

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JANUARY 28, 2016 – 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:33 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUGLAS ROTONDO	[X]
	ANTHONY SHERR	ABSENT

1. IBEW – Bernadette Kearney, Counsel for the Applicant, provided an overview of a proposed expansion to an existing training and education facility at 3455 Germantown Pike. Ms. Kearney noted Worcester Township and the Lower Providence Township Sewer Authority were working on an agreement that would extend sanitary sewer service to this property.

Joe Rosella, Engineer for the Applicant, commented on a waiver request for basin dewatering time. Mr. Rosella noted the Applicant is considering making connection to an existing storm sewer system in Germantown Pike, so to address stormwater concerns noted in the Township Engineer’s review letter.

Mr. Rosella noted the improvements would not generate additional visitors to the property, but rather the improvements would better serve the IBEW’s existing membership. Mr. Rosella noted the parking area calculation will be clarified in this regard.

Ms. David recommended that the Applicant consider the use of pervious materials in the parking area. Brandon Rudd, Township Planning Consultant, noted the Montgomery County Planning Commission’s review letter included parking lot design options.

Ms. Quigley recommended that BMPs be utilized to infiltrate stormwater on-site. Ms. Quigley noted needed additional landscaping cited in the Township Engineer’s review letter.

Tommy Ryan, Township Manager, will forward the Fire Marshal review letter to the Applicant.

Ms. Kearney noted the Applicant will discuss McMahan’s trip generation estimate with McMahan, the Township Traffic Engineer.

2. Stormwater Ordinance – Joe Nolan, Township Engineer, noted the proposed stormwater ordinance would encompass a new chapter in the Township Code, and he stated the provisions would be applicable to both proposed subdivisions and land developments and existing improvements.

Ms. Quigley inquired as to when the Township might adopt the ordinance. Mr. Nolan stated the Board would likely consider the ordinance by year's end.

Mr. Todd inquired as to the Township's ability to waive technical ordinance provisions, and Mr. Nolan commented on this process.

Ms. Quigley motioned to recommend the Board of Supervisors approve the proposed Stormwater Ordinance as presented, second by Mr. Rotondo. The motion was approved, all ayes.

3. Floodplain Ordinance – Mr. Nolan provided an overview of an ordinance to update the regulations applicable to the Township's Floodplain Conservation District. Mr. Nolan noted the update was needed to ensure Township properties remained eligible to participate in the National Flood Insurance Program.

Ms. Quigley commented on floodplain boundaries, the status of existing structures in the floodplain, permitted improvements to existing structures in the floodplain and deer fencing.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the proposed Floodplain Ordinance as presented, second by Ms. Quigley. The motion was approved, all ayes.

4. Alternate Planning Commission Member – Mr. Ryan commented on a recently-adopted State Law that permits a municipality to appoint up to three alternative members to its Planning Commission. Mr. Ryan noted the Board of Supervisors had discussed this matter at their January 20 Work Session.
5. December 10 Planning Commission meeting minutes – Mr. Rotondo motioned to approve the December 10 Planning Commission meeting minutes, revised to (1) delete reference to the Pledge of Allegiance, as this was not recited at the meeting, and (2) to capitalize the term "Stormwater Ordinance", second by Ms. David. The motion was approved, all ayes.
6. Zoning Hearing Board applications – The Members considered two applications submitted to the Zoning Hearing Board, ZHB 16-02 (Developmental Enterprises Corporation), and ZHB 16-03 (Morelli). The Members did not take a position on either application.
7. February 25 Planning Commission meeting agenda items – At the February 25 Planning Commission meeting the Members will continue review of the IBEW land development and Center Point Zoning Ordinance, begin review of the Whitehall Estates and Berks Road subdivisions, consider any applications submitted to the Zoning Hearing Board, and address any other item that may come before the Planning Commission.

8. Public Comment

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

**ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 8:16 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, FEBRUARY 25, 2016 – 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]
	DOUGLAS ROTONDO	[X]
	ANTHONY SHERR	[X]

1. 2119 Berks Road – Tim Woodrow, Engineer for the Applicant, provided an overview of a two-lot subdivision at Berks Road.

Ms. David commented on requested waivers for required frontage improvements.

Mr. Sherr commented on the shared driveway.

Tommy Ryan, Township Manager, noted the applicant had previously submitted a four-lot subdivision plan. Mr. Ryan noted a four-lot subdivision would be subject to the “growing greener” ordinance requirements, and Mr. Ryan expressed concern that the Applicant was bypassing these requirements by subdividing the property in phases. Mr. Ryan asked if the Applicant would agree to condition approval upon a restriction against further subdivision, and Mr. Woodrow was unable to comment in this regard.

Mr. Ryan noted the proposed subdivision is subject to the payment of a traffic impact fee.

Mr. Sherr motioned to recommend the Board of Supervisors approve the proposed two-lot subdivision at 2119 Berks Road, conditioned upon the assessment of a traffic impact fee in accordance with Township Code, and conditioned upon the Board of Supervisors reviewing the concern regarding the bypass of growing greener ordinance requirements, second by Ms. Quigley. The motion was approved, all ayes, 5-0.

2. January 28, 2016 Planning Commission meeting minutes – Ms. David motioned to approve the January 28, 2016 Planning Commission meeting minutes, revised to corrects to typos, (1) page 2, Section 3, “Mr. Rotondo”, and (2) page 2, Section 3, “proposed Floodplain Ordinance”, second by Mr. Rotondo. The motion was approved, all ayes, 5-0.

3. Alternate Member to the Planning Commission – Mr. Todd welcomed Rick DeLello to the Planning Commission. Mr. Todd noted Mr. DeLello was recently appointed to the position of Planning Commission Alternate Member by the Board of Supervisors.
4. Zoning Hearing Board applications – There were no pending applications to the Zoning Hearing Board for review at this evening’s meeting.
5. March 24 Planning Commission meeting agenda items – At the March 24 Planning Commission meeting the Members will continue review of the IBEW land development and the Center Point Zoning Ordinance, begin review of the Whitehall Estates subdivision, consider any applications submitted to the Zoning Hearing Board, and address any other item that may come before the Planning Commission.
6. Public Comment
  - There was no public comment at this evening’s meeting.

**ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 7:52 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, MARCH 24, 2016 – 7:30 PM**

**CALL TO ORDER** by Ms. Quigley at 7:34 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[ ]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]
	DOUGLAS ROTONDO	[X]
	ANTHONY SHERR	[ ]

1. 2568 Skippack Pike – Tommy Ryan, Township Manager, provided an overview of a proposed two-lot subdivision at 2568 Skippack Pike. Mr. Ryan noted Worcester Township owns the property, and he noted the Township sold the home at auction in October, 2015.

Mr. Rotondo made a motion to recommend the Board of Supervisors approve the proposed subdivision as presented. The motion was seconded by Ms. David.

There was no public comment.

The motion was approved, all ayes, 3-0.

2. Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of the proposed zoning ordinance.

