGE ASSOCIATES, LLC
1300 VIRGINIA DRIVE #215
FORT WASHINGTON, PA 19034
- LEGAL OWNER: JAMES O'DONNELL
1035 TROOPER ROAD
NORRISTOWN, PA 19043
- EXISTING PROPERTY IDENTIFICATION:
APN #: 67-00-01540-004
TRACT LOCATION:
1035 TROOPER ROAD,
NORRISTOWN, PA 19034
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA
- GROSS TRACT AREA:
15.11 ACRES
- ZONING DISTRICT: C AND R-11 WITH MULTI RESIDENTIAL USE OVERLAY

ZONING DATA - MR MULTI RESIDENTIAL DISTRICT (TOWNHOMES)

MIN. LOT AREA: 5 ACRES
MIN. LOT WIDTH: 300 FEET
MAX. BUILDING COVERAGE: 20% ON LAND WITHIN THE LOT LINES OF PROPERTY EXCLUSIVE OF ULTIMATE RIGHTS OF WAY
MAX. IMPERVIOUS COVERAGE: 50% ON LAND WITHIN THE LOT LINES OF PROPERTY EXCLUSIVE OF ULTIMATE RIGHTS OF WAY
MAX. BUILDING HEIGHT: 30 FEET NOT EXCEEDING TWO STORIES FOR ANY BUILDING OTHER THAN HOUSE/GARDEN APARTMENTS
BUILDING SIZE: 200 FEET MAXIMUM LENGTH FOR ANY MULTIFAMILY DWELLING
DENSITY: 4 UNITS PER DEVELOPABLE ACRE FOR MULTIFAMILY DWELLINGS EXCEPT FOR HOUSE/GARDEN APARTMENTS
DISTANCE BETWEEN UNITS: 30 FEET
BUFFER AREA: 75 FEET OF UNBUILT BUFFER STRIP FREE OF PARKING OR RECREATIONAL AREAS EXCEPT FOR TRAILS
SCREENING: 20 FEET (WIDTH) LOCATED WITHIN THE EXTERIOR 50 FEET OF BUFFER AREA
AMENITIES: COMMUNITY AMENITIES REQUIRED, OR FEE IN LIEU AT THE DISCRETION OF THE BOARD OF SUPERVISORS
PARKING: 2 ALL WEATHER PARKING SPACES PER RESIDENTIAL UNIT
PARKING SETBACKS: 75 FEET FOR ANY PARKING, LOADING, OR ACCESS DRIVE EXCEPT FOR NORMAL INGRESS/EGRESS

SINGLE FAMILY DETACHED DWELLING YARD REGULATIONS

FRONT YARD: 100 FEET
REAR YARD: 75 FEET, INCLUDES GARAGES
SIDE YARD: 75 FEET, INCLUDES GARAGES
BUILDING COVER: 20% MAXIMUM
IMPERVIOUS COVER: 40% MAXIMUM

PLAN NOTES

- THE MAXIMUM DEPTH OF THE REAR DECK/PATIOS IS TEN FEET OFF THE BACKS OF THE UNITS.
- ROADS AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE PLANNED COMMUNITY ASSOCIATION.
- DENSITY CALCULATION: 12.06 DEVELOPABLE ACRES x 4 UNITS/ACRE = 48 UNITS. 48 UNITS ARE PROPOSED.
- PROPOSED WATER AND SEWER SERVICE: PUBLIC

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NO.	DATE	REVISIONS	BY	CHKD

BRISTOL RIDGE ASSOCIATES, LLC
 APN #67-00-01540-004
 GERMANTOWN PIKE & N TROOPER ROAD, WORCESTER TOWNSHIP,
 MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

**TROOPER RIDGE
 SKETCH PLAN EXHIBIT**

11 TINDALL ROAD
 MIDDLETOWN, NJ 07748
 TEL 732-671-6400
 FAX 732-671-7365

NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS
 AND LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION 24A27987500

OFFICES LOCATED IN:
 CALIFORNIA, INDIANA, KENTUCKY,
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,
 OHIO AND PENNSYLVANIA

DESIGNED BY	BGS	DRAWING	SKP-1
CHECKED BY	BGS	SHEET	1
DRAWN BY	CKS	DATE	02/19/2024
DATE	02/19/2024	SCALE	1"=50'
PROJ. NO.	N/A		

Applicant Request for County Review



This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:
 Municipality:
 Proposal Name:

Applicant's
 Representative:
 Address:

Applicant Name:
 Address:
 City/State/Zip:
 Phone:
 Email:

City/State/Zip:
 Business Phone (required):
 Business Email (required):

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
 Conditional Use
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

Tentative (Sketch)
 Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District:
 Special Exception Granted Yes No
 Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s)

Location
 Nearest Cross Street
 Total Tract Area
 Total Tract Area Impacted By Development

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information:

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 19, 2024

John J. Finnigan, Interim Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: MCPC #24-0066-001
Plan Name: 1035 Trooper Road
(2 lots comprising 15.11 acres)
Situate: Trooper Road and Germantown Pike
Worcester Township

Dear Mr. Finnigan:

We have reviewed the above-referenced sketch plan, as you requested on March 18, 2024. We forward this letter as a report of our review.

BACKGROUND

The Applicant, Westrum Development Company, has submitted a sketch plan proposing the development of a 15-acre tract for 48 townhouses, open space and associated improvements in the MR Multi-Residential Overlay District. The tract has an existing dwelling with outbuildings that will be subdivided into a new 1.26-acre parcel, leaving the rest of the property to be developed into a townhouse community. Two designated 'amenity spaces,' as well as a trail encircling the development are also proposed. Twenty-five guest parking spaces are proposed along two central green islands within the internal street network of the development. Stormwater management areas are designated only schematically at this stage of the proposal. One of the two access points to the development will be from Germantown Pike, a County road, which will require a Highway Occupancy Permit from the County. The development would be served by public water and sewer service.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, Montgomery County's Comprehensive Plan, identifies the Future Land Use of the tract in question as 'Suburban Residential Area', which is appropriate for both single-family attached and multifamily development, generally. As this is what is envisioned in this development, this proposal appears consistent with the Comprehensive Plan. The Future Land Use Map of Worcester Townships' 2008



Comprehensive Plan identifies the general area of this development as 'Mixed Use Village Area;' this residential development appears consistent with that designation.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the Applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

A. SITE DESIGN

1. Front Yards. As proposed, with 20-foot-wide driveways and 28-foot-wide townhouse units, the front yards of the townhome units only measure 8 feet wide, and contain no sidewalk connections to the units. The Applicant may want to consider pairing adjacent garages and driveways to closely abut, which will consolidate green spaces and provide better planting areas.
2. Street Trees. We appreciate the Applicant's proposal to plant a significant amount of street trees, both along Germantown Pike and Trooper Road, as well as within the development itself. However, at present the configuration of the sidewalks, the green verge areas between the sidewalk and street, and possible underground utility lines will reduce the viability of these trees. The Applicant should consider setting the sidewalk further back from the street (which may result in setting back the townhomes a few feet to compensate) to make the green verge wider, the increased area of which will support more robust and lasting tree growth. As an alternative, the Applicant may consider placing the proposed trees behind the sidewalk and on the front yard areas of the townhome units.
3. Utilities. As referenced above, the potential for underground utilities running under or adjacent to the sidewalk will greatly reduce the viability of street trees within the development. We recommend the Applicant locate the underground utilities in such a way that they will not reduce the number of trees as proposed here.
4. Amenity Spaces. As a requirement of the MR District, the Applicant is required to place Amenity Spaces within the development; two spaces have been indicated on the plan. However, at present, they have not been further elaborated upon. Due to the density of the development, we would recommend at least one of the Amenity Spaces to include a Tot Lot. Other elements of equal substance should be considered, such as gazebos, pavilions and benches.

B. ENVIRONMENTAL

1. Stormwater Management. We acknowledge that the stormwater management plan of the development has not been designed, and that what is represented on the plan is only

schematic. However, it is also acknowledged that the stormwater areas will likely be located where they are indicated, since these are at the lowest points of the tract.

The Applicant should consider the possible visual impacts of these basins, if optioned; split-rail fencing or other barriers may be required if the basins are particularly deep. Additionally, assuring the stormwater management features have more naturalized features (such as plantings for infiltration) will increase the environmental value of the open space in which these features will be located.

2. Sewer Pump and Force Main. The Applicant proposes to install a sanitary sewer pump and force main near the intersection of Germantown Pike and Trooper Road. However, it is likely that the pump will generate substantial noise, therefore the Applicant should consider buffering the pump with vegetation or some other means of dampening the sound created from its operation.

CIRCULATION

1. Trail Connections. At present, the trail is proposed to encircle the development in a loop. However, there are no direct connections indicated either into the development or to connections or destinations outside the project. We recommend the trail connect to the intersection of Germantown Pike and Trooper Road, where the County is planning to install ADA curb ramps. Additionally, we recommend the trail make connections *within* the development as well, not just where the trail intersects and crosses the two main access points of the development from Germantown Pike and Trooper Roads; particular attention should be paid to those units at the center of the development and at the northwest edge of the proposed neighborhood.
2. Sidewalk Connections. Just as the trail should make more connections, the proposed sidewalk network should make more connections within the development. Particular attention should be paid to connecting the Amenity Spaces to the internal sidewalk network.
3. Sidewalk Design. We recommend that the Applicant widen their proposed sidewalks from 4 feet to 5 feet, as this is a more standard practice.
4. Trail Design. At present the Applicant is proposing a significant slope for the trail to climb at the northwest end of the tract, which would likely create significant disturbance of the wooded areas beyond the new tree line the Applicant indicates they will establish. The trail alignment should maintain grades similar to those required of sidewalks or conform to ADA standards for trails.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for townhouse development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0066-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink that reads "Brian J. Olszak". The signature is written in a cursive, flowing style.

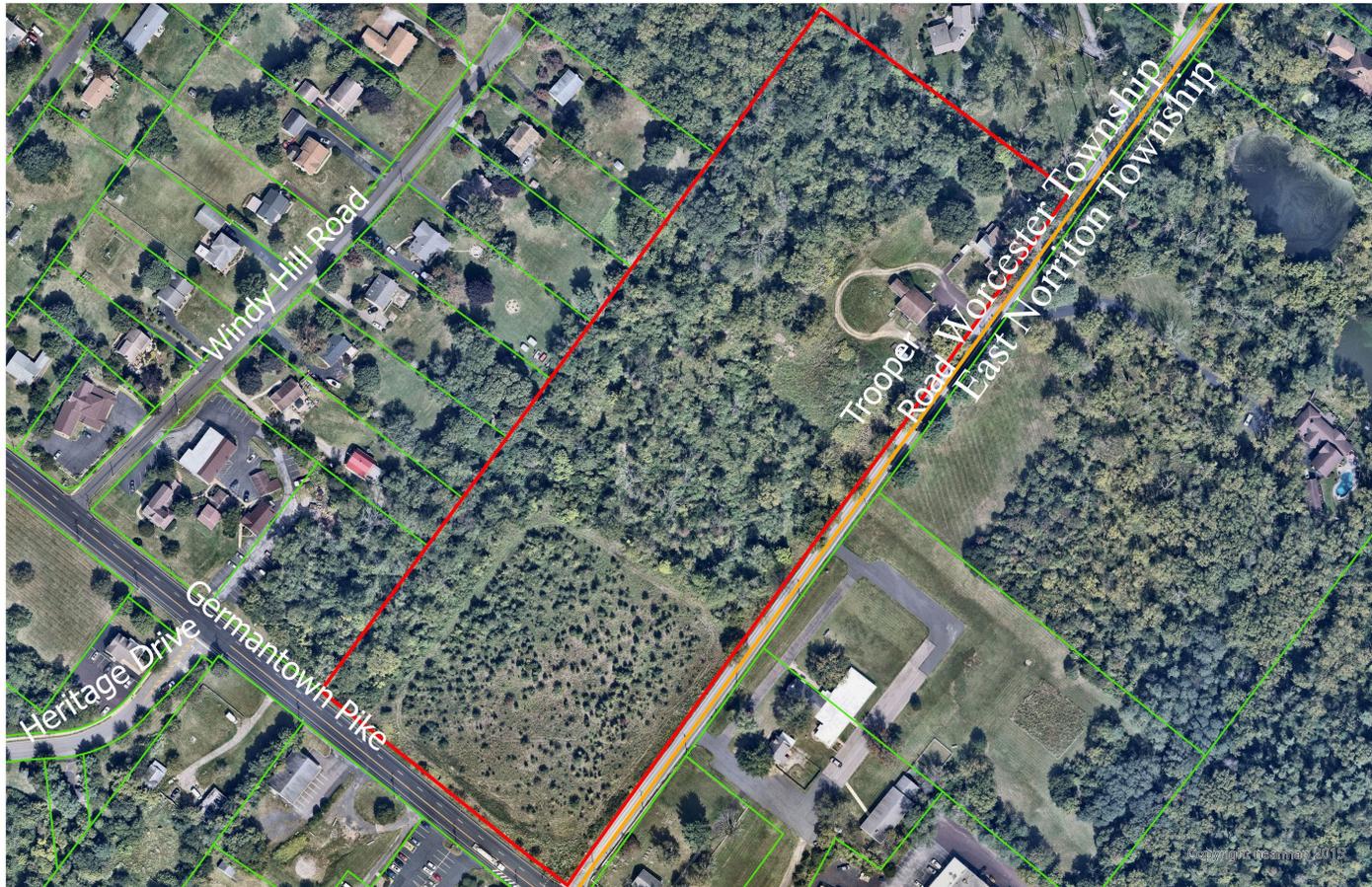
Brian J. Olszak, Principal Trails & Open Space Planner
brian.olszak@montgomerycountypa.gov - 610-278-3737

c: Michael Maier, Applicant's Representative
Christian Jones, Assistant Township Manager

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENT A: AERIAL



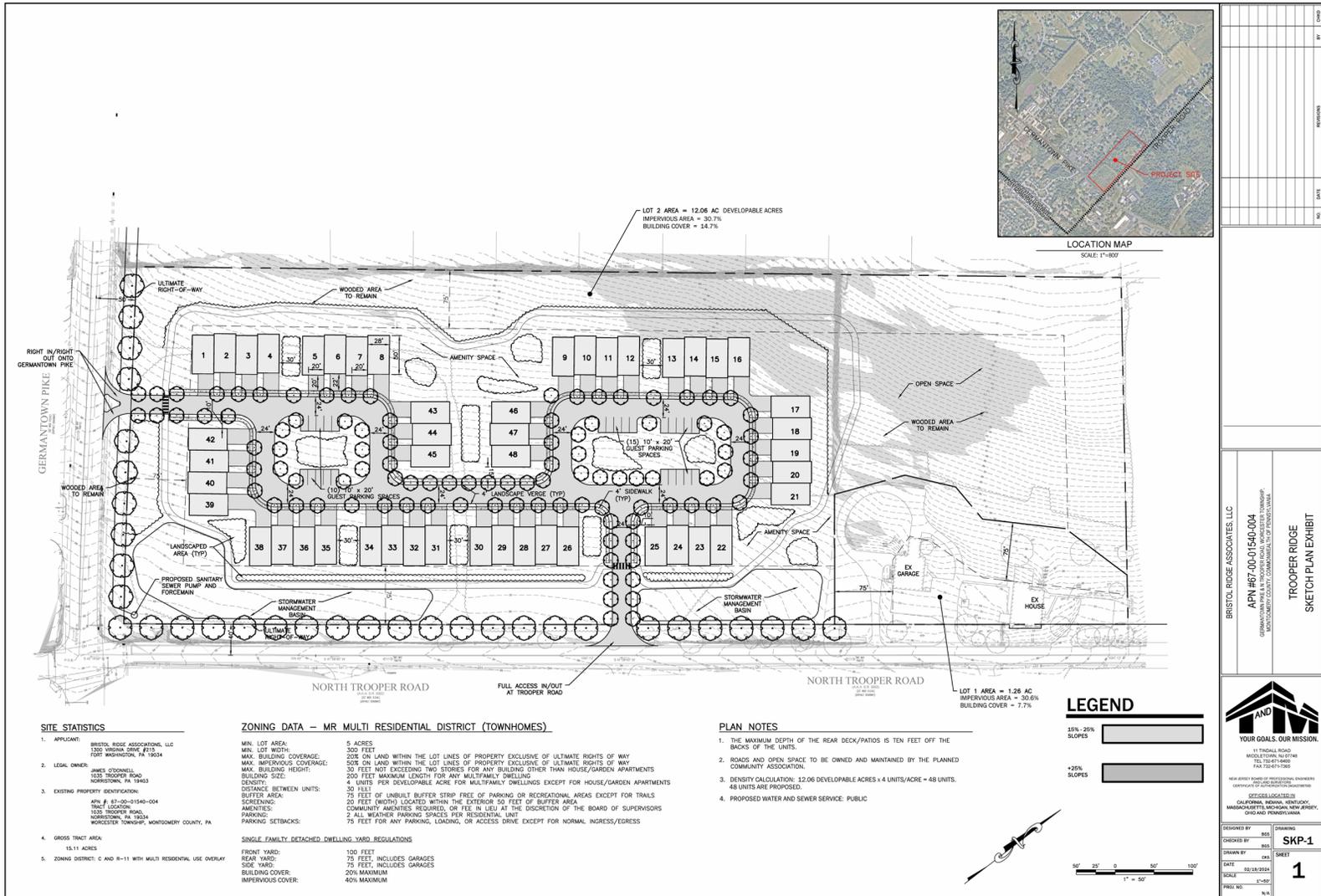
1035 Trooper Road
MCPC#240066001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap



ATTACHMENT B: SITE PLAN



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BRISTOL RIDGE ASSOCIATES, LLC
 APN #87-00-01540-004
 GERMANTOWN AREA IN TROOPER RIDGE WARDENVILLE TOWNSHIP,
 MONTGOMERY COUNTY, COMMUNALITY OF PENNSYLVANIA

AND
YOUR GOALS. OUR MISSION.
 11 TRACIAL ROAD
 WOODSTOCK, VA 22694
 TEL: 703-766-8888
 FAX: 703-671-7985
 NEW BRITAIN BRANCH OF ARCHITECTURAL ENGINEERS
 LICENSED PROFESSIONAL ENGINEER
 05/01/2018
 MASSACHUSETTS, PENNSYLVANIA, NEW JERSEY,
 OHIO AND PENNSYLVANIA

DESIGNED BY: **BSI** DRAWN BY: **BSI**
 CHECKED BY: **BSI** DATE: **02/28/2024**
 SCALE: **1"=50'**
 PROJ. NO.: **N/A**

SKP-1
SHEET
1