

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

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

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

* ORIGINAL

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO.: 19-03 DATE FILED: January 14, 20 19

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 1-11-19
2. Classification of Appeal (Check one or more, if applicable):
 - a. Appeal from the Zoning Officer's Determination
 - b. Request for Variance
 - c. Request for Special Exception
 - d. Challenges to the Validity of Zoning Ordinance or Map
 - e. Request for Conditional Use Hearing
 - f. Request for Amendment to Zoning Map
 - g. Request for Zoning Ordinance Amendment
 - h. Request for a Curative Amendment
 - i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code
3. Applicant:
 - a. Name: Meadowood Corporation
 - b. Mailing address: 3205 Skippack Pike, P.O. Box 670,
Worcester, PA 19490
 - c. Telephone number: 610-584-3607 (Paul Nordeman, President)
 - d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Legal (REQUIRED) Owner
Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.
4. Applicant's attorney, if any:
 - a. Name: Catherine M. "Kate" Harper, Esquire
 - b. Address: Timoney Knox, LLP, 400 Maryland Drive,
P.O. Box 7544, Ft. Washington, PA 19034-7544
 - c. Telephone number: 215-646-6000

5. Property Details:

- a. Present Zoning Classification: LPD
- b. Present Land Use: Residential Life Care Facility
- c. Location (Street Address):
3205 Skippack Pike
- d. Parcel #: 67-00-03185-00-6
- e. Lot Dimensions:
 - (1) Area: 131+ acres
 - (2) Frontage: 2756 feet
 - (3) Depth: 2200 feet (approximately)
- f. Circle all that apply in regards to the above specified property:
 - Public Water
 - Public Sewer
 - Private Well
 - Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)** See Attachment #1

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

If yes: specify: **(Please submit as an attachment)** Several

9. Challenges please list requested issues of fact or interpretation: N/A
(Please submit as an attachment)

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

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

Signature
Paul Nordeman

Signature

Printed Name
Paul Nordeman, President/CEO

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____ : SS

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

MEADOWOOD CORPORATION

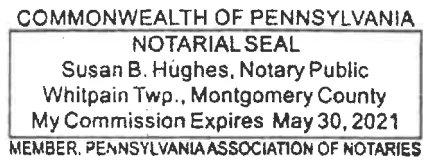
By: Paul Nordeman
Applicant Paul Nordeman, President/CEO

Applicant

Sworn to and subscribed before me this 4 day of January, 2019

Susan B. Hughes

Notary Public



Date Received: 1-14-19

Andrew R. Ragusa

Zoning Officer

MEADOWOOD CORPORATION'S APPLICATION
TO THE WORCESTER TOWNSHIP ZONING HEARING BOARD
FOR A SPECIAL EXCEPTION FOR A ROADWAY CROSSING

December 21, 2018

Meadowood, a residential life care facility under the Worcester Township Zoning Ordinance, is located on a more than 125 acre campus located at 3205 Skippack Pike, in the heart of the Township. Meadowood offers senior living arrangements from independent living through skilled nursing and is in the process of adding independent senior housing to the campus in four buildings, called "The Grove," and given approval by the Worcester Township Board of Supervisors.

As a result of that construction, and Meadowood's acquisition of property with frontage along Valley Forge Road, Meadowood plans to relocate its gardens from a plot near the PECO power line to a new plot on an area of the campus closer to Valley Forge Road and Skippack Pike.

As a result, Meadowood has filed an Application seeking a special exception under Section 150-138.A(4)(b) in order to allow for a roadway crossing in the Floodplain Conservation Overlay District. The area in question is designated as Floodplain Conservation Overlay District due to the presence of alluvial soils. Under Section 150-138.A(4) "The following floodplain crossings are permitted when approved by the Zoning Hearing Board of Worcester Township where no other realistic design or alignment is possible, provided that disturbance to any existing woodlands and degradation of water quality are minimized to the greatest extent practicable and provided that required local, state and federal regulatory permits and approvals are obtained for such crossings...(b)...roadways, streets and appurtenant stormwater conveyance facilities."

