

# RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

DER Code No.  
1-46962-257-34

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

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

WHEREAS The Cutler Group, Inc. <sup>land developer</sup> has proposed the development of a parcel of land identified as Kurylo Tract <sub>name of subdivision</sub>, and described in the attached Sewage Facilities Planning Module,

and proposes that such subdivision be served by: (circle all that apply), sewer tap-ins, sewer extension, new treatment facility, individual on-lot systems, community on-lot systems, spray irrigation, retaining tanks, other, (please specify)

WHEREAS, Worcester Township <sub>municipality</sub> finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management,

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

I *George Belmont* <sub>(Signature)</sub>, Secretary, Worcester Twp

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 96-1, adopted 1-2, 1996.

Municipal Address:  
Worcester Township  
Valley Forge Road  
Worcester, PA 19490  
Telephone: (610) 584-1410

Seal of  
Governing Body

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 1

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

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

WHEREAS THE CUTLER GROUP has proposed the development of a parcel of land identified as Kurylo Tract, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins, sewer extension.

WHEREAS, WORCESTER TOWNSHIP finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_ (George R. Lewis), Secretary,  
Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 96-01, adopted January 2, 1996.

Municipal Address:

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

(610) 584-1410

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 2

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT


RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

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

WHEREAS DIPRINZIO CONSTRUCTION CO. has proposed the development of a parcel of land identified as Abruzzi Development, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins, sewer extension.

WHEREAS, WORCESTER TOWNSHIP finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

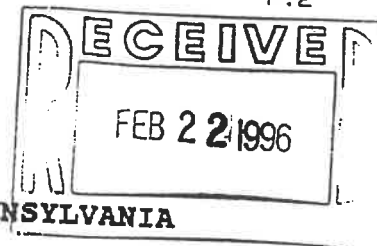
NOW THEREFORE, BE IT RESOLVED that the Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I  (George R. Lewis), Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 96-2, adopted 21 February 1986.

Municipal Address:

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

(610) 584-1410



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-3

CENTER POINT FARMS

GAMBONE BROS. DEVELOPMENT CO.

FINAL SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROS. DEVELOPMENT CO. ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township known as "Center Point Farms" (the "Development"), which is more particularly shown on plans prepared by Stout, Tacconelli & Assoc. Inc., being plans consisting of 22 sheets dated of September 17, 1993 and a last revision date being February 6, 1996, which plans cover a total tract area of approximately 40 acres (the "Plans"), setting forth the proposed development of the tract into 173 residential building lots for townhouses in accordance with those Plans; and

WHEREAS, The Plans described above are being incorporated into this final approval by reference; and

WHEREAS, Developer agrees that prior to the recording of the plans that it 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, Developer desires to obtain final subdivision approval of the Plans from Worcester Township ("Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

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

1. Although the maintenance of all detention basins and surface storm water drainage easements shall be the responsibility of the property owner on whose property said facilities are located, Developer shall, prior to 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 property owners are not fulfilled after reasonable notice to do so.

2. Prior to Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow 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 said public improvements by posting satisfactory financial security as required by the Pennsylvania municipalities Planning Code.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution and the terms and conditions of the above described Subdivision and Escrow Agreement, the entire content of which is incorporated herein by reference.

4. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the plans, Notes to the Plans, Preliminary Approval Resolution and Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall execute an agreement which is satisfactory in form and substance to the Township and its Solicitor with regard to the rights and responsibilities of the Developer in the proposed expansion of the Valley Green Sanitary Sewer Treatment Facility as set forth in the Plans. Moreover, Township shall be under no obligation to issue more than 56 building permits for the Development until such time as the treatment plant has been expanded as set forth on the Plans and expanded treatment capacity has been approved by the Pennsylvania DEP and any other agency having jurisdiction thereover. An agreement (satisfactory in form and substance to the Township) shall be recorded simultaneously with the Plans so as to provide notice concerning this limitation on building permit availability until such time as the treatment plant expansion has been completed and approved by DEP. The Chairman of the Board of Supervisors is hereby authorized to execute such an agreement upon its preparation or approval by the Township Solicitor.

6. Adequate public water supplies shall be provided to the Development in accordance with the rules and regulations of the Delaware River Basin Commission, the Pennsylvania Department of Environmental Protection and the Pennsylvania Utility Commission

(if applicable) and any other agency having jurisdiction over such public water supply. All construction procedures and materials utilized in providing such public water supply to the Development shall be acceptable under the standards of the American Water Works Association. Developer shall also provide the Township with a written assurance which must be satisfactory to the Solicitor and the Township Engineer, that an adequate water supply will be provided and maintained for the proposed Development.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until such time as the applicable fees have been paid and the escrows fully funded (and conditions 1, 2, and 5 have been satisfied), the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrows have not been funded 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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held February 27, 1996.

WORCESTER TOWNSHIP

By: John H. Graham  
JOHN H. GRAHAM, Chairman

Attest: George Lewis  
GEORGE LEWIS, Secretary

MHK:vbw/lmg



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 4

ADOPTING AND SUBMITTING OFFICIAL SEWAGE FACILITIES PLAN (ACT 537) TO PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL AS AN UPDATE AND REVISION TO THE OFFICIAL PLAN OF THE TOWNSHIP OF WORCESTER.

WHEREAS, Section 5 of the Act of January 24, 1996. P. L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality, and

Whereas, CKS Engineers, Inc. has prepared a Sewage Facilities Plan Update which provided for sewage facilities throughout portions of the Township, and

WHEREAS, WORCESTER TOWNSHIP finds that the Facilities Plan described above conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of the Township of Worcester hereby adopt and submit to the Department of Environmental Protection for its approval as an update and revision to the "Official Plan" of the municipality, the above referenced Facilities Plan. The municipality hereby assures the Department of the complete and timely implementation of the said plan as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended.)

The alternatives of choice to be implemented are as follows:

Fairview Village Service Area - The selected alternative for this area includes the expansion of the Berwick Place Treatment Plant from its current permitted capacity of 40,500 gpd to 150,000 gpd. In addition, two gravity interceptors will be constructed along Germantown Pike, and two wastewater pumping stations will be constructed in conjunction with proposed development in this area.

Center Point Village Service Area - The selected alternative for this area includes the expansion of the Valley Green Treatment Plant from its current permitted capacity of 90,000 gpd to 220,000 gpd. In addition, two wastewater pumping stations will be required in conjunction with the proposed development in this service area.

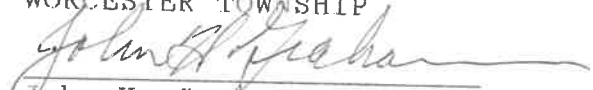
Upper Gwynedd Service Area - The selected alternative for this area includes the continued conveyance of sewage to Upper Gwynedd Township for treatment at their treatment plant. The service area will be expanded, and a total capacity of 241,700 gpd would be required at the treatment facility. A new gravity interceptor along Bethel Road, as well as a pumping station and force main, would be required to serve the sewer needs of this area. A new Intermunicipal Sewer Service Agreement will be required between Upper Gwynedd and Worcester in conjunction with this alternative.

Upper Gwynedd/Towamencin Service Area - The selected alternative for this area includes the continued conveyance of sewage to Towamencin Township for eventual treatment at the Upper Gwynedd/Towamencin Authority Treatment Plant. The service area will be expanded, and a total capacity of 120,960 gpd would be required at the treatment facility. A new pumping station and force main would be constructed in conjunction with a projected new development in the area. A new Intermunicipal Sewer Service Agreement will be required between Towamencin Township, The Upper Gwynedd/Towamencin Authority and Worcester in conjunction with this alternative.

An on-lot sewage management program will be developed and implemented in these areas of the Township where public sewer service will not be provided.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held March 20, 1996.

WORCESTER TOWNSHIP

  
John H. Graham, Chairman

Attest:

  
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 5

1995 COMPREHENSIVE PLAN

WHEREAS, Worcester Township has prepared a new 1995 Comprehensive Plan for the Township; and

WHEREAS, the Board of Supervisors of Worcester Township desire to replace the 1971 Worcester Township Comprehensive Plan with the completely revised 1995 Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors adopts the 1995 Worcester Township Comprehensive Plan to replace, in its entirety, the 1971 Worcester Township Comprehensive Plan.

APPROVED, this 17th day of April, 1996, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

By: John H. Graham  
John H. Graham, Chairman  
Board of Supervisors

Attest: Chase E. Kneeland  
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 6

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

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

WHEREAS MICHAEL J. CLEMENT has proposed the development of a parcel of land identified as The Ager Tract, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins.

WHEREAS, WORCESTER TOWNSHIP finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I Chase E. Kneeland (Chase E. Kneeland), Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 96-06, adopted April 17, 1996.

Municipal Address:

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

(610) 584-1410

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 07

ABRUZZI ESTATES

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, Michael and Theresa DiPrinzio ("Developer") are the owners and developers of a certain tract of land situate on Germantown Pike and Church Road in Worcester Township to be known as the "Abruzzi Estates" development (the "Development"), which is more particularly shown on plans prepared by Eberhardt Engineers, Inc. of Pennsburg, Pennsylvania, bearing an original date of February 29, 1996 and a last revision date of April 10, 1996, which plans cover a total tract area of approximately 14.694 acres and which plans propose 54 carriage homes, consisting of 18 buildings having 3 units each (the "Plans"), and which Plans are expressly being incorporated herein by reference; and

WHEREAS, Developer desires to obtain preliminary subdivision approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW THEREFORE, be it resolved, that Township hereby grants preliminary approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, the Pennsylvania American Water Company, and any other agency or body having jurisdiction over this development prior to final approval.

2. Developer shall provide, before final subdivision approval, detailed metes-and-bounds descriptions of all applicable utility easements being reserved over any of the lots of this subdivision. 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 for the development to adequately serve the lots proposed with any utility. All such easements shall be in recordable form and shall, in fact, be recorded no later than the date on which the final subdivision plot is recorded.

3. Prior to final subdivision approval, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which Developer shall obligate itself to complete all of the public improvements shown on the Plan 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.

4. Prior to the time of final subdivision approval, the Plans must include the following conditions which were detailed in the conditional use approval granted by the Board of Supervisors:

(e) The Plan submitted for final subdivision approval shall preserve the existing hedgerow on the site along Church Road. In addition, it shall preserve the wooded area and existing plant material adjacent to Germantown Pike as private open space. A "tot lot" is to be constructed in an area, as shown on the conditional use Plan, adjacent to the wooded area and the boundary line shared with Berwick Place. After construction, such area shall be dedicated to the Township for public use.

5. The Plans show the proposed entrance and interior loop road as being named DiPrinzio Drive. The Township Board of Supervisors selects the names for all roads in the Township and the name of this road and interior loop road will be provided to the Developer prior to final plan approval.

6. Sanitary sewage capacity from this proposed Development will flow to the Berwick Place Wastewater Treatment Plant. An agreement must be reached between the Developer and the Township for expansion of the Berwick Place Treatment Plant allocating costs, fees and applicable reimbursement (if any). Township shall not be required to grant final approval for any unit in the Development until such time as sanitary treatment capacity for such unit has been fully approved by the Pennsylvania Department of Environmental Protection and any other agency having jurisdiction. Final approval shall further be conditioned upon Township's receipt of satisfactory evidence that all easements necessary to transport sanitary sewage from the Development to the Berwick Treatment Plant are in place.

(a) The Plans ultimately submitted for final subdivision approval shall be substantially in accordance with the representations at the Conditional Use hearing and the Concept Plan prepared by E. Van Rieker dated May 16, 1994, showing a fifty-four unit carriage home development consisting of eighteen buildings containing three units each at a density of 3.8 dwelling units per acre.

