

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 06-01**

**WHEREAS**, from time to time Township costs and expenses require the adjustment of Township fees.

**NOW, THEREFORE, BE IT RESOLVED** that the Worcester Township Board of Supervisors accepts and formally amends the fee schedule as set forth in Exhibit "A" which is attached hereto and made a part hereof.

**APPROVED** this 3rd day of January 2006, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP**

**By:**

  
\_\_\_\_\_  
**JOHN R. HARRIS, CHAIRMAN**

**Attest:**

  
\_\_\_\_\_  
**ARTHUR C. BUSTARD, SECRETARY**

# TOWNSHIP Building Permit Fee Schedule:

## Residential Fees:

**Resale U & O Inspection:**

**\$ 75.00**

**New Dwelling Units:**

**\$ 600.00** per first 2000 S.F. of combined floor areas measured outside wall to outside wall plus,  
**\$ 50.00** per each additional 500 S.F. or fraction thereof  
*(Electrical, Mechanical & Plumbing Fees Separate)*

**Building Additions & Renovations:**

**\$ 200.00** per first 500 S.F. of combined floor areas measured outside wall to outside wall plus,  
**\$ 75.00** per each additional 500 S.F. or fraction thereof.  
*(Electrical, Mechanical & Plumbing Fees Separate)*

**Patio & Decks Greater Than 30" above Grade and Less Than 144 S.F**

**\$ 25.00** Flat Fee

**Patio & Decks Greater Than 30" above Grade and 145 S.F to 500 S.F**

**\$ 50.00** Flat Fee

**Patio & Decks Greater Than 30" above Grade and Greater Than 500 S.F**

**\$ 75.00** per the first 100 S.F.

**\$ 10.00** per each additional 100 S.F. or fraction thereof.

**Fire Suppression Systems, Standpipes-Hose Cabinets:**

**\$ 75.00** per the first \$1000 of total cost plus,

**\$ 10.00** per each additional \$1000 or fraction thereof.

**Fire Detection Systems:**

**\$ 75.00** per the first \$1000 of total cost plus,

**\$ 10.00** per each additional \$1000 or fraction thereof.

**Re-roofing More Than 25% Within 12 Month:**

**\$ 20.00** per the first \$1000 of total cost plus,

**Accessory Structures over 500 S.F.:**

**\$ 70.00** per first 100 S.F. of combined floor areas measured outside wall to outside wall plus,  
**\$ 10.00** per each additional 100 S.F. or fraction thereof.

*(Electrical, Mechanical & Plumbing Fees Separate)*

**Energy Conservation Residential:**

**\$ 25.00**

**Non Residential Fees:**

**Resale U & O Inspection:**

\$250.00 per first 5000 S.F. of combined floor areas measured outside wall to outside wall plus,  
\$ 20.00 per each additional 1000 S.F. or fraction thereof.

**New Buildings:**

\$ 500.00 per first 1000 S.F. of combined floor areas measured outside wall to outside wall plus,  
\$ 200.00 per each additional 500 S.F. or fraction thereof.  
*(Electrical, Mechanical & Plumbing Fees Separate)*

**Impact Fees**

North Transportation Service Area: \$2,556.00 per lot  
South Transportation Service Area: \$2,728.00 per lot.

**Building Additions & Renovations:**

\$ 250.00 per first 500 S.F. combined floor level area measured outside wall to outside wall, plus  
\$ 200.00 per each additional 500 S.F. or fraction thereof.  
*(Electrical, Mechanical & Plumbing Fees Separate)*

**Accessory Structures over 400 S.F. enclosed patios, decks & porches:**

\$ 100.00 per first 400 S.F. combined floor level area measured outside wall to outside wall, plus  
\$ 10.00 per each additional 100 S.F. or fraction thereof.  
*(Electrical, Mechanical & Plumbing Fees Separate).*

**Accessory Buildings 400 S.F. & under, non enclosed patios, decks & porches:**

\$ 70.00 per first 100 S.F. combined floor level area measured outside wall to outside wall, plus  
\$ 10.00 per each additional 100 S.F. or fraction thereof.  
*(Electrical, Mechanical & Plumbing Fees Separate).*

**Windows And Doors Requiring Structural Change , Driveway Gates:**

\$ 75.00 per first 5 units, plus  
\$ 10.00 per each additional unit thereafter.

**Fire Suppression Systems, Standpipes-Hose Cabinets & Fire Detection Systems:**

\$ 100.00 per the first \$1000 of total cost plus,  
\$ 25.00 per each additional \$1000 or fraction thereof.

**Fire Detection Systems:**

\$ 75.00 per the first \$1000 of total cost plus,  
\$ 10.00 per each additional \$1000 or fraction thereof.

**Re-roofing More Than 25% Within 12 Month:**

\$ 20.00 per each \$1000 of total cost plus or fraction thereof

**Energy Conservation Non-Residential:**

\$ 100.00

**All other Permits, Plan Review & Inspection Fees**

**All Use Groups:**

**Pa State Permit Fee**  
\$ 2.00

**Driveway Permit:**  
\$ 40.00

**Mechanical New:**  
\$ 50.00 per the first \$1000 of total cost plus,  
\$ 10.00 per each additional \$1000 or fraction thereof.

**Electrical New:**  
\$ 50.00 per first \$1000 in total cost plus,  
\$ 10.00 per each additional \$1000 or fraction thereof.

**Plumbing:**

**2- Alterations or Repairs:**

\$75.00 per the first 5 plumbing fixtures  
\$ 5.00 per each additional plumbing fixture thereafter

**3- Miscellaneous:**

\$ 75.00 per the first \$1000 of cost  
\$ 10.00 per each additional \$1000 or fraction thereof.

**4-Ext Water Service (New or Replacement)**

\$ 50.00

**5-Sewer Lateral (New or Replacement)**

\$ 100.00

**Retaining Walls over 4' in height, Fences over 6':**

\$ 50.00 per the first 500 running feet  
\$ 10.00 per each additional 100 feet or fraction thereof.

**Cellular and Radio Antennas over 50' in height:**

\$250 flat rate fee plus  
non-residential fee schedule cost for support buildings, slabs, fences, electrical,  
mechanical and plumbing.

**Pool, spas & hot tubs:**

\$0.50 per S.F. of water surface area

**Tennis, Basketball or other similar type recreational facilities:**

\$0.50 per S.F. of surface area

**Demolition:**

\$300.00 per building demolished.

**3<sup>rd</sup> party plan review**  
**Cost + 15% administrative fee**

**Accessibility Plan Review & Related Inspections**  
**\$250.00**

**Accessibility, Fire & Panic Inspections (Periodic)**  
**\$25.00**

**Moving/Relocation of structures over 400 sqft: (not to include first time prefab homes)**  
**\$ 100.00** per first 1000 S.F. of combined floor areas measured outside wall to outside wall plus,  
**\$ 10.00** per each additional 500 S.F. or fraction thereof.

**Inspection Penalty Fees:**

**\$ 50.00** Failure to provide 24 hours notice of inspection cancellation (per occurrence)  
**\$ 50.00** Not ready for inspection (per occurrence)  
**\$ 50.00** Failure to correct deficiencies found after 2 inspections. (per occurrence)  
(Minimum) **\$ 50.00** Work performed without proper inspection as per Twp ordinance.  
(Minimum) **\$ 100.00** 2<sup>nd</sup> offence of work performed without proper inspection as per Twp ordinance.

**Note:** *The permit applicant must pay all penalty fees before any other inspections will be scheduled.*

**Zoning Fees:**

**Fencing: (All use Groups) Zoning Permit**  
**\$ 25.00**

**Patio & Decks Less Than 30" above Grade**  
**\$ 25.00**

**Placing, Moving or Relocation Accessory Structures**  
**\$ 25.00**

Exhibit A  
**CONSULTANTS' FEES**

**Township Solicitor** **\$140.00/hour**  
**Township Zoning Solicitor** **\$150.00/hour-litigation**  
**\$135.00/hour**  
**\$135.00/hour litigation**

**Township Engineer**

Township Engineer	\$96.00	
Assistant Engineer	\$86.00	
Design Engineer	\$72.00	
Bldg. Inspector/Tech	\$62.00	
Draftsman	\$54.00	
Admin. Assistant	\$33.00	
Survey 3-Man Crew	\$950.00/day	½ day min.
Survey 2-Man Crew	\$850.00/day	½ day min.
Auto Charge	\$Per.IRS	\$0.42/mile
Out-of Pocket Expense	At Cost	At Cost
Postage, Reprod., Toll, Telephone	At Cost	At Cost

**Natural Lands Trust Rates**

Senior Conservation Advisor	\$110.00/hour
Community Planning Director	\$ 75.00/hour
Planning Program Manager	\$ 75.00/hour
Stewardship Planning Program Manager	\$ 75.00/hour
Senior Stewardship Planner	\$ 75.00/hour
Director of Science	\$ 75.00/hour
GIS Coordinator	\$ 65.00/hour
GIS Specialist	\$ 50.00/hour

**Sign Permits (Valid 3 years)**

Base Fee	\$ 15.00
Size - outside dimensions	+ .50 / S. F.