The area in question is very small consisting of .32 acres in order to allow the Meadowood residents to access the new garden plots, and if constructed in accordance with the engineering plans attached hereto, will have no adverse effect whatsoever on the public health, safety and welfare of either the Meadowood community, property owners in the immediate vicinity, or Worcester Township at large.

Meadowood prides itself on being able to offer a "naturally beautiful campus with outdoor opportunities for the Meadowood residents to enjoy many activities including gardening, and the community "Victory Garden" is an important part of the campus.

ATTACHMENT 1



TIMONEY, KNOX, HARBON & WISLAND
ATTORNEYS-AT-LAW
408 MARPLELAND DRIVE
P.O. BOX 7064
FT. WASHINGTON, PA 19044-7064
610-278-6000

STATE PA
AFFIDAVIT
FILED

DEED OF CONSOLIDATION

THIS INDENTURE, made the 11th day of October, in the year 2002, BETWEEN MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate and politic organized and existing under the laws of the Commonwealth of Pennsylvania, and MEADOWOOD CORPORATION, a Pennsylvania Corporation (hereinafter called the Grantors), of the one part, and MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY and MEADOWOOD CORPORATION (hereinafter called the Grantees), of the other part,

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500
150
1750
1750
600
50

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WITNESSETH, that the said Grantors for an in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America and other good and valuable consideration unto them well and truly paid by the said Grantors, at or before the sealing and delivery here of, the receipt whereof is hereby acknowledged, have granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, and their heirs and assigns,

02 OCT 18 PM 2:31

ALL THAT CERTAIN parcel or tract of land with the buildings and improvements thereon erected, located at Skippack Pike, Worcester Township, Block 28, Unit 20 and Unit 28 in Montgomery County, Pennsylvania, as more fully described on Exhibit "A" hereto.

BEING in part the same premises which, by Deed dated April 24, 1986 and recorded in the Office of the Recorder of Deed in and for Montgomery County, Pennsylvania at Deed Book 4799, Page 258 et seq. Richard S. Schweiker, Individually, Provident National Bank, Richard S. Schweiker and Sylvia Strasburg, Trustees under the Will of Blunche S. Schweiker, Deceased; and Provident National Bank, Richard S. Schweiker and Sylvia Strasburg, Surviving Executors of the Estate of Blunche S. Schweiker, Deceased, Provident National Bank, Richard Schultz Schweiker, Sylvia Schweiker Strasburg, William Strasburg and Claire C. Schweiker, Trustees of the Malcolm A. Schweiker Jr. Memorial Foundation; and S.P.M. Corporation, a Pennsylvania Corporation conveyed unto the Montgomery County Industrial Development Authority, in fee.

BEING in part the same premises which, by Deed dated December 22, 1994 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Deed Book 5101, Page 0647 et seq. His Eminence Anthony Cardinal Bevilacqua, Archbishop of Philadelphia conveyed unto The Meadowood Corporation, in fee.

UNDER AND SUBJECT to certain easements, covenants, conditions, restrictions and other matters of record, to the extent valid, subsisting and enforceable.

TOGETHER with all and singular the Buildings and Improvements, Ways, Streets, Driveways, Alleys, Passages, Waters, Watercourses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever therunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim, and Demand whatsoever of it, the said Grantors, in law or in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

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5430-1048
MEADOWOOD



TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

UNDER AND SUBJECT as aforesaid.

AND the purpose of this conveyance is to effect the consolidation of the two parcels of land described above in the prior deeds into a single parcel as described on Exhibit "A" attached hereto.