Mr. Rudd commented on the proposed CPU-1 and CPU-2 districts. Mr. Rudd discussed certain parcels' proposed densities and permitted uses, and he commented on the mixed use concept.

Ms. Quigley commented on the satisfaction of stormwater regulation, and about the proposed density bonus structure. Mr. Rotondo inquired about multi-family units. Mr. Rudd commented on the conversion of existing structures to multi-family dwelling units.

There was considerable discussion on the manner whereby the density bonus is calculated, and in specific whether it is advantageous to the Township to arrange this calculation by a tiered system or a points system.

Charles Tornetta, Consultant to the Palmer family, owners of land in the proposed zoning district, commented on the permitted depth for commercial development from the roadway.

There was general discussion regarding an appropriate depth, and whether this area should be measured from the center line or from the ultimate right-of-way line. Mr. Rudd will review this issue.

Discussion on this matter will continue at the April 28 Planning Commission meeting.

3. February 25, 2016 Planning Commission meeting minutes – This matter was tabled until the April meeting.
4. Zoning Hearing Board applications – Mr. Ryan provided an overview of Zoning Hearing Board 16-04, Church of the Nazarene. Mr. DeLello inquired the improvements to be constructed.

It was the consensus of the Planning Commission to take no position on this application.

5. Grant application – Mr. Ryan provided an overview of a proposed grant application to the Pennsylvania Department of Conservation and Natural Resources for improvements to Defford Road Park. Mr. Ryan noted the proposed improvements included a pedestrian trail and bridge and naturalized basin. The trail will connect the Worcester Acres development to the shopping center on Skippack Pike.

Ms. David inquired as to the County Planning Commission's perspective on that proposed, and Rudd stated the County was supportive of that proposed.

Mr. Rotondo made a motion to support the Township's grant application to the Pennsylvania Department of Conservation and Natural Resources for improvements to Defford Road Park. Ms. David seconded the motion.

There was no public comment.

The motion passed all ayes, 3-0.

6. April 28 Planning Commission meeting agenda items – At the April 28 Planning Commission meeting the Members will continue review of the proposed Center Point Zoning ordinance, review a sketch plan for 1631 Kriebel Mill Road, consider any applications submitted to the Zoning Hearing Board, and address any other item that may come before the Planning Commission.

7. Public Comment

- Tim Creelman, Worcester, commented on sanitary sewer service at the proposed Whitehall Estates subdivision. Mr. DeLello noted the Planning Commission is an

advisory group to the Board of Supervisors. There was general discussion on the subdivision and sewage planning process.

**ADJOURNMENT**

There being no further business brought before the Board, Ms. Quigley adjourned the meeting at 9:01 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, APRIL 28 2016 – 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:31 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]
	DOUGLAS ROTONDO	[ ]
	ANTHONY SHERR	[X]

1. Sketch Plan 16-01– Kurt Clauss, Project Engineer, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss noted the Coughlin family owns the property and wants to subdivide into three lots for their sons to build homes on the new lots in addition to improving the existing dwelling.

Ms. Quigley commented on the easement to the current driveway and the fifty foot easement between the two new lots. Ms. Quigley also inquired about future subdivision on the larger lot. Mr. Clauss commented there could be future subdivision on the larger lot but there are no plans at present.

Mr. Sherr commented on what lots would be included under the Growing Greener ordinance should the property be subdivided again and whether a waiver would be required for improvements for the entire frontage. Mr. Clauss responded that legal definition was required and a waiver would be requested. Mr. Rudd explained that all lots will count under the Growing Greener Ordinance.

Ms. David inquired about future trails on the property and easements needed for those trails.

2. Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of the proposed zoning ordinance.

Mr. Rudd commented on the proposed CPV-1 and CPV-2 districts. Mr. Rudd discussed certain parcels' proposed densities and permitted uses, and he commented on the mixed use concept. He also discussed the proposed bonus point system and how it can be amended to fit what the Planning Commission deems appropriate bonuses and points.

There was considerable discussion on the manner whereby the density bonus is calculated, and what should be included in the new point system, which all were in favor of. Discussion of TDRs and how they would affect the point system were also discussed. The board

expressed a desire to ensure that the point system and old bonus system are equal in value and meet the intent everyone has in mind.

There was a discussion on the design of the proposed homes and how it would be nice to avoid the cookie cutter look. Additionally, discussion was held on the flexibility of the distance properties can be from the road.

Mr. Sherr inquired about the availability of capacity for the new homes and commercial units at the Valley Green Plant. Ms. Amanda Zimmerman, Assistant Township Manager, commented that the capacity is available and has been accounted for in future plans.

There was discussion and request to hold a joint meeting with the Board of Supervisors in June to go over the zoning ordinance. Ms. Zimmerman informed the Planning Commission that the plan was to move the zoning ordinance to the Board of Supervisors by September, 2016.

3. February 25, 2016 and March 24, 2016 Planning Commission meeting minutes – Mr. Sherr made a motion to approve the February 25, 2016 meeting minutes, revised to correct typos, (1) page 1, Section “shared” and “Mr. Sherr”. The motion was approved, all ayes, 4-0.

Ms. David made a motion to approve the March 24, 2016 meeting minutes, revised to correct typos, (1) page 1, section 2, “CPV-1 and CPV-2”. The motion was approved, all ayes, 4-0.

4. Zoning Hearing Board applications –There were no new applications submitted for review.
5. Grant application – Ms. Zimmerman provided an overview of a proposed grant application to the Montgomery County Planning Commission for improvements to Heebner Park. Ms. Zimmerman noted the proposed improvements included the installation of a green parking lot adjacent to the new soccer field.

Mr. Sherr made a motion to support the Township’s grant application to the Montgomery County Planning Commission for improvements to Heebner Park. Ms. David seconded the motion.

There was no public comment.

The motion passed all ayes, 4-0.

6. April 28 Planning Commission meeting agenda items – At the May 25 Planning Commission meeting the Members will continue review of the proposed Center Point Zoning ordinance, review land development plans for IBEW, Whitehall Estates, and 2750 Morris Road, consider any applications submitted to the Zoning Hearing Board, and address any other item that may come before the Planning Commission.

## 7. Public Comment

- Tim Creelman, Worcester, commented on sanitary sewer service at the proposed Whitehall Estates subdivision. Mr. Todd noted that the Planning Commission has not reviewed the plans yet and it would be advisable to come to next month's meeting. There was general discussion on the subdivision and sewage planning process.
- Cheryl Brumbaugh, Worcester, commented on the sanitary sewer service at the proposed Whitehall Estates, future connections to their sewer plant, and the preservation of basins, woods and rain gardens that the residents have worked hard to perfect.
- Susan Caughlin, Worcester, commented on the Center Point Village Zoning Ordinance and general discussion regarding various elements was discussed. The Planning Commission requested to continue discussion with the entire Board of Supervisors at a joint meeting.
- Charles Tornetta, Consultant for the Palmer Family, owners of land in the proposed zoning district, commented on his clients desire to see the zoning ordinance pass and to work with the Township to bring in businesses that will work for the market such as a convenience store with gas and a drug store. He also commented that TDRs hardly ever work for the good that is intended.

