

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JUNE 28, 2018, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:30 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
ANTHONY SHERR [X]
DOUG ROTONDO [X]
MICHELLE GREENAWALT [X]
MICHAEL HOLSONBACK [X]

1. May 24, 2018 Meeting Minutes – Chair Todd motioned to approve the May 24, 2018 Meeting Minutes. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Ordinance – Mr. Sherr commented on the current concept plan not matching the Center Point Village Ordinance.

Ms. Greenawalt commented on the consequences of not coming to an agreement on an acceptable plan.

Ms. Greenawalt commented on existing and future traffic volumes in the Village, and the traffic generated by the proposed pharmacy and convenience store with fuel station uses.

Chair Todd commented on the density and the aesthetics of the proposed buildings.

Chair Todd and Mr. Sherr commented on the definition of the proposed homes.

Ms. Greenawalt answered a public comment from Joseph Grenko, Worcester, about the density of the housing being too high.

Chair Todd commented on not requiring design standards for the proposed residential units but should require design standards for the proposed commercial units.

Mr. Sherr commented on the need for design standards to be in the Center Point Village Ordinance.

Chair Todd commented on restricting the proposed homes to singles and twins.

Mr. Sherr commented the Planning Commission's consensus for revisions necessary for the ordinance. It was agreed amongst the Planning Commission that the ordinance as lacking design standards, definitions for the variety of proposed homes, and language giving guidance towards walkability of the village.

Chair Todd added that the ordinance needs a general "clean up" and also recommended adding the retention of the Growing Greener regulations for the proposed residential lots.

Mr. Grenko inquired about the property keeping the barn and other buildings of historic significance. Mr. Holsonback agreed the property should keep the existing barn and dwelling. Mr. Rotondo added the root cellar be added to the recommended existing buildings to be kept.

There was general discussion regarding what the concept plan was lacking and what improvements should be made.

Mr. Sherr also commented the Planning Commission's agreed decision that the Palmer concept plan was generally acceptable with minor to modest revisions. Those revisions being: lessen the proposed housing density to no more than 50 homes; restrict the proposed homes to singles and twins; restrict fuel stations to locating their fuel pumps to the side or rear of the building; restrict parking areas of commercial properties to the rear of the building; and, require the Palmer tract to keep the existing barn, dwelling and root cellar.

Chair Todd recommended the architectural restrictions and proposed trail system on the concept plan be handled during the land development process.

There was general discussion regarding the scale of commercial buildings and allowable residential density. The Members discussed the residential density included in the current ordinance, and the recent amendment to the *Center Point Vision Plan* that set forth a maximum residential density of 2.5 dwelling units per acre.

Chair Todd commented on allowing residential development through the existing conservation subdivision regulations.

3. Ordinance 2018-278 – Ms. Greenawalt motioned to recommend the ordinance to amend Township stormwater management regulations, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
4. July 26 Planning Commission Meeting Agenda – At its July 26 meeting the Planning Commission may review the 2044 Berks Road subdivision (LD 2016-05), if a revised plan is received by the Township, or if a review period extension is not received. The Planning Commission may review the Palmer subdivision (LD 2017-01), if a revised plan is received by the Township, and the Planning Commission will review the Gambone – Conestoga Lane subdivision (LD 2018-03).
5. Other Business – There was no additional business discussed at this evening's meeting.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:50 PM.

Respectfully Submitted:

Andrew Raquet
Assistant Zoning Officer

DRAFT

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JULY 26, 2018, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:30 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 DOUG ROTONDO [X]
 MICHELLE GREENAWALT [X]
 MICHAEL HOLSONBACK [X]

1. June 26, 2018 Meeting Minutes – Consideration of the June 26, 2018 Meeting Minutes was tabled so to review if the minutes included all Planning Commission recommendations regarding the proposed Center Point Village Zoning Ordinance.
2. Center Point Village Ordinance – Chair Todd and Ms. Greenawalt noted they did not like the ordinance in its current form.

Chair Todd commented on the ordinance objectives as noted in the intent section, and on the objectives applicability to the Palmer property.