AND the said Grantors, for themselves and their heirs, assigns, executors and administrators do covenant, promise, and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors, their assigns and heirs, all and singular and hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their assigns, heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will, SUBJECT as aforesaid, WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals. Dated the day and year first above written

Scaled and Delivered
In the Presence of us:

REALTY TRANS. TAX PAID
STATE
LOCAL
PPR

601340

MONTGOMERY COUNTY INDUSTRIAL
DEVELOPMENT CORPORATION

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03190-00-1 WORCESTER
SKIPPACK PIKE
MEADOWOOD CORP THE
B 028 U 020 L 2110 DATE: 10/18/02

By: *Sherry L. Horowitz*
Sherry L. Horowitz, Chairperson

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03185-00-6 WORCESTER
3206 SKIPPACK PIKE
MONTGOMERY CIDA
B 028 U 028 L 5145 DATE: 10/18/02

THE MEADOWOOD CORPORATION

By: *William DeWire*
William DeWire, Executive Director

708279-1

2543061049

Commonwealth of Pennsylvania :
: ss.
County of Montgomery :

On this, the 31st day of August, 2002, before me, a notary public in the State and County aforesaid, the undersigned officer personally appeared Sherry L. Horowitz who acknowledged herself to be the OWNER/PERSON of Montgomery County Industrial Development Authority, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Sherry L. Horowitz

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

Robert J. Will
Notary Public

My commission expires:

Notarial Seal
Robert J. Will, Notary Public
Northtown Bldg., Montgomery County
My Commission Expires July 31, 2008
Member, Pennsylvania Association of Notaries

100006-1

MS430901050



Commonwealth of Pennsylvania

County of Montgomery

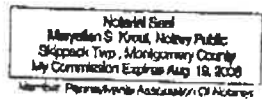
ss.

On this, the 10th day of October, 2002, before me, a notary public in the State and County aforesaid, the undersigned officer personally appeared William DeWine who acknowledged himself to be the executive director of The Meadowood Corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name as William DeWine

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

Mary Ellen S. Kosa
Notary Public

My commission expires: 8/19/2016



GRANTEE'S ADDRESS:
3205 SKIPPACK PIKE
PO-BOX 670
WORCESTER, PENNSYLVANIA 19490-0670

106590-1

DE 5430PG1051

Legal Description of Block 28 Unit 20 and 28 Consolidation

DESCRIPTION OF PROPERTY NOW OR FORMERLY OWNED BY THE MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY and MEADOWOOD CORPORATION LOCATED IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan made for the Meadowood Life Care Community, prepared by Woodrow & Associates, Inc., dated July 13, 2001, as follows, to wit:

BEGINNING AT A POINT on the Northernly Legal / Required Right-Of-Way line of Skippack Pike (being 100-feet in width at this point), said point being a point, a corner of lands now or late of Diefenbeck (Block 28 Unit 33), as shown on the above referenced plan;

Commencing from the Point of Beginning:

Thence extending along aforesaid lands, North 46°07'20" East, a distance of 801.20 feet to a point, a corner of lands now or late of Allan (Block 28E Unit 2);

Thence extending along aforesaid lands, South 39°39'20" East, a distance of 607.75 feet to a point, a corner of lands now or late of Slagmaster (Block 28E Unit 3);

Thence extending along aforesaid lands, North 52°19'07" East, a distance of 478.03 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 5);

Thence extending along aforesaid lands, South 30°07'22" East, a distance of 857.25 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 6);

Thence extending along aforesaid lands the two following courses and distances:

- (1) North 46°33'16" East, a distance of 608.33 feet to an angle point;
- (2) North 46°18'52" East, a distance of 817.81 feet to a point, a corner of lands of Peco Energy Company Right-Of-Way;

Thence extending along aforesaid lands the two following courses and distances:

- (1) South 00°16'17" West, a distance of 395.24 feet to an angle point;
- (2) South 29°28'55" East, a distance of 1759.33 feet to a point;

Thence leaving lands of Peco Energy, South 59°16'15" West, a distance of 463.46 feet to a point on the northerly side of a secondary access way to the Meadowood Life Care facility, said point also being a corner of lands now or late of Foulke (Block 28 Unit 22);