## **ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 9:32 PM.

Respectfully Submitted:

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Amanda Zimmerman  
Assistant Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, MAY 26, 2016 – 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]
	DOUGLAS ROTONDO	[X]
	ANTHONY SHERR	[X]

1. Land Development Plan 15-04: IBEW 3455 Germantown Pike—Bernadette Kearney, attorney for the applicant, provided an update on the status of the public sewer agreement, Zoning Hearing Board relief and the ongoing conversation with McMahon Associates regarding the Traffic Impact Fee. Additionally, Ms. Kearney stated that the land development plan has been revised to correct the problems identified in the CKS letter dated May 6, 2016, namely the building foot print and the dewatering issue. Additionally, she stated that the engineer and her client will comply with all remaining components of the CKS letter.

Mr. DeLello had a question about the setbacks and working within the provided Zoning waiver. Ms. Kearney stated that the revised plans do comply. Mr. DeLello also inquired about the dewatering set up for the storm water and Mr. Joseph Nolan, Township Engineer, explained the process and how the current plan meets Department of Environmental Protection standards and included emergency drains.

Mr. Joe Russella, D.L Engineers, applicant engineer, discussed the addition of new trees based on previous Planning Commission discussion. Ms. Quigley inquired about the species of the trees. Mr. Todd and Mr. Rudd, Montgomery County Planning Commission, discussed green parking lots and how they are beneficial to storm water infiltration.

The Planning Commission tabled a motion on this development until the list of will complies is complete. They will review and make a motion on this application at their June 9, 2016 meeting.

2. Land Development 16-03 2750 Morris Road –Bob Irick, Irick Eberhardt, & Mientus Inc., and Rick Zack, Advanced Reality, presented an overview of this land development, noting that it received preliminary Board of Supervisors approval in September 2012. Advanced Reality has now acquired a new tenant for Building D and wants to provide parking closer to their offices by eliminating four loading docks. Mr. Irick and Mr. Zack are asking for final approval of this portion of the land development. Mr. Nolan’s letter contained no comments

and noted that this is an improvement over the current use because the impervious surface percentage is decreased. Mr. Nolan and Mr. Rudd have no issues with this plan in its current state.

Mr. Sherr made a motion to approve Land Development 2750 Morris Road and send it to the Board of Supervisors. This motion was seconded by Ms. Quigley and unanimously approved.

3. April 28, 2016 Planning Commission meeting minutes – Mr. Sherr made a motion to approve the April 28, 2016 meeting minutes, revised to correct typos, (1) page 2, section 2 “buildings” and (2) page 3 section 7 “consultants”. The motion was approved, all ayes, 5-0.
4. Zoning Hearing Board applications –There were no new applications submitted for review.
5. June 15 Planning Commission meeting agenda items – At the June 15 Planning Commission meeting the Members have a joint meeting with the Board of Supervisors and will review of the proposed Center Point Zoning ordinance.

The Planning Commission also moved their June 23 meeting to June 9 to review the final land development for IBEW and review the Center Point Village Zoning Ordinance in preparation for the June 15 joint meeting.

6. Public Comment

- There was no public comment at this meeting.
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**ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 9:32 PM.

Respectfully Submitted:

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Amanda Zimmerman  
Assistant Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JUNE 9, 2016 – 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:31 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]
	DOUGLAS ROTONDO	[ ]
	ANTHONY SHERR	[ ]

1. Land Development Plan 15-04: IBEW 3455 Germantown Pike–Bernadette Kearney, attorney for the applicant, noted the current review letters by CKS Engineers and McMahon Associates.

Mr. DeLello commented on dewatering time reduction.

Ms. Quigley made a motion to recommend preliminary/ final approval conditional upon CKS Engineers June 3, 2016 review letter. This motion was seconded by Rick DeLello. The motion was approved.

2. Center Point Village Zoning Ordinance – Mr. Todd commented on the open space requirements. Mr. DeLello commented on the bonus structure and transferrable development rights provisions (TDR). Ms. David also commented on open space (and how it is calculated), density housing systems, and historic structure preservation. Ms. Quigley commented on open space bonus calculations, streetscape features, woodland presentation standards, TDR provisions, trail development, and parcel consolidation. There was a general discussion regarding the point system and density bonus calculation. Mr. DeLello commented on parcel consolidation. Mr. Todd opened the meeting up for public comment.

3. Public Comment:

Winifred Hayes, Worcester, commented on uses both preferred and not preferred, preferred infrastructure improvements, viewsapes, walkability, village atmosphere, and historic structure preservation. Mrs. Hayes also commented on the “bubble plan”, access to the Palmer Tract, TDRs, architectural details, permitted density bonuses, the provision of multiple uses on a single lot, and the use of alleys in the rear yard.

Robert Andorn, Worcester, commented on the density bonus calculation, architectural detail restrictions, and the development of a zoning ordinance.

Charles Miller, Worcester, commented on traffic volume in the village, open space purchases in lieu of development, and livability in Worcester.

James Mollick, Worcester, commented on past development, Mrs. Hayes' earlier comments, scheduling of tonight's meeting, cancellation of the Planning Commission's June 23 meeting, development of the Center Point Zoning ordinance, revisions made to the ordinance, open space requirements, Growing Greener requirements, and trail requirement. Mr. Mollick also commented on development economics, standards for development, current Township Code requirements, the purpose of tonight's meeting, the proposed ordinance's intent, and the Planning Commission's objectives.

Joseph Granko, Worcester, commented on sidewalk provisions, historic structure preservation, and public sewer service.

Roberta Body, owner of Palmer Tract, commented on the Palmer property's zoning, open space calculation, the character of future development and preferred uses and density, family history, and achieving a "win-win" solution as to the development of this property. Ms. Body also commented on the location of commercial uses and higher-density residential uses, and the preservation of the existing farm house.

Robert Demeno, Worcester, thanked the Planning Commission members for their service. He also commented on traffic calming measures and infrastructure improvements.

Mrs. Hayes commented on traffic signal technology.

Mr. Todd commented on development standards that may be introduced in the Subdivision and Land Development portion of the Township code. He noted that the discussion will be continued at the Joint Meeting with the Board of Supervisors on June 15.

4. July 28, 2016 Agenda – At the July 28 Planning Commission meeting the Members will discuss the Center Point Village Zoning Ordinance, Sprango subdivision, and Fairview Village Church in addition to any other matters that may come before the commission.