Chair Todd commented on permitted housing types, in specific the allowance of single-family attached units and twin units.

Chair Todd commented on development of the Palmer property and the utilization of the Growing Greener provisions of the Township Code.

Ms. Greenawalt commented on the marketability of dwelling units in close proximity to commercial uses. Mr. Ryan commented on an ordinance’s allowance of options, and on the market establishing that which is viable product.

There was general discussion regarding students generated by housing type. Mr. Ryan noted student projection statistics utilized by the Methaction School District.

Ms. Greenawalt commented on the Township’s rezone of properties and the potential financial gain for affected private Property Owners. Mr. Ryan stated it was inappropriate for Members of the Planning Commission to consider the financial gain of private Property Owners as part of the their review of subdivision and land development applications.

Chair Todd commented on the Growing Greener subdivision process, and on property site visits.

Chair Todd will draft a proposed ordinance and forward this to Mr. Ryan. The information will be reviewed at the August 15 Work Session of the Board of Supervisors.

Ms. Greenawalt commented on the number of permitted fueling stations.

Jim Mollick, Worcester, commented on permitted residential density noted in the *Center Point Vision Plan*, students generated by housing type, and the utilization of Transfer Development Rights.

3. Gambone – Conestoga Lane (LD 2018-03) – Mr. Ryan provided an overview of a Preliminary/Final Plan of Lot Consolidation for a residential property at Conestoga Lane.

Mr. Holsonback motioned to recommend the Board of Supervisors approve the Preliminary/Final Plan of Lot Consolidation for Gambone - Conestoga Lane, conditioned on compliance with the standing review letters, second by Ms. Greenawalt. There was no public comment. By unanimous vote the motion was approved.

4. August 23 Planning Commission Meeting Agenda – At its August 23 meeting the Planning Commission will review the 2044 Berks Road subdivision (LD 2016-05), and the Griffith plan of lot consolidation (LD 2018-04).

5. Other Business – There was no additional business discussed at this evening's meeting.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:22 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

August 2, 2018
Ref: #7502

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

Attention: Tommy Ryan, Township Manager

Reference: Sparango Construction Co., Inc. – Preliminary Land Development Plan
2044 Berks Road

Dear Mr. Ryan:

CKS Engineers, Inc. is in receipt of a revised preliminary plan submission for the subdivision of the Josephine Sparango property at 2044 Berks Road. The subdivision plans were prepared by Joseph M. Estock, P.E., P.L.S., of King of Prussia, Pennsylvania. The plan set consists of twelve sheets dated October 7, 2016, last revised July 13, 2018. The plan proposes the development of eight single-family detached lots on the 16-acre property with a new cul-de-sac street (Josephine Way) extending from Berks Road. Seven of the lots will take access from the new street and one of the lots will take access directly from Berks Road. The site currently contains one single-family house with a detached garage, both of which are to be removed. The site is located in the "AGR – Agricultural Zoning District" and is being developed in accordance with Sections 150-12 through 150-17 of the Worcester Township Zoning Ordinance. CKS Engineers, Inc. previously reviewed plans for this subdivision and set forth our comments in a letter dated November 11, 2016. We have reviewed this latest plan submission to determine conformance with the Code of the Township of Worcester. Based upon our review of these plans, we offer the following comments:

SUBDIVISION AND LAND DEVELOPMENT ISSUES

1. The plan has been revised to indicate the following waivers being requested from the requirements of the Subdivision and Land Development Ordinance by the applicant. We note that the waiver request correspondence dated March 21, 2018 from Joseph M. Estock, PE has not been updated. A revised waiver request letter should be provided:
 - A. Section 130-16.C.1.6 - According to the Worcester Township Comprehensive Plan, Berks Road is considered a feeder street and should have a minimum