Solicitation Permit (Valid 30 days) Per Person Soliciting	\$ 25.00
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Yard Sale Permit (one per year) Refundable deposit	\$ 5.00 \$ 50.00
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**Zoning Hearing Board Applications**

**Variances:**

<b>Residential</b>		
Postponement/Continuance	\$ 500.00	Application
	250.00	

<b>Commercial</b>		
Postponement/Continuance	\$1,200.00	Application
	\$ 600.00	

<b>Industrial</b>		
Postponement/Continuance	\$1,200.00	Application
	\$ 600.00	

<b>Apartment</b>		
Postponement/Continuance	\$1,200.00	Application
	\$ 600.00	

<b>Challenge</b>	\$2,500.00
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Exhibit A

<b>Subdivision - Residential</b>		
1-3 Lots	\$ 500.00	Application +
Cash Escrow	\$1,000.00	
4-20 Lots	\$ 500.00	Application +
Cash Escrow	\$ 300.00	Per Unit +
	\$2,500.00	
21-50 Lots	\$ 500.00	Application +
Cash Escrow	\$ 300.00	Per Unit +
	\$5,000.00	
Over 50 Lots	\$ 500.00	Application +
Cash Escrow	\$ 300.00	Per Unit +
	\$10,000.00	
Land Development Residential/Commercial	\$ 500.00	Application +
Cash Escrow	\$5,000.00	
Escrow Release(s)	10% of Total Amount up to maximum of \$100. per request	
Conditional Use -	\$1,000.00	Application +
Cash Escrow	\$1,000.00	
Sewer Rental - quarterly	\$ 78.75	
Sewer Certification	\$ 10.00	
Tax Certification	\$ 15.00	
Duplicates	\$ 5.00	
Returned Check Fee	\$ 5.00	
False Alarms		
Burgular:	Nonregistry	\$ 50.00
	First & second	No Fine
	Third	\$ 50.00
	Fourth & over	\$ 100.00 each
Fire:	Nonregistry	\$ 50.00
	First & second	No Fine
	Third	\$ 100.00
	Fourth	\$ 200.00
	Fifth & over	\$ 300.00 each
Building Use:	\$ 25.00	
	Fairview Village	per deim
	Assembly Hall Rental	
Road Occupancy	In accordance with fees set forth by the Dept. of Transportation, Title 67, Chapter 459, for Occupancy of Highways by Utilities. Restoration charges.	
Application Fee:	\$ 50.00	
Supplement Fee:	\$ 10.00	
Emergency Permit Fee:	\$ 5.00	

Exhibit A

**Inspection Fees - Surface Openings of each 100'**

<b>Opening in Pavement</b>	<b>\$ 40.00</b>
<b>Opening in Shoulder</b>	<b>\$ 20.00</b>
<b>Opening outside pavement &amp; shoulder</b>	<b>\$ 10.00</b>

**Inspection Fees - Surface Openings < 36 S.F.**

<b>Opening in Pavement</b>	<b>\$ 30.00</b>
<b>Opening in Shoulder</b>	<b>\$ 15.00</b>
<b>Opening outside pavement &amp; shoulder</b>	<b>\$ 10.00</b>

**Inspection Fees - Above-ground Facilities (Poles, guys or anchors)**

<b>Up to 10 (each)</b>	<b>\$ 20.00</b>
<b>Additional</b>	<b>\$ 2.00</b>

Approved 10/15/97; Resolution No. 97-31  
Approved 04/15/98; Resolution No. 98-09  
(revised 02/17/99)  
Approved 02/17/99; Resolution No. 99-06  
Approved 02/16/00; Resolution No. 00-04  
Approved 02/21/01; Resolution No. 01-04  
Approved 02/20/02; Resolution No. 02-02  
Approved 09/18/02; Resolution No. 02-19  
Approved 01/06/03; Resolution No. 03-02  
Approved 09/17/03; Ordinance 03-192  
Approved 01/05/04; Resolution No. 04-01  
Approved 07/07/04; Motion  
Approved 01/03/05; Resolution No. 05-01  
Approved 06/15/05; Ordinance 05-207



**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION No. 06-02**

**BLAKE AND VICKI KNEELAND**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS**, Blake and Vicki Kneeland (hereinafter collectively referred to as the "Developer") are the owners and developers of a tract of land situate in Worcester Township with frontage on Skippack Pike consisting of 7.62 ± gross acres, further identified as Tax Parcel No. 67-00-03244-019 (the "Tract") and more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of one (1) sheet dated November 18, 2005 and last revised November 29, 2005 (the "Plans"); and

**WHEREAS**, the Plans hereinabove described are being incorporated into this preliminary/final approval by reference; and

**WHEREAS**, Developer proposes the subdivision of the Tract into two (2) Lots; and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Tract; and

**WHEREAS**, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the

Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:
  - a. Section 130-16 requiring road frontage improvements;
  - b. Section 130-18 A requiring sidewalk along road frontages;
  - c. Section 130-18B requiring curbing along adjacent roadways;
  - d. Sections 130-26B & 130-33C(6) requiring testing on on-lot sewage disposal systems;
  - e. Sections 130-28E & 130-3C(5) requiring a tree survey plan;
  - f. Section 130-28G(4) requiring street trees;
  - g. Section 130-28G(9) requiring individual lot landscaping; and
  - h. Section 130-33C(1) requiring a plan depicting existing features within 400 feet of the Tract.
2. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

3. Prior to the recording of the Plans, Developer shall provide Township with detailed metes and bounds descriptions of all ultimate rights-of-way, if any, to be dedicated to Township. Deeds of dedication for any ultimate rights-of-way to be dedicated to Township shall be simultaneously recorded with the Plans.

4. The subdivision shall be accomplished in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.

5. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, and this Preliminary/Final Approval Resolution, shall be borne entirely by the Developer and shall be at no cost to the Township.

6. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any

written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on February 15, 2006.

**WORCESTER TOWNSHIP**

By:



John R. Harris, Chairman, Board of Supervisors

Attest:



Arthur C. Bustard, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION No. 06-03**

**ZAVETA TRACT II**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS**, Richard D. Zaveta, Jr., Inc. (hereinafter the "Developer") is the owner and developer of a tract of land situate in Worcester Township with frontage on Skippack Pike consisting of 18.35 ± acres, further identified as Tax Parcel No. 67-00-03376-004 (the "Tract") and more particularly shown on plans prepared by Robert E. Blue Consulting Engineers, P.C. being plans consisting of two (2) sheets dated January 12, 2005 with no revisions (the "Plans"); and

**WHEREAS**, the Plans hereinabove described are being incorporated into this preliminary/final approval by reference; and

**WHEREAS**, Developer proposes the subdivision of the Tract into three (3) Lots; and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Tract; and

**WHEREAS**, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the

Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

2. Prior to the recording of the Plans, Developer shall provide Township with detailed metes and bounds descriptions of all ultimate rights-of-way, if any, to be dedicated to Township. Deeds of dedication for any ultimate rights-of-way to be dedicated to Township shall be simultaneously recorded with the Plans.

3. The subdivision shall be accomplished in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such

properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

7. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED**  
held on February 15, 20


N:\Users\lncb\Worcester\Zaveta **Tract II Prelim-Final Res**  
2/3/2006 10:10 AM



**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on February 15, 2006.

**WORCESTER TOWNSHIP**

By:   
John R. Harris, Chairman, Board of Supervisors

Attest:   
Arthur C. Bustard, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION No. 06-04**

**BLAKE AND VICKI KNEELAND**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS**, Blake and Vicki Kneeland (hereinafter collectively referred to as the “Developer”) are the owners and developers of a tract of land situate in Worcester Township with frontage on Skippack Pike consisting of 7.62 ± gross acres, further identified as Tax Parcel No. 67-00-03244-019 (the “Tract”) and more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of one (1) sheet dated November 18, 2005 and last revised November 29, 2005 (the “Plans”), and are being incorporated into this preliminary/final approval by reference; and

**WHEREAS**, this Preliminary/Final Subdivision Approval Resolution No. 06-04, at the request of Supervisor Kneeland and in the interest of avoiding any appearance of a conflict of interest, shall void and abrogate Preliminary/Final Subdivision Approval Resolution No. 06-02 approved on February 15, 2006; and

**WHEREAS**, Developer proposes the subdivision of the Tract into two (2) Lots; and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having

jurisdiction in any way over the Tract; and

**WHEREAS**, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-16 requiring road frontage improvements;
- b. Section 130-18 A requiring sidewalk along road frontages;
- c. Section 130-18B requiring curbing along adjacent roadways;
- d. Sections 130-26B & 130-33C(6) requiring testing on on-lot sewage disposal systems;
- e. Sections 130-28E & 130-3C(5) requiring a tree survey plan;
- f. Section 130-28G(4) requiring street trees;
- g. Section 130-28G(9) requiring individual lot landscaping; and
- h. Section 130-33C(1) requiring a plan depicting existing features within 400 feet of the Tract.

2. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

3. Prior to the recording of the Plans, Developer shall provide Township with detailed metes and bounds descriptions of all ultimate rights-of-way, if any, to be dedicated to Township. Deeds of dedication for any ultimate rights-of-way to be dedicated to Township shall be simultaneously recorded with the Plans.

4. The subdivision shall be accomplished in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.

5. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, and this Preliminary/Final Approval Resolution, shall be borne entirely by the Developer and shall be at no cost to the Township.

6. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of

the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on March 6, 2006.