(b) The Plan submitted for final subdivision approval shall include a proposal for a new storm sewer system along Church Road to accommodate all of the stormwater which flows within the small swale along the edge of Church Road along the subject tract. The DiPrinzios shall utilize their best efforts to obtain any necessary (off site) right-of-way or easement along Church Road in order to complete that project.

(c) The Plan submitted for final subdivision approval shall include a widening of Church Road on the Development side along the property within Worcester Township. In order to obtain that widening, the utility poles shall be relocated by the DePrinzios, the scrub vegetation removed and the curb radius of the road increased (all to the satisfaction of the Township engineer).

(d) The Plan submitted for final subdivision approval shall include a solid five to six foot high berm with evergreen and deciduous trees on both sides of the berm to be located along the boundary of the property which is adjacent to a single family development in Lower Providence Township.



APPROVED at the public meeting of the Worcester Township Board of Supervisors held May 15, 1996.

WORCESTER TOWNSHIP

BY: *John H. Graham*  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: *Chase E. Kneeland*  
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 08

CHADWICK PLACE

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, Chadwick Place Development Corporation ("Developer") is the equitable owner and developer of a certain tract of land situate south of Germantown Pike at Kriebel Mill Road in Worcester Township to be known as the "Chadwick Place" development (the "Development"), which is more particularly shown on plans prepared by Gilmore & Associates, Inc. of Trappe, Pennsylvania, consisting of 18 sheets bearing an original date of June 30, 1995 and a last revision date of April 9, 1996, which plans cover a total tract area of approximately 25.61 net acres and which plans propose 96 townhomes (the "Plans"), and which Plans are expressly being incorporated herein by reference; and

WHEREAS, Developer desires to obtain preliminary subdivision approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW THEREFORE, be it resolved, that Township hereby grants preliminary approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, the Pennsylvania American Water Company, and any other agency or body having jurisdiction over this development prior to final approval.

2. Developer shall provide, before final subdivision approval, detailed metes-and-bounds descriptions of all applicable utility easements being reserved over any of the lots of this subdivision. 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 for the development to adequately serve the lots proposed with any utility. All such easements shall be in recordable form and shall, in fact, be recorded no later than the date on which the final subdivision plot is recorded.

3. Prior to final subdivision approval, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which Developer shall obligate itself to complete all of the public improvements shown on the Plan 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.

4. Prior to the time of final subdivision approval, the plans shall be amended to show:

(a) Details regarding the required sanitary sewage pumping station must be incorporated into the overall development plans. The details of the proposed pumping station must conform with the report previously submitted by the Developer and its Design Engineer.

(b) The site plan should include the necessary buffering and landscaping as required for this pumping station, including the necessary emergency generator and associated building.

5. Prior to the time of final subdivision approval, the Developer must finalize and receive a permit for the required traffic improvements at the intersection of Germantown Pike with Kriebel Mill Road, and with East Mount Kirk Avenue, as detailed on the Developer's traffic impact study prepared by McMahon Associates, Inc. The study calls for the installation of a traffic signal at the intersection of Germantown Pike and Kriebel Mill Road and also for the widening of East Mount Kirk Avenue and modification to the signal at East Mount Kirk Avenue and Germantown Pike. In addition, all road improvement plans for each of these intersections must be finalized and a permit obtained.

6. Prior to the time of final subdivision approval, the dedication of open space as shown on the plans must be completed.

7. Sanitary sewage capacity from this proposed Development will flow to the Berwick Place Wastewater Treatment Plant. An agreement must be reached between the Developer and the Township for expansion of the Berwick Place Treatment Plant allocating costs, fees and applicable reimbursement (if any). Township shall not be required to grant final approval for any unit in the Development until such time as sanitary treatment capacity for such unit has been fully approved by the

Pennsylvania Department of Environmental Protection and any other agency having jurisdiction. Final approval shall further be conditioned upon Township's receipt of satisfactory evidence that all easements necessary to transport sanitary sewage from the Development to the Berwick Treatment Plant are in place.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held May 15, 1996.

WORCESTER TOWNSHIP

BY: *John H. Graham*  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: *Chase E. Kneeland*  
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 09

GREEN HILL COUNTRY CLUB ESTATES

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, Michael Malone ("Developer") is the equitable owner and developer of a certain tract of land situate east of Green Hill Road and south of Skippack Pike in Worcester Township to be known as the "Green Hill Country Club Estates" development (the "Development"), which is more particularly shown on plans prepared by Grande Engineering of Norristown, Pennsylvania, consisting of 6 (six) sheets bearing an original date of February 13, 1996 and a last revision date of April 15, 1996, which plans cover a total tract area of approximately 90 acres and which plans propose 15 new single family dwelling lots and approximately 56 acres which will be used for a country club and golf course (the "Plans"), and which Plans are expressly being incorporated herein by reference; and

WHEREAS, Developer desires to obtain preliminary subdivision approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW THEREFORE, be it resolved, that Township hereby grants preliminary approval of the subdivision as shown on the Plans, subject, however, to the following conditions:

1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, and any other agency or body having jurisdiction over this development prior to final approval.

2. Developer shall obtain proper land development approval for the development of the lots 16 and 17 as a golf course and country club.

3. Developer shall provide, before final subdivision approval, detailed metes-and-bounds descriptions of all applicable utility easements being reserved over any of the lots of this subdivision. 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 for the development to adequately serve the lots proposed with any utility. All such easements shall be in recordable form and shall, in fact, be recorded no later than the date on which the final subdivision plot is recorded.

3. Prior to final subdivision approval, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which Developer shall obligate itself to complete all of the public improvements shown on the Plan 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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held May 15, 1996.

WORCESTER TOWNSHIP

BY: *John H. Graham*  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: *Chase E. Kneeland*  
Chase E. Kneeland, Secretary



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 10

AUTHORIZATION FOR ERECTION OF  
"NO PARKING" SIGNS ALONG OLD BETHEL ROAD  
BETWEEN MORRIS ROAD AND BETHEL DRIVE

WHEREAS, Worcester Township has determined that it is necessary and desirable for public safety and convenience to erect "no parking" signs along Old Bethel Road, between Morris Road and the intersection with Bethel Drive; and

WHEREAS, under PennDOT publication 201, entitled "Engineering and Traffic Studies", specifically, Subchapter B, Section 201.21(b) allows a restriction on parking where the available corner site distance for a driver on a minor road as defined in Section 201.6(16)(ii) (relating to engineering and traffic study elements) is less than the appropriate minimum stopping site distance value specified in Section 201.6(16)(v) for the driver on a through roadway (see portions of PennDOT publication 201 attached hereto as Exhibit "A"); and

WHEREAS, the Township Engineer utilizing the posted speed limit of 40 miles per hour along Old Bethel Road and the required minimum stopping site distance for this section of road with a zero percent grade, has determined that the stopping site distance to be 314 feet, and has applied this distance to the attached plan of Old Bethel Road and determined that the required site distance necessitates a limitation on public parking along this roadway. (See map of Old Bethel Road attached hereto as Exhibit "B"); and

WHEREAS, pursuant to the results indicated above, Worcester Township is authorized under PennDOT's publication 201 to erect "no parking" signs along the section of Bethel Road;

NOW THEREFORE, be it resolved, that Worcester Township Board of Supervisors, in accordance with the authority conferred by law, authorizes the erection of no parking signs along Old Bethel Road between Morris Road and the intersection of Bethel Drive.

DULY ADOPTED by the Township Board of Supervisors this 15th day of May, A.D. 1996.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

By: John H. Graham  
John H. Graham, Chairman  
Board of Supervisors

Attest: Chase E. Kneeland  
Chase E. Kneeland, Secretary

## Subchapter B.

### STOPPING, STANDING AND PARKING RESTRICTIONS

✓ § 201.21. Stopping, standing and parking.

(a) **Elements of engineering and traffic study.** The following elements shall be considered, as applicable, in every engineering and traffic study pertaining to stopping, standing or parking restrictions:

- (1) **Accident analysis.**
- (2) **Capacity analysis.**
- (3) **Geometric review — roadway width.**
- (4) **Sight distance — corner sight distance.**
- (5) **Traffic volume — peak hour traffic volume.**

✓ (b) **Criteria.** Stopping, standing or parking may be restricted along the curb or edge of a roadway when one or more of the following conditions exist:

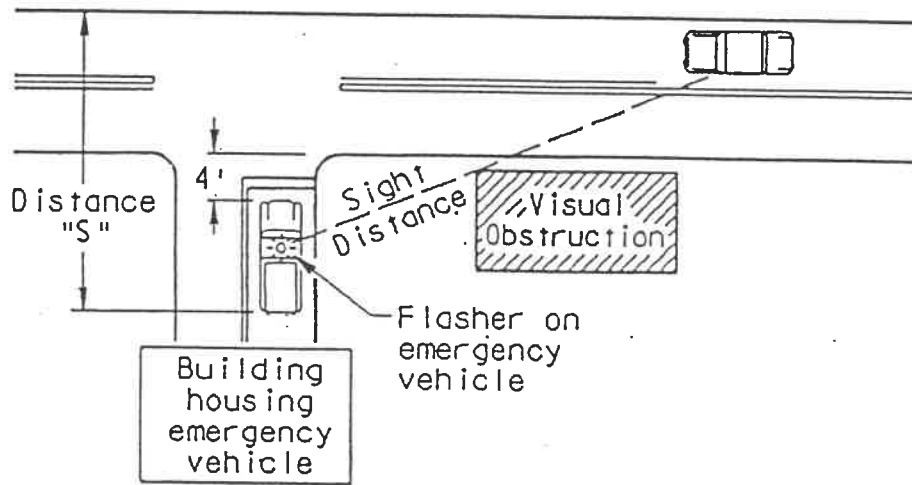
- (1) The distance between the centerline pavement markings and the curb or edge of roadway is less than 19 feet on major arterial highways, or less than 18 feet on other roadways.
- (2) The street width is such that one of two vehicles moving abreast of one another in the same or opposite direction and passing vehicles parked along one or both curb faces or edges of the roadway is required to yield to allow the other vehicle to pass.
- (3) A capacity analysis indicates that parking should be removed at all times or during certain hours in order to accommodate the traffic volume.
- (4) The available corner sight distance for a driver on the minor road as defined in §201.6(16)(ii) (relating to engineering and traffic study elements) is less than the appropriate minimum stopping sight distance value specified in §201.6(16)(v) for the driver on a through roadway.
- (5) An accident analysis indicates that at least three accidents during a 3-year period have been directly or indirectly attributed to one of the following primary causes:
  - (i) Vehicles parking on the roadway.
  - (ii) Vehicles entering or leaving the parked position.
  - (iii) Drivers or passengers getting out of parked vehicles on the street side.
  - (iv) Reduced sight distance due to the parked vehicles.

manual counts of the total number of pedestrians crossing each leg of an intersection, but sometimes they may count the number of crossings at mid-block crosswalks or the number of pedestrians walking on or along the roadway when sidewalks are not available. Pedestrian volumes should normally be tallied in 15-minute intervals. Intersection pedestrian studies are normally made in conjunction with other traffic volume studies.