## **ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 8:48 pm.

Respectfully Submitted:

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Amanda Zimmerman  
Assistant Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, JULY 28, 2016, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:35 PM

**ATTENDANCE**

PRESENT:   GORDON TODD           [X]  
              CHRIS DAVID       [X]  
              RICK DELELLO       [X]  
              DOUGLAS ROTONDO   [X]  
              ANTHONY SHERR     [X]

1.    SK 16-04- 2044 Berks Road –Sparango Subdivision- Joseph Estock, engineer for the applicant, reviewed the proposed 8 lot subdivision and the yield plan for a 16 acre parcel on Berks Road in the AGR zoning district. Mr. Estock also discussed the public sewer option and where they would have to connect into Applewood Estates per a meeting with the Township engineer. Mr. Sherr requested that the sewer issue be resolved and approved by the Township Engineer. Mr. Estock also discussed the Township Growing Greener and the requirement to comply with it. There was a discussion between Mr. Estock and Mr. Todd about the “may” verses “shall” wording and a request for a legal interpretation was requested by the applicant and the Planning Commission. A discussion was had regarding the application of the Greener Ordinance and the available lot numbers with the ordinance.

Mr. Sherr had a question regarding the yield plan and the corner lot sizes, indicating that a waiver would be needed. There was a follow up discussion regarding the ability to have waivers under Growing Greener.

2.    LD 16-05 3044 Germantown Pike- Fairview Village Church- Tim Woodrow, engineer for the applicant, provided an overview of the project, including that all necessary variances were already approved by the Zoning Hearing Board. Mr. Woodrow stated that the impact on density is low and the addition of this addition will have very little visual impact due to it closing a gap between classroom and sanctuary space.

Mr. Sherr asked about the notation in the Township engineer’s review about buffering, which Mr. Woodrow stated his clients will comply. There were no other comments from the Planning Commission

Mr. Sherr made a motion to approve Land Development 16-05 at 3044 Germantown Pike and send it before the Board of Supervisors. The motion was seconded by Mr. Rotondo, and was passed unanimously.

3.    Agricultural Security Area- Amanda Zimmerman, Assistant Township Manager, explained the requirement to perform a review of the Township Agricultural Security Area. This review was just completed and the Planning Commission needs to grant their approval of the properties

remaining and the one property that will be removed. Mr. Todd made a motion to approve the list as presented. Mr. Sherr seconded and the motion was carried with a 5-0 vote.

4. Center Point Village Zoning Ordinance- Mr. Todd asked Mr. Rudd, Montgomery County Planning Commission, to add definitions to the ordinance, which will be added. There was a discussion on transferable development rights (TDRs) and value that should be given to them as a tool to encourage density. Additionally, a discussion on the market value for the TDRs. Additional discussion was had on the bonus structure, the type of bonuses, and the value of each bonus for density. Mr. Todd also discussed keeping SALDO related items in SALDO. Mr. DeLello commented on the importance of continuity of features such as curbs and sidewalks along the entire village area and that density is needed as the sustainability element, to which Ms. David agreed. Mr. Rudd requested that the board send him their thoughts on the bonuses so that he can synthesis their requests into one structure.

Mary Sparango, Worcester, commented on TDRs and their utilization when density warrants.

Roberta Bodey, Worcester, commented that the Palmer family will be having a plan designed for their property based on the zoning ordinance. They are hoping to have it for the August meeting.

James Mollick, Worcester, commented on TDRs, defacto open space deals, the need for continuity with sidewalk installation throughout the village, the ordinance's consistency with open space and Growing Greener, and how values were determined within the ordinance.

5. Approval of Meeting Minutes- Mr. Rotondo made a motion to approve the May 26, 2016 meeting minutes with the changes provided by Ms. David. The motion was seconded by Ms. David and approved unanimously.

Mr. DeLello made a motion to approve the meeting minutes for June 9, 2016 with the changes provided by Ms. David. Mr. Rotondo seconded the motion was approved unanimously.

6. August 25, 2016 Agenda- At the August 25 Planning Commission meeting the Members will continue review of Center Point Village Zoning.

## **PUBLIC COMMENT**

- James Mollick, Worcester, inquired about the purpose of Growing Greener.
- Laurie Henrich, Worcester, commented on the concern about the easements for phase 3 of Stony Creek Farms and the legality of the easements, the concern about wildlife preservation with the potential sewer lines from Whitehall Estates, directional drilling for Whitehall Estates, and concerns that the developer will not fix anything the construction disrupts at Stony Creek Farms.
- Cheryl Brumbaugh, Worcester, commented on the two easements at Stony Creek Farms, inquired about the public ability to attend the September 8, 2016 Planning Commission meeting, Stony Creek Farms commercial properties' sewer lines and sewer plans, and

commented that Stony Creek Farms has obtained a TreeVitalize grant to plant 200 trees on this property.

- Tim Creelman, Worcester, commented on sheet 16 of Whitehall Estates plans regarding the sewer connection through Stony Creek Farms, commented on how directional drilling will not work, asked that the Planning Commission and Board reject the plans and make Whitehall Estates develop a plan that benefits Stony Creek Farms.
- Bill Goulding, Worcester, asked that members of the Planning Commission educate themselves on directional drilling prior to the September 8, 2016 meeting on Whitehall Estates.

## **ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 9:40 pm.

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, AUGUST 25, 2016, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:34 PM

**ATTENDANCE**

PRESENT:     GORDON TODD                    [X]  
                 PAT QUIGLEY                    [X]  
                 CHRIS DAVID                    [X]  
                 RICK DELELLO                   [X]  
                 DOUGLAS ROTONDO           [X]  
                 ANTHONY SHERR                [X]

1. Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of revisions made to the proposed ordinance since the previous Planning Commission meeting, including the assignment of design standards to the Subdivision and Land Development Ordinance.

Mr. Rudd provided an overview of density provisions in the ordinances of other municipalities, and there was general discussion on this matter.

Ms. David commented on the proposed density bonus calculation, and that allowed in other municipalities.

Ms. Quigley commented on a density bonus calculation based on floor area ratio, and Mr. Rudd noted this provision encourages multi-floor development.

Mr. DeLello commented on ordinance aggressiveness, in specific the ordinance providing a density required to encourage sustainable development. Mr. Rudd noted the proposed density is lower than that permitted in other municipalities, but stated the density is appropriate for the community at this time.

Ms. David commented on the proposed open space requirement, and the density bonus.

Mr. Todd commented on the use of TDRs, and the density bonus permitted by the use of TDRs.

Mr. DeLello commented on residential unit yield calculation. Mr. Rudd noted yield calculation is based on gross lot area, less existing rights-of-way, and less that portion of the property assigned to non-residential uses.

There was general discussion on the effectiveness of TDRs, and how to create a village “feel”, and the development of a design manual to supplement ordinance requirements.

There was general discussion on the density bonus calculation. The Members discussed the relative importance of specific density bonus categories. There was consensus to delete the site amenities category, to add a TDR category, and to convert category points to dwelling units. Mr. Rudd stated he would amend the draft ordinance accordingly, and forward the revised ordinance to the Members before the September 8 meeting.

2. 1424 Valley Forge Road – Mr. Ryan provided an overview of a Planning Module submission to permit the installation of a small flow treatment facility at 1424 Valley Forge Road. Mr. Ryan noted site and soil conditions do not permit the use of traditional on-lot septic systems at this property. Mr. Ryan noted the applicant need execute an operations and maintenance agreement as part of the Planning Module approval.