**WORCESTER TOWNSHIP**

By:   
John R. Harris, Chairman, Board of Supervisors

Attest:   
Arthur C. Bustard, Secretary

\*Supervisor Kneeland abstained from voting on this Resolution

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 06-05**

**WELLS/BROWN - LOT LINE ADJUSTMENT**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS, WENDY BROWN** is the owner of a tract of land situate in Worcester Township with frontage on Muirfield Way consisting of 1.38 ± acres (the "Brown Tract"), **and**

**WHEREAS,** the Brown Tract adjoins a tract of land owned by **THOMAS and ERIN WELLS** with frontage on Muirfield Way consisting of 1.42 ± acres (the "Wells Tract"); and

**WHEREAS,** the Brown and Wells Tracts are more particularly shown on plans prepared by Schlosser & Clauss, Inc, being plans consisting of one sheet dated September 7, 2005 (the "Plans"), setting forth the proposed lot line adjustment in accordance with those Plans (a complete schedule of the Plans and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part hereof); and

**WHEREAS,** the Plans described in Exhibit "A" attached hereto are being incorporated into this Preliminary/Final Subdivision Approval by reference; and

**WHEREAS,** the portion of land on the Brown Tract identified on the Plans as "Area A", consisting of 5,247 square feet, is proposed to be conveyed to the Wells Tract; and

**WHEREAS,** the portion of land on the Wells Tract identified on the Plans as "Area B", consisting of 5,247 square feet, is proposed to be conveyed to the Brown Tract; and

**WHEREAS**, the owners of the Brown and Wells Tracts desire to obtain Preliminary/Final Subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

**NOW, THEREFORE, BE IT RESOLVED**, that Worcester Township hereby grants the request for Preliminary/Final approval of the lot line adjustment as shown on the Plans described on Exhibit "A" attached hereto, subject, however, to the following conditions:


1. Prior to the recording of the Plans, the owners of the Brown and Wells Tracts shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Tracts.
2. The subdivision shall be completed in strict accordance with the contents of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.
3. The deeds necessary to effectuate the conveyance shall be subject to review by the Township Solicitor prior to their recording.
4. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the owners of the Tracts to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.
5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township.

Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the owners of the Tracts have the right to accept or reject conditions imposed by the Board of Supervisors upon an approval by filing an appeal or a notice of rejection in writing within thirty (30) days from the date of this Resolution.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on March 15, 2006.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
John R. Harris, Chairman  
Board of Supervisors

Attest:   
\_\_\_\_\_  
Arthur C. Bustard, Secretary



**EXHIBIT "A"**

<b><u>SHEET NO.</u></b>	<b><u>PLAN TITLE</u></b>	<b><u>DATE</u></b>	<b><u>LAST REVISED</u></b>
1	Lot Line Adjustment Plan	September 7, 2005	None

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**ADDITIONAL LANDS ADDED TO  
AGRICULTURAL SECURITY AREA**

**RESOLUTION NO. 06-06**

**WHEREAS**, the Board of Supervisors of Worcester Township (the "Township") has previously established an Agricultural Security Area according to the Agricultural Security Law (3 P.S. Sections 901-915) (the "Act"); and

**WHEREAS**, the Board of Supervisors of Worcester Township has received an application from Cope B. Walbridge and Wachovia Bank, N.A., Co-Trustees of Agreement of Trust of Margaret C. B. Walbridge dated 11/01/1926 as Amended, to add a total of two (2) parcels of land to the Agricultural Security Area consisting of a parcel with a total of 49.43± acres in Whitpain Township with frontage on Penllyn Blue Bell Pike, further identified as Montgomery County Tax Parcel No. 66-00-05410-005, and a second parcel with a total of 25.21± acres in Whitpain Township with frontage on Penllyn Blue Bell Pike, further identified as Montgomery County Tax Parcel No. 66-00-05410-004 (hereinafter the "Land"); and

**WHEREAS**, Title VII of the Pennsylvania Code permits residents of a municipality which has not established an Agricultural Security Area file an application to have their land added to an existing agricultural security area in a contiguous municipality; and

**WHEREAS**, Whitpain Township has not previously established an Agricultural Security Area and the owners of the Land have applied to add the Land to the existing Worcester Township Agricultural Security Area; and

**WHEREAS**, copies of Deeds describing the above referenced parcels of land are attached hereto as Exhibit "A."

**WHEREAS**, the Worcester Township Board of Supervisors duly published Notice of the applications for the two (2) aforementioned parcels of land to be included in the Agricultural Security Area in accordance with §906(c) of the Act.

**WHEREAS**, the Worcester Township Board of Supervisors has not received any written objections to the applications for inclusion of the two (2) aforementioned parcels of land in the Agricultural Security Area, nor has the Township received any written proposals for amendments, additions or deletions to the proposals; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Worcester Township that the two (2) aforementioned parcels of land shall hereinafter be included in the Worcester Township Agricultural Security Area, subject, however, to the following conditions:

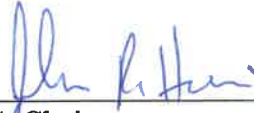
1. Pursuant to PA Code Title 7, Section 1381.31, resolutions must also be adopted by Whitpain Township, Upper Gwynedd Township, and East Norriton Township approving the addition of the two (2) aforementioned parcels of land to the Worcester Township Agricultural Security Area.

2. Within ten (10) days of the date of receipt of the last required Resolution approving addition of the Land to the Worcester Township Agricultural Security Area, the Township shall file a description of the properties to be included in the Agricultural Security Area with the Montgomery County Recorder of Deeds (who shall record the description), the Montgomery County Planning Commission and at the Worcester Township Administrative Building in accordance with Section 908(d) of the Act.

3. This Resolution shall become effective upon the date hereof, subject to the conditions set forth herein.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on March 15, 2006.

**WORCESTER TOWNSHIP**

By:   
JOHN R. HARRIS, Chairman,  
Board of Supervisors

Attest:   
ARTHUR C. BUSTARD, Secretary

**COMMONWEALTH OF PENNSYLVANIA** :  
: **SS.**  
**COUNTY OF MONTGOMERY** :

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me, the undersigned officer, a Notary Public, personally appeared JOHN R. HARRIS, who acknowledged himself to be the Chairman of the Board of Supervisors of Worcester Township, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public

My Commission expires:

**EXHIBIT "A"**

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 06-07**

**AUTHORIZING THE FORMATION OF THE NORTH PENN USARC REDEVELOPMENT AUTHORITY TO BE RECOGNIZED BY THE SECRETARY OF DEFENSE, THROUGH THE OFFICE OF ECONOMIC ADJUSTMENT, AS THE ENTITY BEING RESPONSIBLE FOR THE REUSE AND/OR REDEVELOPMENT OF THE NORTH PENN USARC SITE LOCATED AT 1625 BERKS ROAD, WORCESTER, PA.**

**WHEREAS,** Worcester Township (the "Township") shall devise a reuse and/or redevelopment plan for the North Penn USARC site situate at 1625 Berks Road, Worcester, PA (the "Base") due to the Base's inclusion on the 2005 Base Realignment and Closure (BRAC) list.

**WHEREAS,** the of Supervisors of Worcester Township (the "Board") desires to create and establish the North Penn USARC Redevelopment Authority as the body charged with the task of monitoring the closure and redevelopment of the Base consistent with local needs.

**WHEREAS,** the Board shall be the body that composes the North Penn USARC Redevelopment Authority.

**WHEREAS,** the North Penn USARC Redevelopment Authority, and any persons designated by it, shall be authorized to communicate with various federal agencies to devise a reuse and/or redevelopment plan for the Base.

**WHEREAS,** the North Penn USARC Redevelopment Authority shall conduct such studies and recommend such plans as it may deem appropriate in order to facilitate and maximize sound and desirable land redevelopment and use, and economic stability following the closure of the Base.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Worcester Township hereby authorizes the formation of the North Penn USARC Redevelopment Authority and grants it the following powers:

1. To serve as Worcester Township's sole representative to the Department of Defense, its military departments, agencies and representatives.
2. To serve as Worcester Township's sole authority to manage any and all grants related to the reuse and/or redevelopment of the Base administered by the Department of Defense or the State of Pennsylvania; and
3. To serve as Worcester Township's sole authority to develop, coordinate and disseminate the plan for the reuse and/or redevelopment of the Base.

**FURTHERMORE**, the Board hereby confers upon the North Penn USARC Redevelopment Authority the sole power and authority to represent Worcester Township in any and all matters pertaining to planning for the reuse and/or redevelopment of the Base.

**ADOPTED** this 11<sup>th</sup> day of April, 2006.

**BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**JOHN R. HARRIS, Chairman**

Attest:   
\_\_\_\_\_  
**ARTHUR C. BUSTARD, Secretary**



**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION No. 06-08**

**ZAVETTA TRACT**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS**, Richard D. Zavetta, Jr., Inc. (hereinafter the “Developer”) is the owner and developer of a tract of land situate in Worcester Township with frontage on Skippack Pike, Hollow Road and an unimproved portion of Meadow Lane consisting of a total of 18.35 ± acres, further identified as Tax Parcel No. 67-00-03376-004 (the “Tract”) which is more particularly shown on plans prepared by Robert E. Blue Consulting Engineers, P.C.; being plans consisting of eighteen (18) sheets dated August 16, 2005 with a last revision date of September 26, 2005 (the “Plans”); and

**WHEREAS**, the Plans described above are being incorporated into this Preliminary/Final Subdivision Approval Resolution by reference; and

**WHEREAS**, Developer recently received preliminary/final subdivision approval from Worcester Township to subdivide the Tract into three (3) lots consisting of Lot 1 for an existing home to remain; Lot 2 which is vacant and located next to Lot 1 with frontage on Hollow Road and east of the unimproved portion of Meadow Lane; and Lot 3 which is vacant and consists of the remainder of the Tract west of the unimproved portion of Meadow Lane; and

**WHEREAS**, Developer now proposes to further subdivide the aforementioned Lot 2 and Lot 3 to create a total of five (5) new building lots as depicted on the Plans; and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Tract; and

**WHEREAS**, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives the strict requirements of the Worcester Township Subdivision Development Ordinance as follows:

- a. Section 130-16.C.1.a.6.a pertaining to roadway improvements along Hollow Road;
- b. Section 130-16.C.1.a.7 pertaining to roadway improvements along Skippack Pike;
- c. Section 130-17.B.6 pertaining to prohibiting secondary driveway access to Skippack Pike;
- d. Section 130-22.B.1 pertaining to building setback lines on Lots 3 and 4;
- e. Section 130-22.B.2 and Section 130-22.D.1 in order to locate a proposed driveway within the limits of an easement;
- f. Section 130-26.B.2.c pertaining to "useable area" for sewage disposal being located within 30 feet of a property line or within a required front yard;

g. Section 130-33.C.1 and 4 pertaining to depiction of existing features within 400 feet of the property including existing wetlands.