- (ii) A further classification of pedestrian volume is often beneficial especially for traffic signal studies. Typical classifications are: children less than 12 years old and adults; school children and nonschool children; handicapped or elderly people.
  - (iii) Pedestrian studies should be conducted in accordance with the methods described in *Traffic Engineering Theory and Practice*, Louis J. Pignataro, Prentice-Hall, Inc., 1973, Chapter 15, Pedestrian Studies, pages 252 — 257.
- (13) **Roadside development.** An orderly review of the number, type and size of businesses, residences or other developments along the highway which generate traffic having the right of access onto the highway. Interference resulting from traffic turning into or out of driveways to the roadside development typically results in lower capacity on the highway and an increase in accidents.
- (14) **Roadside obstructions.** An orderly review of the roadside environment which either decreases the drivers' sight distance, restricts lateral movement on the roadway or generates potential hazards if the vehicle leaves the highway surface.
- (15) **School route plan.** A school route plan is a drawing showing the recommended travel paths of school children. This plan should be developed by the school and municipal officials responsible for school pedestrian safety and consist of a simple map showing the streets, the school, existing traffic controls and established school routes and crossings. The school routes should be planned to take full advantage of the protection afforded by existing traffic controls and intersections with sufficient gaps in the traffic to safely permit student usage. The planning may make it necessary for children to walk a nondirect, longer distance to an established school crossing located where there is existing traffic control, and to avoid the use of a potentially hazardous crossing where there is no existing control. Reference: *Manual on Uniform Traffic Control Devices*, Federal Highway Administration, current edition.
- ✓ (16) **Sight distance.**
- (i) General. Sight distance, in general, refers to the maximum distance that a driver can see objects such as traffic signs, pavement markings, fixed objects, vehicles and pedestrians. Particular types of sight distance are further clarified in subparagraphs (ii) — (v).
  - ✓ (ii) Corner sight distance. Corner sight distance refers to the maximum length of highway along which a driver stopped at an intersection or driveway can continuously see another vehicle approaching on another roadway or driveway. For the purpose of measuring the available corner sight distance,

the height of both the driver's eye and the approaching vehicle should be assumed to be 3.50 feet above the road surface. In addition, the driver's eye should be assumed to be 10 feet from the near edge of the intersecting roadway or driveway or the near edge of the closest travel lane in the event there is parking permitted on the intersecting roadway or driveway.

- (iii) Emergency vehicle sight distance. Emergency vehicle sight distance refers to the special type of corner sight distance between a driver on a through roadway and an emergency vehicle's activated flasher at an intersection or midblock situation as indicated in the diagram in this subparagraph. The driver eye height is assumed to be 3.50 feet above the road surface.



- (iv) Passing sight distance. Passing sight distance is the length of highway upon which a driver can at all times see an approaching vehicle. For the purpose of measuring the available passing sight distance, the eye height of the driver and the height of the approaching vehicle are assumed to be 3.50 feet above the road surface. Minimum passing sight distance values which will allow a vehicle to complete a pass before meeting an opposing vehicle - which might appear after the pass began - shall be as follows:

85th percentile speed (miles per hour)	Minimum passing sight distance (feet)
30	500
35	550
40	600
45	700
50	800
55	900
60	1000

✓ (v) Stopping sight distance. Stopping sight distance is the length of highway over which an object is visible to the driver at all times.

- (A) For the purpose of measuring the available stopping sight distance at a particular location, the driver's eye height is assumed to be 3.50 feet above the roadway surface and the object height is assumed to be 6 inches above the roadway surface.
- (B) Minimum acceptable stopping sight distance values, using typical friction factors for wet pavements, from, *A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials*, current edition, are indicated in the following table:

Minimum Stopping Sight Distance (feet)						
85th Percentile Speed (mph)	Coefficient of Friction	Grade = -10%	Grade = -5%	Grade = 0%	Grade = +5%	Grade = +10%
25	0.38	166	155	147	140	135
30	0.35	230	210	196	185	177
35	0.34	299	269	249	233	221
40	0.32	389	345	314	291	274
45	0.31	487	425	383	353	330
50	0.30	600	517	462	422	392
55	0.30	706	605	538	490	454
60	0.29	852	721	634	573	528

(c) The minimum stopping sight distance is computed from the following:

$$SSD = 1.47VT + \frac{V^2}{30(f+g)}$$

where:

- SSD = Stopping Sight Distance (feet)  
 V = 85th Percentile Speed (miles per hour)  
 T = Perception Time of Driver (2.5 seconds)  
 f = Coefficient of Friction for Wet Pavements  
 g = Percent of Grade of Roadway Divided by 100

(17) Speed data.

- (i) Speed limit. The maximum speed limit as provided in 75 Pa.C.S. §§3362 and



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 11

THE CUTLER GROUP

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, The Cutler Group, Inc. ("Developer") is the owner and developer of a certain tract of land situate on the southwest side of Germantown Pike, south of Windy Hill Road at Vienna Avenue, in Worcester Township to be known as the "as yet unnamed" development (the "Development"), which is more particularly shown on plans prepared by Urwiler & Walter, of Sumneytown, Pennsylvania, bearing an original date of May 19, 1995 and a last revision date of February 29, 1996, which plans cover a total tract area of approximately 15.4 acres and which plans propose 46 twin homes (i.e. 23 buildings of 2 units each) plus the existing single family home (the "Plans"), and which Plans are expressly being incorporated herein by reference; and

WHEREAS, Developer desires to obtain preliminary subdivision approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW THEREFORE, be it resolved, that Township hereby grants preliminary approval of the subdivision as shown on the Plans, subject, however, to the following conditions:



1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, the Pennsylvania American Water Company, and any other agency or body having jurisdiction over this development prior to final approval.

2. Developer shall provide, before final subdivision approval, detailed metes-and-bounds descriptions of all applicable utility easements being reserved over any of the lots of this subdivision. 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 for the development to adequately serve the lots proposed with any utility. All such easements shall be in recordable form and shall, in fact, be recorded no later than the date on which the final subdivision plot is recorded.

3. Prior to final subdivision approval, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which Developer shall obligate itself to complete all of the public improvements shown on the Plan 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.

4. Prior to the time of final subdivision approval, the Plans must include or resolve (to the Township's satisfaction) all of the conditions which were detailed in the conditional use approval for this Development granted by the Board of Supervisors on May 17, 1995 which is incorporated herein as if set forth in full.

5. Sanitary sewage capacity from this proposed Development will flow to the Berwick Place Wastewater Treatment Plant. An agreement must be reached between the Developer and the Township for expansion of the Berwick Place Treatment Plant allocating costs, fees and applicable reimbursement (if any). Township shall not be required to grant final approval for any unit in the Development until such time as sanitary treatment capacity for such unit has been fully approved by the Pennsylvania Department of Environmental Protection and any other agency having jurisdiction. Final approval shall further be conditioned upon Township's receipt of satisfactory evidence that all easements necessary to transport sanitary sewage from the Development to the Berwick Treatment Plant are in place.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held May 15, 1996.

WORCESTER TOWNSHIP

BY: John H. Graham  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: Chase E. Kneeland  
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 12

REVISIONS TO WORCESTER TOWNSHIP EMERGENCY OPERATIONS PLAN

WHEREAS, Section 7503 of the Pennsylvania Emergency Management Services Code, 35 Pa. C.S. Section 7101 et seq. mandates that Worcester Township prepare, maintain and keep current an emergency operations plan for the prevention and minimization of injury and damage caused by a major emergency or disaster within Worcester Township; and

WHEREAS, in response to the mandate stated above, Worcester Township has revised its existing Emergency Operations Plan, which Plan was originally adopted by the Board of Supervisors as Resolution No. 92-09, dated April 15, 1992, to provide prompt and effective emergency response procedures to be followed in the event of a major emergency or disaster; and in order to reduce the potential affects of a major emergency or disaster and to protect the health, safety and welfare of the residents of Worcester Township; and

WHEREAS, the Revisions to the Emergency Operation Plan are attached hereto as Exhibit "A" and Exhibit "B" and expressly made a part hereof.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors do hereby adopt and place into immediate effect the Revisions to the Emergency Operations Plan of Worcester Township.

APPROVED, this 15th day of May, 1996, by the Board of Supervisors  
of Worcester Township.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

By: John H. Graham  
John H. Graham, Chairman  
Board of Supervisors

Attest: Chase E. Kneeland  
Chase E. Kneeland, Secretary

## EXHIBIT "A"

### RESPONSE AND COMMAND

The standard operating procedures of this Plan follow those of the incident command system as outlined in Appendix XX. Initial response service units shall assume the role of incident commander until relieved by a senior ranking officer of that service unit or a higher governmental authority.

When conditions warrant activation of this Plan, upon arrival the EMC shall:

- Report to the emergency site and make an initial size-up
- Assess the situation and confer with the current IC and/or the ranking OIC's of agencies involved.
- Make a final incident command determination by either designating a specific service unit officer or assuming the role them self.
- Insure that the Field Command Post is established, manned, report conditions to the Command Center.

If issues relating to command and control authority or operations cannot be reconciled among the service units, the EMC shall be responsible for their resolution.

The EMC will mobilize the primary EOC at the Worcester Township Maintenance Building when an emergency situation requires it. The alternate EOC shall be the Fairview Assembly Hall in Fairview Village.

The Emergency Management Staff will follow prescribed SOP's which describe their functions and utilize checklists as necessary.

**EXHIBIT "B"**  
**WORCESTER TOWNSHIP**  
**EMERGENCY MANAGEMENT PHONE LIST**  
**(LIST IS IN ORDER TO BE CALLED)**

**SUPERVISORS:**

JOHN H. GRAHAM 584-6140  
1515 VALLEY FORGE ROAD  
COLLEGEVILLE, PA 19426

FRANK L. DAVEY H: 584-0585  
2043 BERKS ROAD W: (215) 368-7700  
LANSDALE, PA 19446

CHASE E. KNEELAND H: 584-9538  
2021 BERKS ROAD W: 275-7540  
LANSDALE PA 19446

**PUBLIC WORKS:**  
**ROADMASTER**

CHUCK SARDO H: 631-1334  
117 BRANT ROAD H: 630-9115  
NORRISTOWN PA 19403

**ROAD CREW:**

PERRY SCHULTZ 222-9012  
P.O. BOX 101  
WORCESTER PA 19490

PETER PRACZEK 539-6532  
2969 ARTMAR ROAD  
NORRISTOWN PA 19403

EVERETT KRIEBEL 584-6326  
2733 SKIPPACK PIKE  
LANSDALE PA 19446

GORDON MCGOWAN 279-9745  
3216 DEKALB PIKE  
NORRISTOWN PA 19403

**OFFICE:**

EUNICE KRIEBEL (215) 362-8662  
106 HICKORY COURT  
LANSDALE PA 19446

PAT GRAMM 489-9499  
1432 GRANGE AVENUE  
COLLEGEVILLE PA 19426

BARBARA CALLOZZO 666-0199  
12 MARY BELL ROAD  
AUDUBON PA 19403

WORCESTER TOWNSHIP MAINTENANCE GARAGE 584-8909  
WORCESTER TOWNSHIP FAX NO. (215) 584-8901  
FAIRVIEW VILLAGE ASSEMBLY HALL 630-0896  
ROADMASTER MOBILE PHONE (215) 919-5172

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA  
RESOLUTION NO. 96 - 13

THE AGER TRACT  
GWYNEDD GLEN, INC.

FINAL SUBDIVISION APPROVAL

WHEREAS, GWYNEDD GLEN, INC, ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township known as The Ager Tract (the "Development"), which is more particularly shown on plans prepared by Stout, Tacconelli & Associates, Inc., being plans consisting of twelve (12) sheets dated October 31, 1995, with a last revision date being April 24, 1996, which plans cover a total tract area of approximately 10.65 acres (the "Plans"), setting forth the proposed development of the tract into fourteen (14) residential building lots in accordance with those Plans (a complete schedule of the Subdivision Record Plan 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 Final Approval by reference; and

WHEREAS, Developer has previously obtained and supplied 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 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 Final approval of the Development as shown on the Plans described on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. Although the maintenance of all detention basins and surface storm water drainage easements shall be the responsibility of the lot owner on whose property 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.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow 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.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution dated December 20, 1995, and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.



4. The road for the subdivision, currently designated as Road "A", shall be named, as is customary, by the Board of Supervisors prior to the recording of the plan. Once the name is selected the record plan shall be revised accordingly.

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

6. 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.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement 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 and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow

has not been funded 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 received 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 May 31, 1996.