- cartway width of 38 feet. The plans show an approximate 20-foot cartway width along Berks Road in the vicinity of the site, thereby not meeting the ordinance requirement. However, the 20-foot cartway width is consistent with the overall width of Berks Road in the vicinity of the site and based on the character of this area and road volumes, we find the existing width to be satisfactory, absent of any plans the Township has for widening.
- B. Section 130-18.A - Sidewalk shall be provided along all streets. The plans do not show any sidewalk along Berks Road or Josephine Way, thereby not meeting the ordinance requirement. It should be noted that there is no curbing or sidewalk currently provided along Berks Road in the vicinity of the site, and the Township should consider any longer-term pedestrian connectivity in the Township in any request for a waiver. The township may wish to consider a fee in lieu of the installation of the required sidewalk.
 - C. Section 130-18.B.1.a - Concrete curb is required along all residential streets, unless waived by the Board of Supervisors. There is no curbing on Berks Road. (We note that the plan has been revised to remove the previous request for waiver of curbing of Josephine Way; concrete curb is now proposed.)
 - D. Section 130-20.A.4 - Corner lot widths on each frontage are required to be 1½ times the minimum width of the interior lots. Proposed corner Lots 1 and 7 do not meet this requirement. There is no reason given for requiring this waiver.
 - E. Section 130-20.C.3 does not allow the concentration of storm drainage along rear or side lot lines. The concentrated flow from the proposed rain garden discharge pipe at FES 16 is in the side yard of Lot 4. We are not opposed to this waiver based on the revised plans.
 - F. Section 130-28.E.1 requires a tree survey plan. The applicant is requesting a waiver of this requirement. There is no reason provided as to why this waiver is being requested.
 - G. Section 130-28.F.7 has specific requirements regarding removal and replacement of trees. The applicant is requesting a waiver of this requirement. We do not support this waiver request. Replacement trees are required by the ordinance.
2. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers Publication **Trip Generation**, Ninth Edition, the proposed eight single-family homes will generate approximately eight total "new" weekday afternoon peak hour trips.

Providing a credit of one total "new" weekday afternoon peak hour trip for the existing single-family home to be removed, the number of trips subject to the transportation impact fee is seven. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$27,839.00.

3. The minimum cartway width for residential streets is 32 feet, with an allowance to reduce the width to 28 feet or 30 feet, if conditions warrant. Since proposed Josephine Way is intended to serve only seven residences, we have no objection to the proposed 28-foot cartway. (130-16.C.1.a.4)
4. Drainage easements for the proposed stormwater facilities, including drainage pipes and swales, seepage beds, rain gardens, etc. have been added to sheet 1. The notes identify the proposed ownership and maintenance of the facilities with the exception of the storm piping within Josephine Way. Note #7 implies that Josephine Way as well as the area between the legal and ultimate rights of way of Berks Road are offered for dedication to Worcester Township. We recommend that Notes 7 and 12 be revised to clarify both the street dedication and the disposition of the storm piping within Josephine Way. (130-22.B)
5. The plan proposes concrete curbing on Josephine Way. However, the detail provided on Sheet 7 indicates a 6" curb reveal and 18" deep curbing. The detail should be revised to conform to the ordinance requirements, particularly for an 8" reveal and 22" depth. The use of 18" curbing would require a waiver, but we would still require an 8" curb reveal. (130-18.B.1)
6. Our previous review contained several stormwater management related comments. Some have been addressed, but the revisions, and inclusion of soil testing information, resulted in new comments. The plan proposes rain gardens, seepage beds and an underground detention basin to control the runoff generated by the proposed improvements. The following comments should be addressed: (130-24.B.4.a and d, 130-33.H, 130-24)
 - A. We had met with the applicant's engineer regarding the overall stormwater management design. Some of our questions were addressed, however we still require clarification of some items. They are:
 1. The submission does not include revised post development watershed plans, for the inlet design nor the overall site.
 2. The areas do not extend beyond the building footprints for downslope conditions. There are wooded areas that will be cleared to adequately grade those dwellings, and the groundcover will change from woods to lawn. That change has not been accounted for by the drainage area boundaries chosen.

3. The design includes "Watershed 3", which we assume is for future construction of decks and patios. This should be clarified in the revised report. The revisions should indicate how the area of impervious surface has been calculated, i.e. 500 SF for patio, 700 SF for pool, etc.
 4. In addition, this additional impervious coverage ("Watershed 3") has not been assigned to any particular structure or lot, therefore the contributing flows to the respective rain gardens and underground storage areas may not be accurate.
 5. Finally, there is a tabulation of this watershed for the pre-development conditions. We question how a runoff curve number can be calculated if there is no physical area identified on the plan.
- B. Soil testing for infiltration capability has been performed and has been submitted. The proposed on-lot seepage beds were revised based on the infiltration test results. Four of the lots are proposed to have rain gardens rather than seepage beds; the other three lots have seepage beds. (130-24.B.4.e) The change from seepage beds to rain gardens for those lots without suitable infiltration capability is noted. However, the rain garden design will need to account for contributing drainage areas. In the absence of a revised watershed drainage area plan, the contributing areas cannot be confirmed.

Similarly, the previously submitted watershed drainage area plan contains an area between the proposed dwelling on Lot 3 and Rain Garden B that will need to be reconsidered. The drainage area to the rain garden does not include the front yard of Lot 3, however, the grading as shown is lacking sufficient detail. As presented, the grading may create an area of ponding immediately upslope of the rain garden, or runoff would flow into the rain garden, which would alter the design intent. The plan should be revised accordingly.

- C. In the submitted Post-Construction Stormwater Management Report (Report), the total of all post-development watershed areas cannot be less than the total of all pre-development watershed areas. In addition, the individual watershed areas noted on the Post-Development Drainage Area Plan should be coordinated with the respective watershed areas used in the Report. It does not appear that the Report or plan have been adjusted. For instance, the Plan identifies predevelopment watersheds 1, 2, 4 and 5. The Plan also identifies Postdevelopment watersheds 1, 2, 3, 4 and 5. This labeling is consistent in the Report. However, it appears that Postdevelopment Watershed 3 consists of "walks, decks and patios" only by label. As noted, the design cannot have a different sum of watershed areas from pre to post development conditions.

We also note that the numerical values for the areas as shown on the plan are not consistent with the values in the Report. For instance, the Plan identifies

watershed 5 as 8,258 SF (0.1896 AC), the Report shows 0.195 AC for both the pre and post development. A similar discrepancy exists for watershed 4.

This comment has not been addressed in the documents as submitted.

- D. The Report should be revised to include an inlet/outlet control analysis for the storm pipe system. The calculation submitted is only for the system from the large seepage bed to inlets 3 and 42.

Also, the calculations submitted do not include revised storm sewer system capacity calculations. Although there are the same number of proposed structures, the inlets and piping have changed due to the proposed curbing. Of particular concern, the flow to inlets 3 and 4 cannot exceed the receiving capacity of those inlets. Flow that bypasses inlets 3 and 4 will not reach the large seepage bed as intended. (130-24.B.1.d and B.3.f)

- E. The areas used in Worksheet 4 at the end of the Report are not consistent with the areas used for the various pre- and post-development watersheds found elsewhere in the Report. For instance, page 61 contains a tabulation of post development site impervious coverage. The total shown is 68,752 SF. However, the total shown in Worksheet 4 is 77,751 SF. The revised documents do not provide resolution to this discrepancy.

- F. Our previous review noted that the swale calculation provided indicates that the swale has approximately 10 cfs capacity at a depth of 1 foot. The storm sewer calculations indicate a flow of 34 cfs. The applicant must assure that the flows from proposed FES 12 will be received by an adequate drainage channel. This information has not been provided. (130-24.A.1 and 2)

- G. The large seepage bed should be revised to confirm compliances with the following requirements:

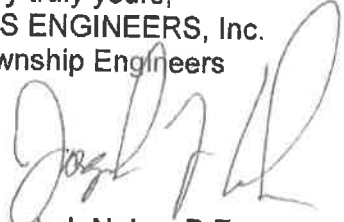
- a. Storage volume shall be computed below the lowest elevation of the inflow pipe. (130-24.B.4.e.1)
- b. An overflow system shall be provided for a storm exceeding the 100-year storm volume, converting a concentrated flow into sheet flow. (130-24.B.4.e.7)
- c. The profile (Inlet 3 to Inlet 11) on sheet 8 identifies the bottom of the seepage bed as elevation 410.00, but the cross-section seepage bed details on sheet 9 indicate this elevation to be 409.00. This discrepancy should be addressed.

- H. The discharge pipe for Rain Garden 4 should be relocated in order to direct runoff toward the swale along the lot 4/5 property line.

- I. The rain garden details (sheet 8) appear to indicate that a ryegrass seed mix will be installed on the side slopes as well as the rain garden bottom. The rain garden bottom is to be seeded with the seed mix as specified on sheet 6. The cross-section details on sheet 8 should be revised accordingly.
 - J. The Post Construction Stormwater Management Plan should be revised to include a post construction maintenance schedule for the respective facilities that are proposed. (130-24.B.7.e)
7. Since public sewer service is proposed for this project, the Township will need to revise its Act 537 Sewage Facilities Plan and planning approval from the PADEP will be required. This will require a study to determine available capacity of existing receiving sewage facilities to serve this project. (130-26.A)
 8. A complete design analysis for the proposed Low Pressure Sewer System (LPSS), including the existing/proposed force main, must be submitted.
 9. Off-site sanitary sewer easements will be required for the proposed LPSS force main adjacent to Skippack Pike. If easements already exist, copies of the easements must be provided which indicate that the proposed force main is allowed to utilize the easement. (130-22.B)
 10. The applicant is advised that a Water Quality Permit from the PADEP will be required for the proposed LPSS.
 11. Public water facilities are proposed to extend from the existing water main in Berks Road along proposed Josephine Way to serve seven of the lots and an individual water serve to serve Lot 8. A letter of endorsement from the public water supplier should be submitted to the Township. (130-31.B)
 12. We recommend that the proposed fire hydrant location be reviewed by the Township Fire Marshal. (130-31.G)
 13. On Sheet 9, we note that Berks Road northeast of Skippack Pike is not a state road. However, Skippack Pike, including the intersection of Berks Road, is a state road. Relative to this, a Highway Occupancy Permit from PennDOT will be required for the proposed LPSS force main crossing at the intersection of Skippack Pike and Berks Road. The Township must be copied on all plan submissions and correspondence between the applicant and PennDOT and must be invited to any and all meetings between these parties. (130-14.J)
 14. The applicant must obtain the approval of the Montgomery County Conservation District for the Erosion and Sediment Control Plans and for an NPDES Permit for Stormwater Discharges associated with construction activities. (130-32.A&B)

The above represents all of our comments on this preliminary plan submission. The plans should be revised and resubmitted for further review.

Very truly yours,
CKS ENGINEERS, Inc.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Joseph M. Estock, P.E., P.L.S.
Sparango Construction Co., Inc.
File



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

July 27, 2018

Mr. Tommy Ryan
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #2**
2044 Berks Road (LD 2016-05)
Worcester Township, Montgomery County, PA
McMahon Project No. 818262.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our traffic engineering review of the proposed development to be located at 2044 Berks Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development will consist of 8 single-family homes. Access to Lots 1 through 7 will be provided via roadway connection (Josephine Way) to Berks Road while access to Lot 8 will be provided via a direct driveway connection to Berks Road to the north of Josephine Way. It is our understanding that the existing single-family home on this lot will be removed as part of this proposed development.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Land Development Plans for 2044 Berks Road, prepared by Joseph M. Estock Consulting Engineers and Land Surveyors, last revised July 13, 2018.
- Response to Comments Letter for 2044 Berks Road, prepared by Joseph M. Estock Consulting Engineers and Land Surveyors, dated July 26, 2018.