Mr. Sherr motioned to recommend approval of the Planning Module and the revision of the Township's Act 537 Plan. The motion was seconded by Ms. Quigley.

There was no public comment.

By unanimous vote the motion was approved.

3. Approval of Meeting Minutes – Consideration for approval of the July 28, 2016 meeting minutes was tabled. Mr. Ryan will provide the needed corrections, and the minutes will be considered at the September 8, 2016 Planning Commission meeting.
4. September 8, 2016 Meeting Agenda – The Planning Commission will consider the proposed Whitehall Estates subdivision application. If this application is removed from the agenda the Planning Commission will continue its review of the proposed Center Point Village Zoning Ordinance.
5. September 22, 2016 Meeting Agenda – The Planning Commission will continue its review of the proposed Center Point Village Zoning Ordinance, and may review any other matter that warrants attention.

## **PUBLIC COMMENT**

- Roberta Brody, owner of Palmer Tract, commented on the preparation of a conceptual plan for this property's zoning. The plan will be presented at the September 22 Planning Commission meeting.
- Bill Goulding, Worcester, commented on sanitary sewer service at the proposed Whitehall Estates subdivision, the pump station at the Stony Creek Farms development, areas affected by the proposed connection to the pump station at the Stony Creek Farms development, and additional connections to the Stony Creek Farms development's sanitary sewer system.

## **ADJOURNMENT**

There being no further business before the Board, Mr. Todd adjourned the meeting at 9:13 PM.

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, SEPTEMBER 8, 2016, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:   GORDON TODD                   [X]  
              PAT QUIGLEY               [X]  
              CHRIS DAVID               [X]  
              RICK DELELLO            [X]  
              DOUGLAS ROTONDO       [X]

1. Whitehall Estates – Joe Nolan, Township Engineer, commented on his most recent review letter. Mr. Nolan noted additional information regarding the sanitary sewer system was required to be submitted for review.

Brandon Rudd, Montgomery County Planning Commission, noted the proposed subdivision is generally consistent with the County and Township comprehensive plans. Mr. Rudd commented on landscaping and the sanitary sewer system.

Carl Weiner, Counsel for the Applicant, provided an overview of the proposed subdivision. Mr. Weiner commented on lot configuration, roadways, open space and the sanitary sewer system.

Kevin Kelly, Counsel for the Stony Creek Farms Homeowners Association, commented on the sanitary sewer system design, sanitary sewer system capacity, method of the proposed connection to the Stony Creek Farms sanitary sewer system, ongoing discussions between the Stony Creek Farms HOA and Applicant regarding easements at the Stony Creek Farms community, sanitary sewer line installation and restoration methods, preparation of a sanitary sewer system feasibility study, the use of private roads in the Stony Creek Farms community, the operations and maintenance agreement between the Township and the Little Washington Wastewater Company, back-up generators at the Stony Creek Farms pumping station, as-built plans for the Stony Creek Farms pumping station, ownership of the Stony Creek Farms pumping station, and wildlife in the area.

Mr. Todd commented on matters reviewed by the Planning Commission.

Robert Pace, Worcester, commented on project impacts to the community, construction methods, basin structural integrity, impacts to existing vegetation, servicing of the Stony Creek Farms sanitary sewer system, future connections to the Stony Creek Farms sanitary sewer system.

Mr. Kelly commented on the Stony Creek Farms pumping station.

Jim Mollick, Worcester, commented on the Township's Act 537 Plan, the requirement for sewer planning and studies, the revision of the Act 537 Plan, and the Township Code Growing Greener conservation subdivision process.

Cheryl Brumbaugh, Worcester, commented on availability of as-built plans for the Stony Creek Farms pumping station and wastewater treatment plant. Mr. Nolan commented on the information required for his review of the proposed sanitary sewer system.

Bill Goulding, Worcester, commented on sewage planning for the Stony Creek Farms and Stony Creek Village developments, the extension of the Stony Creek Farms sanitary sewer system, existing easements and uses permitted at the Stony Creek Farm community. Mr. Goulding submitted a written statement to the Members.

Anne Sakalay, Worcester, commented on the capacity of the Stony Creek Farms sanitary sewer system, sewer overflow and system infiltration, and development and sewage planning in the Township.

Mike Hasson, Mustang Way, commented on impacts to quality of life, and Stony Creek Farms pumping station and wastewater treatment plant noise and odor.

Mr. DeLello commented on the land development review process. Mr. Ryan and Mr. Weiner commented on the Planning Commission's review of applications. Mr. Weiner commented on the approval of sanitary sewer facilities, and the Stony Creek Farms sanitary sewer system capacity and existing flows.

Rolf Graf, Engineer for the Applicant, provided an overview of the proposed force main location and installation method. Mr. Graf commented on areas of disturbance, the Stony Creek Farms existing flows and Whitehall Estates projected flows, and the Planning Module process. Mr. Graf also commented on the proposed subdivision, lot arrangement, open space areas, the site's riparian corridor, and existing and proposed landscaping and perimeter buffers.

The Members reviewed requested waivers. The consensus of the Members was to recommend waiver approvals for (a) minimum centerline radius, (b) maximum street grade within 50 feet of an intersection, (c) minimum separation distance between a driveway and street intersection at one lot, (d) the plan set depicting existing features within 2,000 feet of the site, and (e) minimum cover over storm pipe, in the event curbs are not required to be installed.

The consensus of the Members was to not recommend waiver approvals for the installation of curbs and sidewalks. The Members requested the Applicant install Belgian block style curbing and sidewalks on both sides of the two proposed roads, and along a portion of Whitehall Road.

Mr. DeLello commented on trails. The consensus of the Members was for the Applicant to examine a trail connection between the cul-de-sacs.

2. July 28, 2016 Meeting Minutes – Ms. David motioned to approve the July 28, 2016 Meeting Minutes, with a correction to “was approved”, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
3. August 25, 2016 Meeting Minutes – Ms. Quigley motioned to approve the August 25, 2016 Meeting Minutes, with corrections to “of design” and “Brody”, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
4. September 22, 2016 Meeting Agenda – The Planning Commission will continue its review of the proposed Center Point Village Zoning Ordinance, and may review any other matter that warrants attention.

#### **PUBLIC COMMENT**

- Bob Andorn, Worcester, commented on the audio system and the use of microphones, developer installation of sidewalks and waivers of this requirement, and neighborhood walkability.
- Dr. Mollick commented on waivers requested by the developer of the proposed Whitehall Estates subdivision, proposed trail connections, and the Planning Module for proposed Whitehall Estates subdivision.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:32 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, SEPTEMBER 22, 2016, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]
	DOUGLAS ROTONDO	[X]

1. Center Point Village Zoning Ordinance – E. Van Rieker, Consultant for the owners of the Palmer property, presented a concept plan for a proposed residential and commercial development at this property.