2. Prior to the recording of the Plans, Developer shall revise the Plans to address to the satisfaction of the Township Engineer and the Worcester Township Board of Supervisors all outstanding issues in the Township Engineer's review letter dated October 24, 2005, the entire contents of which is incorporated herein by reference and any and all subsequent review letters from the Township Engineer.

3. Prior to the Township's execution of the Plans, Developer agrees to execute a Land Development Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the required improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

4. Although the maintenance of all detention basins, surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the Township executing the Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so.

5. Since the Township may decide, at some future date, to install the public improvements which have been waived at this time as provided in paragraph "1" above, Developer has agreed to make a voluntary contribution in the amount of \$110,000 to defer some of the costs of that construction should the Township decide to proceed at a later date. This

contribution shall be required to be paid at the time each of the building permits for the Development is requested, in the amount of \$22,000 for each of the five lots.

6. In lieu of the Township constructing a parking lot for its park and open space system in fairly close proximity to the homes in this Development, Developer has agreed to construct (at Developer's expense) a gravel parking lot for 10 to 15 cars (pursuant to more specific plans and specifications to be prepared by the Township Engineer) on Township-owned land adjacent to Green Hill Road.

7. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

8. Prior to the recording of the Plans, Developer shall provide Township with detailed metes and bounds descriptions of all ultimate rights-of-way, if any, to be dedicated to Township. Deeds of dedication for the ultimate rights-of-way along Skippack Pike and Hollow Road shall be simultaneously recorded with the Plans.

9. The subdivision shall be accomplished in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.

10. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

11. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of

Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

12. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

13. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.


**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on May 17, 2006.

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

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

  
John R. Harris, Chairman

Attest: \_\_\_\_\_

  
Arthur C. Bustard, Secretary

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**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**ADOPTION OF THE MUNICIPAL OPEN SPACE PLAN**

**RESOLUTION 06-09**

**WHEREAS**, On December 18, 2003, the Commissioners of Montgomery County established the Green Fields/ Green Towns Program which provides grant funds for green infrastructure improvements and open space preservation; and

**WHEREAS**, the Green Fields/ Green Towns Program requires the preparation of municipal open space plans and provides grants which may be used by any municipality in Montgomery County for the preparation of an open space plan; and

**WHEREAS**, the township of Worcester has prepared an open space plan in accordance with guidelines established by the county; and

**WHEREAS**, the open space plan has been reviewed by the Montgomery County Open Space Board in accordance with guidelines established by the county; and

**WHEREAS**, copies of the draft open space plan were distributed to all the adjacent municipalities and the Methacton School District on April 28, 2006; and

**WHEREAS**, the Open Space Plan Committee conducted a public meeting on the plan on June 21, 2006 and received comments on the plan; and

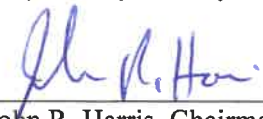
**WHEREAS**, a duly advertised public hearing on the Open Space Plan was held on June 21, 2006.

**NOW THEREFORE BE IT RESOLVED** by the Board of Supervisors of Worcester Township hereby adopt the Open Space Plan in accordance with Section 302 of the Municipalities Planning Code and authorize its submission to the Montgomery County Open Space Board.

Duly presented and adopted by the Board of Supervisors in public meeting held this June 21, 2006.

Township of Worcester

Montgomery County, Pennsylvania

By:   
John R. Harris, Chairman

Attest:   
Arthur C. Bustard, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 06-10**

**CENTER POINT VILLAGE**

**PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, CENTER POINT SHOPPING CENTER, L.P.** (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Skippack Pike (Route 73) consisting of a net area of 4.2221 ± acres (the “Development”), which is more particularly shown on plans prepared by Urwiler & Walter, Inc., being plans consisting of one (1) sheet dated June 14, 2006, with no revisions (the “Plans”), setting forth the proposed addition of an ATM vestibule in accordance with those Plans; and

**WHEREAS,** the Plans hereinabove described are being incorporated into this Preliminary/Final Land Development Approval by reference; and

**WHEREAS,** Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

**WHEREAS,** the Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;



**NOW, THEREFORE, BE IT RESOLVED,** that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plans subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plans and this Preliminary/Final Approval Resolution.

2. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.


3. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

4. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on July 5, 2006.

**WORCESTER TOWNSHIP**

By:   
JOHN R. HARRIS, Chairman  
Board of Supervisors

Attest:   
ARTHUR C. BUSTARD, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 06-11**

**AGRICULTURAL SECURITY AREA COMMISSION**

**APPOINTING MEMBERS**

**WHEREAS**, the Board of Supervisors of the Township of Worcester, Montgomery County, did establish on November 20, 1991 an Agricultural Security Area, according to the Agricultural Security Law (3PS Section 901-915; and

**WHEREAS**, the Board of Supervisors of this Township formed an Agricultural Security Area Commission according to law; and

**WHEREAS**, the Board of Supervisors do desire to maintain the Agricultural Security Area Commission and appoint members according to law; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of the Township of Worcester that the following persons have agreed and shall be appointed to serve on the Worcester Township Agricultural Security Area Commission

Chase E. Kneeland, Elected Official

Maynard Rothenberger, Farmer

Oliver Smith, Farmer

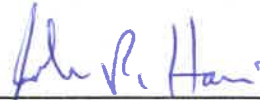
Andrew Smith, Farmer

Jeffrey Ocelus, Citizen at Large

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors  
held on August 7, 2006.

**WORCESTER TOWNSHIP**

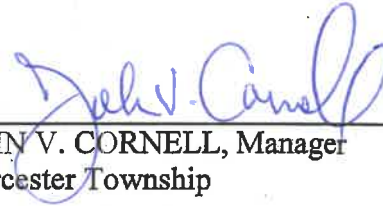
**By:**



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JOHN R. HARRIS, Chairman  
Board of Supervisors

**Attest:**



---

JOHN V. CORNELL, Manager  
Worcester Township

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 06-12**

**MONTGOMERY COUNTY  
CONSORTIUM OF COMMUNITIES**

**A RESOLUTION ENDORSING THE ARTICLES OF AGREEMENT OF THE MONTGOMERY COUNTY CONSORTIUM OF COMMUNITIES; AUTHORIZING THE EXECUTION OF SAID AGREEMENT; AND THE PARTICIPATION IN CONSORTIUM AFFAIRS BY THE APPROPRIATE OFFICIALS OF WORCESTER TOWNSHIP.**

**WHEREAS**, Worcester Township is a municipality located in Montgomery County, Pennsylvania; and

**WHEREAS**, the Montgomery County Consortium of Communities was formed in 1981 to discuss and study challenges of mutual interest and concern and to develop policy and action recommendations for ratification and implementation by member local governments; and

**WHEREAS**, Worcester Township desires to become a member of the Montgomery County Consortium of Communities; and

**NOW, THEREFORE, BE IT RESOLVED**, that the proper Worcester officials are hereby authorized to sign the Articles of Agreement of the Montgomery County Consortium of Communities and to pay the appropriate annual dues.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on August 16, 2006.

**WORCESTER TOWNSHIP**

By:   
JOHN R. HARRIS, Chairman  
Board of Supervisors

Attest:   
ARTHUR C. BUSTARD, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION 06-13**

**DESIGNATION OF THE NATIONAL INCIDENT MANAGEMENT SYSTEM  
(NIMS) AS THE BASIS FOR ALL INCIDENT MANAGEMENT IN THE  
TOWNSHIP OF WORCESTER**

**WHEREAS**, the President in Homeland Security Directive (HSPD)-5, directed the Secretary of the Department of Homeland Security to develop and administer a National Incident Management System (NIMS), which would provide a consistent nationwide approach for Federal, State, Local, and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to and recover from domestic incidents, regardless of cause, size, or complexity;

**WHEREAS**, the collective input and guidance from all Federal, State, local, and tribal homeland security partners has been, and will continue to be, vital to the development, effective implementation and utilization of a comprehensive NIMS;

**WHEREAS**, it is necessary and desirable that all Federal, State, local, and tribal emergency agencies and personnel coordinate their efforts to effectively and efficiently provide the highest levels of incident management;

**WHEREAS**, to facilitate the most efficient and effective incident management it is critical that Federal, State, local, and tribal organizations utilize standardized terminology, standardized organizational structures, interoperable communications, consolidated action plans, unified command structures, uniform personnel qualification standards, uniform standards for planning, training, and exercising, comprehensive resource management, and designated incident facilities during emergencies or disasters;

**WHEREAS**, the NIMS standardized procedures for managing personnel, communications, facilities, and resources will improve the Township of Worcester's ability to utilize federal funding to enhance local and state agency readiness, maintain first responder safety, and streamline incident management processes.

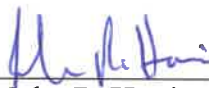
**WHEREAS**, the Incident Command System components of NIMS are already an integral part of various incident management activities throughout the County of Montgomery, including current emergency management training programs; and

**WHEREAS**, the National Commission on Terrorist Attack (9-11 Commission) recommended adoption of a standardized Incident Command System;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania that the National Incident Management System (NIMS) is designed as the Township of Worcester's standard for incident Management.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on September 20, 2006.