WORCESTER TOWNSHIP

By: John H. Graham  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: Chase E. Kneeland  
CHASE E. KNEELAND, SECRETARY

EXHIBIT "A"

<u>SHEET NO.</u>	<u>PLAN TITLE</u>	<u>DATE</u>	<u>LAST REVISED</u>
1 OF 13	SUBDIVISION PLAN	OCT 31, 1995	APRIL 24, 1996
2 OF 13	EXISTING FEATURES PLAN	OCT 31, 1995	APRIL 24, 1996
3 OF 13	CONSTRUCTION IMPROVEMENT PLAN	OCT 31, 1995	APRIL 24, 1996
4 OF 13	UTILITIES & SIGNAGE PLAN	OCT 31, 1995	APRIL 24, 1996
5 OF 13	EROSION & SEDIMENTATION PLAN	OCT 31, 1995	APRIL 24, 1996
6 OF 13	LANDSCAPING PLAN	OCT 31, 1995	APRIL 24, 1996
7 OF 13	TREE INVENTORY PLAN	OCT 31, 1995	APRIL 24, 1996
8 OF 13	PLAN & PROFILE ROAD "A"	OCT 31, 1995	APRIL 24, 1996
9 OF 13	PLAN & PROFILE STORM SEWER	OCT 31, 1995	APRIL 24, 1996
10 OF 13	DETAIL SHEET	OCT 31, 1995	APRIL 24, 1996
11 OF 13	DETAIL SHEET	OCT 31, 1995	APRIL 24, 1996
12 OF 13	DETAIL SHEET	OCT 31, 1995	APRIL 24, 1996
13 OF 13	PUMP STATION CONSTRUCTION DETAILS	FEB 19, 1996	APRIL 24, 1996

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 14

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

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

WHEREAS DILSHEIMER COMMUNITIES, INC. has proposed the development of a parcel of land identified as Chadwick Place, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins and sewage pump station.

WHEREAS, WORCESTER TOWNSHIP finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_ (Chase E. Kneeland), Secretary,  
Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 96-14, adopted May 31, 1996.

Municipal Address:

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

(610) 584-1410

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 96-15**

**GREEN HILL COUNTRY CLUB ESTATES**

**MICHAEL MALONE**

**FINAL SUBDIVISION APPROVAL**

WHEREAS, MICHAEL MALONE ("Developer") is the owner and developer of a certain tract of land situate on Green Hill Road and South of Skippack Pike in Worcester Township to be known as the "Green Hill Country Club Estates" (the "Development"), which is more particularly shown on plans prepared by Grande Engineering of Norristown, Pennsylvania, being plans consisting of six (6) sheets dated February 13, 1996, with a last revision date being June 13, 1996, which plans cover a total tract area of approximately 90 acres (the "Plans"), and which Plans propose fifteen (15) new single family dwelling lots and approximately 54 acres which will be used for a country club and golf course and which plans are expressly being incorporated herein by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development (or will do so prior to Township's execution and release of the Plans); and

WHEREAS, the Developer desires to obtain 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 Final approval of the Development as shown on the Plans

described on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. Although the maintenance of all detention basins and 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.

2. The Plans will not be executed and recorded by the Township until the Montgomery County Health Department has finished conducting percolation testing on all of the lots and the Developer obtains the proper planning approvals from the Pennsylvania Department of Environmental Protection as set forth in Montgomery County Health Department's letter of June 3, 1996 attached hereto as Exhibit "A".

3. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow 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.

4. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the

Preliminary Approval Resolution dated May 15, 1996, the terms and conditions of the above-described Subdivision and Escrow Agreement, and the terms and conditions of the Zoning Hearing Board decision granting Developer's request for a special exception/variance. The Zoning Hearing Board's decision is attached hereto as Exhibit "B" and the conditions noted on pages 5-6 are incorporated herein by reference.

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

6. 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.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement 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 and the escrows

fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded 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 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 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 June 19, 1996.

WORCESTER TOWNSHIP

By: *John H. Graham*  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: *Chase E. Kneeland*  
CHASE E. KNEELAND, SECRETARY

MHK:slp/vbw  
061496



**COUNTY OF MONTGOMERY**

**DEPARTMENT OF HEALTH**  
Norristown Community Health Center  
55 East Marshall Street  
Norristown, PA 19401

**DEPARTMENT OF HEALTH**

**COMMISSIONERS**  
MARIO MELE  
RICHARD S. BUCKMAN  
JOSEPH M. HOEFFEL III  
**ACTING DIRECTOR**  
ROBERT GAGE  
TELEPHONE: (610)-278-5145  
FAX: (610)-278-5166  
TDD: (610)-631-1211

June 3, 1996

Charles Sardo, Manager  
Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

Re: Green Hill Country Club Estate Subdivision  
Green Hill Road, Lots 1-16  
Worcester Township, Montgomery County

Dear Mr. Sardo:

The Montgomery County Health Department (MCHD) would like to inform you of the progress being made in regards to site suitability testing at the aforementioned property. Twelve (12) of the sixteen (16) proposed lots have undergone percolation testing, in which a passing percolation rate has been obtained on only four (4) lots. Additional percolation tests are scheduled for June 4, 11, and 19, 1996. MCHD is aware that the consultant is attempting to meet a June 19, 1996 deadline so as to receive township approval.

Please be advised that prior to municipal adoption of the proposal, the appropriate planning modules must be submitted to all required agencies for their review. The Pennsylvania Code, Title 25, Chapter 71.53(d)(2) states that "no plan revision for new land development will be considered complete unless it includes....comments by appropriate official planning agencies of a municipality, including a planning agency with area wide jurisdiction if one exists under the Pennsylvania Municipalities Planning Code (53 P.S. Subsection 10101-11202) and the existing county or joint county department of health." PA Code, Title 25, Chapter 73.53(i) also states "upon adoption of the proposed revision to the official plan, the municipality shall forward the proposed revision to the Department with the information required in Chapter 71.52 and subsection (d) for review. Adoption of the proposed revision to the official plan shall be by resolution of the municipality."

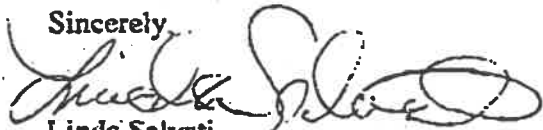
Charles Sardo, Manager

June 3, 1996

Page 2

Please contact me at (610) 278-5145 if you have any questions.

Sincerely,



Linda Salvati

Environmental Health Specialist

Division of Water Quality Management

LS/skp

cc: Department of Environmental Protection

Michael Malone

Hansell Associates

Crystal H. Leister, Field Supervisor

BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP  
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION 96-2 OF : REQUEST FOR A SPECIAL  
MICHAEL J. MALONE : EXCEPTION/VARIANCES

DECISION

A Public Hearing on the above Application having been held on Monday, February 5, 1996 and Monday, February 12, 1996, at 7:30 P.M. at the Fairview Village Assembly Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

FINDINGS OF FACT

1. This is Application 96-2 of Michael J. Malone, 1440 Credley Lane, Colledgeville, Pennsylvania 19426, for a Special Exception pursuant to Article IV, Section 401(d) to permit the property to be used as a country club; a Variance from Article IV, Section 403(d) to permit a reduction in the front and side yard setbacks; a Variance from Article IV, Section 406(b) to allow parking in the front, side and rear yards; a Variance from Article

IV, Section 406(b) to allow parking within twenty feet of any property line; and a Variance from Article XXV, Section 2514, to permit a septic system to be located in the front yards for residential Lot 8 and proposed club house Lot 16.

2. Applicant is the owner of equitable title of the subject premises pursuant to an Agreement of Sale with the record owners.

3. The subject tract consists of approximately 90 plus or minus acres situate at the intersection of Green Hill and Anders Roads with dimensions more accurately depicted on Exhibit A-2.

4. The proposed use consists of 15 residential lots each containing a minimum lot area of 80,000 square feet and a country club with a nine hole golf course, consisting of 60 plus or minus acres.

5. The Applicant, Michael J. Malone, testified as follows:

a. That the proposed country club will consist of a nine hole public golf course and an approximate thirty-three hundred square foot club house;

b. That the proposed use is permitted in the Agricultural District when authorized by a Special Exception by the Zoning Hearing Board;

c. That a Variance from Section 403(d) is necessary in order to permit the club house to be lined up with the houses in the neighborhood;

d. That a Variance from Section 406(b) is necessary to permit parking in the front, side and rear

yards of the club house;

e. That a Variance from Section 406(b) is necessary to allow parking within twenty feet of the property line of the club house;

f. That a Variance from Section 2514 is necessary to allow for a septic system in the front yard on proposed Lot numbers 8 and 16. That the septic system for Lot number 16 will be a commercial sand mound for the club house. That the Applicant has been unable to obtain successful perk tests to permit the location of the septic systems in the backyards.

6. The following Exhibits were admitted into evidence:

T-1: Proof of Publication;

A-1: Application;

A-2: Plan;

A-3: Reduced Plan;

A-4: Rendered Plan

A-5: Agreement of Sale between Executors of the Estate of Ruth Otter and Michael John Malone;

A-6: Agreement of Sale between Michael J. Malone equitable owner and Kevin Frawley;

A-7: Land Concepts Report dated February 12, 1996;

A-8: Article, "What Happens to Pesticides Applied to Golf Courses?"

H-1: Document prepared by Roberta Higgins;

M-1: Letter prepared by Bill Mallon, Jr.;

CONCLUSIONS OF LAW

1. This Board has jurisdiction over the subject matter of the Application.

2. The Applicant is a proper party before the Board.

3. The Applicant has satisfied the criteria set forth in the Pennsylvania Municipalities Planning Code and those standards established in Article XXVII, Section 2703 of the Worcester Township Zoning Ordinance as amended, justifying the granting of the requested relief with respect to the Variances requested, except for the Variance to permit parking in the front yard of the club house.

4. The Applicant has satisfied the criteria set forth in Article IV, Section 401(d) for a Special Exception.

ORDER

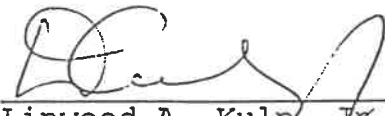
Upon consideration of the foregoing Findings of Fact and Conclusions of Law, a Special Exception pursuant to Article IV, Section 401(d) to permit the property to be used as a country club is GRANTED; a Variance from Article IV, Section 403(d) to permit reduction of the front and side yard setbacks of Lot 16 is GRANTED; a Variance from Article IV, Section 406(d) to allow parking in the side and rear yards of Lot 16 is GRANTED, but the Variance to

permit parking in the front yard is DENIED; a Variance from Article IV, Section 406(b) to allow parking within twenty feet of any property line of Lot 16 is GRANTED; and a Variance from Article XXV, Section 2514 to permit a septic system to be located in the front yards for residential Lots 8 and 16 is GRANTED. The aforesaid relief is subject to the following conditions:

- a. A tree line or landscape buffer acceptable to the Township shall be placed along the southeasterly border of the property;
- b. Any and all food and beverage sales in connection with the country club shall be incidental to the country club use;
- c. All parking shall be screened and/or buffered from the road contingent upon Philadelphia Electric Company (hereinafter "PECO") permitting same on that portion of the property which is subject to their right of way; should PECO not permit same, the screening and/or buffering shall not be required on that portion of the property;
- d. The Applicant shall request a traffic study to address concerns relating to traffic along the roads;

- e. There shall be a twenty foot wide access way to Lot 15 for golf carts and golf use only; such accessway shall not be for any vehicular access.

