

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

**RESOLUTION NO. 99-01**

**AUTHORIZATION FOR APPROVING FIRE COMPANY ACTIVITIES**

**WHEREAS**, the Worcester Township Volunteer Fire Company has been granted permission on February 17, 1999, to engage in the following ancillary activities

1. Parades (including the annual Santa Claus community visit)
2. Picnics
3. Bar-B-Ques, and in particular:

Worcester Volunteer Fire Department Ladies Sale, May 8, 1999; Farmers Union Horse Company Parade, June 5, 1999; Lutheran Church of the Trinity Bazaar, August 18-21, 1999; Worcester Volunteer Fire Department Bar-B-Que, August 28, 1999; Ladies Aid of the Schwenkfelder Church at the Variety Club Camp, September 18, 1999; Fire Prevention at Merry Mead, October 2, 1999; Worcester Volunteer Fire Department Ladies Craft Show, November 20, 1999; Wentz Church Bazaar, December 4, 1999.

**WHEREAS**, the Board of Supervisors of Worcester Township recognizes the importance of these ancillary activities, authorization is also granted for the Fire Company and Fire Police to assist other County Fire Departments and other community organizations in any traffic and crowd control needed at emergencies and civic activities. Special authorization for crowd control upon verbal approval of at least one Supervisor can be granted upon request by a Township business or resident as deemed necessary for emergency or safety situations. When doing any of the

aforementioned duties, they shall be considered to have been done at the specific request of the Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED**, that the Worcester Township Board of Supervisors approves and authorizes the Fire Company to participate in the above activities in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Workers' Compensation Act; and further

Under no circumstances will the Fire Company be permitted to participate in any ancillary activities where the members of the Fire Company are serving, selling or distributing alcoholic beverages; and further

In accordance with this authorization the Fire Company may only participate in the above-approved ancillary activities through December 31, 1999 after which time the Worcester Township Board of Supervisors will review the ancillary activities.

**APPROVED**, this 17th day of February, 1999, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

BY: Frank L. Davey  
**FRANK L. DAVEY, CHAIRMAN**

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

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99-02**

**GEORGE CAMPISI SUBDIVISION**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS, GEORGE CAMPISI ("Developer")** is the owner and developer of a certain tract of land situate on Bustard Road in Worcester Township consisting of approximately 4.088 acres ("**the Property**"), which is more particularly shown on Plans prepared by Grande Engineering of Norristown consisting of one sheet dated September 23, 1997 and last revised November 9, 1998 (**the "Plan"**), setting forth the proposed development of the Property into two residential lots (Lot No. 1 containing an existing dwelling and Lot No. 2 being a new building lot); and

**WHEREAS,** the Plan is being incorporated into this Preliminary/Final Approval resolution 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 Subdivision as shown on the Plan 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 Plan, 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 Plan, 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 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.

3. The Development shall be constructed in strict accordance with the content of the Plan, the terms and conditions of the above-described Subdivision and Escrow Agreement, the terms and conditions of this approval resolution. The entire contents of all three documents are hereby incorporated herein by reference.

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

5. Developer shall 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 Subdivision.

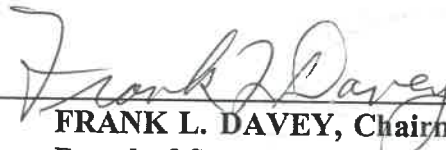
6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension 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.

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

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on February 17, 1999.

**WORCESTER TOWNSHIP**

By:   
**FRANK L. DAVEY, Chairman**  
**Board of Supervisors**

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

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99-03**

**"MEITNER SUBDIVISION"  
VICTORY BUILDERS, LLP**

**PRELIMINARY SUBDIVISION APPROVAL**

**WHEREAS**, Victory Builders, LLP ("Developer") is the owner and developer of a certain tract of land consisting of 15.03 acres located on Potshop Road at Berks Road in Worcester Township ("Township") which is proposed to be developed into a residential community known as the Meitner Subdivision ("Development"), which is more particularly shown on Plans prepared by Chambers Associates, Inc. consisting of 8 sheets bearing a Plan origination date of August 12, 1998, and a last revision date of January 2~~2~~<sup>7</sup>, 1999 (the "Plans"), which Plans depict the development of the Property into a residential community of five (5) single-family detached lots with a new road and utilities; and

**WHEREAS**, Developer desires to obtain Preliminary Subdivision Approval from Worcester Township (the "Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

**NOW THEREFORE, BE IT RESOLVED**, that the Township hereby grants Preliminary Approval of the Development as shown on the Plans, subject, however, to the following conditions:

1. Developer shall obtain and deliver to Township (prior to Final Approval) all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Protection, the Army Corps of Engineers, the

Montgomery County Soil Conservation Service and any other agency or body having jurisdiction over this Development.

2. At or before the Final Subdivision Approval, Developer shall provide Township with detailed metes-and-bounds descriptions of applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide 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 with such utilities. All such easements shall be in recordable form and shall, in fact, be recorded no later than the date on which the Final Subdivision Plat is recorded.

3. Prior to Final Subdivision Approval, Developer shall execute a Subdivision and Escrow Agreement with the 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. Although the maintenance of all detention basins and surface storm water drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior to final subdivision approval, reserve easements in favor of the Township (on an easement form to be provided by the Township Solicitor) 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 those property owners are not fulfilled after reasonable notice from the Township to do so.



5. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

- a. Section 130-18B requiring installation of sidewalks;
- b. Section 130-18A(1)(a) requiring installation of concrete curbing;
- c. Section 130-16C(1)(a)[6][A] pertaining to road widening of Potshop Road;
- d. Section 130-33C(1) pertaining to illustration of existing features within 400 feet of this site;
- e. Section 130-26B(2)(c) pertaining to the location of on-lot disposal system in the front yard of Lot 5.

6. In consideration of the Township's waiver of normal public improvement requirements as set forth in Paragraph 5 above, a note shall be added to the final plans (prior to recording) which shall prohibit the re-subdivision of any of the 5 lots shown on the Plans.