**WORCESTER TOWNSHIP**

By:   
John R. Harris, Chairman  
Board of Supervisors

Attest:   
Arthur C. Bustard, Secretary

**PROMULGATION**

THIS PLAN WAS ADOPTED BY THE TOWNSHIP OF WORCESTER BOARD OF SUPERVISORS UNDER **RESOLUTION NO. 06-14** DATED SEPTEMBER 20, 2006.  
IT SUPERCEDES ALL PREVIOUS PLANS



\_\_\_\_\_  
(Chief Elected Official)



\_\_\_\_\_  
(Secretary)



\_\_\_\_\_  
Municipal Emergency Management Coordinator



**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 06-15**

**STONY CREEK FARMS OF WORCESTER, LP / HOMSHER HILL, LLC**

**FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, STONY CREEK FARMS OF WORCESTER, LP / HOMSHER HILL, LLC** (the "Developer") is the owner and developer of a tract of land situate in Worcester Township with frontage on North Wales Road and Township Line Road consisting of approximately 115.49± acres (the "Development") which is more particularly shown on plans prepared by Bohler Engineering, Inc., being plans consisting of fifty-seven (57) sheets dated November 3, 2003 and last revised September 12, 2006 along with a Project Description and Stormwater Management Narrative Addendum and Calculations dated November, 2003, revised September 2006 and Highway Occupancy Permit Plans (consisting of 32 sheets) prepared by McMahon Associates, Inc. dated May 4, 2005 with a last revision date of August 16, 2006 (all of which are hereinafter collectively referred to as the "Plans") which set forth the proposed development of the tract into a 209-unit, age-restricted townhouse community with a clubhouse and conversion of an existing residence to a bed and breakfast in accordance with those Plans; and

**WHEREAS,** the Plans hereinabove described are being incorporated into this final land development approval by reference; and

**WHEREAS,** Developer desires to obtain final land development approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants final land development approval of the Development as shown on the Plans, subject, however, to the following conditions:

1. Prior to recording the Plans and initiation of construction, Developer must resolve to the satisfaction of the Worcester Township Board of Supervisors all issues raised in the Township Engineer's review letter dated September 15, 2006 and any subsequent review letters from the Township Engineer.

2. Prior to the recording of the Plans, Developer shall provide copies to the Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

3. Prior to the recording of the Plans, Developer shall provide the Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any lots of the Development. In addition, Developer shall provide the Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary to adequately serve the lots with such facilities.

4. Prior to the Township's execution of the Plans, Developer agrees to execute a Development Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

5. The development shall be completed in strict accordance with the contents of the Plans, notes on the Plans, all testimony at the Conditional Use Hearing including, but not limited to the testimony to convert an existing structure or residence to a bed and breakfast

facility, the Conditional Use Decision and Order itself, the terms and conditions of the Preliminary Approval Resolution, this Final Approval Resolution and the terms and conditions of the above-described Development Agreement, the entire contents of which are incorporated herein by reference.

6. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, Notes to the Plans, the Conditional Use Decision and Order, the Preliminary Approval Resolution, this Final Approval Resolution and the Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

7. Developer shall provide the Township Manager and the Township Engineer with at least 72 hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

8. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

9. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within

ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

10. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on September 20, 2006.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
John R. Harris, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
Arthur C. Bustard, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION No. 06-16**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS**, George Heck, Jr. (hereinafter the “Developer”) is the owner and developer of a tract of land situate in Worcester Township with frontage on Wentz Church Road and Barley Lane (the “Tract”) and is more particularly shown on plans prepared by Pennoni Associates of Bethlehem, being plans consisting of one (1) sheet dated August 16, 2005 and last revised May 2, 2006 (the “Plans”); and

**WHEREAS**, the Plans hereinabove described are being incorporated into this preliminary/final approval by reference; and

**WHEREAS**, Developer proposes the subdivision of the Tract into three (3) lots on two (2) parcels; and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Tract; and

**WHEREAS**, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the “Township”) in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives the following requirements of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-33.C.1 requiring the depiction of existing features within 400 feet of any part of the land being subdivided; and
- b. Section 130-16.C.6 requiring road improvements along Wentz Church Road in lieu of a voluntary contribution to the general fund of Worcester Township in the amount of Twenty Thousand Dollars (\$20,000.00).

2. Prior to the recording of the Plans, Developer shall address to the satisfaction of the Worcester Township Board of Supervisors, all comments in the Township Engineer's review letter dated May 10, 2006 and any subsequent review letters.

3. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

4. Prior to the recording of the Plans, Developer shall provide Township with detailed metes and bounds descriptions of all ultimate rights-of-way, if any, to be dedicated to Township. Deeds of dedication for any ultimate rights-of-way to be dedicated to Township shall be simultaneously recorded with the Plans.

5. Prior to the recording of the Plans, Developer shall establish an cash escrow account with Worcester Township in the amount of Two Thousand Seven Hundred Fifty Dollars (\$2,750.00) to secure the planting of eleven (11) street trees.

6. The subdivision shall be accomplished in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, Notes on the Plans, and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

8. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

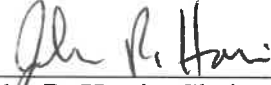
9. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

10. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon

final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on September 20, 2006.

**WORCESTER TOWNSHIP**

By:   
John R. Harris, Chairman  
Board of Supervisors

Attest:   
Arthur C. Bustard, Secretary



9/20/2006 9:12 AM

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2006-17**

**MERRYBROOK**

Mill Road – West  
Ultimate Right-of-Way

Mill Road – East  
Ultimate Right-of-Way

Kriebel Mill Road – South  
Ultimate Right-of-Way

Kriebel Mill Road – North  
Ultimate Right-of-Way

**WHEREAS, GAMBONE BROTHERS DEVELOPMENT COMPANY, ("Grantor")**  
is the owner of a certain tract of land situate in Worcester Township, Montgomery County,  
Pennsylvania (the "Premises") which land has been subdivided; and

**WHEREAS,** the Grantor, for and in consideration of One Dollar (\$1.00), desires to  
dedicate to Worcester Township ("Grantee") for public use and enjoyment the area between the  
title line and the ultimate right-of-way line which is adjacent to existing roads; and

**WHEREAS,** the Grantee, by accepting the Deed of Dedication and recording said Deed  
and this Resolution, accepts the parcels of ground, more particularly described in the legal  
descriptions attached hereto as Exhibits "A" and made a part hereof, as and for public roads or  
highways.

**NOW, THEREFORE, BE IT RESOLVED,** that the Worcester Township Board of  
Supervisors accepts the Deed of Dedication for the described property to have and to hold,

forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

**APPROVED** this 18<sup>th</sup> day of October, 2006, by the Board of Supervisors of Worcester Township for acceptance and recording.

**WORCESTER TOWNSHIP**

By:   
John R. Harris, Chairman, Board of Supervisors

Attest:   
Arthur C. Bustard, Secretary

**Legal Descriptions**

Mill Road – West  
Ultimate Right-of-Way

Mill Road – East  
Ultimate Right-of-Way

Kriebel Mill Road – South  
Ultimate Right-of-Way

Kriebel Mill Road – North  
Ultimate Right-of-Way

**EXHIBIT "A"**

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2006-** 18

**SUNNY BROOK ESTATES**

North Wales Road Right-of-Way  
Hillside Circle  
Preble Circle  
Quail Run  
Crestline Drive  
Long Meadow Road  
Stony Creek Road (3 sections)

**WHEREAS, SUNNY BROOK ESTATES, LLC, ("Grantor")** is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the "Premises") which land has been subdivided;

**WHEREAS,** the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment of the newly constructed roads and the area between the title line and ultimate right-of-way of existing roads; and

**WHEREAS,** the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described in Exhibits "A" attached hereto and made a part hereof, as and for public roads or highways.

**NOW, THEREFORE, BE IT RESOLVED,** that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of

Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

**APPROVED** this 19 day of October, 2006, by the Board of Supervisors of Worcester Township for acceptance and recording.

**WORCESTER TOWNSHIP**

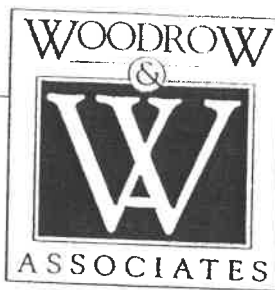
By: John R. Harris  
John R. Harris, Chairman, Board of Supervisors

Attest: Arthur C. Bustard  
Arthur C. Bustard, Secretary

**Legal Descriptions**

North Wales Road Right-of-Way  
Hillside Circle  
Preble Circle  
Quail Run  
Crestline Drive  
Long Meadow Road  
Stony Creek Road (3 sections)

**EXHIBIT "A"**



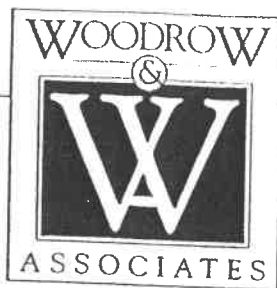
**Sunny Brook Estates  
Deed of Dedication  
North Wales Road  
96-101-D**

**ALL THAT CERTAIN** roadway widening along North Wales Road fronting Sunny Brook Estates Subdivision as shown on final record plans, sheets 2, 3, and 4 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the ultimate right-of-way line of North Wales Road, (Twp. Road # 377) with a legal width of 33' and widened to forty feet from the center line thereof on the northwest side, said point also being the common corner of Sunny Brook Estates Subdivision with lands of N/F Janet Diament and Marjorie Gill, Thence; from said point of beginning crossing through the bed of said North Wales Road, South  $52^{\circ} 42' 52''$  East, 40.00 feet to a point on the title line, on or near the physical center line of said North Wales Road, Thence; along the title line, South  $37^{\circ} 29' 36''$  West, 1751.25 feet to an angle point, Thence; continuing along the title line, South  $37^{\circ} 46' 18''$  West, 1689.26 feet to a point, Thence; leaving the title line and crossing through the bed of said North Wales Road, North  $53^{\circ} 23' 13''$  West, 40.01 feet to a point, said point being on the ultimate right-of-way fronting Sunny Brook Estates subdivision, Thence; along the ultimate right-of-way, along open space "A", crossing the terminus of Crestline Drive and also along open space "B", North  $37^{\circ} 46' 18''$  East, 1689.97 feet to an angle point, Thence; continuing along the ultimate right-of-way, along open space "B", crossing the terminus of Long Meadow Road, along open space "D", crossing the terminus of Long Meadow Road a second time, and along open space "E", North  $37^{\circ} 29' 36''$  East, 1751.01 feet to a point, being the corner of aforementioned Diament and Gill lands, said point also being the point and place of beginning.