Worcester Township  
Zoning Hearing Board



Linwood A. Kulp, Jr., Chairman

unavailable for signature  
Frederick A. Bookheimer



Kenneth E. Dyer

Order Entered: February 26, 1996

Circulation Date: MARCH 8, 1996



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 16

RUTH E. MYERS SUBDIVISION

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, RUTH E. MYERS ("Owner/Subdivider") is the owner and subdivider of a certain tract of land situate in Worcester Township on Merrybrook Road as shown on a minor subdivision plan indicating a lot line change (the "Subdivision") prepared by Cowan Associates Inc. of Quakertown, Pennsylvania, being a Plan consisting of one (1) sheet dated September 8, 1995, with a final revision date of May 28, 1996, which Plan covers a total tract area of approximately 10.5052 acres (the "Plan"), setting forth the proposed lot line change between two (2) lots as shown on the Plan; and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Owner/Subdivider shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Subdivision prior to the Plan being recorded; and

WHEREAS, the Subdivider desires to obtain Preliminary/Final Subdivision approval of the Plan 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 Subdivision as shown on the Plan described above, subject, however, to the following conditions:

1. The Subdivision shall be implemented in strict accordance with the content of the Plan, the entire content of which is incorporated herein by reference.

2. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Owner/Subdivider and shall be at no cost to the Township.

3. Prior to the recording of the Plans, Owner/Subdivider shall incorporate the location of the on-lot system location and the associated perc test into the subdivision plan to be recorded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on 6/19, 1996.

WORCESTER TOWNSHIP

By: John H. Graham  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: Chase E. Kneeland  
CHASE E. KNEELAND, SECRETARY

MHK:vbw/slp  
061296

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 17

BETHEL HILL TERRACE SUBDIVISION

WHEREAS, JOSEPH TARANTINO, JR. ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the "Premises") which land has been subdivided into eight (8) residential building lots and related improvements and is more particularly bounded and described on a Final Plan of Subdivision prepared by Kenneth D. Purkey dated January 27, 1982 and revised October 15, 1986, which is recorded in the in the Office of the Recorder of Deeds for Montgomery County, Norristown, Pennsylvania, in Plan Book A-40 at Page 254, last revised December 6, 1988; 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, that portion of their property lying between legal and the ultimate right-of-way line along Oak Terrace; and

WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcel of ground, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, as and for a public road, or highway.

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 a public road and highway, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said road had been opened by a Decree of the 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 17 day of July, 1996, by the Board of Supervisors of  
Worcester Township.

WORCESTER TOWNSHIP

By: *John H. Graham*  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: *Chase E. Kneeland*  
CHASE E. KNEELAND, SECRETARY

**DEED OF DEDICATION**

THIS INDENTURE made this 16 day of JULY A.D., 1996,  
BETWEEN

JOSEPH TARANTINO, JR. (hereinafter called "Grantor") of the  
one part,

AND

THE TOWNSHIP OF WORCESTER, Montgomery County, Pennsylvania  
(hereinafter called "Grantee"), of the other part:

**W I T N E S S E T H:**

THAT the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, unto him, well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has dedicated and by these presents does dedicate for public use and enjoyment as and for a public street, road or highway, together with the sanitary and storm sewer lines constructed thereunder, unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN tract or parcel of ground Situate in Worcester Township, Montgomery County, Pennsylvania, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, and which is part of Tax Parcel No. 67-00-00381-00-2.

TO HAVE AND TO HOLD the tract or parcel of land above described and hereby dedicated, or mentioned and intended to be, unto the said Grantee, its successors and assigns, forever, as and for a public street, road or highway, together with the sanitary and storm sewer lines constructed thereunder, and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said road 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 of the laws of the Commonwealth of Pennsylvania.


AND the said Grantor, his, heirs and assigns, does by these presents, covenant, promise and agree to and with the said Township of Worcester, its successors and assigns, that neither he, the said Grantor, nor his heirs and assigns, shall or will at any time hereafter ask, demand, recover or receive of or from the said Township of Worcester, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said road or street to grade as now established, and if such grade shall not be established at the date of these presents, that neither he, the said Grantor, nor his heirs and assigns, shall or will at any time thereafter ask, demand, recover or receive any damages by reason of the physical grading of the said road or street to conform with the grades as first thereafter established or confirmed according to law.

AND the said Grantor, for himself, and his, heirs and assigns does covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the said Grantor, has not heretofore done or committed any act, matter, or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

AND the said Grantor, for himself, and his heirs and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the said Grantor shall and will warrant and forever defend the hereinabove described tract or parcel of land, against it, the said Grantee, its successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them.

AND the Grantee, by accepting and recording this Deed, accepts the tract or parcel of ground described herein as and for a public street, road or highway.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed on the day and year first above written.

  
\_\_\_\_\_  
JOSEPH TARANTINO, JR.

MHK:slp  
071596

COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
 COUNTY OF MONTGOMERY :

On this 16 day of JULY, A.D., 1996, before me, the undersigned officer, personally appeared Joseph Tarantino, Jr. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

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

*Mary Pat Gramm*  
 \_\_\_\_\_  
 Notary Public

Notarial Seal  
 Mary Pat Gramm, Notary Public  
 Worcester Twp., Montgomery County  
 My Commission Expires Dec. 23, 1996  
 Member, Pennsylvania Association of Notaries



EXHIBIT "A"

EXHIBIT "A" - LEGAL DESCRIPTION

ALL THAT CERTAIN strip or parcel of land comprising the continuation of the roadbed of Oak Terrace, SITUATE in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Bethel Hill Terrace, prepared by Ken Perky, Professional Engineer, dated January 27, 1982, revised October 15, 1986 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-40 page 254, last revised December 6, 1988, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oak Terrace (50.00 feet wide), a corner of lands now or late of Otto R. Stein and Eleanor W. Stein and Lot No. 1, as shown on said Plan; thence extending from said point of beginning along the Northwesterly, Northerly and Northeasterly sides of Oak Terrace the three following courses and distances: (1) North 46 degrees, 42 minutes, 39 seconds East 20.64 feet to a point of curve, marked by a monument, (2) on the arc of a curve, curving to the right in a Northeastwardly to Southeastwardly direction, having a radius of 175.00 feet, the arc distance of 291.66 feet to a point of tangent, marked by a monument, and (3) South 37 degrees, 48 minutes, 00 seconds East 236.06 feet to a point of curve at the entrance to the cul-de-sac at the terminus of Oak Terrace, marked by a monument; thence extending along the cul-de-sac at the terminus of Oak Terrace the three following courses and distances: (1) on the arc of a curve, curving to the left in a Southeastwardly direction, having a radius of 50.00 feet, the arc distance of 36.14 feet to a point of reverse curve, marked by a monument, (2) on the arc of a curve, curving to the right in a Southeastwardly to Northwestwardly direction, having a radius of 50.00 feet, the arc distance of 241.19 feet to a point of reverse curve, and (3) on the arc of a curve, curving to the left in a Northwestwardly direction, having a radius of 50.00 feet, the arc distance of 36.14 feet to a point of tangent on the Southwesterly side of Oak Terrace, aforesaid; thence extending along the Southwesterly, Southerly and Southeasterly sides of Oak Terrace the three following courses and distances: (1) North 37 degrees, 48 minutes, 00 seconds West 236.06 feet to a point of curve, (2) on the arc of a curve, curving to the left in a Northwestwardly to Southwestwardly direction, having a radius of 125.00 feet, the arc distance of 208.33 feet to a point of tangent, and (3) South 46 degrees, 42 minutes, 39 seconds West along the Southeasterly side of Oak Terrace 37.70 feet to a point a corner of lands now or late of Ida Pam Mazur, as shown on said Plan; thence crossing the bed of and terminus of Oak Terrace as previously dedicated, North 24 degrees, 27 minutes, 02 seconds West 52.83 feet to a point on the Northwesterly side of Oak Terrace, the first mentioned point and place of beginning.

BEING part of the same premises which Anthony Mascaro and Gemma Mascaro, his wife by Deed dated December 21, 1979 as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4487 page 200 &c., granted and conveyed unto Joseph Tarantino, Jr., in fee.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA  
RESOLUTION NO. 96 - 18

BUSTARD SUBDIVISION  
ARTHUR & JOAN BUSTARD

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, ARTHUR & JOAN BUSTARD ("Developer") are the owners and developers of a certain tract of land situate in Worcester Township known as the Bustard Subdivision (the "Development"), which is more particularly shown on plans prepared by Chambers Associates, Inc., being plans consisting of (one) 1 sheet dated March 4, 1996 with a last revision date being May 15, 1996, which plans cover a total tract area of approximately 15.93 combined gross acres (the "Plans") setting forth the proposed development of the tract into four (4) residential building lots in accordance with those Plans; and

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

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development with the excepting of Planning Module approval from the County; 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 described above, subject, however, to the following conditions:

1. Prior to the Township's execution of the Plans, the Developer agrees to obtain Planning Module approval as required by the County.

2. The Development shall be constructed in strict accordance with the content of the Plans, the entire contents of which are incorporated herein by reference.

3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans shall be borne entirely by the Developer and shall be at no cost to the Township.

4. 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.

5. 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 Preliminary/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 July 17, 1996.

WORCESTER TOWNSHIP

By:   
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest:   
CHASE E. KNEELAND, SECRETARY

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 19

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

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

WHEREAS MICHAEL MALONE has proposed the development of a parcel of land identified as Green Hill Country Club Estates, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: individual on-lot systems.

WHEREAS, WORCESTER TOWNSHIP finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I Chase E. Kneeland (Chase E. Kneeland), Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 96-19, adopted August 21, 1996.

Municipal Address:

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

(610) 584-1410

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 20

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

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

WHEREAS ARTHUR AND JOAN BUSTARD have proposed the development of a parcel of land identified as Bustard Subdivision, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: individual on-lot systems.

WHEREAS, WORCESTER TOWNSHIP finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I Chase E. Kneeland (Chase E. Kneeland), Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 96-20, adopted August 21, 1996.

Municipal Address:

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

(610) 584-1410

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 21

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS OF WORCESTER TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the Municipality").

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

WHEREAS RUTH E. MYERS has proposed the subdivision of a parcel of land identified as Ruth Myers Subdivision, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: individual on-lot systems and private water supplies.

WHEREAS, WORCESTER TOWNSHIP finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW THEREFORE, BE IT RESOLVED that the Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Resources for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I Chase E. Kneeland (Chase E. Kneeland), Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution no. 96-21, adopted August 21, 1996.

Municipal Address:

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

(610) 584-1410



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA  
RESOLUTION NO. 96 - 22  
SAMUEL F. CHAMBERS - EAGLE SCOUT


WHEREAS, Samuel F. Chambers, after eight years of dedication and hard work, has attained the rank of EAGLE SCOUT; and

WHEREAS, the Board of Supervisors of Worcester Township desires to recognize the achievement of this distinguished goal by Samuel F. Chambers.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors hereby commends Samuel F. Chambers for becoming an asset to Boy Scout Troop 133, the Township of Worcester and his family.

APPROVED, this 21st day of August, 1996, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

By:   
John H. Graham, Chairman  
Board of Supervisors

Attest:   
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96 - 23

MATTHEW R. HAYES - EAGLE SCOUT

WHEREAS, Matthew R. Hayes, after eight years of dedication and hard work, has attained the rank of EAGLE SCOUT; and

WHEREAS, the Board of Supervisors of Worcester Township desires to recognize the achievement of this distinguished goal by Matthew R. Hayes.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors hereby commends Matthew R. Hayes for becoming an asset to Boy Scout Troop 133, the Township of Worcester and his family.

APPROVED, this 21st day of August, 1996, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

By: John H. Graham  
John H. Graham, Chairman  
Board of Supervisors

Attest: Chase E. Kneeland  
Chase E. Kneeland, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA  
RESOLUTION NO. 96 - 24  
ANDREW M. MILLIGAN - EAGLE SCOUT**

WHEREAS, Andrew M. Milligan, after eight years of dedication and hard work, has attained the rank of EAGLE SCOUT; and

WHEREAS, the Board of Supervisors of Worcester Township desires to recognize the achievement of this distinguished goal by Andrew M. Milligan.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors hereby commends Andrew M. Milligan for becoming an asset to Boy Scout Troop 133, the Township of Worcester and his family.