Based on our review of the submitted documents noted above and a field view of the proposed site, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. The applicant is requesting a waiver from **Section 130-16** of the **Subdivision and Land Development Ordinance** requiring a 38-foot cartway width along the site frontage. The plans currently show an approximate 20-foot cartway width along the site frontage of Berks Road,

- thereby not meeting the ordinance requirement. We are not opposed to the granting of this waiver.
2. The applicant is requesting a waiver from **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, requiring curbing to be provided along the site frontage of Berks Road. Since there is currently no curbing along either side of Berks Road in the vicinity of the site, we are not opposed to the granting of this waiver.
 3. The applicant is requesting a waiver from **Section 130-18.A** of the **Subdivision and Land Development Ordinance** requiring sidewalk to be provided along the site frontage of Berks Road, as well as along both sides of Josephine Way. Since there is currently no sidewalk along Berks Road in the vicinity of the site, we are not opposed to the granting of this waiver for Berks Road since a note has been added to the plan requiring the owners of Lots 1, 7, and 8 to provide sidewalk along their site frontages upon Township request. However, due to the residential nature of the proposed development, sidewalk is recommended to be provided along both sides of Josephine Way, with appropriate ADA ramps and accommodations.
 4. According to **Section 130-16** of the **Subdivision and Land Development Ordinance**, residential roads shall have a minimum paved width of 32 feet. The plans currently show a 28-foot cartway width along Josephine Way, thereby not satisfying the ordinance requirement. A waiver must be requested to allow a 28-foot cartway width along Josephine Way. It should be noted that according to Note 15 on Sheet 1, parking will be restricted to one side of Josephine Way. Since parking will be restricted to one side of Josephine Way, we are not opposed to the granting of this waiver.
 5. Turning templates should be provided demonstrating the ability of a trash truck and fire/emergency vehicles specific to Worcester Township to maneuver into and out of Josephine Way and through the cul-de-sac. It should be noted that according to **Section 130-16.C.1[5][b]** of the **Subdivision and Land Development Ordinance**, an outer paved radius of 40 feet, which is shown on the plans, is acceptable. However, we continue to recommend that a trash truck and fire/emergency vehicle turning template be provided to show that it will be satisfactory. The Fire Marshall should also review these plans for approval.
 6. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Tenth Edition, the 8 single-family homes will generate approximately 8 total "new" weekday afternoon peak hour trips. Providing a credit of one new trip for the existing single-family home, the number of trips subject to the transportation impact fee is 7. The TSA North impact fee of \$3,977 per "new"

Mr. Tommy Ryan

July 27, 2018

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weekday afternoon peak hour trip applied to the 7 trips results in a transportation impact fee of \$27,839.

Based on a review of the documents listed above, the applicant should address the aforementioned comments, and provide revised plans, and accompanying materials as appropriate, to the Township for further review and approvals. A response letter that addresses the comments contained herein should accompany the resubmission, indicating how each item has been addressed, and where the changes have been made in the documents being resubmitted.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



Casey A. Moore, P.E
Vice President & Regional Manager

BMJ/CAM/lsw

cc: Joseph Nolan, P.E., CKS Engineers (Township Engineer)
Robert Brant, Esq. (Township Solicitor)
Joseph M. Estock, P.E. (Applicant's Engineer)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 7, 2016

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #16-0124-002
Plan Name: 2044 Berks Road
(8 lots on 16.39 acres)
Situate: Berks Road (E)/North of Skippack Pike
Worcester Township

Dear Mr. Ryan:

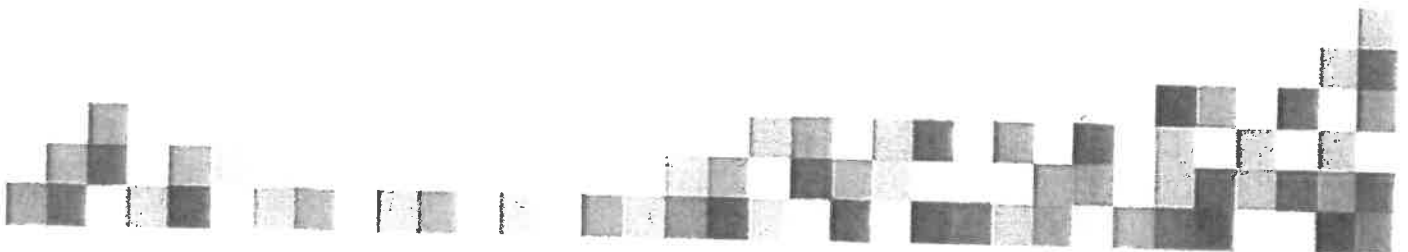
We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on October 19, 2016. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, Pat Sparango c/o Sparango Construction Company, is proposing to build eight new units on eight total lots in a traditional subdivision located in the township's AGR-Agricultural District. The subdivision contains an existing house to be demolished. Our office reviewed a previous sketch plan for this site that showed a total of seven new units in a conservation subdivision and would have preserved the existing house along Berks Road.