**CONTAINING -** 137,630 square feet or 3.1596 acres of land area



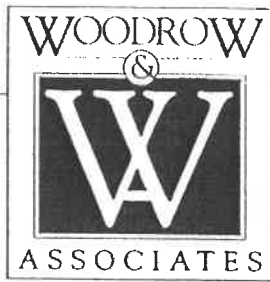


**Sunny Brook Estates  
Deed of Dedication  
Preble Circle  
96-101-D**

**ALL THAT CERTAIN** roadway known as Preble Circle in Sunny Brook Estates Subdivision as shown on final record plan, sheet 6 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the legal right-of-way line of Long Meadow Road (50' legal width), also being the southwestern most corner of lot 166, Thence; from said point of beginning, crossing the terminus of Preble Circle (50' legal width) at the intersection with Long Meadow Road, South  $75^{\circ} 09' 03''$  West, 80.00 feet to a point of curvature for the return radius of the intersection of said Preble Circle, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Preble Circle, Thence; continuing along the legal right-of way, along various lots the following eight courses, 1) North  $14^{\circ} 50' 57''$  West, 174.10 feet to a point of curvature, 2) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 40.85 feet to a point of compound curve, 3) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.62 feet to a point of reverse curve, 4) along the arc of a circle curving to the right with a radius of 50.00 feet, the arc distance of 219.11 feet to a point of tangency, 5) South  $52^{\circ} 42' 52''$  East, 25.42 to a point of curvature, 6) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 115.65 feet to a point of tangency, 7) South  $14^{\circ} 50' 57''$  East, 174.10 feet to a point of curvature, 8) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of aforementioned Longmeadow Road, said point being the point and place of beginning.

**CONTAINING -** 21,703 square feet or 0.4982 acres of land area

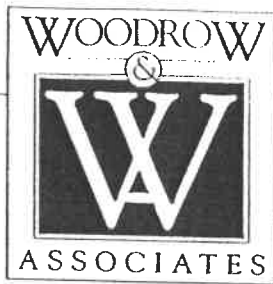


**Sunny Brook Estates  
Deed of Dedication  
Hillside Circle  
96-101-D**

**ALL THAT CERTAIN** roadway known as Hillside Circle in Sunny Brook Estates Subdivision as shown on final record plan, sheet 2 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the legal right-of-way line of Crestline Drive (50' legal width), also being the western most corner of lot 42, Thence; from said point of beginning, crossing the terminus of Hillside Circle (50' legal width) at the intersection with Crestline Drive, North  $35^{\circ} 13' 42''$  West, 80.00 feet to a point of curvature for the return radius of the intersection of said Hillside Circle, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Hillside Circle, Thence; continuing along the legal right-of-way, along various lots the following eight courses, 1) North  $54^{\circ} 46' 18''$  East, 156.47 feet to a point of curvature, 2) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 38.91 feet to a point of compound curve, 3) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 20.07 feet to a point of reverse curve, 4) along the arc of a circle curving to the right with a radius of 50.00 feet, the arc distance of 223.98 feet to a point of tangency, 5) South  $36^{\circ} 56' 18''$  West, 63.25 feet to a point of curvature, 6) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 54.47 feet to a point of tangency, 7) South  $54^{\circ} 46' 18''$  West, 156.47 feet to a point of curvature, 8) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of aforementioned Crestline Drive, said point being the point and place of beginning.

**CONTAINING** - 20,090 square feet or 0.4612 acres of land area



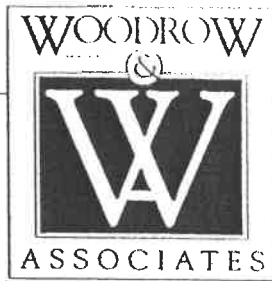
**Sunny Brook Estates  
Deed of Dedication  
Quail Run  
96-101-D**

**ALL THAT CERTAIN** roadway known as Quail Run in Sunny Brook Estates Subdivision as shown on final record plans, sheets 3 and 6 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the legal right-of-way line of Long Meadow Road (50' legal width), said point being a northern corner of lot 77, and also being a point of curvature of the return radius for the intersection of Quail Run, (50' legal width) Thence; from said point of beginning along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Quail Run, Thence; continuing along the legal right-of-way and various lots the following six courses, 1) South 59° 59' 36" West, 118.12 feet to a point of curvature, 2) along the arc of a circle curving to the right with a radius of 225.00 feet, the arc distance of 281.88 feet to a point of tangency, 3) North 48° 13' 37" West, 495.84 feet to a point of curvature, 4) along the arc of a circle curving to the left with a radius of 575.00 feet, the arc distance of 44.71 feet to a point of tangency, 5) North 52° 40' 55" West, 190.38 feet to a point of curvature, 6) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.23 feet to a point along an arc on the legal right-of-way of Crestline Drive (50' legal width), Thence; reversing direction, along the legal right-of-way of said Crestline Drive extended across the terminus of said Quail Run, along the arc of a circle curving to the left with a radius of 325.00 feet, the arc distance of 7.26 feet to a point of tangency, with a chord bearing of North 37° 57' 27" East and a chord length of 7.26 feet, Thence; continuing across the terminus of said Quail Run, North 37° 19' 05" East, 72.41 feet to a point of curvature for the return radius of the intersection of said Quail Run, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Quail Run, Thence; continuing along the legal right-of-way, along various lots the following six courses, 1) South 52° 40' 55" East, 190.30 feet to a point of curvature, 2) along the arc of a circle curving to the right with a radius of 625.00 feet, the arc distance of 48.60 feet to a point of tangency, 3) South 48° 13' 37" East, 495.84 feet to a point of curvature, 4) along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 219.24 feet to a point of tangency, 5) North 59° 59' 36" East, 118.12 feet to a point of curvature, 6) along the arc of a circle curving to the left with a

radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of aforementioned Long Meadow Road, Thence; reversing direction and crossing the terminus of Quail Run at the intersection of Long Meadow Road, South 30° 00' 24" East, 80.00 feet to a point, said point being the point and place of beginning.

**CONTAINING -** 56,766 square feet or 1.3032 acres of land area



**Sunny Brook Estates  
Deed of Dedication  
Crestline Drive  
96-101-D**

**ALL THAT CERTAIN** roadway known as Crestline Drive in Sunny Brook Estates Subdivision as shown on final record plans, sheets 2, 5, and 6 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the ultimate right-of-way line of North Wales Road, (Twp. Road # 377) with a legal width of 33' and widened to forty feet from the center line thereof on the northwest side, said point also being the point of tangency of the return radius of the intersection of Crestline Drive (50' legal width), also being the southern most corner of open space "B", Thence; from said point of beginning, crossing the terminus of Crestline Drive, South  $37^{\circ} 46' 18''$  West, 80.00 feet to a point of curvature for the return radius of the intersection of said Crestline Drive, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Crestline Drive, Thence; continuing along the legal right-of-way, along various lots the following eighteen courses, 1) North  $52^{\circ} 13' 42''$  West, 120.21 feet to a point of curvature, 2) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 161.88 feet to a point of tangency, 3) North  $00^{\circ} 46' 18''$  East, 347.11 feet to a point of curvature, 4) along the arc of a circle curving to the left with a radius of 200.00 feet, the arc distance of 125.66 feet to a point of tangency, 5) North  $35^{\circ} 13' 42''$  West, 353.20 feet to a point of curvature, 6) along the arc of a circle curving to the right with a radius of 325.00 feet, the arc distance of 98.65 feet to a point of tangency, 7) North  $17^{\circ} 50' 11''$  West, 735.47 feet to a point of curvature, 8) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 172.02 feet to a point of tangency, 9) North  $38^{\circ} 29' 03''$  East, 46.15 feet to a point of curvature, 10) along the arc of a circle curving to the right with a radius of 325.00 feet, the arc distance of 86.81 feet to a point of tangency, 11) North  $53^{\circ} 47' 21''$  East, 239.05 feet to a point of curvature, 12) along the arc of a circle curving to the left with a radius of 275.00 feet, the arc distance of 79.06 feet to a point of tangency, 13) North  $37^{\circ} 19' 05''$  East, 1197.26 feet to a point of curvature, 14) along the arc of a circle curving to the right with a radius of 225.00 feet, the arc distance of 353.30 feet to a point of tangency, 15) South  $52^{\circ} 42' 52''$  East, 250.22 feet to a point of curvature, 16)