Mr. Rieker commented on the proposed uses relative to the draft ordinance “bubble plan”.

Mr. Rieker commented the roadway network, access to Valley Forge Road and Skippack Pike, trails and sidewalks, and the preservation of approximately one acre at the northeast intersection of Skippack Pike and Valley Forge Road.

Mr. Rieker noted the commercial uses include a pharmacy with drive-through lane, a convenience store with gas pumps, and an office/retail building. Mr. Rieker noted the residential uses include 99 townhome units. Mr. Rieker noted the proposed residential density was below that permitted by the draft ordinance.

Jim Faber, Consultant for the owners of the Palmer property, commented on potential streetscape designs at the frontage to Skippack Pike, and on open space areas to be preserved at the frontage to Valley Forge Road.

Mr. Todd commented on the landscaping shown on the concept plan. Mr. Rieker noted the plan did not include all required buffers and other plantings. Mr. Rieker stated this landscaping will be included on the land development plan.

Mr. Todd commented on proposed residential density. Mr. Rieker commented on the three types of townhouse product shown on the concept plan.

Mr. Rieker commented on stormwater management facilities and property wetlands.

Mr. Todd expressed concern that the commercial uses do not lend to a village-type development. Mr. Todd commented on the proposed density. Charles Tornetta, Realtor for the owners of the Palmer property, and Mr. Faber commented on the economic viability of certain housing product and commercial uses at the property.

There was general discussion on the commercial area parking lot configuration, and on the circulation of vehicles at this location. There was also discussion on the commercial buildings setback from Skippack Pike, and in specific if this should be decreased. It was the consensus of the Members that the concept plan be revised to decrease the number of parking spaces between the commercial uses and Skippack Pike, and to decrease the commercial buildings setback from Skippack Pike.

Mr. Rieker stated open spaces would be maintained by a homeowners association, absent the approximate one-acre portion of open space at the northeast intersection of Valley Forge Road and Skippack Pike, which will be offered for dedication to the Township.

Ms. Quigley inquired about landscaping adjacent to the townhomes at the development's northern and western boundaries. Mr. Faber noted the land development plan would show additional plantings at these locations.

Mr. Rotondo commented on proposed open spaces and the commercial area parking lot configuration. Mr. Rotondo inquired about the existing barn, and Mr. Rieker stated the structure is not in good condition and would be demolished.

Mr. Rotondo commented on the installation of a traffic signal at the Skippack Pike access. Mr. Rieker noted a traffic signal warrant analysis would be conducted at the time of land development.

Mr. Rotondo commented on the viability of proposed commercial uses.

Susan Caughlan, Worcester, commented on the configuration of the commercial buildings and gas pump canopy, the types of residential dwelling units proposed, the density of residential dwelling units proposed, vehicle circulation, open spaces and trails, and streetscapes at the frontage to Skippack Pike.

There was general discussion on walkability, both in the proposed development and between the proposed development and neighboring properties.

Roberta Body, owner of the Palmer property, stated it was her hope that the development would benefit both the property owners and the community.

2. Ordinance 2016-262 – Mr. Ryan provided an overview of a proposed ordinance to require conservation development procedures to be employed at certain parcels proposed for subdivision.

Ms. David motioned to recommend the Board of Supervisors approve Ordinance 2016-262, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

3. September 8, 2016 Meeting Minutes – Ms. David motioned to approve the September 8, 2016 Meeting Minutes, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
4. October 27, 2016 Meeting Agenda – The Planning Commission will continue its review of the proposed Center Point Village Zoning Ordinance, and may review any other matter that warrants attention.

### **PUBLIC COMMENT**

- Ms. Caughlan commented on the Center Point Village Zoning Ordinance density bonus.

### **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:25 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, OCTOBER 27, 2016, 7:30 PM**

**CALL TO ORDER** by Ms. Quigley at 7:44 PM

**ATTENDANCE**

PRESENT: PAT QUIGLEY [X]  
CHRIS DAVID [X]  
DOUGLAS ROTONDO [X]

1. Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of the development process of the proposed ordinance. Mr. Rudd noted permitted uses, base density, bonus density allowance, dimensional standards, parking requirements, open space standards and trail provisions. Mr. Rudd also noted design standards to be included in the subdivision chapter of the Township Code.

Ms. Quigley commented on Planning Commission review of the CVP-2 portion of the ordinance. Ms. Quigley noted the size allowance for gas pump canopies, and Ms. David noted the possible allowance of more than one gas pump canopy at a property. It was the consensus of the Members that additional information on canopy size and design standards be obtained, and Mr. Rudd agreed to compile this information.

Ms. Quigley commented on the requirement to utilize complementary colors at Village developments.

Ms. David commented on the required eight-foot wide street tree planting area. Mr. Rudd noted this would be revised to require a minimum eight-foot wide street tree planting area.

Mr. Rotondo commented on CPV-1 and CPV-2 design standards. Mr. Rudd noted the design standards to be included in the subdivision chapter of the Township Code would apply to developments in both districts.

There was general discussion on the base density and the density bonus. And while it was noted that individual Members may prefer varied densities, it was the consensus of the Members that the proposed base density and the density bonus were acceptable.

Mr. Rotondo motioned to send the proposed ordinance to the Board of Supervisors, conditioned upon (1) the Members forwarding any additional comments to Tommy Ryan, Township Manager, within the next four weeks, and (2) the ordinance being amended to incorporate the revisions discussed at this evening's meeting, second by Ms. Quigley.

Bob Andorn, Worcester, commented on ordinance consideration, development restrictions, walkability options in the Village, trail requirements and a potential impact to neighboring properties, calculation of the density bonus, and utilization of transfer development rights.

Roberta Body, owner of the Palmer property, thanked the Planning Commission for its efforts.

By unanimous vote the motion was approved.

2. September 22, 2016 Meeting Minutes – Mr. Rotondo motioned to approve the September 22, 2016 Meeting Minutes, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
3. Palmer concept plan – Charles Tornetta, Realtor for the owners of the Palmer property, provided an overview of the revisions made to the commercial portion of the concept plan, per discussions had at the September 22 Planning Commission.

Mr. Tornetta noted the small retail building had been replaced by two smaller buildings, with both buildings moved to the building setback line. Mr. Tornetta also noted the convenience store and gas pump islands had been repositioned, and the pharmacy building had been located closer to the building setback line.

Mr. Rudd noted the revisions better reflected a village atmosphere.

Mr. Rotondo noted the developer should remain flexible to allowing mixed uses where this is possible.

4. November 10, 2016 Meeting Agenda – The Planning Commission will continue its review of the proposed Whitehall Estates subdivision. The Planning Commission will review recently-submitted subdivision applications that are ready for discussion – which includes the Spang lot line change plan, the Sparango Construction, Co. subdivision plan, and the Sparango Land Partnership II, LP subdivision plan – and the Planning Commission may review any other matter that warrants attention.
5. December meeting – The Planning Commission will meet on the second Thursday in December (December 8).