COMPREHENSIVE PLAN CONSISTENCY

- A. Worcester Township Comprehensive Plan - The proposal is generally consistent with the Worcester Comprehensive Plan. The plan designates this area as "countryside" which should be "dominated by farms, horse pastures, woods, riparian corridors, and country roads." A traditional large-lot



subdivision is appropriate here, though we would have preferred to have the conservation subdivision which would have preserved the existing woodlands and home.

- B. Montco 2040: A Shared Vision - The proposal is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. This part of Worcester Township is located in the Rural Resource Area. This area should consist of "open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages." One of the primary uses for this area is "low-density residential development that is clustered or has a rural character." Though these homes are not in a cluster subdivision, the large lots will maintain the rural character.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, we provide the following feedback, which we feel will help create a more attractive and sustainable development:

REVIEW COMMENTS

OLD PLAN

- A. Conservation Subdivision - The sketch plan that preceded this version of the proposal showed a conservation subdivision that preserved the existing home and over 300,000 square feet of contiguous woodlands. The new plan has abandoned this concept for a traditional large-lot subdivision. The township should discuss the reasoning for this change with the applicant. The conservation subdivision would be a more sustainable option.

STREETS

- A. Cartway Width - The cartway width appears to be 28 feet. For a rural area a road that serves large-lot subdivisions such as these does not need to be wide enough to accommodate on-street parking. A 20-foot wide cartway would be sufficient to accommodate two-way traffic in this situation. The benefits of a narrower cartway include reduced impervious surface and improved safety due to the traffic calming effect.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's land development proposal, but we believe that our suggestions will create a more attractive and sustainable development. We prefer the conservation subdivision option that we originally reviewed because we felt that it did a great job of creating an attractive and more sustainable development.

Mr. Tommy Ryan

- 3 -

November 7, 2016

Please note that the review comments and recommendations in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

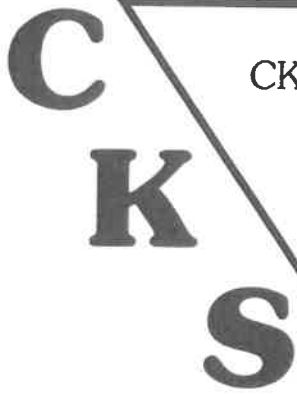
c: Pat Sparango c/o Sparango Construction Co., Applicant
Joseph Estock, PE, PLS, Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

Attachments: Aerial Map



2044 Berks Road
MCPC #160124001

Montgomery
County
Planning
Commission
Montgomery County, Pennsylvania - Planning Commission
PO Box 311 • Norristown, PA 19381-0311
610.278.3722 • 610.278.3941
www.montcopa.org/pla.com
Year 2015 • Map Digitally Produced by the
Pennsylvania Regional Planning Commission



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901

215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
JUL 12 2018

July 9, 2018
Ref: # 7201-156

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 2967 Township Line Road - Dream Farm, LLC
(Griffiths Property - Minor Subdivision / Lot Line Change)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated July 3, 2018 regarding the proposed Preliminary/Final plan of consolidation for two (2) parcels located along Township Line Road in Worcester Township. These two tax parcels are proposed to be consolidated into one larger parcel by the existing property owner, who currently owns both parcels. The preliminary/final minor subdivision plan has been prepared by Urwiler and Walter Inc., for the applicant, Dream Farm, LLC, and is dated June 18, 2018. This plan shows the consolidation of the two (2) lots by extinguishing the common boundary currently between the two lots. The result will be one (1) lot containing 10.5 acres.

The purpose of this lot consolidation is to construct a new on-lot sanitary sewer system, which is proposed to straddle the existing property line between the two parcels. The elimination of the property line will allow placement of a new on-lot sewer system to serve the existing structures on Premise A.

I have reviewed this plan for conformance with the code of the Township of Worcester and have the following comment:

1. The proposed on-lot sanitary sewer system is shown within the front yard of the two (2) parcels. Section 130-26B(2)(c) prohibits the location of an on-lot sewage disposal system in the front yard of any parcel, unless evidence is provided indicating that this is only the viable location on the property. The applicant should request a waiver of this requirement in conjunction with this subdivision plan. In addition, the waiver should be added to the plan for consideration by the Board of Supervisors and also a separate letter requesting the waiver should be submitted to the Township as well. The Township Board of Supervisors can then consider the waiver request in conjunction with the approval of the minor subdivision plan.

July 9, 2018
Ref: # 7201-156
Page 2

The above represents all comments on this plan submission. The applicant should address this comment and have the subdivision plan revised accordingly. Please do not hesitate to contact me if you have any questions or need any additional assistance on this plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor
Andrew Raquet, Assistant Zoning Officer, Worcester Township
Paul Yaskowski, Urwiler & Walter, Inc.
Jeffrey Griffiths, Dream Farm, LLC
File

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

RECEIVED
JUL 25 2018

July 20, 2018

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #18-0151-001
Plan Name: 2967 Township Line Road
Situate: Township Line Road/Valley Forge Road
Worcester Township

Dear Mr. Ryan:

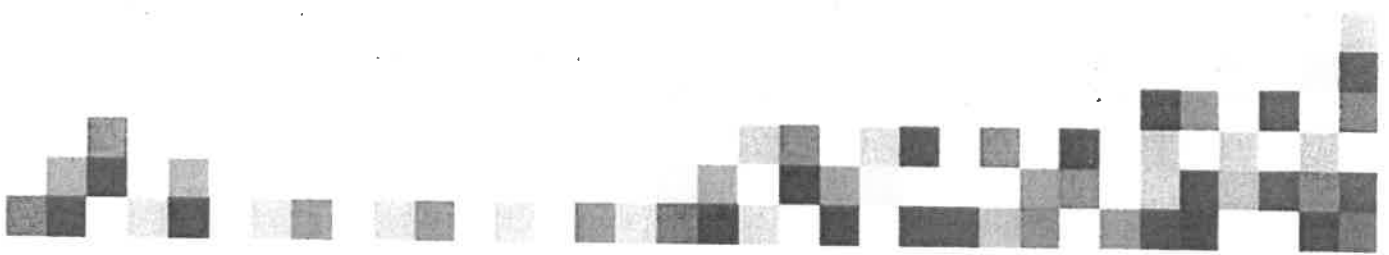
We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 10, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant, Dream Farm LLC, has proposed a reverse subdivision at a property located at 2967 Township Line Road. The property is located in the Township's AGR-Agricultural District. Two lots are to be joined in common deed for a combined area of 10.5 acres. There is an existing dwelling, several farm buildings, and a barn on the property. The applicant has proposed the construction of a sand mound septic system on the property as a part of this plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:



REVIEW COMMENTS

SAND MOUND SEPTIC SYSTEM

- A. Permit and Inspection—The Township should ensure that the necessary permits and inspections are carried out with the Montgomery County Conservation District for the on-lot septic system in order to comply with the Township Code.

TREE REMOVAL

- A. The applicant should mark the trees on the plan that will be removed for the construction of the sand mound system.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Worcester Township's objectives for development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Planner II

JMagazin@montcopa.org

610-278-3738

c: Dream Farm LLC, Applicant
Urwiler & Walter Inc., Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission

Attachments: 1. Aerial View of Site
 2. Reduced Copy of Plan

Mr. Township Recs

6/20/18

July 20, 2018



2967 Township Line Road
180151001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19380-0311
P: 610 278 3722 • F: 610 278 3941
www.montgomerycountypa.gov
Year 2015 aerial photograph provided by the
Delaware Valley Regional Planning Commission