Thence extending along the same, South 33°31'21" East a distance of 387.27 feet to a point on a curve on the Western Legal / Required Right-Of-Way line of Valley Forge Road (100-feet in width at this point);

Thence extending along the same on the arc of a circle curving to the left having a chord bearing of South 48°34'29" West and a chord length of 50.51 feet, a radius of 1,550.00 feet and an arc distance of 50.51 feet to a point on said Right-Of-Way line;

Thence extending back along said access way, North 33°31'21" West, a distance of 447.99 feet to a point a

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corner of lands now or late of Pascoe (Block 28 Unit 19);

Thence extending along the same, South 47°00'21" West, a distance of 497.78 feet to a point, a corner of lands now of late of Methacton School District (Block 29 Unit 19).

Thence extending along the same, North 48°33'55" West, a distance of 369.60 feet to a point, a corner of same Methacton School District lands;

Thence South 46°55'30" West, a distance of 48.25 feet to a point, a corner of lands now of late of Rieger (Block 29 Unit 2);

Thence extending along aforesaid lands the two following courses and distances:

- (1) North 43°34'30" West, a distance of 155.73 feet to an angle point;
- (2) South 47°27'40" West, a distance of 810.79 feet to a point on the Northerly Legal / Required Right-Of-Way of the first mentioned Skippack Pike;

Thence continuing along said Right-Of-Way line, North 36°57'14" West, a distance of 448.71 feet to a point at the beginning of a curve tangent to said line;

Thence extending along the same on the arc of a circle curving to the left having a chord bearing of North 42°34'21" West and a chord length of 2,293.29 feet, a radius of 11,712.21 feet and an arc distance of 2,296.97 feet to the Point of Beginning.

Containing 112.2492 Acres, more or less.



Magazine Bykatch

Prepared Date: 04/05/2002 11:41 AM Last Revised: 02/2002 File Name: C:\WORK\06-060644-1\rd\rd\Legal Descr\Legal Descr.txt

09 54 0002 1053

5420 - 1053



TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

Form No. 100
Date Rec'd: 10/22/07
Page No.: 186
Page No.: 348

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Catherine M. Harper, Esquire
 Telephone Number: _____
 Area Code: 215, 540-2622
 Street Address: 400 Maryland Drive, P.O. Box 7544, Ft. Washington, PA 19034-7144
 City: _____ State: _____ Zip Code: _____

B TRANSFER DATA

Grantor(s)/Lessor(s): Montgomery County Industrial Development Authority and Meadowood Corp Street Address: MCIDA, #3 Stony Creek Office Center, Suite 320, 151 W. Marshall St. City: Norristown, PA 19401-4739	Grantee(s)/Assignee(s): Meadowood Corporation & Montgomery County Industrial Development Authority Street Address: Meadowood Corporation, 3205 Skippack Pike, P.O. Box 670 City: Worcester, PA 19490-0670
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C PROPERTY LOCATION

Street Address: 3205 Skippack Pike
 City, Township, Borough: Worcester
 County: Montgomery School District: North Penn Tax Parcel Number: 67-00-03190-01-1
 67-00-03185-01-6

D VALUATION DATA

1. Actual Cash Consideration 1.00	2. Other Consideration +	3. Total Consideration = \$1.00
4. County Assessed Value \$23,440,760.00	5. County Equal Ratio Factor x 1.18	6. Fair Market Value = 27,640,096.80

E EXEMPTION DATA

10. Amount of Exemption Claimed: _____
 11. Percentage of Interest Conveyed: _____

2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession
 - Transfer to Industrial Development Agency.
 - Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
 - Transfer between principal and agent. (Attach complete copy of agency/trust party agreement.)
 - Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagee to a holder of a mortgage in default. Mortgage Book Number: _____, Page Number: _____
 - Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Please specify exemption claimed, if other than listed above.) DEED OF CONSOLIDATION

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Catherine Harper Date: 10/14/07

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