## **PUBLIC COMMENT**

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

**ADJOURNMENT**

There being no further business before the Planning Commission, Ms. Quigley adjourned the meeting at 8:43 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, NOVEMBER 10, 2016, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. October 27, 2016 Meeting Minutes – Ms. Quigley motioned to approve the October 27, 2016 Meeting Minutes, amended to correct the spelling of “David” at page 1, paragraph 4, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Whitehall Estates (LD 2015-03) – Carl Weiner, Counsel for the Applicant, provided an overview of a proposed 39-lot residential subdivision at Whitehall Road.

Rolf Graf, Engineer for the Applicant, commented on revisions made to the preliminary plan subsequent to the last Planning Commission meeting. Mr. Graf noted the plan was revised to include curbing, sidewalks, and additional landscaping at Lot 1 along a portion of the property’s southern border. Mr. Graf commented on the requested waiver for minimum street width and minimum cover atop a portion of the storm sewer system.

Mr. Todd inquired about the addition of an off-road pedestrian trail. Mr. Graf stated the plan would be revised to include the trail.

Ms. David requested the Applicant substitute native species for some of the Red Maple trees proposed to be installed. Mr. Graf stated the plan would be revised to include this recommendation.

Mr. DeLello commented on the proposed sanitary sewer system. Mr. Graf noted the Applicant will comply with the engineering comments included in the Township Engineer’s most recent review letter. Mr. Graf stated a revised Planning Module had been submitted for review on this day.

Mr. DeLello commented on a wetland area to be impacted by a portion of the sanitary sewer line. Mr. Graf stated that the Applicant will obtain all approvals required for the crossing.

Mr. Graf noted a portion of the sanitary sewer line had been re-routed around the Stony Creek Farms stormwater basin, and this line was now proposed to connect to a manhole at Brindle Court.

Ms. Quigley commented on the installation of the sanitary sewer line. Mr. Graf stated an approximate five to ten-foot wide corridor is needed to install the line.

Mr. Sherr commented on the status of the Oversight Agreement between Worcester Township and the Little Washington Wastewater Company.

Jim Mollick, Worcester, commented on the Township's review of the revised Planning Module that had been submitted for review on this day, and sanitary sewer service for the proposed development at the Center Square Golf Course.

Joe Nolan, Township Engineer, stated he is not opposed to the proposed waivers.

Ms. David requested the plan be revised to include crosswalks. Mr. Graf stated the plan would be revised to include this recommendation.

Mr. Todd commented on the location of the proposed off-road pedestrian trail. Brandon Rudd, Montgomery County Planning Commission, stated he will review previous plans so to identify the trail location.

John Interrante, Worcester, commented on the sanitary sewer line impact to the Stony Creek Farms stormwater basin.

Mr. Sherr commented on sanitary sewer issues to be addressed, and the municipality's inability to defer or deny preliminary plan approval based upon sanitary sewer issues to be addressed. Mr. Sherr noted the Applicant will return to the Planning Commission with a Final Plan revised to address outstanding sanitary sewer issues.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary Plan approval to the Whitehall Estates subdivision, conditioned upon the Applicant complying with all items noted in the Township Engineer's most recent review letters for both the plan set and the Planning Module, and conditioned upon the plan being revised to include the trail as discussed at this evening's meeting, second by Ms. David.

Tim Creelman, Worcester, commented on the capacity of the existing pump station and wastewater treatment plant, additional connections to the pump station and wastewater treatment plant, odors at the wastewater treatment plant, and ownership of the pump station. Mr. Weiner commented on the ownership of the pumping station, and easements recorded at the Stony Creek Farms community.

Jim Cusak, Worcester, commented on the manner of approvals granted, and easements recorded at the Stony Creek Farms community.

Mr. Rudd commented on the approval of preliminary plans, and the subdivision and zoning provisions to be considered at this time.

Bill Goulding, Worcester, commented on the Oversight Agreement between Worcester Township and the Little Washington Wastewater Company, preliminary plan approval and sanitary sewer issues to be addressed, and the Township's review of the revised Planning Module that had been submitted for review on this day.

Mr. Weiner commented on the municipality's inability to defer or deny preliminary plan approval based upon sanitary sewer issues to be addressed.

Mike Vale, Worcester, commented on past dealings with the Applicant.

Mr. Todd noted the Planning Commission will continue to work with the Applicant and the residents on outstanding issues to be addressed.

Ms. Quigley commented on the Final Plan submission. Mr. Nolan confirmed the Applicant will provide more detailed information as to the proposed sanitary sewer system.

Mr. Todd commented on odors at the wastewater treatment plant. Mr. Nolan stated this matter was an operational issue, and should be addressed with the plant owner and the Pennsylvania Department of Environmental Protection.

Mr. Rotondo commented on his opposition to the installation of sidewalks, and on the possible restoration of structures proposed to be removed.

The motion carried by a vote of 4-1, with Mr. Rotondo voting nay.

Kim McClintock, Worcester, commented on past dealings with the Applicant.

3. Spang (LD 2016-04) – Tommy Ryan, Township Manager, provided an overview of a proposed Preliminary/Final Plan of subdivision at Green Hill Road. Mr. Ryan noted the plan would allow the construction of a driveway so as to not conflict with an existing utility pole.

Mr. Rotondo announced he will abstain from this vote as his employer has a business relationship pertaining to the construction of the dwelling at this property.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary/Final Plan approval to Spang subdivision, second by Ms. David. There was no public comment. The motion was approved, four ayes, no nays, and with Mr. Rotondo abstaining.

4. Sparango Construction Co. (LD 2016-05) – Joe Estock, Engineer for the Applicant, provided an overview of a proposed Preliminary Plan of subdivision for an eight-lot residential development at Berks Road. Mr. Estock noted the lots would be served by public water and public sewer, to be provided by the North Penn Water Authority and Worcester Township, respectively.

Ms. Quigley commented on the utilization of the conservation subdivision development alternative. Mr. Estock stated the Applicant preferred a conventional subdivision as that proposed is a smaller community. Mr. Ryan confirmed the preliminary plan was filed before the Board of Supervisors enacted an ordinance to require the utilization of the conservation subdivision development alternative at this property.

Mr. Rudd commented on the utilization of the conservation subdivision development alternative at smaller properties.

Mr. DeLello commented on proposed woodland encroachments. Mr. Estock identified the areas on the plan so affected.

Mr. Nolan commented on the proposed road width, at 26 feet, and noted he is agreeable to a waiver to permit this width.

Mr. Rotondo commented on proposed housing types, and he recommended the Applicant utilize the conservation subdivision development alternative.

Mr. Ryan noted the Applicant had not provided an extension to the 90-day review period so to allow the Planning Commission to continue its review past its December 8 meeting. Mr. Ryan will resend the extension letter to the Applicant.

Dr. Mollick commented on the utilization of the conservation subdivision development alternative at this property.