APPROVED, this 21st day of August, 1996, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

By:   
John H. Graham, Chairman  
Board of Supervisors

Attest:   
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA  
RESOLUTION NO. 96 - 25  
MATTHEW S. RYAN - EAGLE SCOUT

WHEREAS, Matthew S. Ryan, after eight years of dedication and hard work, has attained the rank of EAGLE SCOUT; and

WHEREAS, the Board of Supervisors of Worcester Township desires to recognize the achievement of this distinguished goal by Matthew S. Ryan.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors hereby commends Matthew S. Ryan for becoming an asset to Boy Scout Troop 133, the Township of Worcester and his family.

APPROVED, this 21st day of August, 1996, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

By: *John H. Graham*  
John H. Graham, Chairman  
Board of Supervisors

Attest: *Chase E. Kneeland*  
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-26

CHADWICK PLACE

FINAL SUBDIVISION APPROVAL

WHEREAS, CHADWICK PLACE DEVELOPMENT CORPORATION ("Developer") is the equitable owner and developer of a certain tract of land situate in Worcester Township on the south side of Germantown Pike, east of Smith Road, and adjoining Lower Providence Township (the "Development"), which is more particularly shown on plans prepared by Gilmore & Associates, Inc., being plans dated June 30, 1995, with a last revision date of August 12, 1996, which plans cover a total tract area of approximately 25.61 net acres (the "Plans"), and which plans propose 96 unit townhomes in accordance with those Plans; and

WHEREAS, the Plans described above are being incorporated into this Final Approval by reference; and

WHEREAS, Developer shall obtain and deliver 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 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 Final approval of the Development as shown on the Plans described above subject, however, to the following conditions:

1. An agreement must be reached between the Developer and the Township for the expansion of the Berwick Treatment Plant. This

agreement must be finalized and executed between the Township and the three Developers who will be funding this project. This agreement must define and allocate costs, fees and applicable reimbursements. Developer agrees to do this prior to the Township's execution of the Plans.

2. Prior to the Township's execution of Plans, the Developer agrees to complete the acquisition for all required rights-of way at Kriebel Mill and Germantown Pike and to complete all required improvements to that intersection.

3. Prior to the execution of the Plans, the Developer agrees to complete widening and signalization upgrade on East Mt. Kirk Avenue.

4. Prior to the Township's execution of the Plans, Developer agrees to fulfill the terms and conditions set forth in the Preliminary Approval Resolution dated May 15, 1996.

5. Although the maintenance of all detention basins and 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.

6. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accor-

dance 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.

7. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution dated May 15, 1996, the terms and conditions outlined in the Township Engineer's letter dated August 15, 1996, and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution and Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

9. 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.

10. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement 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 and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded 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.

11. 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 18, 1996.

WORCESTER TOWNSHIP

By: *John H. Graham*  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: *Chase E. Kneeland*  
CHASE E. KNEELAND, SECRETARY

MHK:slp/ew/vbw  
091396

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-27

AMOCO SERVICE STATION

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL

WHEREAS, AMOCO OIL COMPANY ("Developer") is the equitable owner and developer of a certain tract of land situate in Worcester Township owned by William G. Farell which consists of 28,314 square feet (the "Development"), which is more particularly shown on plans prepared by Bohler Engineering, Inc., being plans consisting of seven (7) sheets dated June 12, 1996, with a last revision date being July 17, 1996 (the "Plans"), setting forth the proposed development of the tract with four gas pumps and a canopy, and the renovation of the existing three bay service garage; and

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

WHEREAS, Developer has previously obtained and supplied 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 described above, subject, however, to the following

conditions:

1. Developer has agreed to contribute \$15,000 towards traffic signalization improvements on Germantown Pike and Valley Forge Road with such contribution to be paid to the Township prior to recording of the plans.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow 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.

3. The Development shall be constructed in strict accordance with the content of the Plans, and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

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 Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. 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 so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed.

6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement 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 and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded 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 August 21, 1996.

WORCESTER TOWNSHIP

by: John H. Graham  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: Chase E. Kneeland  
CHASE E. KNEELAND, SECRETARY

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-28

ESTATE OF FINLEY H.M. SHUGARD

FINLEY H.M. SHUGARD SUBDIVISION

FINAL SUBDIVISION APPROVAL

WHEREAS, BARBARA VAN AUDENHOVE, co-executrix for the estate of h. Finley and Margaret S. Shugard ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township (the "Development"), which is more particularly shown on plans prepared by Grande Engineering, being plans dated July 5, 1996, with a last revision date being August 12, 1996, which plans cover a total tract area of approximately 21.77 acres (the "Plans"), setting for the proposed subdivision 3.03 acres, not to be a building lot, from the original parcel and to conveyed to existing lot #5 containing 2.066 acres; creating a larger lot of 5.0969 acres; and

WHEREAS, the Plans described above are being incorporated into this Final Approval by reference; and

WHEREAS, Developer has previously obtained and supplied 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 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 Final approval of the Development as shown on the Plans described above, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plans the entire contents of which are incorporated herein by reference.

2. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the plans and Notes to the Plans, shall be borne entirely by the Developer and shall be at no cost to the Township.

3. 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.

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 August 21, 1996.

WORCESTER TOWNSHIP

By:

  
\_\_\_\_\_  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest:

  
\_\_\_\_\_  
CHASE E. KNEELAND, SECRETARY



**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 96-29**  
**OPEN SPACE ACQUISITION OF HEEBNER PROPERTY**

WHEREAS, the official Open Space Plan of Worcester Township ("Township") specifically identifies a portion of the property known as the Heebner Farm as the Township's top priority for open space acquisition because of that property's proximity to existing Township open space; its topographical suitability for playing fields and other forms of recreation; its central location within the Township; and its proximity to the Township building itself; and

WHEREAS, the Township, in negotiation with the property owners, has reached an Agreement on the purchase price for the proposed open space acquisition of \$953,988; and

WHEREAS, Worcester Township has not yet made any applications for its allocation of grant monies under the Montgomery County Open Space Acquisition Program;

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Worcester Township Board of Supervisors makes application to the Montgomery County Open Space Board for a grant in the amount of \$688,527 to be used (along with \$265,461 of current Township funds) for the acquisition of approximately 45.42 acres of land including a 50 foot right-of-way out to Heebner Road) immediately adjacent to existing Township property on Valley Forge Road and being a portion of Worcester Township Map Block No. 14, Unit 14 as more

described on Exhibit "A" attached hereto.

APPROVED this 21st day of August 1996, by the Worcester  
Township Board of Supervisors.

WORCESTER TOWNSHIP

By:

  
*John H. Graham*  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest:

*Chase E. Kneeland*  
CHASE E. KNEELAND, SECRETARY

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-30

RICCI-LEVY MINOR SUBDIVISION PLAN  
PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, DAVID A. RICCI and KATHLEEN M. RICCI ("Owner/ Developer") are the owners of a certain tract of land situate in Worcester Township known as 2584 Hillcrest Drive (Unit 55 of Hillcrest Meadows) or tax parcel number 67-00-00671-84-6 (the "Ricci Property"); and

WHEREAS, DAVID WELSH AND TERRY W. LEVY are the owners of a certain tract of land situate in Worcester Township known as 2586 Hillcrest Drive (Unit 56 of Hillcrest Meadows) or tax parcel number 67-00-01901-489 (the "Levy Property"); and

WHEREAS, the Ricci Property and Levy Property are more particularly shown on a Minor Subdivision Plan prepared by Joseph Estock, P.E., being a Plan consisting of one sheet dated May 24, 1996 with a last revision date being August 9, 1996, which Plan covers a total tract area of approximately 3.5631 acres (the "Plan"), setting forth the change of the lot line common to the Ricci Property and the Levy Property with the conveyance of land from the Ricci Property to the Levy Property (a total conveyance of 2523 square feet) in accordance with that Plan which is expressly incorporated herein as if set forth here in full; and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Approval by reference; and

**WHEREAS,** Owner/Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development prior to the Plan being recorded; and

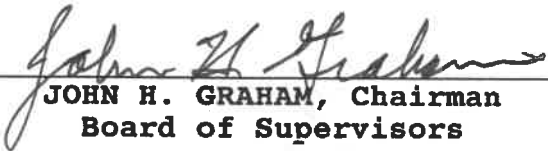
**WHEREAS,** the Developer desires to obtain Preliminary/Final Subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

**NOW, THEREFORE, BE IT RESOLVED,** that Worcester Township hereby grants Preliminary/Final approval of the Development as shown on the Plan described above, subject, however, to the following conditions:

1. Upon preliminary/final approval and prior to the recording of the Plan, new perimeter deeds for both properties (Ricci and Levy) must be prepared to the satisfaction of the Township Engineer and the storm and sanitary sewer easement descriptions to be contained in each property deed must also be revised to reflect the change in the ownership of the easement area. The storm and sanitary sewer easement descriptions must also be prepared to the satisfaction of the Township Engineer. The new perimeter deeds are then to be recorded simultaneously with the subdivision plan.

APPROVED at the public meeting of the Worcester Township  
Board of Supervisors held on October 16, 1996.

WORCESTER TOWNSHIP

By:   
JOHN H. GRAHAM, Chairman  
Board of Supervisors

Attest:   
CHASE E. KNEELAND, Secretary

MHK:vbw/slp/ew  
101696

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 96-31**  
**SMITH TRACT (FAWN CREEK)**

**VESTERRA CORPORATION**  
**REVISED FINAL SUBDIVISION APPROVAL (PHASE I)**

**WHEREAS, VESTERRA CORPORATION ("Developer")** is the developer of a certain tract of land known as the Smith Tract situate in Worcester Township to be developed as a Subdivision called "Fawn Creek" (the "**Development**"), which is more particularly shown on Plans prepared by Robert E. Blue, Consulting Engineer, being Plans consisting of \_\_ sheets dated, for the most part, June 2, 1989, with a last revision date being October 8, 1996, which Plans cover a total tract area of approximately of 109.8 acres (the "**Plans**"), setting forth the proposed development of the tract into forty-four (44) residential building lots and open space proposed to be developed in two phases and in accordance with the Plans;

**WHEREAS,** the Worcester Township Board of Supervisors previously granted (on December 21, 1994) Final Subdivision Approval for the Development consisting then of 42 lots based upon plans bearing a last revision date of November 11, 1994;

**WHEREAS,** Developer has submitted amended final subdivision Plans for Phase I of the Development which increase the number of residential building lots in Phase I from 20 to 22 without changing any road configurations or other designs for public improvements;

**WHEREAS**, Developer has previously obtained and supplied to the Township all applicable permits from all authorities, agencies and municipalities having jurisdiction in any way over the Development;

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

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

1. All of the conditions set forth in the Board's Final Subdivision Approval Resolution of December 21, 1994 are hereby confirmed and ratified except to the extent inconsistent with this Resolution.

2. The Amended Plans for Phase I being approved hereby (providing for two (2) additional residential building lots in Phase I) shall hereafter be the only valid Subdivision Plans for Phase I of the Development and the previous Plans approved by the Board of Supervisors on December 21, 1994 are hereby deemed superseded to the extent inconsistent with the Plans being approved by this Resolution.

3. Although the public improvements provided for in the originally approved Plans are not affected in any way by the Amended Plans for Phase I, an Amended Subdivision and Escrow Agreement shall be prepared and recorded which references the new Plans but which does not otherwise affect the continuing validity and enforceability of the originally recorded Subdivision and Escrow Agreement dated June 10, 1996 and recorded in Deed Book No. 5152 beginning at Page 246.

**APPROVED**, at the Public Meeting of the Worcester Township Board of Supervisors held October 16, 1996.

**WORCESTER TOWNSHIP**

BY: *John H. Graham*  
**JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS**

ATTEST: *Chase E. Kneeland*  
**CHASE E. KNEELAND, SECRETARY**

JJG:slp/lmg/vbw  
101696



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-32

HEEBNER PROPERTY

FINAL SUBDIVISION APPROVAL

WHEREAS, LLOYD A. and FLORENCE R. HEEBNER ("Owner") are the record owners of a certain tract of land situate in Worcester Township known as The Heebner Property (Tax Block Number 14, Unit 18) (the "Tract"), which is more particularly shown on plans prepared by CKS Engineers, Inc., being plans dated September 23, 1996 (the "Plans"). These plans set forth the proposed subdivision of the tract into two (2) lots: lot 2 consisting of approximately 163.7 acres and proposed to remain as the property of the Owner and lot 1 consisting of .5937 acres, consisting of a 50 foot strip of land which runs from the ultimate right-of-way line of Heebner Road to the PECO Energy right-of-way line as shown on the plans. Lot 1 is proposed to be acquired by the Township and become part of and combined with another property of the Owner being acquired by the Township known as Block 14, Unit 14 on the Tax Maps of Worcester Township; and

WHEREAS, the Plans described above are being incorporated into this Final Approval by reference; and

WHEREAS, Owner or Township has previously obtained all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Tract; and

WHEREAS, the Owner desires to obtain Final Subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, WHEREFORE, BE IT RESOLVED, that Worcester Township hereby grants Final approval of the Tract as shown on the Plans described above.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on November 20, 1996.

WORCESTER TOWNSHIP

By: John H. Graham  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest: Chase E. Kneeland  
CHASE E. KNEELAND, SECRETARY

MHK:vbw  
111596

Ref: #7200-98  
July 30, 1996

L E G A L   D E S C R I P T I O N

RIGHT-OF-WAY ACQUISITION

LLOYD A. HEEBNER AND FLORENCE R. HEEBNER

TAX MAP BLOCK NO. 14, UNIT 18

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DESCRIPTION OF ALL THAT CERTAIN strip of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, for a right-of-way acquisition, being bounded and described in accordance with a Plan of Property and Right-of-Way Acquisition of Heebner property, as prepared by CKS Engineers, Inc., Doylestown, Pennsylvania, dated July 1995, last revised July 1996.

BEGINNING AT A POINT, a common corner of Block 14, Unit 18, and Lot 8 of the Shefley Village subdivision, as shown on a Plan of Subdivision made for Shefley Village, prepared by Urwiler & Walter, Inc., dated August 13, 1979, last revised June 4, 1986, said corner being also on the southerly side of a variable width PECO Energy Company right-of-way; thence from said point of BEGINNING, along the common boundary line of said Block 14, Unit 18, and said Lot 8 of the Shefley Village subdivision, S 39° 14' 09" W, 522.30 feet to a point, said point being on the northerly side of Heebner Road (33 feet wide); thence along said northerly side of Heebner Road N 50° 34' 25" W 50.00 feet to a point, thence crossing through lands of Lloyd A. Heebner and Florence R. Heebner, of which this is a part, N 39° 14' 09" E, 512.14 feet to a point, said point being located on the aforementioned southerly right-of-way line of PECO Energy Company; thence along the same S 62° 03' 42" E, 50.99 feet to the first mentioned point and place of BEGINNING.

CONTAINING 25,861 sq. ft. (0.5937 Acres) more or less.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96- 33

AUTHORIZATION OF CONDEMNATION OF THE LANDS  
OF THE ESTATE OF FLORENCE R. HEEBNER

WHEREAS, Worcester Township has determined that it is necessary and desirable to acquire additional lands to be used for open space purposes; and

WHEREAS, the Board of Supervisors of Worcester Township believes that an ideal location for such open space is approximately 46 acres more or less owned by The Estate of Florence R. Heebner at Heebner Road, Worcester Township, Montgomery County, Pennsylvania, and which land is more particularly described in the legal description attached hereto as Exhibit "A"; and

WHEREAS, Worcester Township is authorized by the Second Class Township Code, 53 P.S. §67201, to acquire title to the aforesaid land through eminent domain proceedings.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Board of Supervisors, in accordance with authority conferred by law, 53 P.S. §67201, hereby authorizes the condemnation of the aforesaid land of The Estate of Florence R. Heebner for Township open space purposes and directs the Township Solicitor to prepare a formal Declaration of Taking to accomplish such condemnation.

DULY ADOPTED by the Township Board of Supervisors this 20<sup>th</sup> day of November, A.D. 1996.

Attest:

WORCESTER TOWNSHIP

Chase E. Kneeland  
CHASE E. KNEELAND, Secretary

By: John H. Graham  
JOHN H. GRAHAM, Chairman

Ref: #7200-98

July 30, 1996

## L E G A L   D E S C R I P T I O N

## P R O P E R T Y   A C Q U I S I T I O N

## T A X   M A P   B L O C K   N O .   1 4 ,   U N I T   1 4

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DESCRIPTION OF ALL THAT CERTAIN parcel of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, identified as Tax Map Block No. 14, Unit 14, bounded and described in accordance with a Plan of Property and Right-of-Way Acquisition of Heebner Property, as prepared by CKS Engineers, Inc., Doylestown, Pennsylvania, dated July 1995, last revised July 1996.

BEGINNING AT A POINT, located on the centerline of Valley Forge Road (SR 0363) (33 feet wide, proposed to be widened to 100 feet) being a common corner of Block 14, Unit 14, and Block 14, Unit 31; thence leaving said centerline of Valley Forge Road crossing through the bed and over the westerly side of said Valley Forge Road and along the common line of Block 14, Unit 14, and Block 14, Unit 31, N 63° 58' 30" W, 502.90 feet to a point, a corner; thence along the same S 21° 46' 30" W, 175.00 feet to a point, a corner of this and in the line of Block 14, Unit 19; thence along the common line of Block 14, Unit 14, and Block 14, Unit 19, N 64° 04' 22" W, 884.40 feet to a point, a corner; thence along the same S 33° 15' 37" W, 498.85 feet to a point, a corner of this and in the line of a variable width PECO Energy Company right-of-way; thence along the common line of Block 14, Unit 14, and the said PECO Energy Company right-of-way, N 62° 03' 42" W, 1,085.01 feet to a point, a corner; thence along the common line of Block 14, Unit 14, and Block 14, Unit 35, and Block 14, Unit 17, N 39° 29' 27" E, 252.28 feet to an angle point; thence along the common line of Block 14, Unit 14, and Block 14, Unit 16, N 39° 12' 38" E, 622.23 feet to a point, an angle point; thence along the common line of Block 14, Unit 14, and partially along Block 14, Unit 15, N 39° 14' 02" E, 635.34 feet to a point, a corner; thence along the common line of Block 14, Unit 14, and Block 14, Unit 37, S 38° 21' 45" E, 956.33 feet to an angle point; thence along the common line of Block 14, Unit 14, and Block 14, Unit 26, S 60° 24' 20" E, 459.55 feet to an angle point; thence along the same recrossing the aforementioned westerly side and bed of Valley Forge Road S 63° 40' E, 823.30 feet to a point, a corner of this and in the aforementioned centerline of Valley Forge Road; thence along said centerline of Valley Forge Road S 21° 24' 18" W, 389.84 feet to the first mentioned point and place of BEGINNING.

CONTAINING 45.428 Acres of land more or less.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-34

ACCEPTANCE OF LANDS FROM THE ESTATE OF FLORENCE R. HEEBNER

WHEREAS, the Estate of Florence R. Heebner is the owner of certain lands containing approximately 46 acres more or less situate on Heebner Road, Worcester Township, Montgomery County, Pennsylvania and which land is more particularly described in the legal description attached hereto as Exhibit "A"; and

WHEREAS, by Resolution No. 96-33 the Township Solicitor was authorized to commence condemnation proceedings against said land for Township park, recreation and open space purposes.

WHEREAS, the Township has negotiated an acquisition price for the land, which is acceptable to the Board of Supervisors, in the amount of \$953,988.00; and

WHEREAS, the land shall be conveyed to Worcester Township by deed-in-lieu of condemnation upon payment of the sum of \$953,988.00 to the Estate of Florence R. Heebner; and

WHEREAS, Worcester Township has determined that it is desirable to accept the land at the negotiated price in lieu of proceeding with condemnation.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors hereby authorizes the acceptance of a deed-in-lieu of condemnation to the land from The Estate of Florence R. Heebner for open space and recreational purposes and directs the

Township Solicitor to prepare such documentation as is necessary to accomplish same.

BE IT FURTHER RESOLVED, that the Worcester Township Board of Supervisors, on behalf of all the residents of Worcester Township, shall take title to the land and shall use it for park, recreation and open space purposes.

DULY ADOPTED by the Township Board of Supervisors this 20<sup>th</sup> day of November, , A.D. 1996.

WORCESTER TOWNSHIP

Attest:

Chase E. Kneeland  
CHASE E. KNEELAND, Secretary

By: John H. Graham  
JOHN H. GRAHAM, Chairman

Ref: #7200-98  
July 30, 1996

L E G A L   D E S C R I P T I O N

PROPERTY ACQUISITION

TAX MAP BLOCK NO. 14, UNIT 14

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DESCRIPTION OF ALL THAT CERTAIN parcel of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, identified as Tax Map Block No. 14, Unit 14, bounded and described in accordance with a Plan of Property and Right-of-Way Acquisition of Heebner Property, as prepared by CKS Engineers, Inc., Doylestown, Pennsylvania, dated July 1995, last revised July 1996.

BEGINNING AT A POINT, located on the centerline of Valley Forge Road (SR 0363) (33 feet wide, proposed to be widened to 100 feet) being a common corner of Block 14, Unit 14, and Block 14, Unit 31; thence leaving said centerline of Valley Forge Road crossing through the bed and over the westerly side of said Valley Forge Road and along the common line of Block 14, Unit 14, and Block 14, Unit 31, N 63° 58' 30" W, 502.90 feet to a point, a corner; thence along the same S 21° 46' 30" W, 175.00 feet to a point, a corner of this and in the line of Block 14, Unit 19; thence along the common line of Block 14, Unit 14, and Block 14, Unit 19, N 64° 04' 22" W, 884.40 feet to a point, a corner; thence along the same S 33° 15' 37" W, 498.85 feet to a point, a corner of this and in the line of a variable width PECO Energy Company right-of-way; thence along the common line of Block 14, Unit 14, and the said PECO Energy Company right-of-way, N 62° 03' 42" W, 1,085.01 feet to a point, a corner; thence along the common line of Block 14, Unit 14, and Block 14, Unit 35, and Block 14, Unit 17, N 39° 29' 27" E, 252.28 feet to an angle point; thence along the common line of Block 14, Unit 14, and Block 14, Unit 16, N 39° 12' 38" E, 622.23 feet to a point, an angle point; thence along the common line of Block 14, Unit 14, and partially along Block 14, Unit 15, N 39° 14' 02" E, 635.34 feet to a point, a corner; thence along the common line of Block 14, Unit 14, and Block 14, Unit 37, S 38° 21' 45" E, 956.33 feet to an angle point; thence along the common line of Block 14, Unit 14, and Block 14, Unit 26, S 60° 24' 20" E, 459.55 feet to an angle point; thence along the same recrossing the aforementioned westerly side and bed of Valley Forge Road S 63° 40' E, 823.30 feet to a point, a corner of this and in the aforementioned centerline of Valley Forge Road; thence along said centerline of Valley Forge Road S 21° 24' 18" W, 389.84 feet to the first mentioned point and place of BEGINNING.

CONTAINING 45.428 Acres of land more or less.



