

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, January 24, 1991 7:00 P.M.

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer

1. The Minutes of the December 20, 1990 meeting were accepted with one correction. Item 3, paragraph 2, line three should read "...September and November Worcester Planning Commission meetings."

2. Annual Election of Officers.

The following members were elected to hold Commission offices for the year 1991.

Chairman: Alden P. Hendricks

Vice Chairman: John R. Harris

Secretary: Peter G. Schlotterer

3. Meeting Schedule.

The schedule for regular meetings of the Planning Commission was established as follows. Meetings will be held on the fourth Thursday of each month except in November and December when they will be held on the third Thursdays to accommodate holidays. Meetings will commence at 7:30 P.M. from February through December.

January 24, 1991	July 25, 1991
February 28, 1991	August 22, 1991
March 28, 1991	September 26, 1991
April 25, 1991	October 24, 1991
May 23, 1991	November 21, 1991
June 27, . 1991	December 19, 1991

4. No applications for subdivision and land development were received for review.

5. Annual Report for 1990.

An Annual Report written by Chairman Hendricks was approved and signed by members present. Paragraph D of Part II of the Report, which recommends a clarification of the functional relationship between the Commission and the Zoning Hearing Board, will be revised in accordance with comments by members.

6. The meeting was adjourned at 8:00 P.M.

Other:

Following the regular meeting, a presentation on cluster type developments and land preservation was given to the Commission by John Cover and Monica Drewniany of the Montgomery County Planning Commission.

WPC Book

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA.

Thursday, February 28, 1991 7:30 P.M.

Attendees:

Joseph Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer
Patricia A. Quigley

The minutes of January 24, 1991 meeting were accepted.

OLD BUSINESS:

No review of any previous applications.

NEW BUSINESS:

ARTHUR KAVANAUGH, minor subdivision.

Applicant: Arthur Kavanaugh, 420 Vine Street, Perkasio, PA. represented by Cheryleen Strothers of Strothers Associates, Inc., Sellersville, PA. 18960. Owner of record, Richard W. & Margaret R. Schafer, Hollow Road, Fairview Village, PA. Two (2) lots consisting of 15.65+ acres, per plan dated November 29, 1990, last revised January 29, 1991.

Motion was made and seconded, that the plan be approved as presented, subject to the review comments made by Mr. Nolan and comments yet to be seen from the Montgomery County Planning Commission.

OTHER BUSINESS:

Cluster Housing/Land Preservation Developments

Members that visited the modified Cluster Developments in Lower Gwynedd Township, Montgomery County, led a discussion of the advantages and possibilities of such developments for the benefit of the other members.

Presentation

Mr. John F. Collins A.S.L.A., Chairman of Temple University's Department of Landscape Architecture and Horticulture of the Ambler campus will give a slide presentation entitled "Open Space Planning and Guide Lines", at 8:00 P.M., following our March 28th meeting.

ADJOURNMENT:

The regular meeting was adjourned at 9:15 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, March 28, 1991 7:30 P.M.

Attendees:

Joseph P. Nolan, Township Engineer/Zoning Officer

Frank A. D'Lauro, Jr.

Alden P. Hendricks

Peter G. Schlotterer

Patricia A. Quigley

The minutes of February 28, 1991 meeting were accepted.

OLD BUSINESS:

Subdivision application of Joseph A. & Mabel D. Belzer dated 10-6-90, last revised 2-22-91. Applicant: Gambone Brothers Development Co., 1030 West Germantown Pike, P. O. Box 287, Fairview Village, PA, 19409. Ten (10) lots comprising 34.641 acres, 2049 Wentz Church Road, Lansdale, PA, 19446, as per plan of Urwiler & Walter, Sumneystown, PA, 18084. ✓

Planning Commission had previously accepted plan at December 20, 1990 meeting subject to review by Mr. Nolan.

Mr. Nolan stated that comments addressed in his review letter dated 12-11-90 had been resolved and complied with. ✓ Also, that the plan had been granted preliminary plan approval by the Worcester Township Supervisors at the 3-20-91 meeting.

NEW BUSINESS:

Subdivision applications for review:

Applicant:

John L. Hujanir, 1107 North Trooper Road, Norristown, PA 19403. Owner of record: Wilbur and Mildred Kriebel, P. O. Box 6, Chester, PA. Two (2) lots comprising 17.8 acres. Situate: Northeast Windy Hill Road per plan of John L. Dzedzey, Inc., Norristown, PA, dated August 26, 1981 last revised October 3, 1989.