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

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held  
February 17, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, Chairman**  
**Board of Supervisors**

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

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99-04**

**THE HERTZOG TRACT**

**SUNNY BROOK ESTATES, LLC**

**FINAL SUBDIVISION APPROVAL**

**WHEREAS, SUNNY BROOK ESTATES, LLC (Limited Liability Corporation)** ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township known as The Hertzog Tract (the "**Development**"), which is more particularly shown on plans prepared by Robert E. Blue, Consulting Engineers, P.C., being plans consisting of twenty-two (22) sheets dated January 27, 1998, with a last revision date being February 9, 1999, which plans cover a total tract area of approximately 40.94 acres (the "**Plans**"), setting forth the proposed development of the tract into twenty-one (21) residential building lots (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 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. 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 98-12 dated May 20, 1998, 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, 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. Prior to recording, the final, Record Plans shall be amended to reflect the following information:

a. A walking/jogging/bicycle path within a 15 foot wide easement (dedicated to the Township) shall be constructed from Deep Meadow Lane through the detention basin/open space parcel which is located to the rear of Lots 19 and 20. Such walking path and walking path easement shall extend from Deep Meadow Lane to the point at which the rear corners of Lots 30 and 31 of the Sunny Brook Estates development intersect with the rear property line of the detention basin/open space parcel of this development. Construction specifications for the path or trail shall be satisfactory to the Township Engineer.

b. The two deed restricted open space parcels adjacent to Deep Meadow Lane and Bethel Road containing 8.895 acres (net) and 2.15 acres shall be reconfigured as separate lots and dedicated to Worcester Township for permanent open space purposes.

c. The two deed restricted open space parcels in front of (2.0 acres) and to the rear of (1.1 acres) Lot 21 shall be reconfigured as separate lots and conveyed to a homeowner's association which shall preserve both parcels as permanent open space.

d. The open space parcel which contains the stormwater detention basin for this development shall also be reconfigured as a separate lot which shall be conveyed to a homeowner's association for maintenance and protection subject, however, to the trail easement described in subparagraph a. above.

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 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.

9. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan (3 paper and 2 lines) to the Township in sufficient time that such Plan may be recorded at

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

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on February 17, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, Chairman**  
**Board of Supervisors**

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

**EXHIBIT "A"**

<b><u>SHEET NO.</u></b>	<b><u>PLAN TITLE</u></b>	<b><u>DATE</u></b>	<b><u>LAST REVISED</u></b>
1-22	Hertzog Tract	January 27, 1998	



EXHIBIT "A"

<u>SHEET NO.</u>	<u>PLAN TITLE</u>	<u>DATE</u>	<u>LAST REVISED</u>
1 OF 31	FINAL RECORD PLAN	1-27-98	2-9-99
2 OF 31	FINAL RECORD PLAN	1-27-98	2-9-99
3 OF 31	FINAL RECORD PLAN	1-27-98	2-9-99
4 OF 31	EXISTING FEATURES PLAN	1-27-98	2-9-99
5 OF 31	EXISTING FEATURES PLAN	1-27-98	2-9-99
6 OF 31	GRADING AND UTILITIES PLAN	1-27-98	2-9-99
7 OF 31	GRADING AND UTILITIES PLAN	1-27-98	2-9-99
8 OF 31	EROSION AND SEDIMENTATION CONTROL PLAN	1-27-98	2-9-99
9 OF 31	EROSION AND SEDIMENTATION CONTROL PLAN	1-27-98	2-9-99
10 OF 31	LANDSCAPE PLAN	1-27-98	2-9-99
11 OF 31	LANDSCAPE PLAN	1-27-98	2-9-99
12 OF 31	PROFILE SHEET	2-18-94	2-9-99
13 OF 31	PROFILE SHEET	2-18-94	2-9-99
14 OF 31	PROFILE SHEET	2-18-94	2-9-99
15 OF 31	PROFILE SHEET	2-18-94	2-9-99
16 OF 31	PROFILE SHEET	2-18-94	2-9-99
17 OF 31	PROFILE SHEET	2-18-94	2-9-99
18 OF 31	PLAN AND PROFILE OF BETHEL ROAD	8-21-97	2-9-99
19 OF 31	PENNDOT PLAN VIEW OF BETHEL ROAD	4-20-98	2-9-99
20 OF 31	PENNDOT PLAN VIEW OF BETHEL ROAD	4-20-98	2-9-99
21 OF 31	PLAN AND PROFILE OF BETHEL ROAD	8-21-97	2-9-99
22 OF 31	PENNDOT PLAN VIEW OF BETHEL ROAD	4-20-98	2-9-99
23 OF 31	PENNDOT PLAN VIEW OF BETHEL ROAD	4-20-98	2-9-99
24 OF 31	PLAN AND PROFILE OF BETHEL ROAD	8-21-97	2-9-99
25 OF 31	PENNDOT PLAN VIEW OF BETHEL ROAD	4-20-98	2-9-99
26 OF 31	PENNDOT PLAN VIEW OF BETHEL ROAD	4-20-98	2-9-99
27 OF 31	DETAIL SHEET	1-27-98	2-9-99
28 OF 31	DETAIL SHEET	1-27-98	2-9-99
29 OF 31	DETAIL SHEET	1-27-98	2-9-99
30 OF 31	DETAIL SHEET	12-30-98	2-9-99
31 OF 31	DETAIL SHEET	12-30-98	2-9-99

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99-05**

**FAIRVIEW VILLAGE CHURCH OF THE NAZARENE**

**PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, FAIRVIEW VILLAGE CHURCH OF THE NAZARENE ("Developer")** is the owner and developer of a certain tract of land situate in Worcester Township (Tax Parcel Nos. 67-00-01585-00-4 and 67-00-01585-10-4) on Germantown Pike in Fairview Village (the "**Development**"), which is more particularly shown on plans prepared by Carroll Engineering Corporation, Consulting Engineers, being plans consisting of seven (7) sheets dated December 21, 1998, with a last revision date being February <sup>9</sup>/<sub>2</sub>, 1999, which plans cover a total tract area of approximately 19.2741 acres (the "**Plans**"), setting forth the proposed development of the tract for of a proposed addition to the existing church, additional parking facilities, grading and landscaping in accordance with those Plans (a complete schedule of the Land Development 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 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 Final Land Development 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. Prior to the Township's execution of the Plans, Developer agrees to execute a Land Development 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 Special Exception and Zoning Variance granted by the Worcester Township Zoning Hearing Board on October 12, 1998 and the terms and conditions of the above-described Land Development 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 the Land Development 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 (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.

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 Land Development 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. The Plans shall not be recorded, nor shall any site work commence, until the approval of the Montgomery County Soil Conservation Service has been delivered to the Township.

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

9. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan (3 paper and 2 linens) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on February 17, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, Chairman**  
**Board of Supervisors**

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

**EXHIBIT "A"**

<b><u>SHEET NO.</u></b>	<b><u>PLAN TITLE</u></b>	<b><u>DATE</u></b>	<b><u>LAST REVISED</u></b>
1	Site construction Plan	12/21/98	2/9/99
2	Existing Features Plan	12/21/98	2/9/99
3	Grading Utility & Storm-water Management Plan	12/21/98	2/9/99
4	Erosion and Sedimentation Control Plan	12/21/98	2/9/99
5	Landscape Plan	12/21/98	2/9/99
6	Storm Profiles	12/21/98	2/9/99
7	Detail Sheet	12/21/98	2/9/99

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 99-06**

WHEREAS, from time to time increasing Township costs and expenses require the adjustment of Township fees; and

WHEREAS, increased costs now require the adjustment of Township fees in the area of the Township Engineer Consulting Fees;

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

APPROVED this 17th day of February, 1999, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, CHAIRMAN**  
**Board of Supervisors**

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

**EXHIBIT "A"**



WORCESTER TOWNSHIP  
FEE SCHEDULE  
02/17/99

Building Permits:

Base Fee	\$ 25.00
Living Space	+ .15 / S.F.
Garage, basement, other non-living	+ .10 / S.F.
Accessory storage bldg.	+ .05 / S.F.
Tennis court	+ .05 / S.F.
Swimming pool/ other recreational facil.	+ .50 / S.F.
Commercial, industrial, other non-residential	+ .50 / S.F.

Demolition \$ 300.00

Driveway Permit (Township roads) \$ 40.00

Use & Occupancy Permits

Residential	New	\$ 100.00
	Resale	\$ 75.00
Commercial	New	\$ 250.00
	Resale	\$ 250.00

Accessory Structure 25.00

Sign Permits (Valid 3 years)

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

Solicitation Permit (Valid 30 days)  
Per Person Soliciting \$ 25.00

Yard Sale Permit (one per year)  
Refundable deposit \$ 5.00  
\$ 50.00

Zoning Hearing Board Applications

Variances:

Residential	\$ 500.00	Application
Postponement/Continuance	250.00	
Commercial	\$1,200.00	Application
Postponement/Continuance	\$ 600.00	
Industrial	\$1,200.00	Application
Postponement/Continuance	\$ 600.00	

Apartment	\$1,200.00	Application
Postponement/Continuance	\$ 600.00	
Challenge	\$2,500.00	
Subdivision - Residential		
1-3 Lots	\$ 500.00	Application +
Cash Escrow	\$1,000.00	
4-20 Lots	\$ 500.00	Application +
Cash Escrow	\$ 300.00	Per Unit +
	\$2,500.00	
21-50 Lots	\$ 500.00	Application +
Cash Escrow	\$ 300.00	Per Unit +
	\$5,000.00	
Over 50 Lots	\$ 500.00	Application +
Cash Escrow	\$ 300.00	Per Unit +
	\$10,000.00	
Land Development Residential/Commercial	\$ 500.00	Application +
Cash Escrow	\$5,000.00	
Escrow Release(s)	10% of Total Amount up to maximum of \$100. per request	
Conditional Use -	\$1,000.00	Application +
Cash Escrow	\$1,000.00	
Sewer Rental - quarterly	\$ 78.75	
Sewer Certification	\$ 10.00	
Tax Certification	\$ 15.00	
False Alarms		
Burgular: Nonregistry	\$ 50.00	
First & second	No Fine	
Third	\$ 50.00	
Fourth & over	\$ 100.00	each
Fire: Nonregistry	\$ 50.00	
First & second	No Fine	
Third	\$ 100.00	
Fourth	\$ 200.00	
Fifth & over	\$ 300.00	each

Building Use: \$ 25.00  
 Fairview Village per deim  
 Assembly Hall Rental

Road Occupancy In accordance with fees set forth by the Dept.  
 of Transportation, Title 67, Chapter 459, for  
 Occupancy of Highways by Utilities.  
 Restoration charges.

Application Fee: \$ 50.00  
 Supplement Fee: \$ 10.00  
 Emergency Permit Fee: \$ 5.00

Inspection Fees - Surface Openings of each 100'  
 Opening in Pavement \$ 40.00  
 Opening in Shoulder \$ 20.00  
 Opening outside pavement \$ 10.00  
 & shoulder

Inspection Fees - Surface Openings < 36 S.F.  
 Opening in Pavement \$ 30.00  
 Opening in Shoulder \$ 15.00  
 Opening outside pavement \$ 10.00  
 & shoulder

Inspection Fees - Above-ground Facilities (Poles, guys or  
 anchors)  
 Up to 10 (each) \$ 20.00  
 Additional \$ 2.00

CONSULTANTS' FEES

Township Solicitor \$ 110.00/hour  
 125.00/hour-litigation

Township Engineer \$ 80.00/hour  
 Assistant Engineer \$ 70.00/hour  
 Design Engineer \$ 61.00/hour  
 Bldg. Inspector/Tech. \$ 53.00/hour  
 Draftsman \$ 45.00/hour  
 Admin. Assistant \$ 27.00/hour  
 Survey 3-Man Crew \$ 850.00/day  
 Survey 2-Man Crew \$ 750.00/day  
 Auto Charge \$ per IRS  
 Out-of-Pocket Expense Away  
 From Office \$ At Cost  
 Postage, Reproduction, Toll  
 Telephone Charges \$ At Cost

Approved 10/15/97; Resolution No. 97-31  
 Approved 04/15/98; Resolution No. 98-09

(revised 02/17/99)

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99- 07**

**METHACTON MEADOWS/TRACT**

**SADDLEBROOK ESTATES LOT LINE CHANGES**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS, SADDLEBROOK ESTATES, INC., MARK A. WEBER, JR. and LINDA A. WEBER, h/w, and GEORGE MYERS and PHILENA MYERS, h/w ("Developers")** are the owners of 3 contiguous parcels of land situate in Worcester Township on Hedwig Road and propose a minor subdivision plan in the nature of a change of various lot lines (the "**Development**"), which is more particularly shown on a plan prepared by Irick & Earhart, Inc. consisting of one (1) sheet dated October 26, 1998, with a last revision date being February 1, 1999, which plan covers a combined lot area of approximately 267,235 square feet (the "**Plan**"), setting forth the proposed lot line changes in accordance with such Plan (a complete description of the Subdivision Record Plan is attached hereto as Exhibit "A" and expressly made a part hereof); and

**WHEREAS,** the Plan described in Exhibit "A" attached hereto is being incorporated into this Final Approval by reference; and

**WHEREAS,** Developers have 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 Developers desire 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 on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of any Notes thereon, 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 Developers and shall be at no cost to the Township.

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

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.

5. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developers to deliver fully and properly executed record Plans (3 paper and 2 linens) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on March 17, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, 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	Saddlebrook Estates Lot Line Changes	10/26/98	2/1/99

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**ADDITIONAL LANDS ADDED TO  
AGRICULTURAL SECURITY AREA**

**RESOLUTION NO. 99-08** \_\_\_\_\_

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

**WHEREAS**, the Board of Supervisors of Worcester Township has received an application from Robert and Rose Fagan ("Applicants") to include their land, consisting of 28.9 acres in Worcester Township in the Agricultural Security Area; and

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

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

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

**WHEREAS**, the Applicants contend and represent that their proposal for their land to be included in the Agricultural Security Area is deemed adopted without modification by Worcester Township pursuant to Section 908(a) of the Act.



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

1. Applicant's property, as described in the deed attached hereto as Exhibit "A" shall hereafter be included in the Worcester Township Agricultural Security Area without modification.

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

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

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on March 17, 1999.

**WORCESTER TOWNSHIP**

BY: Frank L. Davey  
**FRANK L. DAVEY, Chairman**  
**Board of Supervisors**

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

**ACKNOWLEDGMENT**

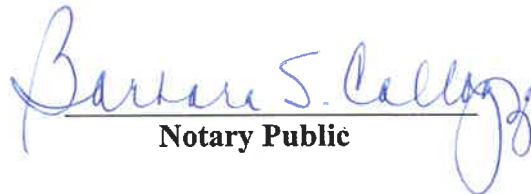
**COMMONWEALTH OF PENNSYLVANIA** :

: **SS**

**COUNTY OF MONTGOMERY** :

On this , the 18th day of March, 1999, before the undersigned officer, personally appeared **Frank L. Davey** and **Chase E. Kneeland** known to me to be the **Chairman** and **Secretary** of the **Board of Supervisors of Worcester Township**, whose names are subscribed to the within instrument and acknowledged that they executed the same on behalf of Worcester Township for the purposes therein contained.

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

  
**Notary Public**

Notarial Seal  
Barbara S. Calozzo, Notary Public  
Worcester Twp., Montgomery County  
My Commission Expires Oct 99

**EXHIBIT "A"**

99-8

000767

No. 330 - Fee Simple Deed - Typewriter  
The & Lukens Co., Philadelphia

# This Indenture

Made the 16<sup>th</sup>

day of JANUARY in the year of our Lord one thousand nine

hundred and EIGHTY **Between** GEORGE LAUMAN and

HAZEL LAUMAN, his wife, Norristown, Pa.,

1/17/80	5868	31	
1/17/80	5868	1	8.50
1/17/80	5868	1	.50
1/17/80	5868	1	1.50
		767	
			10.50

(hereinafter called the Grantors), of the one part, and

ROBERT L. FAGAN and ROSE FAGAN, his wife, Wyncote, Pa., as tenants

by the entireties

(hereinafter called the Grantees), of the other part;

**Witnesseth,** That the said Grantors for and in consideration of the sum of

~~\_\_\_\_\_~~ lawful money of the United States of America, unto them well and truly paid by the said Grantees at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their Heirs and Assigns, as tenants by the entireties.

ALL THAT CERTAIN message or tenement and tract or piece of land, situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner in the middle of a public road leading to the Germantown and Perkiomen Turnpike Road; thence by land of Isaac Beyer, North forty-three degrees West thirteen perches to a stake a corner; thence by the same North thirty-four and three-quarters degrees West fifty-one perches to a stake set for a corner of Kate Kriebel's land; thence along the same North forty-five and one-half degrees West forty-eight and four-tenths perches to a stake set for a corner at the side of a private road and a corner of other land of said John Blattner; thence along said John Blattner's land North seventy-seven and three-quarters degrees East fifty-eight and fifty-two hundredths perches to an ash tree, a corner of Wm. Turner's land; thence by the same North seventy degrees East fourteen and two-tenths perches to a stake set for a corner; thence by the same and land of Reuben Sheffy, South seventeen degrees East eighty-two and eighty-seven hundredths perches to a stone set for a corner in the middle of the aforesaid public road; thence along the middle of said road and by land late of Aaron Ambler, and Harry Beideman, South forty-four and three-quarters degrees West thirty-three perches to the place of beginning.

CONTAINING twenty-eight acres and one hundred and forty square perches of land more or less.

ALSO the right and privilege to keep open a certain ditch to lead the water from a rivulet on land conveyed by John Blattner unto Benjamin Beyer by deed dated September 9th, 1848, wherein it is more fully set forth.

BEING the same premises which Annic H. Blattner, widow of George C. Blattner, by Indenture bearing date the 3rd day of January A.D. 1944, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pa., in Deed Book 1563 page 270 &c., granted and conveyed unto George Lauman and Hazel Lauman, his wife, in fee.

UNDER AND SUBJECT to building restrictions and agreements of record.

BEING PARCEL NO. 67-00-04099-00-1. REGISTERED 1/17/80 GMS

JAN 11 1980

**Together** with all and singular — buildings, ————— improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lot or piece of ground above described ————— together ————— hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs ————— and Assigns, to and for the only proper use and behoof of the said Grantee, their Heirs ————— and Assigns forever, as tenants by the entireties.

DEPARTMENT OF REVENUE  
 REALTY TRANSFER TAX  
 JAN 1 1900  
 835.00  
 RECEIVED

REALTY TRANS. TAX PAID  
 STAMP  
 LOG  
 PER R.P.

DEPARTMENT OF REVENUE  
 REALTY TRANSFER TAX  
 JAN 1 1900  
 835.00  
 RECEIVED

**And** the said Grantors, for themselves, their

Heirs, Executors, and Administrators DO by these presents covenant, grant and agree, to and with the said Grantee, their Heirs ————— and Assigns, that they the said Grantors, their

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs ————— and Assigns, against them ————— the said Grantors, their

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her ————— or any of them, Shall and Will by these presents WARRANT and forever DEFEND.

**In Witness Whereof** the said parties of the first part to these presents do hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered }  
 IN THE PRESENCE OF US:

*George Lauman*  
 GEORGE LAUMAN (SEAL)  
*Hazel Lauman*  
 HAZEL LAUMAN (SEAL)  
 (SEAL)


RECEIVED on the day of the date of the above Indenture of the above-named Grantee

WITNESS AT SIGNING:  
STATE OF PENNSYLVANIA: }  
  SS  
COUNTY OF MONTGOMERY :

ON THE 16<sup>th</sup> day of JANUARY Anno Domini 1980, before me, the  
subscriber, a notary public in and for the Commonwealth of Pennsylvania  
personally appeared the above-named George Lauman and Hazel Lauman, his wife,

and in due form of law acknowledged the above  
Indenture to be \_\_\_\_\_ their \_\_\_\_\_ act and deed, and desired the same might be  
recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.

  
Notary Public  
Stephen J. Shaw II  
My Commission Expires  
March 6, 1982

The residence of the within-named Grantee is 808 East Glenside Avenue, Wyncote, PA 19095  
On behalf of said Grantee.

LUCKAS & ASSOCIATES  
115 WEST GERMAN TOWN PIKE  
NORRISTOWN, PA. 19401  
1-877-9-1392-11

**Red**

GEORGE LAUMAN and  
HAZEL LAUMAN, his wife

to

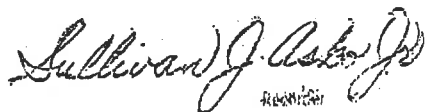
ROBERT J. FAGAN and  
ROSE L. FAGAN, his wife

Premises: 1607 Whitehall  
Road, Norristown, Pa.

No. 390  
Yoo & Lukens Co.  
Philadelphia

P 52392  
COOPER & GREENLEAF  
333 North Broad Street  
Lansdale, Pa. 19446

Recorded in the Office for Recording of Deeds, in and for Montgomery Co.  
in Deed Book No. 4492 page 313 &c.  
Witness my hand and seal of Office this 17<sup>th</sup>  
day of Jan. Anno Domini 1980.

  
Recorder

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99- 09**

**HALL MINOR SUBDIVISION**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS, Gerald W. and Phyllis M. Hall, husband and wife ("Developer")** are the owners of two contiguous parcels of land situate in Worcester Township at the intersection of Skippack Pike and Wentz Church Road, one parcel with improvements, the other unimproved. Developer desires to reconfigure the lot lines of the two parcels and convey the unimproved lot to adjoining landowners, Sean and Alice Mahoney. The lot line reconfiguration is more particularly shown on plans prepared by Czop/Specter, Inc., being plans consisting of one (1) sheet dated February 12, 1999, with a last revision date being April 1, 1999, which plans cover a total tract area of approximately 9.064 acres (the "**Plan**"). A complete schedule of the Subdivision Record Plan is attached hereto as Exhibit "A" and expressly made a part hereof; and

**WHEREAS,** the Plan described in Exhibit "A" attached hereto is 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 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 on Exhibit "A"

attached hereto, subject, however, to the following conditions:

1. The following waivers to the strict requirements of the Worcester Township Subdivision and Land Development Ordinance are hereby granted:
  - a. 130-16C pertaining to road widening;
  - b. 130-18 pertaining to curbing and sidewalks;
  - c. 130-33c.1 pertaining to identification of existing features within 400 feet of the subject site; and
  - d. 130-28 pertaining to landscaping.
2. The area between the legal and ultimate right-of-way along Wentz Church Road and Skippack Pike shall be offered for dedication by Developer to the Township.
3. The property identified as "other lands of Phyllis May and Gerald W. Hall" shall be joined in a common deed with the improved parcel prior to dedication of rights-of-way.
4. The Development shall be constructed in strict accordance with the content of the Plan, all notes included on the Plan, and the terms and conditions of this Preliminary/Final Approval Resolution.
5. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.
6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution



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

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

8. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan (3 paper and 2 linen) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on April 15, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, 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	Hall Property	2/12/99	4/1/99

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99- 10**

**OAKWOOD FARMS**

**MINOR SUBDIVISION**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS, OAKWOOD FARMS, INC. ("Developer")** is the owner and developer of a certain tract of land situate in Worcester Township known as Lot Number 3 of the "Ford Tract" (the "**Development**"), which is more particularly shown on plans prepared by Irick and Eberhardt, being plans consisting of one (1) sheet dated December 31, 1998, with a last revision date being March 15, 1999, which plans cover a total tract area of approximately 195,395 square feet (the "**Plan**"), setting forth the proposed subdivision of the tract into two (2) residential building lots in accordance with the Plan (a complete schedule of the Subdivision Record Plan is attached hereto as Exhibit "A" and expressly made a part hereof); and

**WHEREAS,** the Plan described in Exhibit "A" attached hereto is 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 on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plan, and any Notes thereon and the terms and conditions of this Resolution.

2. Developer shall obtain and deliver to Township (prior to signing and recording final plat or record plan) all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Protection and any other agency or body having jurisdiction over this Development.

3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan and terms and conditions of this Resolution 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. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor

recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

6. At this time, the Township waives the following strict requirements of the Worcester Township Subdivision and Land Development Code:

(a) The septic system as proposed for Lot No. 5 may be positioned within thirty (30) feet of the property line and within the front yard adjacent to Valley Forge Road.

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 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.

8. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan (3 paper and 2 linen) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of Preliminary/Final Approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on April 15, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, 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	Minor Subdivision Plan—Oakwood Farms	2/31/98	3/15/99

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 99- 11**  
**FAWN CREEK SUBDIVISION (PHASE II)**  
**EXTENSION TO FUND ESCROWS**

**WHEREAS, VESTERRA CORPORATION ("Developer")** is the owner and developer of a certain tract of land situate Worcester Township known as the Smith Tract, being developed as a subdivision called "Fawn Creek";

**WHEREAS,** the subdivision known as Fawn Creek is to be developed in two phases;

**WHEREAS,** the Worcester Township Board of Supervisors previously granted Final Approval of the amended plans for Phase I of the development on October 16, 1996 pursuant to Resolution 96-31; and

**WHEREAS,** the Worcester Township Board of Supervisors previously granted final approval of the Phase II plans for the development on December 17, 1997 pursuant to Resolution No. 97-39; and

**WHEREAS,** the Phase II Final Approval Resolution No. 97-39 allowed Developer one year in which to enter into a Subdivision and Escrow Agreement and fund public improvement escrows for Phase II of the Fawn Creek subdivision; and

**WHEREAS,** at the regular meeting of the Board of Supervisors on December 16, 1998, Developer received an extension of time until March 31, 1999 in which to enter into a Subdivision and Escrow Agreement and fund the public improvement



escrows for Phase II.

**WHEREAS**, Developer has requested another ninety (90) day extension in which to enter into a Subdivision and Escrow Agreement and fund the public improvement escrows for Phase II of the Fawn Creek subdivision; and

**WHEREAS**, the Township Engineer has revised the public improvement escrows for Phase II of the development which revisions are dated April 7, 1999;

**NOW, THEREFORE, BE IT RESOLVED**, that the Worcester Township Board of Supervisors hereby grants Developer an extension of ninety (90) days from March 31, 1999 to enter into a Subdivision and Escrow Agreement and fully fund the escrows as prepared by the Township Engineer, bearing the date of April 7, 1999.

**APPROVED**, at the Public Meeting of the Worcester Township Board of Supervisors held April 15, 1999.

**WORCESTER TOWNSHIP**

**BY:**

  
\_\_\_\_\_  
**FRANK L. DAVEY, CHAIRMAN  
BOARD OF SUPERVISORS**

**ATTEST:**

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

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 99-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP  
OF WORCESTER, APPROVING THE ISSUANCE OF AN INDUSTRIAL  
DEVELOPMENT AUTHORITY BOND OR NOTE BY THE SOUDERTON  
INDUSTRIAL DEVELOPMENT AUTHORITY FOR A FACILITY IN  
WORCESTER TOWNSHIP.**

WHEREAS, the Souderton Industrial Development Authority has approved the Application of Church of the Nazarene of Fairview Village, Pennsylvania for aid in financing a project pursuant to the Pennsylvania Industrial Development Financing Law, as amended; and

WHEREAS, the project consists of the construction of classroom facilities, nurseries, a kitchen, offices, and a music room, all situate at 3060 Germantown Pike, Fairview Village, in the Township of Worcester, Montgomery County, Pennsylvania; and

WHEREAS, the Applicant has applied to Souderton Industrial Development Authority for assistance in financing the project through the issuance of a revenue bond, not to exceed in amount \$1,900,000.00;

WHEREAS, Souderton Industrial Development Authority and the Applicant have requested the Board of Supervisors of the Township of Worcester to approve the issuance of such industrial development bond for a project located in the Township of Worcester; and

WHEREAS, pursuant to public notice, the Board of Supervisors of the Township of Worcester have conducted a hearing on the Application at which hearing all interested persons were invited to attend and comment.

NOW, THEREFORE, the Board of Supervisors of the Township of Worcester hereby RESOLVES as follows:

1. That the Worcester Township Board of Supervisors approves the issuance by the Souderton Industrial Development Authority of a tax-free obligation issued for Church of the Nazarene of Fairview Village, Pennsylvania, in the amount not to exceed \$1,900,000.00.

2. Frank Davey, the duly elected Chairman of the Board of Supervisors is hereby designated as the applicable elected representative of Worcester Township for the purposes of signing a certification of applicable representative pursuant to the Pennsylvania Industrial Development Financing Law and the Internal Revenue Code. The said applicable representative is authorized to execute all such approvals, applications, and/or other documents necessary or convenient to facilitate

the project contemplated herein

3. Nothing contained herein shall cause the Township of Worcester to incur any liability, general or otherwise, by reason of this project or the obligation of the Authority to finance the same, nor shall the same be deemed to pledge the credit or general taxing power of Worcester Township.

4. This approval is for the sole and exclusive purpose of designating the applicable representative of the Township of Worcester and providing the approval of the development of the project by the governing body having jurisdiction over the area where the project is located as required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and the Pennsylvania Industrial Development Financing Law.

ADOPTED this 19<sup>th</sup> day of May, 1999.

(Township Seal)

BOARD OF SUPERVISORS OF  
WORCESTER TOWNSHIP

BY:

Frank Davey  
Frank Davey

ATTEST:

Chase Kneeland  
Chase Kneeland

## CERTIFICATION OF APPLICABLE REPRESENTATIVE

The undersigned, being the duly appointed applicable representative of the Board of Supervisors of the Township of Worcester, Montgomery County, Pennsylvania, hereby approves the project of the Souderton Industrial Development Authority and Church of the Nazarene of Fairview Village, Pennsylvania, which is situate at 3060 Germantown Pike, in the Township of Worcester, Montgomery County, Pennsylvania, pursuant to the Pennsylvania Industrial Development Financing Law, as amended, and Section 103 (k)(2) of the Internal Revenue Code, as amended.

I hereby certify that this approval followed a public hearing held of May 19, 1999, at the Worcester Community Center, 1031 Valley Forge Road, Fairview Village, Pennsylvania, which hearing followed public notice as provided by law.

1. The name of the Applicant/Initial Owner/Operator/Manager of the facility:  
  
Church of the Nazarene, Fairview Village, Pennsylvania.
2. Location of the facility by street address:  
  
3060 Germantown Pike, Fairview Village, PA 19409  
(Worcester Township, Montgomery County, Pennsylvania)
3. A general description of the type and use of the facility:  
  
Construction of classroom facilities, nurseries, a kitchen, offices, and a music room, as well as renovation of existing space; said expansion containing approximately 36,000 s.f. of area.
4. The maximum aggregate face amount of the obligation to be issued with respect to the project is:  
  
Not to exceed \$1,900,000.
5. Type of bond - Section 501(c)(3) Tax Exempt Bond.
6. The undersigned has not received any bribe, gift, gratuity, direct or indirect contribution to any political campaign as the result of consideration and approval of the proposed project.

TOWNSHIP OF WORCESTER

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

*Frank Davey*  
Frank Davey, Chairman  
Board of Supervisors

Date: 5/19/99

**WORCESTER TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**CERTIFICATE**

I, Chase Kneeland, Secretary of the Township of Worcester, Montgomery County, Pennsylvania, DO HEREBY CERTIFY that attached hereto is a true, correct, complete, and conformed copy of a Resolution of the Township of Worcester approving the issuance of an industrial development bond by Souderton Industrial Development Authority for a facility located within Worcester Township, Montgomery County, Pennsylvania.

IN WITNESS WHEREOF, I have hereunto set my signature as such official and affixed the seal of the Township of Worcester on this      day of May, 1999.

TOWNSHIP OF WORCESTER

By: Chase Kneeland  
Chase Kneeland  
Secretary

(TOWNSHIP SEAL)

RESOLUTION NO. 99-13

**REQUESTING PERMISSION TO PARTICIPATE IN THE PENNSYLVANIA  
DEPARTMENT OF GENERAL SERVICES COOPERATIVE PURCHASING  
PROGRAM**

**WHEREAS** Act 57 of May 15, 1998 permits local public procurement units to participate in those contracts for supplies, services, or construction entered into by the Department of General Services (DGS) that are made available to local public procurement units. A "local public procurement unit" is defined as: any political subdivision, public authority, educational, health, or other institution; and to the extent provided by law, any other entity, including a council of governments or an area government; nonprofit fire, rescue, or ambulance company; and any nonprofit corporation operating a charitable hospital.

**BE IT RESOLVED**, that Worcester Township, (name of Local Public Procurement Unit) hereby requests authorization to participate in DGS's contracts for the procurement of supplies, services or construction, subject to the following conditions:

1. That Worcester Township (name of Local Public Procurement Unit), agrees to be bound by such contract terms and conditions DGS may prescribe.
2. That Worcester Township (name of Local Public Procurement Unit) agrees to be responsible for payment directly to the contractor under each contract for those supplies, services or construction ordered by the local public procurement unit.

Enacted into a Resolution this 16th day of June, 1999.

ATTEST:  
(Seal)

Chase Edmundo  
Secretary

Worcester Township  
Local Public Procurement Unit

Montgomery  
County  
Frank L. Davy  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

-----  
**MAIL ORIGINAL RESOLUTION TO:**  
Department of General Services  
Cooperative Purchasing Program  
Attn: Susan Hobart  
415 North Office Building  
Harrisburg PA 17125

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99-14**

**THE BOSWELL TRACT**

**PRELIMINARY FINAL SUBDIVISION APPROVAL**

**WHEREAS, JAMES L. and DORIS L. BOSWELL (“Developers”)** are the owners and developers of a certain tract of land situate in Worcester Township known as The Boswell Tract (the “**Development**”), which is more particularly shown on plans prepared by Grande Engineering, being plans consisting of one (1) sheet dated February 18, 1999, with a last revision date being June 2, 1999, which plans cover a total tract area of approximately 7.069 acres (the “**Plan**”), setting forth the proposed development of the tract into three (3) 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 Plan described in Exhibit “A” attached hereto is being incorporated into this 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 subdivision 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 hereto, subject, however, to the following conditions:

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

(a) Section 130-16C(2) pertaining to road widening.

2. Prior to the recording of the Plan, developer will make payment in the form of a cash contribution in the amount of \$2,428.80 payable to Worcester Township in lieu of improvements in the form of the road widening as shown on the Plan.

3. Except for the widening of Kreibel Mill Road, the Development shall be constructed in strict accordance with the content of the Plan and the notes on the Plan, 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 Plan and Notes to the Plan, Preliminary/Final Approval, Resolution and all legal fees and engineering and inspection fees 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 (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.



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 contributions in lieu of public improvements must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the contribution in lieu of public improvements 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. Developer shall provide a legal description to be approved by the Township Engineer of the area between the center line and the ultimate right-of-way of Kriebel Mill Road which shall be offered for dedication to the Township of Worcester as a condition of Preliminary/ Final Subdivision Plan Approval.

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

9. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan (3 paper and 2 liens) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval.

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

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on July 21, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, Chairman**  
**Board of Supervisors**

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

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 99-15**  
**SUNNY BROOK ESTATES**  
**PHASE IA**  
**FINAL SUBDIVISION APPROVAL**

**WHEREAS**, Sunny Brook Estates L.L.C. ("Owner") and Sunny Brook Developers, Inc. ("Developer") (hereinafter referred to collectively as "Owner/Developer") are the owner and developer of a certain tract of land situate in Worcester Township known as The Sunny Brook Estates (the "Development"), which is more particularly shown on plans prepared by Woodrow & Associates, being dated May 30, 1996, consisting of 62 sheets, with last revision dates being as indicated on Exhibit "A" attached hereto, which plans cover a total tract area of approximately 126.37 acres located on the west side of North Wales Road, north of Skippack Pike (the "Plans"), and which Plans set forth the proposed development of the tract into 184 single family detached lots with associated open space, roads, trails and utilities 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 Phase IA of the Development as shown on 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 Phase IA 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. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement for Phase IA 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 97-11 dated April 16, 1997,

the terms and conditions of Final Subdivision Approval Resolution 98-24 dated November 18, 1998, 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, Preliminary Approval Resolution, the Final Subdivision Approval Resolution and the 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 (whether for the construction of public improvements or in connection with individual building lots themselves) for Phase IA 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.

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.

8. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plans (3 paper and 2 linens) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plans to the Township within this time frame shall render the approval of the Plan null and void.

9. Since it is the Developer's intention to construct the Development in phases and to post the "financial security" required by the Municipalities Planning Code in Phases as well, this approval is limited (for the purpose of obtaining building permits) to those lots located within Phase IA as shown on the Plans attached hereto as Exhibit "A". Until such time as a Subdivision and Escrow Agreement is fully executed with regard to any other phase of the Development and the necessary financial security is posted in accordance with the terms of that Agreement and the Municipalities Planning Code, no building permit shall be available for the construction of homes on any lots other than those in Phase IA or any previously approved Phase of the Development.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on July 21, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, Chairman**  
**Board of Supervisors**

Attest: Chase E. Kneeland  
**CHASE E. KNEELAND**  
**Secretary**  
**Board of Supervisors**

**EXHIBIT "A"**



CKS Engineers, Inc.

Ref: #7263-Phase IA

SUNNYBROOK ESTATES PLAN SHEET INDEX		
PHASE IA		
SHEET NO.	SHEET TITLE	LATEST REVISION DATE
1 of 62	Cover Sheet	05/14/99
2 of 62	Subdivision Plan Section - A	05/14/99
3 of 62	Subdivision Plan Section - B	05/14/99
4 of 62	Subdivision Plan Section - C	05/14/99
5 of 62	Subdivision Plan Section - D	05/14/99
6 of 62	Subdivision Plan Section - E	05/14/99
7 of 62	Existing Features Plan	05/14/99
8 of 62	Grading & Drainage Plan Section - A	05/14/99
9 of 62	Grading & Drainage Plan Section - B	05/14/99
10 of 62	Grading & Drainage Plan Section - C	05/14/99
11 of 62	Grading & Drainage Plan Section - D	05/14/99
12 of 62	Grading & Drainage Plan Section - E	05/14/99
13 of 62	Utility Plan Section - A	05/14/99
14 of 62	Utility Plan Section - B	05/14/99
15 of 62	Utility Plan Section - C	05/14/99
16 of 62	Utility Plan Section - D	05/14/99
17 of 62	Utility Plan Section - E	05/14/99
18 of 62	Utility Structure Plan	05/14/99
BULK EARTHMOVING/ROADWAY CONSTRUCTION		
19 of 62	Erosion & Sedimentation Control Plan Section - A	05/14/99
20 of 62	Erosion & Sedimentation Control Plan Section - B	05/14/99
21 of 62	Erosion & Sedimentation Control Plan Section - C	05/14/99
22 of 62	Erosion & Sedimentation Control Plan Section - D	05/14/99
23 of 62	Erosion & Sedimentation Control Plan Section - E	05/14/99

CKS Engineers, Inc.

Ref: #7263-Phase IA  
Page 2

SUNNYBROOK ESTATES PLAN SHEET INDEX		
PHASE IA		
SHEET NO	SHEET TITLE	LATEST REVISION DATE
LOT DEVELOPMENT/FINAL GRADING		
24 of 62	Erosion & Sedimentation Control Plan Section - A	05/14/99
25 of 62	Erosion & Sedimentation Control Plan Section - B	05/14/99
26 of 62	Erosion & Sedimentation Control Plan Section - C	05/14/99
27 of 62	Erosion & Sedimentation Control Plan Section - D	05/14/99
28 of 62	Erosion & Sedimentation Control Plan Section - E	05/14/99
29 of 62	Erosion & Sedimentation Control Specifications	05/14/99
30 of 62	Landscape Plan Section - A	05/14/99
31 of 62	Landscape Plan Section - B	05/14/99
32 of 62	Landscape Plan Section - C	05/14/99
33 of 62	Landscape Plan Section - D	05/14/99
34 of 62	Landscape Plan Section - E	05/14/99
35 of 62	Landscape Details & Specifications	05/14/99
36 of 62	Plan & Profile - Crestline Drive	05/14/99
37 of 62	Plan & Profile - Crestline Drive	05/14/99
38 of 62	Plan & Profile - Crestline Drive	05/14/99
39 of 62	Plan & Profile - Crestline Drive	05/14/99
40 of 62	Plan & Profile - Hillside Circle & Stony Creek Road	05/14/99
41 of 62	Plan & Profile - Long Meadow Road	05/14/99
42 of 62	Plan & Profile - Long Meadow Road	05/14/99
43 of 62	Plan & Profile - Stony Creek Road	05/14/99
44 of 62	Plan & Profile - Pheasant Run	05/14/99
45 of 62	Plan & Profile - Stony Creek Road & Preble Circle	05/14/99
46 of 62	Plan & Profile - North Wales Road	05/14/99
47 of 62	Plan & Profile - North Wales Road	05/14/99
48 of 62	Intersection Detail Plan	05/14/99

CKS Engineers, Inc.

Ref: #7263-Phase IA  
Page 3

SUNNYBROOK ESTATES PLAN SHEET INDEX		
PHASE IA		
SHEET NO	SHEET TITLE	LATEST REVISION DATE
49 of 62	Penn-Dot Permit Plans	05/14/99
50 of 62	Penn-Dot Permit Plans	05/14/99
51 of 62	Penn-Dot Permit Plans	05/14/99
52 of 62	Plan & Profile: Cross Lot Storm Sewer	05/14/99
53 of 62	Plan & Profile: Cross Lot Storm Sewer	05/14/99
54 of 62	Plan & Profile: Cross Lot Storm Sewer	05/14/99
55 of 62	Plan & Profile: Cross Lot Storm Sewer	05/14/99
56 of 62	Plan & Profile: Cross Lot Storm & Sanitary Sewer	05/14/99
57 of 62	Plan & Profile: Sanitary Force Main	05/14/99
58 of 62	Plan & Profile: Sanitary Force Main	05/14/99
59 of 62	Construction Details	05/14/99
60 of 62	Construction Details	05/14/99
61 of 62	Construction Details	05/14/99
62 of 62	Construction Details	05/14/99

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

**RESOLUTION NO. 99-16**

**T-SQUARE REALTY  
1547 TROOPER ROAD**

**PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, T-SQUARE REALTY, LLC** ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township at 1547 Trooper Road (the "**Development**"), which is more particularly shown on plans prepared by Chambers Associates, being plans consisting of nine (9) sheets dated March 12, 1999, with a last revision date being June 29, 1999, which plans cover a total tract area of approximately 25.8 +/- acres (the "**Plans**"), setting forth the proposed development of the tract into a 40,768 +/- square foot office building, a 72,100 +/- square foot warehouse, parking lot, stormwater facilities and landscaping in accordance with those Plans (a complete schedule of the land development 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 Land Development approval of the Plans from Worcester Township in accordance with Section 508 of 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. Prior to the Township's execution of the Plans, Developer agrees to execute a Land Development 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, Notes on the Plans, the terms and conditions of this resolution, and the terms and conditions of the above-described Land Development 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, Preliminary/Final Approval Resolution and Land Development 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 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 and 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.

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 Land Development and Escrow Agreement must be accomplished within (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 (90)days of this Resolution (or any written extension thereof), this contingent land development 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 July 21, 1999.

**WORCESTER TOWNSHIP**

By: Frank L. Davey  
**FRANK L. DAVEY, CHAIRMAN**  
**BOARD OF SUPERVISORS**

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

**EXHIBIT "A"**



## SCHEDULE OF PLANS

<u>SHEET NO.</u>	<u>TITLE</u>	<u>DATE</u>	<u>LAST REVISED</u>
1.	Record Plan	3/12/99	6/29/99
2.	Existing Features Plan	3/12/99	6/29/99
3.	Grading and Utility Plan	3/12/99	6/29/99
4.	Erosion and Sedimentation Control Plan	3/12/99	6/29/99
5.	Landscape Plan	5/12/99	5/12/99
5a.	Landscape Details	5/12/99	5/12/99
5b.	Lighting Plan	6/4/99	6/4/99
6.	Road and Utility Profile	3/12/99	5/6/99
7.	Utility Profile	3/12/99	6/29/99
8.	Trooper Road Plan and Profile	3/12/99	6/29/99
9.	Detail Sheet	3/12/99	6/29/99

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 99- 17**

**“MEITNER SUBDIVISION”**

**VICTORY BUILDERS, LLP**

**FINAL SUBDIVISION APPROVAL**

**WHEREAS, VICTORY BUILDERS, LLP ("Developer")** is the owner and developer of a certain tract of land consisting of 15.03 ± acres located on Potshop Road at Berks Road in Worcester Township (the "**Development**"), which is more particularly shown on plans prepared by Chambers Associates, Inc., being plans consisting of eight (8) sheets dated August 12, 1998, with a last revision date for the Record Plan being July 6, 1999 (the "**Plans**"), setting forth the proposed development of the tract into five (5) single-family 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 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. 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 99-03 dated February 17, 1999, 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 Victory Lane, 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, if necessary.

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 99-03 and the 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 receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on July 21, 1999.

**WORCESTER TOWNSHIP**

By:   
**FRANK L. DAVEY, Chairman**  
**Board of Supervisors**

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

**EXHIBIT "A"**

<b><u>SHEET NO.</u></b>	<b><u>PLAN TITLE</u></b>	<b><u>DATE</u></b>	<b><u>LAST REVISED</u></b>
1	Record Plan	8/12/98	7/6/99
2	Grading and Utilities Plan	9/12/98	4/21/99
3	Erosion and Sediment Control Plan	9/12/98	4/21/99
4	Tree Survey/Landscape Plan	6/24/99	6/24/99
4A	Planting Details	6/24/99	6/24/99
5	Plan and Profile	9/21/98	1/27/99
6	Plan and Profile/Offsite Storm Sewer	12/10/98	4/21/99
7	Detail Sheet	9/12/98	4/7/99
8	Detail Sheet	4/7/99	4/7/99