along the arc of a circle curving to the right with a radius of 325.00 feet, the arc distance of 366.81 feet to a point of tangency, 17) South  $11^{\circ} 57' 05''$  West, 90.80 feet to a point of curvature, 18) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 21.79 feet to a point of reverse curve point along an arc, said point being on the legal right-of-way of Long Meadow Road (50' legal width). Thence; reversing direction, crossing the terminus of Crestline drive, along the arc of a circle curving to the left with a radius of 325.00 feet, the arc distance of 76.65 feet to a point of reverse curve,  
Page 2 – Crestline Drive

said point being the point of curvature for the return radius for the intersection of said Crestline Drive, said course having a chord bearing of North  $78^{\circ} 02' 55''$  West, and a chord distance of 76.47 feet, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15 feet, the arc distance of 21.79 feet to a point of tangency on the legal right-of-way of said Crestline Drive. Thence; continuing along the legal right-of-way of said Crestline Drive and along various lots the following eighteen courses, 1) North  $11^{\circ} 57' 05''$  East, 90.80 feet to a point of curvature, 2) along the arc of a circle curving to the left with a radius of 275.00 feet, the arc distance of 310.37 feet to a point of tangency, 3) North  $52^{\circ} 42' 52''$  West, 250.22 feet to a point of curvature, 4) along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 274.79 feet to a point of tangency, 5) crossing the terminus of Stony Creek Road and Quail Run, both streets having a legal width of 50', South  $37^{\circ} 19' 05''$  West, 1197.26 feet to a point of curvature, 6) along the arc of a circle curving to the right with a radius of 325.00 feet, the arc distance of 93.43 feet to a point of tangency, 7) South  $53^{\circ} 47' 21''$  West, 239.05 feet to a point of curvature, 8) along the arc of a circle curving to the left with a radius of 275.00 feet, the arc distance of 73.46 feet to a point of tangency, 9) South  $38^{\circ} 29' 03''$  West, 46.15 feet to a point of curvature, 10) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 122.87 feet to a point of tangency, 11) South  $17^{\circ} 50' 11''$  East, 735.47 feet to a point of curvature, 12) along the arc of a circle curving to the left with a radius of 275.00 feet, the arc distance of 83.48 feet to a point of tangency, 13) crossing the terminus of Hillside Circle (50' legal width), South  $35^{\circ} 13' 42''$  East, 353.20 feet to a point of curvature, 14) along the arc of a circle curving to the right with a radius of 250.00 feet, the arc distance of 157.08 feet to a point of tangency, 15) South  $00^{\circ} 46' 18''$  West, 347.11 feet to a point of curvature, 16) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 115.63 feet to a point of tangency, 17) South  $52^{\circ} 13' 42''$  East, 120.21 feet to a point of curvature, 18) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the ultimate right-of-way of aforementioned North Wales Road, said point being the point and place of beginning.

CONTAINING - 237,426 square feet or 5.4506 acres of land area



**Sunny Brook Estates  
Deed of Dedication  
Long Meadow Road  
96-101-D**

**ALL THAT CERTAIN** roadway known as Long Meadow Road in Sunny Brook Estates Subdivision as shown on final record plans, sheets 3, 4, and 6 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the ultimate right-of-way line of North Wales Road, (Twp. Road # 377) with a legal width of 33' and widened to forty feet from the center line thereof on the northwest side, said point also being the point of tangency of the northeast return radius of the southwestern most of two intersections of Long Meadow Road (50' legal width) and North Wales Road, also being the southwestern most corner of Open Space "D", Thence; from said point of beginning, crossing the terminus of Long Meadow Road, South 37° 29' 36" West, 80.02 feet to a point of curvature for the return radius for said Long Meadow Road, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.88 feet to a point of tangency on the legal right-of-way of said Long Meadow Road, Thence; continuing along the legal right-of way, along various lots the following fourteen courses, 1) North 53° 42' 45" West, 102.71 feet to a point of curvature, 2) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 72.41 feet to a point of tangency, 3) crossing the intersection of Stony Creek Road and the "T" intersection of Quail Run, North 30° 00' 24" West, 441.90 feet to a point of curvature, 4) along the arc of a circle curving to the left with a radius of 150.00 feet, the arc distance of 47.70 feet to a point of tangency, 5) North 48° 13' 37" West, 301.63 feet to a point of curvature, 6) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 197.40 feet to a point of tangency, 7) crossing the intersection of Stony Creek Road-"B", North 16° 24' 11" East, 208.98 to a point of curvature, 8) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 179.43 feet to a point of tangency, 9) crossing the "T" intersection of Preble Circle, North 75° 09' 03" East, 345.16 feet to a point of curvature, 10) crossing the "T" intersection of Crestline Drive, along the arc of a circle curving to the right with a radius of 325.00 feet, the arc distance of 510.51 feet to a point of tangency, 11) South 14° 50' 57" East, 222.83 feet to a point of curvature, 12) along the arc of a circle curving to the left with a radius of 200.00 feet, the arc distance of 131.45 feet to a point of tangency, 13) South 52° 30' 24" East, 164.28 feet

to a point of curvature, 14) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the ultimate right-of-way of aforementioned North Wales Road, Thence; reversing direction, crossing the terminus of said Long Meadow Road, being the northeastern most of two intersections of Long Meadow Road with North Wales Road, South 37° 29' 36" West, 80.00 feet to a point of curvature of the return radius for Long Meadow Road, Thence; reversing

Page 2 - Long Meadow Road

Direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Long Meadow Road, Thence; continuing along the legal right-of-way, along various lots the following fourteen courses,

1) North 52° 30' 24" West, 164.28 feet to a point of curvature, 2) along the arc of a circle curving to the right with a radius of 250.00 feet, the arc distance of 164.31 feet to a point of tangency, 3) North 14° 50' 57" West, 222.83 feet to a point of curvature, 4) along the arc of a circle curving to the left with a radius of 275.00 feet, the arc distance of 431.97 feet to a point of tangency, 5) South 75° 09' 03" West, 345.16 feet to a point of curvature, 6) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 128.17 feet to a point of tangency, 7) crossing the intersection of Stony Creek Road-"A", South 16° 24' 11" West, 208.98 feet to a point of curvature, 8) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 141.00 feet to a point of tangency, 9) South 48° 13' 37" East, 301.63 feet to a point of curvature, 10) along the arc of a circle curving to the right with a radius of 200.00 feet, the arc distance of 63.60 feet to a point of tangency, 11) crossing another intersection of Stony Creek Road, South 30° 00' 24" East, 441.90 feet to a point of curvature, 12) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 51.72 feet to a point of tangency, 13) South 53° 42' 45" East, 104.39 feet to a point of curvature, 14) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.25 feet to a point of tangency on the ultimate right-of-way of aforementioned North Wales Road, said point being the point and place of beginning.

**CONTAINING - 144,101 square feet or 3.3081 acres of land area**





**Sunny Brook Estates  
Deed of Dedication  
Stony Creek Road  
96-101-D**

**ALL THAT CERTAIN** roadway known as Stony Creek Road in Sunny Brook Estates Subdivision as shown on final record plan, sheet 3 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the legal right-of-way line of Long Meadow Road (50' legal width), also being the eastern most corner of lot 76, Thence; from said point of beginning, crossing Stony Creek Road (50' legal width) along the legal right-of-way of said Long Meadow Road extended through the intersection with said Stony Creek Road, South  $30^{\circ} 00' 24''$  East, 80.00 feet to a point of curvature for the return radius of the intersection of said Stony Creek Road, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Stony Creek Road, Thence; continuing along the legal right-of-way, along various lots the following thirteen courses, 1) South  $59^{\circ} 59' 36''$  West, 60.21 feet to a point of curvature, 2) along the arc of a circle curving to the left with a radius of 155.00 feet, the arc distance of 151.51 feet to a point of tangency, 3) South  $03^{\circ} 59' 20''$  West, 109.15 feet to a point of curvature, 4) along the arc of a circle curving to the right with a radius of 205.00 feet, the arc distance of 191.26 feet to a point of tangency, 5) South  $57^{\circ} 26' 44''$  West, 96.65 feet to a point of curvature, 6) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 20.07 feet to a point of reverse curve, 7) along the arc of a circle curving to the right with a radius of 50.00 feet, the arc distance of 223.98 feet to a point of tangency, 8) North  $57^{\circ} 26' 44''$  East, 159.89 feet to a point of curvature, 9) along the arc of a circle curving to the left with a radius of 155.00 feet, the arc distance of 144.61 feet to a point of tangency, 10) North  $03^{\circ} 59' 20''$  East, 109.15 feet to a point of curvature, 11) along the arc of a circle curving to the right with a radius of 205.00 feet, the arc distance of 200.38 feet to a point of tangency, 12) North  $59^{\circ} 59' 36''$  east, 60.21 feet to a point of curvature, 13) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point on the legal right-of-way of aforementioned Long Meadow Road, said point being the point and place of beginning.