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-35

ADOPTING A PROCEDURE BY WHICH TOWNSHIP PERSONAL PROPERTY ITEMS  
VALUED AT LESS THAN ONE THOUSAND DOLLARS MAY BE SOLD

WHEREAS, Section 1504 of the Second Class Code provides that personal property valued in excess of One Thousand Dollars (\$1,000.00) may not be sold except to the highest bidder after advertising for bids or for public auction; and

WHEREAS, the same section also provides that with regard to personal property items of the Township valued at less than One Thousand Dollars (\$1,000.00), the Board of Supervisors shall, by resolution, adopt a procedure by which the property may be sold without further action by the Board of Supervisors; and

WHEREAS, the Worcester Township Board of Supervisors wishes to adopt such a procedure for the sale of personal property items valued at less than One Thousand Dollars (\$1,000.00) so that the Township and the Township Manager may expeditiously dispose of small personal property items when they are no longer needed by the Township;

NOW, THEREFORE, the Worcester Township Board of Supervisors hereby adopts the following procedure by which personal items (either individual items or lots of items) the fair market value of which is estimated to be less than One Thousand Dollars (\$1,000.00) may be sold without further action by the Board of Supervisors:

RESOLVED, in accordance with Section 1504 of the Pennsylvania  
Second Class Township Code, this 20th day of November, 1996.

WORCESTER TOWNSHIP

By: *John H. Graham*  
JOHN H. GRAHAM, CHAIRMAN  
BOARD OF SUPERVISORS

Attest:

*Chase E. Kneeland*  
CHASE E. KNEELAND, SECRETARY

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-36  
TAX LEVY RESOLUTION

A RESOLUTION OF THE TOWNSHIP OF WORCESTER, County of Montgomery, Commonwealth of Pennsylvania, fixing the tax rate for the year 1997.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property within the Township of Worcester subject to taxation for the fiscal year 1997, as follows:

Tax rate for general purposes, the sum of..... 1 mill on each dollar of assessed valuation, or the sum of.. 10 cents on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	Mills on Each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes	1 Mill	10 Cents
<b>TOTAL</b>	<b>1 MILL</b>	<b>10 CENTS</b>

That any resolution, or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

Adopted the 18th day of December, A.D. 1996.

WORCESTER TOWNSHIP

BY: John H. Graham  
John H. Graham, Chairman  
Board of Supervisors

Attest: Chase E. Kneeland  
Chase E. Kneeland, Secretary



APPLICATION FOR PERMIT  
TO INSTALL AND OPERATE  
TRAFFIC SIGNALS

DATE

RESOLUTION 96-37

WHEREAS, the Township of Worcester, Montgomery County  
(CITY, TOWNSHIP, BOROUGH)

desires to erect, operate and maintain traffic signals at the intersection of  
Germantown Pike and Kriebel Mill Road, and

WHEREAS, The Vehicle Code requires the approval of the Secretary of Transportation before any  
traffic signals may be legally erected or reconstructed, and

WHEREAS, the Department of Transportation requires an engineering drawing of this intersection,  
the Township of Worcester will prepare such a drawing in conformance with  
the instructions provided by the Department.

NOW, THEREFORE, BE IT RESOLVED, that traffic signals be erected at the above mentioned  
location, subject to the approval of the Secretary of Transportation, and that his approval is hereby  
requested, and

BE IT FURTHER RESOLVED, that, in the event a traffic signal permit is approved after proper  
investigation by the Secretary of Transportation or his agent, the Township of Worcester  
will be bound by the following provisions:

The installation shall be made in accordance with the requirements of the Vehicle Code  
and the Regulations for Traffic Signs, Signals and Markings of the Department of Transportation,  
and

Should future highway or traffic conditions, or legal requirements, necessitate alterations  
of the construction or operation, or hours of operation, or removal of the traffic signals at the above  
mentioned intersection, they shall be altered or removed when and as directed by the Secretary of  
Transportation.

I, Chase E. Kneeland, Secretary of the Township of Worcester

do certify that the foregoing is a true and correct copy of the resolution legally adopted at the meet-  
ing held, December 18, 1996  
(DATE)

(SEAL)

Signed Chase E. Kneeland  
SECRETARY

**McM** **McMahon Associates, Inc.**  
Transportation Engineers & Planners

**PRINCIPALS:**

Joseph W. McMahon, P.E.  
Rodney P. Plourde, Ph.D., P.E.

**ASSOCIATES:**

Joseph J. DeSantis, P.E.  
John S. DePalma

December 11, 1996

Mr. John H. Graham  
Chairman of Supervisors  
P.O. Box 767  
1721 Valley Forge Road  
Worcester PA, 19390



RE: Chadwick Place development  
Intersection of Germantown Pike and Kriebel Mill Road  
Proposed traffic signal installation  
McM Project No. 894187.1

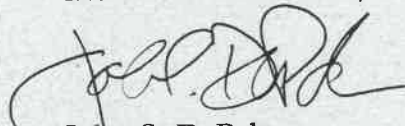
Dear Mr. Graham:

McMahon Associates, Inc. has enclosed with this letter an Application for Permit to Install and Operate Traffic Signals for the above referenced intersection in Worcester Township. The execution of this application/resolution by the Township is required by the Pennsylvania Department of Transportation prior to their approval of a signal permit plan.

Will you please have this item added to the agenda for your next Board of Supervisors meeting scheduled for Wednesday, December 18, 1996? Upon the Board's execution of this form, please return the original to us for submission to PennDOT.

If you have any questions regarding this matter please contact myself or Matt Kozsuch of our office. Thank you.

Very truly yours,  
McMahon Associates, Inc.

  
John S. DePalma  
Associate

JSD/MMK/smz  
Enclosure

cc: Bob Dobslaw, Dilsheimer Communities, Inc.  
Tom Hartman, Montgomery County Engineer  
Jeff Wert, Metz Engineers

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**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 96-38**

**RUSSELL BRYANT JR. SUBDIVISION**

**FINAL SUBDIVISION APPROVAL**

**WHEREAS, RUSSELL BRYANT JR. ("Developer")** is the owner and developer of a certain tract of land situate in Worcester Township known as Russell Bryant Jr. Subdivision (the "**Development**"), which is more particularly shown on plans prepared by Fore Site Land Services, Inc., being plans dated October 11, 1996, with a last revision date being November 19, 1996, which plans cover a total tract area of approximately 55.49 gross acres (the "**Plans**"), setting forth the proposed development of the tract into two (2) residential building lots, lot one consisting of 2 acres and lot two consisting of 53.49 acres, in accordance with those Plans; and

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

**WHEREAS,** Developer will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development prior to the recording of the Plans; and

**WHEREAS,** the Developer desires to obtain 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 Final approval of the Development as shown on the Plans described above, subject, however, to the following conditions:

1. Prior to the recording of the plans, Developer shall get all required Planning Module approval from the Pennsylvania Department of Environmental Protection.

2. 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.

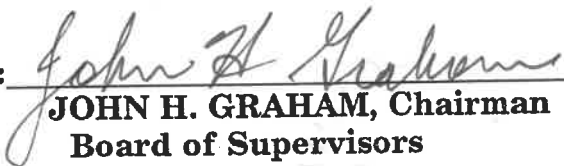
3. At or prior to the time that Lot No. 2 is proposed for any type of land development or re-subdivision, the owner of Lot No. 2 agrees to consider the possible dedication of land to construct a cul-de-sac at the end of Shutt Mill Road and also the possible dedication of an easement for a walking trail through a portion of Lot No. 2.

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 December 18, 1996.

**WORCESTER TOWNSHIP**

By:   
**JOHN H. GRAHAM, Chairman**  
**Board of Supervisors**

Attest:   
**CHASE E. KNEELAND, Secretary**

MHK:vbw/ew  
010697



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 96-39

THE ESTATE OF FLORENCE R. HEEBNER  
AUTHORIZATION FOR DEED OF DEDICATION

WHEREAS, THE ESTATE OF FLORENCE R. HEEBNER (the "Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land has been subdivided into one (1) 0.5937 acre lot proposed to be conveyed to Worcester Township, one (1) 163.7 acre lot to be retained by the Grantor, one (1) 45.428 acre lot, known as Block 14, Unit 14, to be conveyed to Worcester Township by the Grantor, and 0.54 acres between the deed line and the ultimate rights-of-way of Heebner Road and Hollow Road to be dedicated to Worcester Township (all pursuant to a plan of Subdivision prepared for the Township by CKS Engineers, Inc. dated September 23, 1996; 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, that portion of its property lying between the existing title line and the ultimate right-of-way lines along Heebner Road and along Hollow Road (the "road right-of-way"); and

WHEREAS, the Grantee, by accepting and recording a deed for the road right-of-way, accepts the parcel of ground, more particu-


larly described in Exhibit "A" which is attached hereto and made a part hereof, as and for a public road, or highway.

**NOW THEREFORE, BE IT RESOLVED,** that the Worcester Township Board of Supervisors accepts a Deed of Dedication for the described property to have and to hold, forever, as for a public road, or highway, together with the sanitary and storm sewer lines constructed thereunder (if any), and with the same effect as if the said road had been opened by a Decree of the Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

**APPROVED** this 23rd day of December, 1996, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP**

BY:

  
**JOHN H. GRAHAM, Chairman**  
**Board of Supervisors**

Attest:

  
**CHASE E. KNEELAND, Secretary**

CKS Engineers, Inc.

*EXHIBIT "A"*Ref: #7200-98  
December 4, 1996**LEGAL DESCRIPTION****RIGHT-OF-WAY ACQUISITION****FROM LANDS OF****LLOYD A. & FLORENCE R. HEEBNER****TAX MAP BLOCK NO. 14, UNIT 18**

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DESCRIPTION OF ALL THAT CERTAIN 13.5 foot wide strip of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, for right-of-way acquisition by the Township of Worcester, being bounded and described in accordance with a Minor Subdivision Plan of Tax Map Block No. 14, Unit 18, Heebner Property, as prepared by CKS Engineers, Inc., Doylestown, Pennsylvania, dated September 23, 1996.

BEGINNING at a point on the northeasterly legal right-of-way line of Heebner Road (33 feet wide), said BEGINNING point being located in the southeasterly line of lands of now or late Lloyd A. & Florence R. Heebner (Tax Map Block No. 14, Unit 18) being also the northwesterly line of Lot 8 of the Shefley Village Subdivision; thence from said point of BEGINNING along said northeasterly legal right-of-way line of Heebner Road N 50° 34' 25" W to the point of intersection of said northeasterly legal right-of-way line of Heebner Road and the southeasterly legal right-of-way line of Hollow Road (33 feet wide); thence along said southeasterly legal right-of-way line of Hollow Road in a northeasterly direction to a point in the northeasterly line of the aforesaid lands of Heebner being also on the southwesterly side of a certain 300 foot wide PECO Energy Company right-of-way; thence along said northeasterly line of Heebner and PECO right-of-way line S 62° 03' 42" E, 13.5 feet more or less to a point; thence through the aforesaid lands of Heebner, of which this is a part, the following two (2) courses and distances, to wit: (1) along the southeasterly ultimate right-of-way line of Hollow Road, said line being 30 feet from the centerline thereof and 13.5 feet from the aforesaid southeasterly legal right-of-way line thereof, in a southwesterly direction to the point of intersection of said southeasterly ultimate right-of-way line of Hollow Road and the northeasterly ultimate right-of-way line of Heebner Road, said northeasterly ultimate right-of-way line of Heebner Road being 30 feet from the centerline thereof and 13.5 feet from the aforesaid legal right-of-way line thereof; thence (2) along said northeasterly ultimate right-of-way line of Heebner Road S 50° 34' 25" E to a point in the aforesaid southeasterly line of Heebner and northwesterly line of Lot 8 of the Shefley Village Subdivision; thence along said line of Heebner and Lot 8 S 39° 14' 09" W, 13.5 feet more or less to the first mentioned point and place of BEGINNING.

CONTAINING 0.54 acres more or less.

BEING a 13.5 foot wide strip of land along the northeasterly and southeasterly sides of Heebner Road and Hollow Road, respectively, for ultimate right-of-way acquisition.