Applicant:

James J. Himsforth Jr. and Patricia E. Himsforth, 1325 Hollow Road, Collegeville, PA, 19426, phone 584-6889. Two (2) lots comprising 6+ acres. Situate: Southwest of Hollow Road between Water Street and Mill Roads. Per plan of Conner and Smith Engineering Inc., 358 Bridge Street, Spring City, PA. Plan dated January 31, 1991.

Mr. Nolan stated that he has not as yet completed reviews of these plans. The applications were accepted for review by the Worcester Township Supervisors at the 3-20-91 meeting.

Applicant:

Gambone Bros. Development Co., Fairview Village, PA, 19409. Owner of record: John A. and Sandra L. Gambone. Parcels C & B, Worcester Township Parcel A. Agent: Hamburg, Rubin, Mullin & Maxwell, Lansdale, PA, 19446. Three (3) lots comprising 1.064 acres. Situate: Southeast corner Valley Forge Road and Skippack Pike. Per plan of Urwiler & Walter Inc., Sumneytown, PA, 18084.

Gambone Bros., Development Co., Fairview Village, PA, 19409. Owner of record: Worcester Partners, Parcels D & E, 331 N. Broad Street, Lansdale, PA, 19446. Two (2) lots comprising .468 acres. Situate: Southeast corner of Valley Forge Road and Skippack Pike. Per plan of Urwiler & Walter, Inc., Sumneytown, PA, 18084.

Both plans were accepted by the commission for review.

OTHER BUSINESS:

1. The Landscape Ordinance Committee gave a rough draft of an ordinance as such, to the other two commission members for further review and possible comments.

2. An invitation for a presentation by Orth Rodgers, traffic control consultants, was tentatively scheduled for the May meeting.

ADJOURNMENT:

The regular meeting was adjourned at 8:04 P. M.

A slide presentation entitled "Open Space Planning and Guide Lines" was given by Mr. John F. Collins, A.S.L.A., of Temple University following adjournment.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA.

Thursday, April 25, 1991

7:30 P.M.

Attendees:

Joseph P. Nolan, Township Engineer/Zoning Officer

Frank A. D'Lauro, Jr.

John R. Harris

Alden P. Hendricks

Peter G. Schlotterer

Patricia A. Quigley

The minutes of March 28, 1991 meeting were accepted.

OLD BUSINESS:

Subdivision application of John L. Hujanir.

John L. Hujanir, 1107 North Trooper Road, Norristown, PA 19403. Owner of record: Wilbur and Mildred Kriebel, P. O. Box 6, Chester, PA. Two (2) lots comprising 17.8 acres. Situate: Northeast Windy Hill Road per plan of John L. Dzedzey, Inc., Norristown, PA, dated August 26, 1981 last revised October 3, 1989.

Motion was made by Quigley, seconded by Harris to approve this minor subdivision application subject to compliance with the conditions of the review letter dated March 28, 1991 of the Township Engineer. Approved unanimously.

Subdivision application of James J. Himsworth Jr. and Patricia E. Himsworth.

James J. Himsworth Jr. and Patricia E. Himsworth, 1325 Hollow Road, Colledgeville, PA, 19426, phone 584-6889. Two (2) lots comprising 6+ acres. Situate: Southwest of Hollow Road between Water Street and Mill Roads. Per plan of Conner and Smith Engineering, Inc., 358 Bridge Street, Spring City, PA. Plan dated January 31, 1991.

Motion was made by Harris, seconded by D'Lauro to approve this minor subdivision application as presented, subject to the recommendations by the Township Engineer in his review letter dated April 1, 1991. However, an alternate plan may be presented to the Township Engineer to handle the storm water run-off. Approved unanimously.

Subdivision applications of Gambone Bros., Development Co.

Gambone Bros. Development Co., Fairview Village, PA, 19409. Owner of record: John A. and Sandra L. Gambone.

Parcels C & B, Worcester Township Parcel A. Agent: Hamburg Rubin, Mullin & Maxwell, Lansdale, PA, 19446. Three (3) lots comprising 1.064 acres. Situate: Southeast corner Valley Forge Road and Skippack Pike. Per plan of Urwiler & Walter Inc., Sumneytown, PA, 18084.

Gambone Bros., Development Co., Fairview Village, PA, 19409. Owner of record: Worcester Partners, Parcels D & E, 331 N. Broad Street, Lansdale, PA, 19446. Two (2) lots comprising .468 acres. Situate: Southeast corner of Valley Forge Road and Skippack Pike. Per plan of Urwiler & Walter, Inc., Sumneytown, PA, 18084.

Motion was made by Harris, seconded by D'Lauro to recommend approval of both minor subdivisions as presented subject to the comments of the review letters dated April 12, 1991 and April 11, 1991 respectively by the Township Engineer. Approved unanimously.

Preliminary Land Development Plan of Gambone Bros., Development Co.

Gambone Bros., Development Co., Fairview Village, PA 19409. Owner of record: John A. and Sandra L. Gambone. Former BP site (1.09 acres) situated Valley Forge Road (East) and Skippack Pike (South) per plan of Urwiler & Walter, Inc. dated February 13, 1991. Plan is subject to approval of above noted minor subdivisions of Gambone Bros. by Township Board of Supervisors that will be required to complete this project. Plan was presented by Gambone representative Ms. Linda Bieler and Stephen Marinelli of Urwiler and Walter.

Motion was made by D'Lauro, seconded by Harris to recommend approval of plan, subject to review of Del Val Soils wetlands report by Planning Commission and subject to recommendations in review letter by Township Engineer dated April 12, 1991. Approved by majority vote (4:1).

OTHER BUSINESS: Proposed Landscape Ordinance.

Members discussed and approved the draft of a landscaping ordinance proposed by the Commissions' Landscaping Committee. The Commission believes that township regulations for landscaping should be expanded and made more stringent. It was agreed that the Committee's proposal will be presented to the Board of Supervisors and recommended as a basis for amendment of the Township's ordinances.

A representative of Orth Rodgers & Associates, Inc., traffic and transportation consultants, will be invited to give a presentation to the Commission at 8:30 P.M. after the regular meeting on May 23, 1991.

The regular meeting was adjourned at 9:30 P. M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA.

Thursday, June 27, 1991

7:30 P.M.

Attendees:

Frank A. D'Lauro, Jr.

John R. Harris

Alden P. Hendricks

Peter G. Schlotterer

Patricia A. Quigley

The meeting of May 23 having been cancelled, the minutes of the April 25, 1991 meeting were accepted.

OLD BUSINESS: None

NEW BUSINESS:

Mr. John Graham, Vice Chairman of the Worcester Board of Supervisors, advised the Planning Commission of the proposed establishment of an Agricultural Security Area in Worcester Township. Mr. Graham is chairman of the area advisory committee and explained the provisions of Pennsylvania Act 43 of 1981 applying to Agricultural Security Areas. He also discussed Act 149 of 1989 which amended Act 43.

Mr. Graham further explained that an ordinance is required to create the Agricultural Security Area and that it would be beneficial if the Planning Commission stated its views on the proposal prior to the required public hearing.

A motion was made by Harris and seconded by D'Lauro, Jr. to endorse establishment of the Agricultural Security Area. The motion was passed unanimously.

OTHER BUSINESS:

Mr. Jeff Green, a representative of Orth-Rodgers & Associates, gave a presentation to the Commission after the regular meeting on traffic impact of new development in a township. He explained methods of mitigating and controlling the impact through planning.

The regular meeting was adjourned at 8:35 P. M.

WPC 7/14 Book

MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA.
Thursday July 25, 1991 7:30 P.M.

Attendees:

- Joseph P. Nolan, Township Engineer/Zoning Officer
- Frank A. D'Lauro, Jr.
- John R. Harris
- Alden P. Hendricks
- Peter G. Schlotterer
- Patricia A. Quigley

The minutes of the June 27, 1991 meeting were accepted.

OLD BUSINESS: None

NEW BUSINESS:

Subdivision application of Augustus and Carmella Mandracchia. Re: agenda July 25, 1991.

The applicant was represented by Mr. Bob Fernandez, Esquire, Mr. Jeffrey A. Wert of Metz Engineers, with Mr. Augustus Mandracchia in attendance.

On motion made by Harris and seconded by Quigley, the Commission voted unanimously for a continuance until the comments of the Township Engineer have been addressed by the developer's consultant and the Board of Supervisors has ruled on the request for waivers submitted by Metz Engineers letter, July 25, 1991. The Commission agreed with the comments in the Township Engineer's review letter of July 17, 1991. In particular the commission recommended the following items of the Engineer's review.

- Item 3. That a wetlands study and determination be performed and wetlands identified on the plan. The applicant desired to defer this requirement.
- Item 10. That the request for waiver of monuments be denied.

In addition the Commission favors granting the waivers of roadway widening, curb and sidewalk on roadway frontages except that minor improvements of the roadway be made as the Township Engineer may recommend.

Minor Subdivision of Realty World, Hansell Associates.
Re: agenda July 25, 1991.

There was no one in attendance to represent the applicant. A motion was made by D'Lauro, and seconded by Harris to defer the application and await a decision by the Zoning Hearing Board on a variance request by the applicant. Motion was passed unanimously.

OTHER BUSINESS:

Ms. Marie A Grundowski, a consultant for D. C. Enterprises, a Commonwealth Environmental Design Group Company, explained the aerobic system proposed to eliminate the problem of the surface malfunction of the sewage system on the Peter O. Paul project on Bean Road.

A motion made by Harris and seconded by D'Lauro to approve in principle the plan as presented by Ms. Grundowski and authorize the chairman to complete the documents that need to be completed. The motion passed unanimously.

Member D'Lauro proposed a joint meeting of the Planning Commission and the Board of Supervisors on September 18, 1991, to hear a presentation by representatives of the Natural Lands Trust. The Commission is in favor of this meeting. Mr. D'Lauro will coordinate the meeting arrangements with the Board of Supervisors.

Meeting adjourned at 10:00 P. M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, August 22, 1991 7:30 P. M.

Attendees:

Frank A. D'Lauro, Jr.
Alden P. Hendricks
Peter G. Schlotterer

The minutes of July 25, 1991 meeting were accepted.

OLD BUSINESS:

Subdivision application of Augustus and Carmella Mandracchia. Re: agenda July 25, 1991. This application was not on the agenda, but a short presentation was made by Mr. Jeffrey A. Wert of Metz Engineers, with Messers. Charles and Augustus Mandracchia in attendance. Some of the questions in the Township Engineer's review letter of July 17, 1991 concerning the subdivision were presented and discussed. No action was taken.

NEW BUSINESS: None

OTHER BUSINESS:

Natural Lands Trust Presentation.

The date of Wednesday, October 2, 1991 at 8:00 P. M. was approved for a joint meeting with the Board of Supervisors.

Landscape Ordinance.

A decision was made to reply by letter to the Township Engineer and Township Solicitor on their comments regarding the proposed Landscape Ordinance.

Meeting adjourned.

WPC
MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Thursday, September 26, 1991 7:30 P.M.

Attendees:

Joseph P. Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
Alden P. Hendricks
Peter G. Schlotterer
Patricia A. Quigley

The minutes of August 22, 1991 meeting were accepted.

OLD BUSINESS:

Subdivision application of Augustus and Carmella Mandracchia. Re: agenda July 25, 1991. Represented by Mr. Bob Fernandez, Esquire, Mr. Jeffery A. Wert of Metz Engineers with Messers. Augustus and Charles Mandracchia in attendance. Discussion centered on waiver requests yet to be granted by the Township Board of Supervisors, wetland report, and tree requirement on lot number 2.

Motion was made by Quigley seconded by D'Lauro and accepted unanimously by the Commission, to approve this subdivision application subject to compliance with the conditions of the Township Engineer's second review letter dated September 23, 1991.

Minor Subdivision application of Finley and Margaret Shugard. Re: agenda July 25, 1991.

Motion was made by Quigley seconded by D'Lauro and accepted unanimously by the Commission, to approve the subdivision in accordance with the conditions of the Township Engineer's review letter dated September 23, 1991.

NEW BUSINESS:

North Penn U. S. Army Reserve Center, Berks Road, Worcester Township. Sewage Facilities Planning Module.

No representative of the consultant, Burkavage Design Associates, attended the meeting. The proposed installation was discussed, but no action was taken.

Subdivision application of Dave Markel c/o Martech Medical Products. Re: agenda September 26, 1991. The applicant was represented by George C. Brady, Esquire and Mr. Richard Lobko, Engineer for Stout, Tacconelli and Associates, Inc.

There was a preliminary discussion of the plans, but no action was taken.

Subdivision application of Marilyn L. Kneeland, 2015 Berks Road, Lansdale, PA 19446. Re: agenda September 26, 1991. The plan was discussed briefly with no action taken.

Meeting adjourned 9:10 P. M.

**MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION**

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, October 24, 1991 7:30 P. M.

Attendants:

Joseph J. Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer
Patricia A. Quigley

The minutes of the September 26, 1991 meeting were accepted.

OLD BUSINESS:

North Penn U. S. Army Reserve Center, Berks Road,
Worcester Township. Sewage Facilities Planning Module.
Represented by Robert E. Padfield, Consultant of Burkavage
Design Associates.

After a discussion of the capacity and operation of the
proposed new sewage facility, the Commission concluded that
the application was suitable. Motion was made by D'Lauro and
seconded by Harris to approve the new system. The motion was
passed unanimously.

Subdivision applications of Dave Markel c/o Martech
Medical Products. (Old Mill Estates) 1500 Delp Drive,
Harleysville, PA phone 256-8833. Owner of record, Margaret
E. Markel, Green Hill Road, Worcester, PA 19490. Attorney,
George C. Brady, Esquire, 18 W. Airy St., Norristown, PA,
phone 275-5555. Twenty-one (21) lots, average lot size,
174,665 S. F. Total acres 90.34. Situate: Northeast of
Greenhill Road and Kriebel Mill Road and Fawn Road and
Greenhill Road, Southwest of Skippack Pike, per plan of
Stout, Tacconelli and Associates, Inc., 1744 Sumneytown Pike,
P. O. Box 1191, Kulpsville, PA 19443. Plan dated August 13,
1991.

The applicant was represented by Mr. Richard Lobko,
Engineer and George C. Brady, Esquire. A general discussion
was held about two main areas of concern. One, the numerous
wetland areas on the property and second, the sewage
treatment plant. A more up to date plan is to be submitted
in accordance with comments in the Township Engineer's
review letter of October 10, 1991.

Subdivision application of Marilyn L. Kneeland, 2015
Berks Road, Lansdale, PA 19446, phone 584-4736. Owner of
record, Marilyn L. Kneeland, 2015 Berks Road, Lansdale, PA
19446. Two (2) lots, average lot size, 10 + acres. Total
acres 28.97. Situate: Northwest of Berks Road and Northeast

of Skippack Pike. Per plan of Chambers Assoc., Inc., 831 Dekalb Pike, Center Square, PA. Plan dated 7/26/91.

Motion was made by Quigley and seconded by Schlotterer to approve the revised minor subdivision plan received October 14, 1991 and submitted to the Township Engineer incorporating his recommendations of his first review letter dated October 3, 1991. The motion was passed unanimously.

NEW BUSINESS:

Subdivision application of Wayne T. Dell, 1281 Dell Road, Norristown, PA 19403, phone 584-6240. Owner of record, Wayne T. Dell, 1281 Dell Road, Norristown, PA 19403. Five (5) lots, average lot size, 2.5 acres. Total acres, 14.3. Situate: Southeast of Quarry Hall Road and Northwest of Dell Road, per plan of Urwiler & Walter, Inc., Sumneytown, PA 18084. Plan dated July 9, 1991.

No action was taken on this subdivision. According to the Township Engineer, the plan shows improper zoning and must be revised.

Meeting adjourned 9:30 P. M..

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, November 21, 1991 7:30 P.M.

Attendees:

James J. Garrity, Township Solicitor
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer
Patricia A. Quigley

The minutes of October 24, 1991 meeting were accepted.

OLD BUSINESS: None

NEW BUSINESS:

An Ordinance Number 123 amending section 401 (E) (3) of the Worcester Township Zoning Ordinance to expand the definition of "Farm Market" to include limited food service. The proposed amendment was discussed in length. A motion was made by Harris and seconded by Quigley that the Commission agrees in principle with the amendment as it applies to the Rothenberger farm market. The Commission agrees that a farm market is a fine way to preserve open space and encourages that. The Commission feels however, that the Township has been generous in allowing the Rothenberger operation to expand beyond the strict definition of a "farm market". The Commission opposes granting future concessions in the commercial direction. This amendment has gone far enough.

The motion was passed unanimously.

OTHER BUSINESS:

Open Space Preservation Agenda

There was a wide ranging discussion of the spectrum of open space preservation techniques available to planners and factors affecting planned development. Among the subjects discussed were negotiations with developers, preliminary sketch plans, sewer systems, cluster developments, conservation/development maps, transfer of development rights, etc. Mr. Garrity suggested that the efforts of the Commission to develop land preservation tools for the Township would probably be best served by an inclusive, updated comprehensive plan.

Darker Print

MEETING MINUTES
WORCESTER TOWNSHIP ZONING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Thursday, November 21, 1991 7:30 P.M.

Attendees:

- James J. Gorman, Township Solicitor
- John R. Harris
- Alden P. Hendricks
- Peter J. Dehler
- Patricia A. Quinley
- ~~Mrs. J. Ellis~~

The minutes of the October 24, 1991 meeting were approved.

Darker Print

- OLD BUSINESS: None
- NEW BUSINESS:

Underline

An Ordinance Number 123 ~~by the Board of~~ ~~of Worcester Township~~ amending section 401(E)(3) of the Worcester Township Zoning Ordinance to expand the definition of "Farm Market" to include limited food service.

insert #1

OTHER BUSINESS:

Open Space Preservation agenda.

insert #2

The proposed amendment was discussed at length. A motion was made by [name], seconded by [name], that the Commission agree in principle with the amendment as it applies to the Rothermberger farm market. The Commission agrees that a farm market is a fine way to preserve open space and encourage that. The Commission feels however that the Township has been generous in allowing the Rothermberger operation to expand beyond the strict definition of a "Farm Market".

The Commission opposes granting future concessions in the commercial direction.

This amendment has gone far enough.

The motion was passed unanimously.

Insert #2

There was a wide range of discussion of the spectrum of open space preservation techniques available to planners and factors

affecting planned development.

Among the subjects discussed

were negotiations with developers,

preliminary sketch plans, sewer

systems, cluster developments,

conservation/development maps,

transfer of development rights,

etc. Mrs. Larny suggested

that the efforts of the

Commission to develop

land preservation tools for the (over)

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, December 19, 1991 7:30 P.M.

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer

Worcester Board of Supervisors members:
George R. Lewis, Secretary Treasurer
John H. Graham, Vice Chairman

The minutes of the November 21, 1991 meeting were accepted with the addition that the meeting was adjourned at 9:20 P.M.

DISCUSSION OF COMPREHENSIVE PLANNING

Mr. John Cover, Associate Director of the Montgomery County Planning Commission, discussed the services that the county planning commission can provide, and the manner in which the planning assistance is generally used by townships. He presented a letter dated December 19, 1991, which recommended a three year Planning Assistance contract and detailed the costs of the services.

The Planning Commission decided to interview at least two private planning consultants before making a recommendation to the Board of Supervisors.

OLD BUSINESS:

WAYNE T. DELL

Subdivision application of Wayne T. Dell (Delcrest), 1281 Dell Road, Norristown, PA 19403, phone 584-6240. Owner of record, Wayne T. Dell, 1281 Dell Road, Norristown, PA 19403. Five (5) lots, average lot size, 2.5 acres. Total acres, 14.3. Situate: Southeast of Quarry Hall Road and Northwest of Dell Road, per plan of Urwiler & Walter, Inc., Sumneytown, PA 18084. Plan dated July 9, 1991.

A motion was made by Harris and seconded by D'Lauro to approve the application subject to satisfaction of the requests of the Township Engineer in his review letters of October 21, and December 12, 1991, and subject to the decisions of the Board of Supervisors on the waiver requested by the applicant.

The motion was passed unanimously.

NEW BUSINESS:

CLARENCE & EDNA KRATZ

Subdivision application of Clarence K. & Edna G. Kratz, 3008 Morris Road, Lansdale, PA 19446. Owner of record, Clarence K. & Edna G. Kratz, 3008 Morris Road, Lansdale, PA 19446, phone 584-6114. Two (2) lots, average size lot .687 acres. Total acres, 1.534. Situate: West of Morris Road and East of Stuart Road and Pawlings Ford Road, per plan of CKS Engineers, Inc., 88 South Main Street, Doylestown, PA 18901. Plan dated 6/24/91.

A motion for approval of this application by D'Lauro, seconded by Harris, was passed unanimously.

The meeting was adjourned at 9:10.