**CONTAINING - 40,426 square feet or 0.9281 acres of land area**



**Sunny Brook Estates  
Deed of Dedication  
Stony Creek Road – “A”  
96-101-D**

**ALL THAT CERTAIN** roadway known as Stony Creek Road-“A” in Sunny Brook Estates Subdivision as shown on final record plan, sheet 4 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

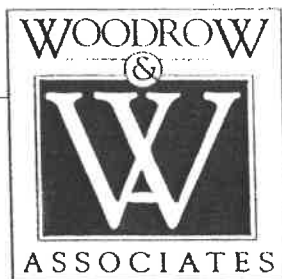
**BEGINNING** at a point on the legal right-of-way line of Long Meadow Road (50' legal width), also being a western corner of open space “D”, Thence; from said point of beginning, crossing Stony Creek Road-“A” (50' legal width) along the legal right-of-way of said Long Meadow Road extended through the intersection with said Stony Creek Road- “A”, North 30° 00' 24" West, 80.00 feet to a point of curvature for the return radius of the intersection of said Stony Creek Road-“A”, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Stony Creek Road-“A” Thence; continuing along the legal right-of-way, along various lots the following ten courses, 1) North 59° 59' 36" East, 135.00 feet to a point of curvature, 2) along the arc of a circle curving to the left with a radius of 200.00 feet, the arc distance of 314.16 feet to a point of tangency, 3) North 30° 00' 24" West, 139.28 feet to a point of curvature, 4) along the arc of a circle curving to the right with a radius of 325.00 feet, the arc distance of 85.98 feet to a point of tangency , 5) North 14° 50' 57" West, 87.05 feet to a point of curvature, 6) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 196.35 feet to a point of tangency, 7) South 75° 09' 03" West, 89.61 feet to a point of curvature, 8) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 95.45 feet to a point of tangency, 9) North 73° 35' 49" West, 196.88 feet to a point of curvature, 10) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency at another intersection with aforementioned Long Meadow Road, Thence; reversing direction, along the legal right-of-way of said Long Meadow Road extended across Stony Creek Road-“A”, North 16° 24' 11" East, 80.00 feet to a point of curvature for the return radius of the intersection of said Stony Creek Road-“A”, Thence; reversing direction , along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point on the legal right-of-way of Stony Creek Road-“A” , Thence, continuing along the legal right-of-way, along various lots the following ten courses, 1) South 73° 35' 49"

East, 196.88 feet to a point of curvature, 2) along the arc of a circle curving to the left with a radius of 125.00 feet, the arc distance of 68.18 feet to a point of tangency, 3) North 75° 09' 03" East, 89.61 feet to a point of curvature, 4) along the arc of a circle curving to the right with a radius of 175.00 feet, the arc distance of 274.89 feet to a point of tangency, 5) South 14° 50' 57" East, 87.05 feet to a point of curvature, 6) along the arc of a circle curving to the left with a radius of 275.00 feet, the arc distance of 72.75 feet to a point of

Page 2 – Stony Creek Road-“A”

tangency, 7) South 30° 00' 24" East, 139.28 feet to a point of curvature, 8) along the arc of a circle curving to the right with a radius of 250.00 feet, the arc distance of 392.70 feet to a point of tangency, 9) South 59° 59' 36" West, 135.00 feet to a point of curvature, 10) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of aforementioned Long Meadow Road, said point being the point and place of beginning.

**CONTAINING - 71,596 square feet or 1.6436 acres of land area**



**Sunny Brook Estates  
Deed of Dedication  
Stony Creek Road – “B”  
96-101-D**

**ALL THAT CERTAIN** roadway known as Stony Creek Road-“B” in Sunny Brook Estates Subdivision as shown on final record plan, sheet 6 as prepared by Woodrow & Associates, Inc. Municipal/Civil Consulting Engineers, Ambler, Pennsylvania dated May 31, 1996 and last revised on March 1, 2000 situated in Worcester Township, Montgomery County, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the legal right-of-way line of Long Meadow Road (50' legal width), also being the southern corner of lot 148, Thence; from said point of beginning, crossing Stony Creek Road-“B” (50' legal width) along the legal right-of-way of said Long Meadow Road extended through the intersection with said Stony Creek Road- “B”, South  $16^{\circ} 24' 11''$  West, 80.00 feet to a point of curvature for the return radius of the intersection of said Stony Creek Road-“B”, Thence; reversing direction, along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of said Stony Creek Road-“B” Thence; continuing along the legal right-of way, along various lots the following four courses, 1) North  $73^{\circ} 35' 49''$  West, 118.47 feet to a point of curvature, 2) along the arc of a circle curving to the right with a radius of 250.00 feet, the arc distance of 91.26 feet to a point of tangency, 3) North  $52^{\circ} 40' 55''$  West, 205.15 feet to a point of curvature, 4) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of Crestline Drive (50' legal width), Thence; reversing direction, along the legal right-of-way of said Crestline Drive extended across Stony Creek Road-“B”, North  $37^{\circ} 19' 05''$  East, 80.00 feet to a point of curvature for the return radius of the intersection of said Stony Creek Road-“B”, Thence; reversing direction , along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point on the legal right-of-way of Stony Creek Road-“B” , Thence, continuing along the legal right-of-way, along various lots the following four courses, 1) South  $52^{\circ} 40' 55''$  East, 205.15 feet to a point of curvature, 2) along the arc of a circle curving to the left with a radius of 200.00 feet, the arc distance of 73.01 feet to a point of tangency, 3) South  $73^{\circ} 35' 49''$  East, 118.47 feet to a point of curvature, 4) along the arc of a circle curving to the left with a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangency on the legal right-of-way of aforementioned Long Meadow Road, said point being the point and place of beginning.

**CONTAINING - 21,981 square feet or 0.5046 acres of land area**

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**ADDITIONAL LANDS ADDED TO  
AGRICULTURAL SECURITY AREA**

**RESOLUTION NO. 06-19**

**WHEREAS**, the Board of Supervisors of Worcester Township (the "Township") has previously established an Agricultural Security Area according to the Agricultural Security Law (3 P.S. Sections 901-915) (the "Act"); and

**WHEREAS**, the Board of Supervisors of Worcester Township has received an application to add three (3) parcels of land with a combined total of 27.4± acres in Plymouth Township (consisting of a 24.53± acre parcel located at 2630 Narcissa Road in Plymouth Township owned by James H., Mildred C. and Gary R. McKeown and further identified as Montgomery County Tax Parcel No. 49-00-08092-004, a 2.11± acre parcel located at 2391 Narcissa Road in Plymouth Township, owned by Gary R. McKeown and further identified as Montgomery County Tax Parcel No. 49-00-08083-004 and a 34,200 square foot parcel located at 2365 Hickory Road in Plymouth Township, owned by Gary R. McKeown and further identified as Montgomery County Tax Parcel No. 49-00-04936-001) to the Agricultural Security Area; and

**WHEREAS**, the Board of Supervisors of Worcester Township has received a report from the Worcester Township Planning Commission recommending that the Applicants' land be included in the Agricultural Security Area; and

**WHEREAS**, the Worcester Township Board of Supervisors duly published Notice of the Applicants' application to be included in the Agricultural Security Area in accordance with §906(c) of the Act.

**WHEREAS**, the Worcester Township Board of Supervisors has not received any written objections to the application for inclusion of the Applicants' land in the Agricultural Security Area, nor has the Township received any written proposals for amendments, additions or deletions to Applicants' proposal; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Worcester Township that:

1. Pursuant to PA Code Title 7, Section 1381.31, Resolutions must also be adopted by Plymouth, Skippack, Whitpain, Upper Gwynedd and East Norriton Townships approving the addition of the aforesaid land to the Worcester Township Agricultural Security Area.


2. Within ten (10) days of the receipt of the last required Resolution, the Township shall file a description of the property to be included in the Agricultural Security Area with the Montgomery County Recorder of Deeds (who shall record the description), the Montgomery County Planning Commission and at the Worcester Township Administrative Building in accordance with Section 908(d) of the Act.

3. This Resolution shall become effective upon the date hereof.



**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on August 16, 2006.

**WORCESTER TOWNSHIP**

By:   
**John R. Harris**, Chairman,  
Board of Supervisors

Attest:   
**Arthur Bustard**, Secretary

**COMMONWEALTH OF PENNSYLVANIA** :  
: **SS.**  
**COUNTY OF MONTGOMERY** :

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me, the undersigned officer, a Notary Public, personally appeared **John R. Harris**, who acknowledged himself to be the Chairman of the Board of Supervisors of Worcester Township, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public

My Commission expires:

**EXHIBIT "A"**

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION No. 06-20**

**CLINTON P. BEAN**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS**, Howard C.H. Ruth and Clinton P. Bean (hereinafter the "Developer") are the owners and developers of a tract of land situate in Worcester Township with frontage on Germantown Pike consisting of 6.05 ± acres, further identified as Tax Parcel No. 67-00-01591-007 (the "Tract") and more particularly shown on plans prepared by Tracy Land Services, being plans consisting of two (2) sheets dated August 22, 2005 last revised September 8, 2006 (the "Plans"); and

**WHEREAS**, the Plans hereinabove described are being incorporated into this preliminary/final approval by reference; and

**WHEREAS**, Developer proposes the subdivision of the Tract into two (2) lots; and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Tract; and

**WHEREAS**, Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. The Worcester Township Board of Supervisors waives the strict requirements of the following sections of the Worcester Township Subdivision and Land Development Ordinance:

a. Section 130-16.C (ii)(c) which states that the area between the existing right-of-way line and the ultimate right-of-way line should be offered or dedicated to the authority having jurisdiction over the road when the land is subdivided or developed along an existing right-of-way.

2. Prior to the recording of the Plans, Developer shall provide copies to Township of all permits and approvals required by any agency or governmental body having jurisdiction in any manner over the Development.

3. The subdivision shall be accomplished in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

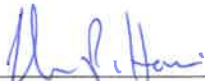
5. Developer shall, within ninety (90) days of completion of the conditions contained herein, delivery one (1) mylar and three (3) paper copies of the Record Plans, suitable for recording, to Township for execution and recording at the Office of the Recorder of Deeds.


6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

7. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on November 15, 2006.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
John R. Harris, Chairman, Board of Supervisors

Attest:   
\_\_\_\_\_  
Arthur C. Bustard, Secretary