

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

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

ATTENDANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC COMMENT

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

ADJOURNMENT

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

Respectfully Submitted:

Tommy Ryan
Township Manager