5. Sparango Land Partnership II, LP (LD 2016-06) – Mr. Estock provided an overview of a proposed Preliminary Plan of subdivision at Skippack Pike. Mr. Estock noted the two-lot subdivision was for estate planning purposes only, and he stated that no improvements were proposed to be constructed at this time.

Mr. Estock noted the Applicant need obtain a variance as to minimum frontage at one lot. Mr. Estock noted this relief will be obtained prior to Final Plan submission.

Ms. David inquired as to the required front yard setback. Mr. Estock stated the plan will be revised to show the required front yard setback prior to Final Plan submission.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary Plan approval to Sparango Land Partnership II, LP subdivision, conditioned upon the Applicant obtaining a variance as to the minimum frontage at one lot prior to submission of the Final

Plan, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

6. December 8, 2016 Meeting Agenda – The Planning Commission will review the Coughlin subdivision, a proposed three-lot subdivision at Kriebel Mill Road, and the Planning Commission will continue its review of the proposed Sparango development at Berks Road. The Planning Commission will also review a proposed Master Plan update for the Meadowood community, and any other matter that warrants attention.

## **PUBLIC COMMENT**

- Bob Andorn, Worcester, commented on meeting minutes approval, comments included in the meeting minutes, the availability of review letters prior to meetings, the preliminary plan approval procedures, housing types and market preferences for housing types, and the amendment of the Township Code to require the conservation subdivision process at certain parcels.
- Dr. Mollick commented on plan approval procedures, sanitary sewer approvals, and a will-serve letter for sanitary sewer service for the proposed development at the Center Square Golf Course.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:38 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, DECEMBER 8, 2016, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:32 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. November 10, 2016 Meeting Minutes – Mr. Rotondo motioned to approve the November 10, 2016 Meeting Minutes, amended to correct language regarding (1) proposed trees for native species, (2) a Member’s opposition to sidewalks at Whitehall Estates, and, (3) clarification of the reason for a Member’s abstention from a vote, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Meadowood Master Plan Update – Tim Woodrow, Engineer for Meadowood Senior Living, provided an overview of efforts underway to update the retirement community’s Master Plan, and provided an overview of Master Plan components.

Mr. Woodrow noted improvements currently under construction, including the development of an aquatic therapy center and the expansion of a dining area.

Mr. Woodrow commented on several potential improvements at the property, including the upgrade of courtyards and the development of independent-living hybrid units at the northeast portion of the property. Mr. Woodrow also noted the potential development of a marketing suite, parking area additions and expanded administrative offices.

Mr. Woodrow commented on the possible realignment of the main entrance at Skippack Pike, so that this is opposite of Hollow Road, and he noted the potential to install a traffic signal at this location. Mr. Woodrow commented on the development of the Valley Forge emergency access to allow right-in and right-out movements at this location.

Mr. Woodrow provided an overview of a proposed off-road trail to parallel the community’s loop road, and potential trail connections to neighboring properties.

Mr. Woodrow commented on the possible construction of an event auditorium and a theatre at the Schultz Center.

Mr. Woodrow commented on the installation of an additional emergency generator.

Mr. Woodrow commented on the possible construction of a memory care unit at a portion of the property to be determined.

Ms. Quigley commented on stormwater management facilities to be provided for the proposed improvements.

Mr. Todd commented on community walkability. Mr. Woodrow noted the development of trails at this property, and potential trail connections to neighboring properties.

Mr. DeLello commented on the master plan and development process. Mr. Woodrow stated Meadowood is updating its Master Plan and presenting this information to the Township in effort to improve communication open about possible improvements.

Ms. Quigley commented on traffic signal warrants at Skippack Pike. Joe Nolan, Township Engineer, stated warrants did not exist when this location was last studied in 2008, and he noted that a new study must be conducted.

Mr. Rotondo commented on the amount of existing and proposed impervious surface at the property. Mr. Woodrow noted the existing and proposed impervious surface totals are less than that allowed by Township Code. Mr. Rotondo commented on stormwater issues at neighboring properties, and support service demands for the aging population.

3. Coughlin (LD 2016-07) – Kirk Clauss, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss stated the Applicant will comply with all items noted in the Township Engineer’s November 23, 2016 review letter.

Mr. Clauss noted a change to provide a shared driveway for proposed Lot 2 and Lot 3. Mr. Clauss noted that Lot 1 would be served by the existing driveway until it is subdivided, at which time the shared driveway would be improved and extended to service these new lots.

Mr. Clauss noted a portion of the existing driveway would be shifted away from the property line so to provide an expanded area in which buffer materials may be planted.

Mr. Clauss provided an overview of requested waivers, which include the installation of perimeter landscaping and other lot landscaping, the construction of curbs and sidewalks, and road widening.

Mr. Todd commented on the easement at the existing driveway. Mr. Clauss stated that no additional driveway connections would be permitted, and only Lot 1 would be served by the existing driveway.

It was the consensus of the Planning Commission that the Applicant revise the plan to address the items included in the Township Engineer’s November 23, 2016 review letter,

and to incorporate the revisions noted at this evening's meeting. Mr. Clauss confirmed the Applicant would provide the required extension to the 90-day review period.

4. 2017 Projects – The Members discussed potential planning projects for the coming year.

Mr. Ryan provided an overview of distributed antenna systems, and the growing challenge these systems present to municipalities.

It was the consensus of the Members to prepare ordinances that address distributed antenna systems and bamboo growth.

5. 3330 Water Street Road – Mr. Ryan provided an overview of a Planning Module submission for a proposed on-lot system to be installed at 3330 Water Street Road.

Mr. Sherr motioned to approve the Planning Module submission for a proposed on-lot system to be installed at 3330 Water Street Road, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

6. Sparango Construction Co. (LD 2016-05) – The Applicant was not present at this evening's meeting.

Mr. Ryan noted the 90-day review period expires on January 31, 2017. Mr. Ryan stated this does not allow the Planning Commission to review the plan again before the Board of Supervisors is required to consider the plan for approval.

Mr. Sherr motioned to deny the Preliminary Plan for Sparango Construction Co, due to the 42 comments and deficiencies noted in the Township Engineer's November 11, 2016 review letter, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

If the Applicant provides an extension to the 90-day review period, this application will return to the Planning Commission at a future meeting.

7. January 26, 2017 Meeting Agenda – The Planning Commission will reorganize, and will review the Coughlin subdivision, and possibly the Sparango Construction Co. subdivision. The Planning Commission will also discuss the proposed Center Point Village Zoning Ordinance, and other matters that warrant attention.

## **PUBLIC COMMENT**

- Bob Andorn, Worcester, commented on the availability of draft meeting minutes, and Board of Supervisors consideration of the proposed Center Point Village Zoning Ordinance.

- Bill Goulding, Worcester, commented on the ownership of the Stony Creek Farms pump station, as-built plans for sanitary sewer facilities at this community, and ongoing efforts to resolve issues as to the proposed Whitehall Estates development.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:44 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager