

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, NOVEMBER 10, 2022, 7:00 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
  - Motion to approve the September 21, 2022 Joint-BOS meeting minutes.
  - Motion to approve the September 22, 2022 Planning Commission minutes.
4. **Kerper- Heebner (LD 2022-04)**
  - Plan review for a minor subdivision of a 6.7- acre tract at the corner of Heebner Road and Kreibel Mill Road.
5. **Zacharczuk (LD-2022-03)**
  - Plan reviews for a proposed 16-lot single-family detached subdivision at Skippack Pike.
6. **COMPREHENSIVE PLAN FOLLOW-UP**
  - Continued discussion on the Comprehensive Plan Update Project.
7. **PLANNING COMMISSION AGENDA**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

active applications (review period expiration)

- LD 2017-02 Palmer Village, LLC (*review period waived*)
- LD 2022-01 City View (*review period waived*)
- LD 2022-03 Zacharczuk (*not applicable*)

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*Draft Minutes*  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY OCTOBER 27, 7:00 PM**

**CALL TO ORDER** by Mr. Sherr at 7:00 PM

**ATTENDANCE**

PRESENT:	TONY SHERR	[X]
	LEE KOCH	[X]
	BOB ANDORN	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]
	JENNIFER TAYLOR	[ X]

**MEETING MINUTES**

Bob Andorn motioned to table approval of the meeting minutes for September 21, 2022 (Joint PC and BOS meeting) as well as the minutes for September 22<sup>nd</sup>, Michael Holsonback seconded the motion, The motion passed unanimously.

**ZACHARCZUK (LD 2022-03)**

No action, Applicant revising Plans.

**Kerper- Heebner (LD 2022-04)**

The applicant was not present for the meeting. Chair Sherr motioned to conditionally deny approval pending an opportunity to speak with the applicant and review the engineer's letter. Bob Andorn seconded the motion. The motion passed unanimously.

**COMPREHENSIVE PLAN FOLLOW-UP**

The Planning Commission members discussed the current version of the Comprehensive Plan Update (CPU) and verified that some minor changes have been made to the version posted to the Township website. Brian Olszak from the County Planning Commission offered to send the Township and Planning Commission members a link to the updated version. The Planning Commission members agreed to review the final version prior to the next meeting on November 10<sup>th</sup>.

**NEXT MEETING: NOVEMBER 10, 2022**

**OTHER BUSINESS**

Members of the Planning Commission welcomed Sean Halbom, the new Township manager. The Planning Commission and Township manager discussed the flow of communication and documents germane to Planning Commission meetings and confirmed their contact information.

**PUBLIC COMMENT**

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

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Sherr adjourned the meeting at 7:35 pm.

Respectfully Submitted:

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Sean Halbom, MPA  
Township Manager

*Draft Meeting Minutes*  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION  
AND JOINT MEETING WITH THE TOWNSHIP PLANNING COMMISSIONS  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, SEPTEMBER 21, 2022 – 6:30 PM**

**CALL TO ORDER** by Chair DeLello at 6:30 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:	RICK DELELLO	[X]
	LOU BETZ	[X]
	STEVE QUIGLEY	[X]

**INFORMATIONAL ITEMS**

- Chair DeLello, announced this evening's Work Session was being video-recorded for rebroadcast.

**ATTENDANCE**

- All members of the PC (*need to confirm via video recording*)

**PUBLIC COMMENT**

- Dr. James Mallick expressed concern about discussion within development of the proposed comprehensive about specific properties and owners. He understood that the plan could have significant impacts on the use or future use of their property and expressed his hope that the comprehensive plan be used for the broadest goals not to address specific concerns or objections members of the committee or task force might have.

**PRESENTATIONS**

- a) Comprehensive Plan Update

- Discussion on the proposed Comprehensive Plan Update.

Chairman DeLello thanked the planning commission members present and explained that there will be no vote on the comprehensive plan this evening rather this workshop was to have a general discussion with the Planning Commission. He by asking the Township's community planner from the Montgomery Planning Commission Brian J. Olszak to review the process. The effort spanned over a two (2) year period there were a series of surveys, open houses, special task force involving some 17 township residents from a diverse background. It was explained that updated comprehensive plan was meant to be a broad policy document pursuant to the PA Municipalizes Planning Code that would influence the details of the Township's subdivision and land development ordinances, the zoning ordinances, capital planning and the even the general operations of the township. Both the adoption of the plan and the accompanying enforcement such tools and local regulations remain completely within the purview of the board of supervisors.

Supervisor Quigley asked if there's any housing mandates being forced upon the township by the county or state and expressed concerns, he had heard that they may be forth coming.

The chairman of the Planning Commission Mr. Anthony Shear explained the final recommendations of the planning commission will be forth coming and that individual members of the Commission still had some final comments which will be incorporated in that recommendation.

Discussion then centered on sewer plans for various parts of the Township. It was explained that the comprehensive plan did take a look at areas of the township set for public sewer as well as areas to continue with on-site systems. As explained that lack of warning on these plans could result in significant expense to residents.

#### **PUBLIC COMMENT**

In conclusion of this general discussion the Chair again opened the meeting for public comment. Dr. Jim Mallick asked the comprehensive plan gave any considerations for joint planning and shared effort to meet mandated land use requirements. Mr. Olszak gave a general explanation of shared zoning and explained on how it was used on other parts of the county. Meeting was concluded at approx. 6:12pm.

#### **ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Work Session at 6:12 PM.

Respectfully Submitted:

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Paul A. Leonard, Interim Township Manager

*Draft Minutes*  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY SEPTEMBER 22, 6:30 PM**

**CALL TO ORDER** by Mr. Sherr at 6:30 PM

**ATTENDANCE**

PRESENT:	TONY SHERR	[X]
	LEE KOCH	[X]
	BOB ANDORN	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]
	JENNIFER TAYLOR	[ X]

**MEETING MINUTES**

There were no meeting minutes to review or public comment.

**ZACHARCZUK (LD 2022-03)**

No action, Applicant revising Plans.

**Kerper- Heebner (LD 2022-04)**

Review of a preliminary and final plan for a minor subdivision of a 6.7- acre tract at the corner of Heebner Road and Kreibel Mill Road.

**Huganir (LD 2021-02)**

Final Plan Review 17.70 Acre 9 lot residential subdivision, motion to approve for recommendation for final Approval, all members voting yes with the exception of Andorn and Holsonback who voted no due to absence of final plan documentation for their full consideration.

**1517 Whitehall Road**

A sketch plan was briefly presented for this X lot development. The Planning commented and Commission asked that the plans be provided to them in their next packet

**COMPREHENSIVE PLAN FOLLOW-UP**

- Continued discussion was tabled by unanimous motion. Mr. Olszak will be providing final drafts incorporating some updated data for consideration at the next meeting on the Comprehensive Plan Update Project.

**PLANNING COMMISSION AGENDA**

- Discussion on the agenda for the October 27 Planning Commission meeting.

**NEXT MEETING**

**OTHER BUSINESS**

There was brief discussion on the status of the City View Development. It was explained that final traffic study comments from the Township Traffic Engineer would be forthcoming and addressed.

**PUBLIC COMMENT**

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

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Sherr adjourned the meeting at 8:40 pm.

Respectfully Submitted:

\_\_\_\_\_  
Paul A. Leonard  
Interim Township Manager



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

November 2, 2022  
Ref: # 7556

Township of Worcester  
PO Box 767  
Worcester PA 19490-0767

Attention: Sean Halbom, Township Manager

Reference: Kerper Minor Subdivision (LD 2022-04)

Dear Mr. Halbom:

I am in receipt of the Township's email dated October 28, 2022 requesting my review of the revised preliminary/final minor subdivision plan which has been submitted for the property at the corner of Hebner Road and Kreibel Mill Road. This is currently a 6.17-acre tract and the application submitted to the Township is for a minor two (2) lot subdivision of this parcel. Included with your email is a copy of the subdivision plan dated July 11, 2022, last revised September 2, 2022, consisting of one (1) sheet prepared by All County & Associates, Inc., of St. Peters, Pennsylvania for the Applicant, BJK Group, LLC of Norristown, Pennsylvania. CKS previously reviewed this plan and submitted review comments in a letter dated August 1, 2022.

Since this tract is less than 8-acres, the property can proceed as a minor subdivision plan in accordance with Section 130-35.1 of the Township's "Subdivision and Land Development" Ordinance. I have reviewed the proposed plan and offer the following comments.

1. The ordinance requirements for minor subdivision plans require that the location and slope of driveways be shown on the plan. This is required by Section 130-35.1A(3)d(4). Since the applicant is showing no improvements on the lots at this time, a waiver has been requested for this requirement.
2. Section 130-35.1A(3)d(3) requires the plan to show the water supply features (wells) on the plan. There are no well locations shown on the plan. The applicant has requested a waiver for this requirement.
3. Section 130-20A(4) requires a corner lot width for both frontages to be 1 ½ times the minimum width required by zoning. Since the zoning requires a minimum width of 250 feet, the frontages on both Kriebel Mill and Hebner Roads should be 375 feet. Lot 1 only provides 265 feet along Hebner Road. The applicant requested a waiver from this requirement.
4. The applicant is requesting a waiver for road frontage improvements, sidewalks, and curbing. (Sections 130-18A (1) and 130-18B(1)(a).)
5. A letter with all waiver requests was submitted, dated September 2, 2022, and is attached to this letter. All waivers will need to be considered by the Township.

November 2, 2022

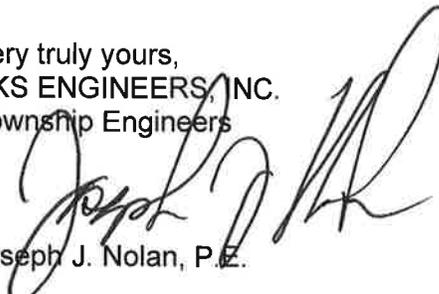
Ref: # 7556

Page 2

6. The Montgomery Township Planning Commission submitted a letter dated August 10, 2022 "generally supporting the Applicant's proposal".
7. Two legal descriptions for the lots have also been submitted by All County and Associates with the plans, dated September 2, 2022. These legal descriptions are acceptable.

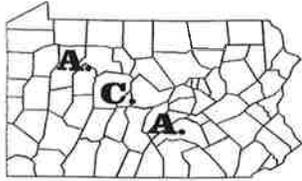
The above represents all comments on this initial plan submission. The applicant engineers should revise the submit the plans for further review and consideration. Please contact me if you have any questions or need any additional assistance on this project.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers

  
Joseph J. Nolan, P.E.

JJN/paf

cc: File



ALL COUNTY AND ASSOCIATES, INC.

1-800-220-9165

P.O. BOX 472

ST. PETERS, PA 19470

(610) 469-3830

(610) 469-6385 (FAX)

Worcester Township  
P.O. Box 767  
Worcester, PA 19490

September 2, 2022

RE: Kerper Minor Subdivision (LD 2022-04)  
Worcester Township, Montgomery County  
Waiver Request Letter

Dear Planning Commission Members and Board of Commissioners:

On behalf of BJK Group, LLC, we are formally requesting the following waivers from the Worcester Township Ordinances.

**Subdivision and Land Development Ordinances**

*SECTION 130-18.A(1) – Where required sidewalks shall be provided along all streets excepting where, in the opinion of the Township Supervisors, they are unnecessary for the public safety and convenience.*

A waiver is requested for relief from providing sidewalks due to the minor nature of the project and there are no sidewalks to connect to in the surrounding area.

*SECTION 130-18.B(1)(a) – Concrete curbs shall be installed along each side of every residential, secondary or commercial street or road*

A waiver is requested due to the minor nature of the project, and there is no need for curbing along this road.

*SECTION 130-35.1A(3)d(4) – Driveway locations and grades.*

A waiver has been requested as a future buyer will decide where to put the driveway as they complete the building permit phase.

*SECTION 130-35.1A(3)d(3) – Locations of on-site water supply.*

A waiver has been requested as a future buyer will decide where to put the driveway as they complete the building permit phase.

*SECTION 130-20A(4) – Corner Lots. All corner lot widths on each frontage shall be a minimum of 1 ½ times the minimum width of the interior lots of the same block.*

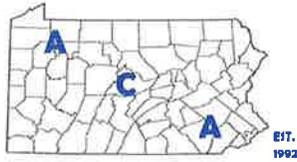
A waiver has been requested to provide relief for the lot width on Heebner Road, the width has been set at the maximum available space. No relief is needed along Kriebel Mill Road as it is more than the 1 ½ times requirement.

The waiver, as granted and approved, will be added to the recording plans. A representative from All County and Associates will attend any necessary meetings to discuss this waiver, as well as any other issues that may arise. Please contact me with any questions or concerns. Thank you.

Regards,

*Jason Peterson*

Jason Peterson, Project Manager  
All County and Associates, Inc.



**All County and Associates, Inc.**

**ALL COUNTY AND ASSOCIATES, INC.**

**1-800-220-9165**

**P.O. BOX 472**

**ST. PETERS, PA 19470**

**(610) 469-3830**

**(610) 469-6385 (FAX)**

September 2, 2022

Pg. 1 of 1

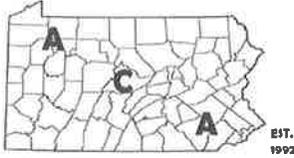
RE: Description of a certain parcel of land, being Lot 2 of the Kerper – Heebner Road Minor Subdivision, Worcester Township, Montgomery County, Pennsylvania.

ALL THAT CERTAIN parcel of Land, being Lot 2 of the Kerper – Heebner Road Minor Subdivision, located on Heebner Road, Worcester Township, Montgomery County, as shown on the Minor Subdivision Plan, prepared for BJK Group, LLC, C/O Bruce Kerper, prepared by All County & Associates, Inc., St Peters, PA, dated 4/11/22, project number KERPB0001, as last revised, being more fully bounded and described as follows;

BEGINNING at a concrete monument to be set, along the Northerly right-of-way of Heebner Road (50' R/W), said point being a common corner of Lot 1 of the aforementioned subdivision;

THENCE from said point of beginning, along said Lot 1, North 35 degrees 14 minutes 01 seconds East, a distance of 481.96 feet to a pin to be set, on line of lands of Peco; thence along said lands of Peco, South 72 degrees 40 minutes 00 seconds East, a distance of 262.72 feet, to an iron pin to be set, a corner of lands of Bruce Kerper Jr. & Emma Rita Dailey; thence along said lands of Dailey, South 35 degrees 14 minutes 00 seconds West, a distance of 562.71 feet to a monument to be set, on the aforementioned Northerly right-of-way of Heebner Road; thence along said right-of-way, North 54 degrees 45 minutes 59 seconds West, a distance of 250.00 feet to the first mentioned point and place of beginning.

CONTAINING: 130,583.6 Square feet or 2.998 acres of land, more or less.



**All County and Associates, Inc.**

**ALL COUNTY AND ASSOCIATES, INC.**

**1-800-220-9165**

**P.O. BOX 472**

**ST. PETERS, PA 19470**

**(610) 469-3830**

**(610) 469-6385 (FAX)**

September 2, 2022

Pg. 1 of 1

RE: Description of a certain parcel of land, being Lot 1 of the Kerper – Heebner Road Minor Subdivision, Worcester Township, Montgomery County, Pennsylvania.

ALL THAT CERTAIN parcel of Land, being Lot 1 of the Kerper – Heebner Road Minor Subdivision, located on Heebner Road, Worcester Township, Montgomery County, as shown on the Minor Subdivision Plan, prepared for BJK Group, LLC, C/O Bruce Kerper, prepared by All County & Associates, Inc., St Peters, PA, dated 4/11/22, project number KERPB0001, as last revised, being more fully bounded and described as follows;

BEGINNING at a concrete monument to be set, along the Northerly right-of-way of Heebner Road (50' R/W), said point being a common corner of Lot 2 of the aforementioned subdivision;

THENCE from said point of beginning along said right-of-way of Heebner Road, North 54 degrees 45 minutes 59 seconds West, a distance of 265.02 feet to a monument to be set, at the intersection of said right-of-way of Heebner Road and the Eastern right-of-way of Kriebel Mill Road; thence along said right-of-way of Kriebel Mill Road, North 37 degrees 43 minutes 05 seconds East, a distance of 402.38 feet, to a concrete monument to be set, on line of lands of Peco; thence along said lands of Peco, South 72 degrees 40 minutes 00 seconds East, a distance of 260.17 feet to an iron pin to be set, a corner of the aforementioned Lot 2; thence along said Lot 2, South 35 degrees 14 minutes 01 seconds West, a distance of 481.96 feet to the first mentioned point and place of beginning.

CONTAINING: 112,928.1 Square feet or 2.592 acres of land, more or less.

**NOTE**

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK IN ACCORD WITH ACT 38.

Pennsylvania One Call System, Inc.



1-800-242-1776  
# 20220820985

**WAIVERS FROM WORCESTER TOWNSHIP S.A.L.D.O.:**

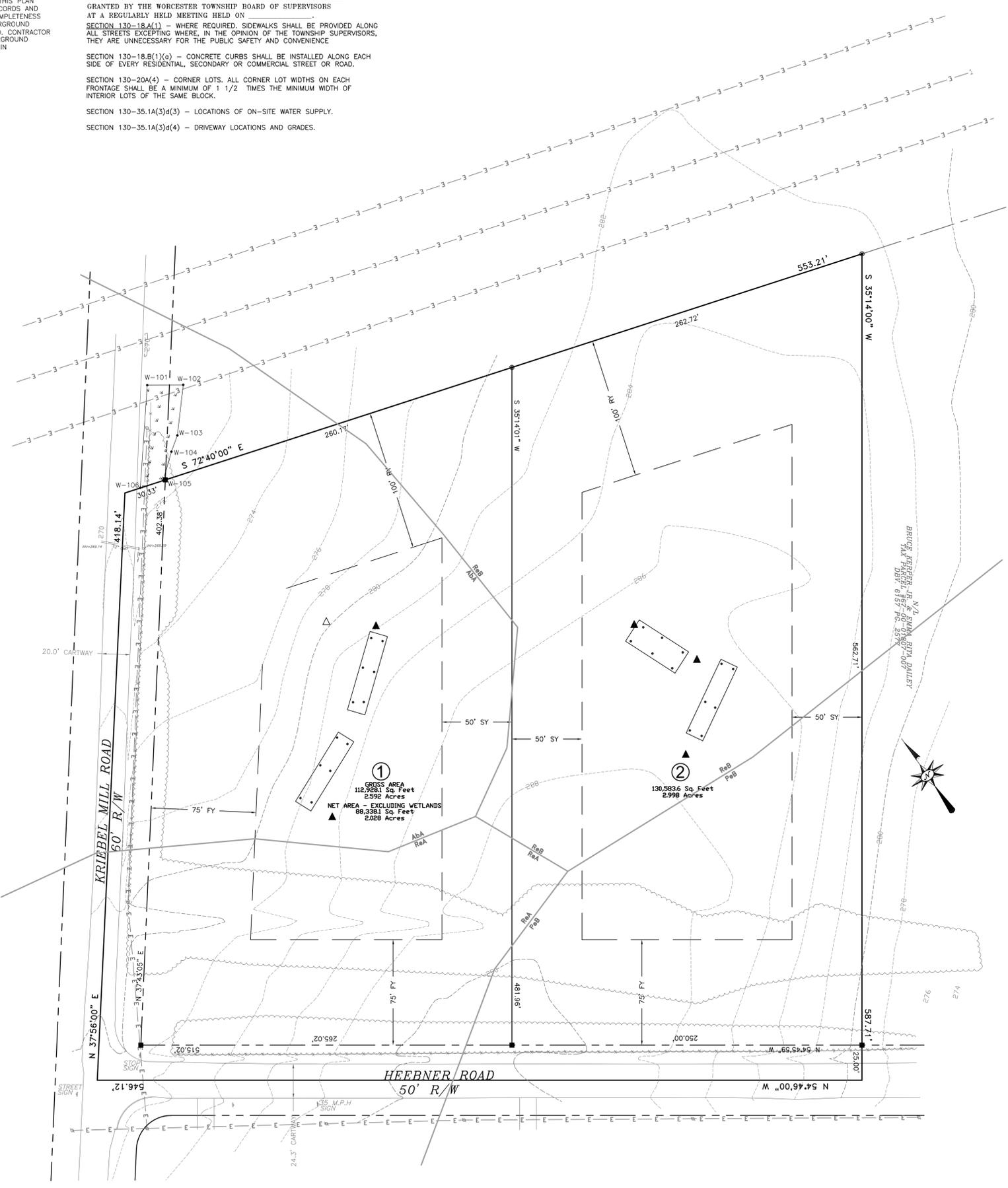
GRANTED BY THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS AT A REGULARLY HELD MEETING HELD ON SECTION 130-18.4(1) - WHERE REQUIRED, SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS EXCEPTING WHERE, IN THE OPINION OF THE TOWNSHIP SUPERVISORS, THEY ARE UNNECESSARY FOR THE PUBLIC SAFETY AND CONVENIENCE

SECTION 130-18.8(1)(g) - CONCRETE CURBS SHALL BE INSTALLED ALONG EACH SIDE OF EVERY RESIDENTIAL, SECONDARY OR COMMERCIAL STREET OR ROAD.

SECTION 130-20A(4) - CORNER LOTS. ALL CORNER LOT WIDTHS ON EACH FRONTAGE SHALL BE A MINIMUM OF 1 1/2 TIMES THE MINIMUM WIDTH OF INTERIOR LOTS OF THE SAME BLOCK.

SECTION 130-35.1A(3)d(3) - LOCATIONS OF ON-SITE WATER SUPPLY.

SECTION 130-35.1A(3)d(4) - DRIVEWAY LOCATIONS AND GRADES.



**TOPOGRAPHY:**

THE TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM FIELD SURVEY, BY ALL COUNTY AND ASSOCIATES, INC., MARCH 2022.

**BOUNDARY:**

THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM FIELD SURVEY, BY ALL COUNTY AND ASSOCIATES, INC., MARCH 2022.

**DATUM:**

VERTICAL DATUM: NAVD 88

**BENCHMARK:**

INVERT OF 12" CMP ALONG KRIEBEL MILL ROAD.  
ELEV. = 269.69

**FLOODPLAIN:**

THERE ARE NO FEMA FLOODPLANS ON THE PROPERTY PER FEMA FLOOD MAP #42091C0253G.

**WATER AND SEWER:**

ON-SITE SEPTIC & WELL.

**SOILS DATA:**

ABA - ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES.

PaB - PENN SILT LOAM, 3 TO 8 PERCENT SLOPES.

RMA - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.

RaB - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.

**SOURCE OF TITLE:**

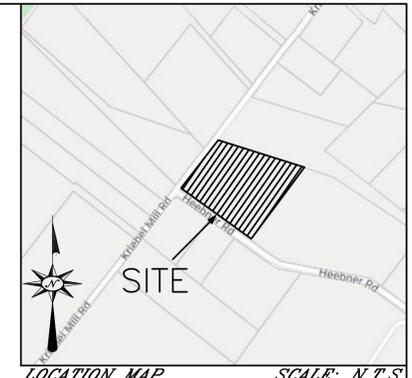
BEING THE SAME PROPERTY IN WHICH BJK GROUP LLC & DAILEY VENTURES, LLC GRANTED AND CONVEYED UNTO BJK GROUP, LLC BY DEED DATED APRIL 25, 2022, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE, DBV, 6283 PG. 1652.

**LOT USE:**

SINGLE-FAMILY RESIDENTIAL

**BUILDING PERMIT PLANS**

DETAILED GRADING, EROSION AND SEDIMENT CONTROL, STORMWATER MANAGEMENT, AND LOT LANDSCAPING PLANS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR EACH LOT.



**TAX # 67-00-01806-908**  
**DBV 6158 PG 1618**  
**GROSS AREA - 268,747.3 SQ. FT. (6.17 AC.)**  
**NET AREA - 243,551.7 SQ. FT. (5.59 AC.)**  
**TOTAL PROPOSED LOTS - 2**

**ZONING**

WORCESTER TOWNSHIP			
AGR - AGRICULTURAL			
MINIMUM REQUIREMENTS	AGR	LOT 1	LOT 2
LOT AREA	80,000 SQ.FT.	88,338.1 SQ.FT.	130,583.6 SQ.FT.
LOT WIDTH	250 FEET	261.76 FEET	250.00 FEET
BUILDING SETBACK LINE	75 FEET	75 FEET	75 FEET
REAR YARD	100 FEET	100 FEET	100 FEET
SIDE YARD, EACH	50 FEET	50 FEET	50 FEET
MAXIMUM REQUIREMENTS			
BUILDING COVERAGE	10 PERCENT	<10 PERCENT	<10 PERCENT
IMPERVIOUS COVERAGE	20 PERCENT	<20 PERCENT	<20 PERCENT
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET

\* TAKEN FROM THE ZONING ORDINANCE OF WORCESTER TWP: REFER TO TEXT FOR COMPLETE ZONING DETAILS.

**RECORDING CERTIFICATE**

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE \_\_\_\_\_ D.B. NO. \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.  
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

OWNER \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
OWNER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**WORCESTER TWP. PLANNING COMMISSION:**

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, RECOMMENDED APPROVAL OF THE SUBDIVISION PLAN AS SHOWN HEREON.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
**WORCESTER TWP. BOARD OF SUPERVISORS:**

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, APPROVED THE SUBDIVISION PLAN AS SHOWN HEREON.

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE \_\_\_\_\_ DATE \_\_\_\_\_

**WORCESTER TWP. ENGINEER'S REVIEW**

REVIEWED BY THE WORCESTER TOWNSHIP ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

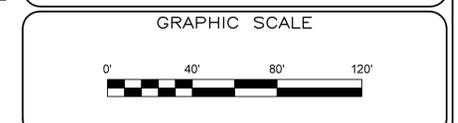
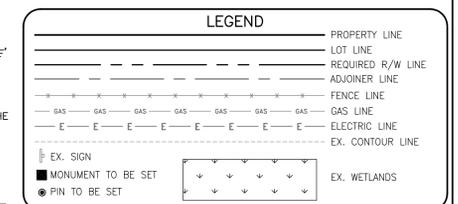
TOWNSHIP ENGINEER'S SIGNATURE \_\_\_\_\_

**CERTIFICATION:**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

KRISTOPHER L. PHILLIPS  
REG. NUMBER SU044564E

DATE \_\_\_\_\_



DATE	REVISIONS	BY
9/2/22	REV. PER TWP ENG. REV LTR DTD 8/1/22	JDP

OWNER & CLIENT  
**BJK GROUP, LLC**  
C/O BRUCE KERPER  
1908 WAYNE DRIVE  
NORRISTOWN, PA 19403  
610-945-8879

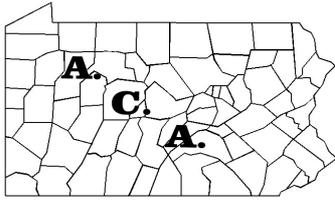
PROJECT  
**KERPER - HEEBNER ROAD**  
HEEBNER RD, WORCESTER, PA 19426  
WORCESTER TOWNSHIP MONTGOMERY COUNTY PENNA.

**ALL COUNTY and ASSOCIATES INC.**  
P.O. BOX 472  
1841 POTTSTOWN PIKE  
ST. PETERS, PA 19470  
610-469-3830  
FAX: 610-469-6385  
INFO@ALL-COUNTY-ASSOC.COM

**SURVEYING ENGINEERING ENVIRONMENTAL PERMITTING**

FIELD PERSONNEL: RPB/MEP  
SHEET TITLE: MINOR SUBDIVISION PLAN  
DESIGNED BY: MEP  
DRAWN BY: MEP  
CHECKED BY: MEP  
PROJECT NO.: KERPB0001  
DATE: 4/11/22  
PLAN SCALE: 1" = 40'  
CADD FILE: KERPER-HEEBNER-MODEL  
SHEET NO.: 1 OF 1

FOR USE BY MCPC ONLY  
MCPC NO. XXX  
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.  
Certified this date \_\_\_\_\_  
for the Director  
MONTGOMERY COUNTY PLANNING COMMISSION



**ALL COUNTY AND ASSOCIATES, INC.**

**1-800-220-9165**

**P.O. BOX 472**

**ST. PETERS, PA 19470**

**(610) 469-3830**

**(610) 469-6385 (FAX)**

Worcester Township  
P.O. Box 767  
Worcester, PA 19490

September 2, 2022

RE: Kerper Minor Subdivision (LD 2022-04)  
Worcester Township, Montgomery County  
Waiver Request Letter

Dear Planning Commission Members and Board of Commissioners:

On behalf of BJK Group, LLC, we are formally requesting the following waivers from the Worcester Township Ordinances.

**Subdivision and Land Development Ordinances**

*SECTION 130-18.A(1) – Where required sidewalks shall be provided along all streets excepting where, in the opinion of the Township Supervisors, they are unnecessary for the public safety and convenience.*

A waiver is requested for relief from providing sidewalks due to the minor nature of the project and there are no sidewalks to connect to in the surrounding area.

*SECTION 130-18.B(1)(a) – Concrete curbs shall be installed along each side of every residential, secondary or commercial street or road*

A waiver is requested due to the minor nature of the project, and there is no need for curbing along this road.

*SECTION 130-35.1A(3)d(4) – Driveway locations and grades.*

A waiver has been requested as a future buyer will decide where to put the driveway as they complete the building permit phase.

*SECTION 130-35.1A(3)d(3) – Locations of on-site water supply.*

A waiver has been requested as a future buyer will decide where to put the driveway as they complete the building permit phase.

*SECTION 130-20A(4) – Corner Lots. All corner lot widths on each frontage shall be a minimum of 1 1/2 times the minimum width of the interior lots of the same block.*

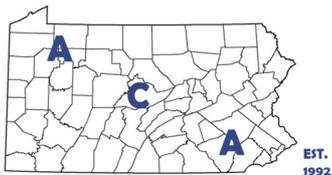
A waiver has been requested to provide relief for the lot width on Heebner Road, the width has been set at the maximum available space. No relief is needed along Kriebel Mill Road as it is more than the 1 ½ times requirement.

The waiver, as granted and approved, will be added to the recording plans. A representative from All County and Associates will attend any necessary meetings to discuss this waiver, as well as any other issues that may arise. Please contact me with any questions or concerns. Thank you.

Regards,

*Jason Peterson*

Jason Peterson, Project Manager  
All County and Associates, Inc.



**All County and Associates, Inc.**

**ALL COUNTY AND ASSOCIATES, INC.**

**1-800-220-9165**

**P.O. BOX 472**

**ST. PETERS, PA 19470**

**(610) 469-3830**

**(610) 469-6385 (FAX)**

September 2, 2022

Pg. 1 of 1

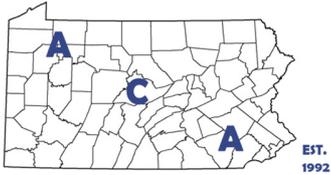
RE: Description of a certain parcel of land, being Lot 1 of the Kerper – Heebner Road Minor Subdivision, Worcester Township, Montgomery County, Pennsylvania.

ALL THAT CERTAIN parcel of Land, being Lot 1 of the Kerper – Heebner Road Minor Subdivision, located on Heebner Road, Worcester Township, Montgomery County, as shown on the Minor Subdivision Plan, prepared for BJK Group, LLC, C/O Bruce Kerper, prepared by All County & Associates, Inc., St Peters, PA, dated 4/11/22, project number KERPB0001, as last revised, being more fully bounded and described as follows;

BEGINNING at a concrete monument to be set, along the Northerly right-of-way of Heebner Road (50' R/W), said point being a common corner of Lot 2 of the aforementioned subdivision;

THENCE from said point of beginning along said right-of-way of Heebner Road, North 54 degrees 45 minutes 59 seconds West, a distance of 265.02 feet to a monument to be set, at the intersection of said right-of-way of Heebner Road and the Eastern right-of-way of Kriebel Mill Road; thence along said right-of-way of Kriebel Mill Road, North 37 degrees 43 minutes 05 seconds East, a distance of 402.38 feet, to a concrete monument to be set, on line of lands of Peco; thence along said lands of Peco, South 72 degrees 40 minutes 00 seconds East, a distance of 260.17 feet to an iron pin to be set, a corner of the aforementioned Lot 2; thence along said Lot 2, South 35 degrees 14 minutes 01 seconds West, a distance of 481.96 feet to the first mentioned point and place of beginning.

CONTAINING: 112,928.1 Square feet or 2.592 acres of land, more or less.



**All County and Associates, Inc.**

**ALL COUNTY AND ASSOCIATES, INC.**

**1-800-220-9165**

**P.O. BOX 472**

**ST. PETERS, PA 19470**

**(610) 469-3830**

**(610) 469-6385 (FAX)**

September 2, 2022

Pg. 1 of 1

RE: Description of a certain parcel of land, being Lot 2 of the Kerper – Heebner Road Minor Subdivision, Worcester Township, Montgomery County, Pennsylvania.

ALL THAT CERTAIN parcel of Land, being Lot 2 of the Kerper – Heebner Road Minor Subdivision, located on Heebner Road, Worcester Township, Montgomery County, as shown on the Minor Subdivision Plan, prepared for BJK Group, LLC, C/O Bruce Kerper, prepared by All County & Associates, Inc., St Peters, PA, dated 4/11/22, project number KERPB0001, as last revised, being more fully bounded and described as follows;

BEGINNING at a concrete monument to be set, along the Northerly right-of-way of Heebner Road (50' R/W), said point being a common corner of Lot 1 of the aforementioned subdivision;

THENCE from said point of beginning, along said Lot 1, North 35 degrees 14 minutes 01 seconds East, a distance of 481.96 feet to a pin to be set, on line of lands of Peco; thence along said lands of Peco, South 72 degrees 40 minutes 00 seconds East, a distance of 262.72 feet, to an iron pin to be set, a corner of lands of Bruce Kerper Jr. & Emma Rita Dailey; thence along said lands of Dailey, South 35 degrees 14 minutes 00 seconds West, a distance of 562.71 feet to a monument to be set, on the aforementioned Northerly right-of-way of Heebner Road; thence along said right-of-way, North 54 degrees 45 minutes 59 seconds West, a distance of 250.00 feet to the first mentioned point and place of beginning.

CONTAINING: 130,583.6 Square feet or 2.998 acres of land, more or less.



October 27, 2022

Mr. Sean Halbom  
Township Manager  
Worcester Township  
1721 South Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

Attention: Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #3 - Transportation Impact Assessment/Preliminary Subdivision Plans/Highway Occupancy Permit Plans**

Zacharczuk Residential Development – 16 Single-Family Homes  
Worcester Township, Montgomery County, PA  
McMahon Project No. 822655.11

Dear Sean:

In response to the Township's request, McMahon, a Bowman company, (McMahon) has completed our third (3<sup>rd</sup>) traffic engineering review of the proposed development to be located at 2581 Skippack Pike (S.R. 0073) in Worcester Township, Montgomery County, PA. According to the materials submitted to our office, the development is proposed to consist of 16 single-family homes proposing one full-movement driveway along Skippack Pike (S.R. 0073) and an emergency-only access provided to/from Bethel Road (S.R. 3006).

The following documents were reviewed in preparation of our comments:

- Transportation Impact Assessment – Zacharczuk Residential Tract, prepared by Pennoni Associates, Inc., dated September 2022.
- Response to TIS Scoping Meeting Application Comments Letter – Zacharczuk Residential Development, prepared by Pennoni Associates, Inc., dated September 30, 2022.
- Preliminary Subdivision Plans – Zacharczuk Tract, prepared by STA Engineering, Inc., last revised October 3, 2022.
- Response to Land Development Plans Comments Letter – Zacharczuk Tract, prepared by STA Engineering, Inc., dated October 6, 2022.
- Waiver Request Letter - Zacharczuk Tract, prepared by STA Engineering, Inc., last revised October 5, 2022.
- Highway Occupancy Permit Plans – Low Volume Driveway Skippack Pike, prepared by STA Engineering, Inc., dated September 19, 2022.

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and action by the applicant.

**General**

1. A response letter **must continue to be provided** with any resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials

(i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted and more detailed plans as the land development process proceeds.

2. The applicant is in the process of securing a PennDOT Highway Occupancy Permit (HOP) since Skippack Pike (S.R. 0073) and Bethel Road (S.R. 3006) are State Roadways for any work that may be completed within the legal right of way on Skippack Pike (S.R. 0073) and Bethel Road (S.R. 3006). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties.
3. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on information provided in the transportation impact assessment (TIA), the proposed development is expected to generate 18 "new" trips during the weekday afternoon peak hour resulting in a **transportation impact fee of \$71,586**.

#### **Transportation Impact Assessment**

4. The TIA submitted by the applicant's traffic engineer was prepared using the industry's generally accepted transportation impact study practices, following PennDOT transportation impact study guidelines. It should be noted that the TIA was jointly scoped with PennDOT and the Township (via our office) in preparation of the study included for review and that PennDOT is not requiring the applicant to submit a TIA to PennDOT for the proposed development based on their review of the TIS scoping meeting application.
5. The crash data summary for both study intersections summarized in Table 2 should be revised to also include the year 2016.
6. A table should be included in the TIA providing a summary of the sight distance measurements for the site access intersection along Skippack Pike (S.R. 0073).
7. Based on queue results shown in Table 7, it appears as though the queue from the intersection of Skippack Pike (S.R. 0073)/Whitehall Road (S.R. 3006) will extend along Skippack Pike (S.R. 0073) a little beyond the proposed access to this site during the weekday afternoon peak hour. The proposed site driveway on Skippack Pike (S.R. 0073) is located approximately 550 feet east of the stop bar at Whitehall Road (S.R. 3006). Thus, the isolated intersection analysis for the site driveway, that utilizes a free-flow arrival along Skippack Pike (S.R. 0073), provides results in the Synchro worksheets of a LOS with little delay, but not taking into account queues that may be extending past this driveway during the commuter peak hours. According to the queue table, on westbound Skippack Pike (S.R. 0073), the proposed access will be blocked at times by queues during the weekday afternoon peak hour until the queue dissipates. Therefore, we continue to recommend that a gap study be conducted for the proposed site access along Skippack Pike (S.R. 0073), as we commented upon in the original scoping letter, to confirm that adequate peak commuter hour gaps both exist now and can be projected for the future in the Skippack Pike (S.R. 0073) traffic stream to allow for safe and efficient turning movements into and out of the site access without restrictions. If Skippack Pike (S.R. 0073) queues can be reduced with signal optimization or timing

changes at the signalized intersection, that should be noted and made a recommendation/conclusion of the study for implementation by the applicant.

8. Based on the results of the gap study, the access, as currently proposed, may necessitate peak hour or full-time left-turn egress restrictions. Of concern is the impacts of the major road queuing during the weekday afternoon peak hour beyond the access location, as well as the sight distance limitations or obstructions that may be caused by queued vehicles that should be considered in the sight distance evaluation for the proposed site access.
9. The traffic signal timings at the intersections of Skippack Pike (S.R. 0073)/Bethel Road (S.R. 3006) and Skippack Pike (S.R. 0073)/Whitehall Road (S.R. 3006) should be optimized under no build conditions per current PennDOT transportation impact study guidelines.
10. The lost time adjust for the northbound and southbound approaches at the intersection of Skippack Pike (S.R. 0073)/Whitehall Road (S.R. 3006) should be -1.0 per current PennDOT transportation impact study guidelines.
11. The analysis worksheets should be revised to include the queue results from the Synchro Percentile methodology in order to confirm the 95<sup>th</sup> percentile SIM traffic queue results shown in Tables 6 and 7.
12. The 2024 future no-build and build queues at the intersections of Skippack Pike (S.R. 0073)/Bethel Road (S.R. 3006) and Skippack Pike (S.R. 0073)/Whitehall Road (S.R. 3006) will exceed the available storage lengths during both peak hours according to the queue analysis provided in Tables 6 and 7. The applicant's engineer should provide a response on how this issue may need to be resolved with feasible improvements, and how any impact by the applicant can be mitigated.
13. The applicant should forward with future submissions the electronic Synchro files to our office for further review, and verification, and confirming the analyses inputs and operations.

### **Waiver Requests**

14. The applicant is requesting a waiver from **Section 130-16.B(4)(d)** of the **Subdivision and Land Development Ordinance**, requiring the grade within 50 feet of any side of an intersection or the outer perimeter of a cul-de-sac to not exceed 3%. The plans currently show more than a 3% grade along Road 'A' at its intersection with Skippack Pike (S.R. 0073), thereby not satisfying the ordinance requirement. The grade change and access design requirements must satisfy PennDOT highway occupancy permit, driveway criteria (Chapter 441.8), and be acceptable to PennDOT. Since the provision of more than a 3% grade along the Road 'A' approach to Skippack Pike (S.R. 0073) is expected to have a minimal impact on site traffic operations, our office would be supportive to the granting of this waiver and would defer to PennDOT for any design changes they may necessitate of the applicant in order to get their highway occupancy permit.
15. The applicant is requesting a waiver from **Section 130-16.E(6)** of the **Subdivision and Land Development Ordinance**, requiring a maximum grade of 1% on approaches to an intersection. The plans currently show more than a 3% grade along Road 'A' at its intersection with Skippack Pike (S.R. 0073), thereby not satisfying the ordinance requirement. The grade change and access

design requirements must satisfy PennDOT highway occupancy permit, driveway criteria (Chapter 441.8), and be acceptable to PennDOT. Since the provision of more than a 3% grade along the Road 'A' approach to Skippack Pike (S.R. 0073) is expected to have a minimal impact on site traffic operations, our office would be supportive to the granting of this waiver and would defer to PennDOT for any design changes they may necessitate of the applicant in order to get their highway occupancy permit.

16. The applicant is requesting a waiver from **Section 130-16.C(1)(a)[4]** of the **Subdivision and Land Development Ordinance**, requiring a minimum cartway width of 32 feet along residential streets. The plans currently show a 28-foot cartway width along Road 'A', thereby not satisfying the ordinance requirement. It appears that emergency vehicles are able to maneuver along the entire length of Road 'A' based on the submitted turning templates **and** parking will be restricted to one side of Road 'A' via signage, leaving a 20-foot cartway for two-way travel which is the minimum we would recommend be permitted with parking restrictions on one side of the road. Unless otherwise required by the Township BOS or Fire Marshal, and as the applicant is also trying to also best manage stormwater and impervious on the site, we are not averse to this waiver to implement a minimum 28-foot cartway width as shown.
17. The applicant is requesting a waiver from **Section 130-16.C(1)(a)[5][b][v]** of the **Subdivision and Land Development Ordinance**, requiring cul-de-sacs to not be more than 500 feet in length. The plans currently show a cul-de-sac length of approximately 1,520 feet, thereby not satisfying the ordinance requirement. However, since emergency access to the site is being provided via a connection to/from Bethel Road (S.R. 3006) on the northern end of the site, our office would be supportive to the granting of this waiver.
18. The applicant is requesting a waiver from **Section 130-18.A(1)** of the **Subdivision and Land Development Ordinance**, requiring sidewalks to be provided along all streets except where the Board of Supervisors determine they are unnecessary for public safety and convenience. The plans do not show any sidewalk along the Skippack Pike (S.R. 0073) or Bethel Road (S.R. 3006) site frontages, thereby not satisfying the ordinance requirement. Since there is currently no sidewalk along either side of Skippack Pike (S.R. 0073) or Bethel Road (S.R. 3006) in the vicinity of the site, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for this property, whether under present or future land ownership, and at no cost to Worcester Township.
19. The applicant is requesting a waiver from **Section 130-18.B(1)(a)** of the **Subdivision and Land Development Ordinance**, requiring concrete curbs to be provided along each side of every residential, secondary, or commercial street or road. The plans do not show concrete curbs along Road 'A', thereby not satisfying the ordinance requirement. Since the applicant is proposing to install Belgian block curbing along Road 'A' in lieu of installing concrete curb, our office would be supportive to the granting of this waiver.

**Preliminary Subdivision Plans**

20. Based on information in **Section 130-16.C** of the **Subdivision and Land Development Ordinance**, Skippack Pike (S.R. 0073) should have a minimum cartway width of 48 feet and Bethel Road (S.R. 3006) should have a minimum cartway width of 40 feet. The plans currently show an approximate 38-foot cartway width along the Skippack Pike (S.R. 0073) site frontage to the west of the proposed site driveway and an approximate 20-foot cartway width along the Bethel Road (S.R. 3006) site frontage, thereby not satisfying the ordinance requirement. A waiver will be needed for any cartway widths that do not meet ordinance requirements. Our office would be supportive to the granting of this waiver as the applicant is providing a half cartway width of 24 feet along the majority of the Skippack Pike (S.R. 0073) site frontage, with the exception of approximately 20 feet to the west of the proposed site driveway in order to tie into the existing curbing along the site frontage of 2581 Skippack Pike (S.R. 0073) and the applicant only controls a limited amount of site frontage along Bethel Road (S.R. 3006).
21. In the absence of a Fire Marshal, the appropriate Township officials should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
22. The plans must be signed and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania. *The applicant's engineer has indicated in its response that the final plans will be signed and sealed.*

**Highway Occupancy Permit Plans**

23. Additional spot elevations, including the invert of the pavement base drain upstream of the existing concrete swale and at the outlet to the existing concrete swale, and the center/bottom elevation of the concrete swale, should be provided on Sheet 13 of the plans. Since the existing swale flattens at Station 780+00 due to the existing driveway and cannot be adjusted beyond the property line, additional spot elevations will assist in the review to ensure there will be no ponding or impacts to the surrounding property.
24. A completed M-950R1 form will be required to be submitted to PennDOT as an auxiliary lane is proposed to be located in front of the Higgins property to the west of the subject property.
25. The spread of flow at Inlet D-3 along Skippack Pike (SR 0073) exceeds 2/3 of the proposed shoulder, as referenced on Sheet 33 of the drainage report. The designer should evaluate and revise as appropriate.
26. The spread calculations provided for Inlet D-2 and D-2 found in the drainage report on Sheet 20 shows that the spread for Inlet D-2 will be close to the entire egress lane of Road A. The designer should evaluate and revise as appropriate.
27. The 5' end curb treatment shown on Sheet 9 should be revised to 7' in accordance with the latest RC-standard details.

28. The applicant should investigate extending the proposed curb to the west of the proposed curb line to tie into the eastern driveway radius for the Higgins property, to eliminate the kink in the curbing on the north side of SR 0073 and provide a shoulder along S.R. 0073.
29. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. McMahon has not reviewed any ramps internal to the site. ADA design forms (i.e., CS-4401) for all ramps located outside the PennDOT Legal/Required Right-of-Way and within the Township Right-of-Way should be included for review. Non-compliant values must be reviewed and modified to meet or be as close as possible, with sufficient justification, to the requirements. A Technically Infeasible Form should be prepared for any non-compliant ramp component for review and concurrence by the Township.

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

Sincerely,



Casey A. Moore, P.E.  
Executive Vice President – Corporate Operations

CAM/BMJ/MEE

cc: Joseph Nolan, P.E., Arro Consulting, Inc. (Township Engineer)  
Robert Brant, Esq. (Township Solicitor)  
Devin Ralph, Esq. (Township Solicitor)  
Fran Hanney, PennDOT  
Scott Burton, PennDOT  
Mike Downs, Toll Mid-Atlantic LP Company, Inc. (Applicant)  
Brian Keaveney, P.E., Pennoni Associates (Applicant's Traffic Engineer)  
Susan Rice, P.E., STA Engineering, Inc. (Applicant's Engineer)  
Chuck Splendore, Esq., McBride & Murphy (Applicant's Attorney)

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4b - COUNTY PLANNING AGENCY REVIEW**

October 19, 2022

Sean Halbom, Township Manager  
Worcester Township  
1721 South Valley Forge Road  
Worcester, PA 19490

DEP Project Number: 1-46962-216-3J  
1-46953-188-3J  
MCPC 537 Number: 22-2336  
Zacharczuk Tract  
Worcester Township  
Date revision received by MCPC: 9/20/22

Dear Mr. Halbom:

We have reviewed this application for a revision to the municipality's Sewage Facilities Plan in accordance with regulations issued under Act 537, "The Pennsylvania Sewage Facilities Act," as requested. We are forwarding this letter as a report of our review and recommendations.

**BACKGROUND**

The Zacharczuk Tract project proposes to subdivide a 33.92-acre undeveloped property into 16 single-family dwelling lots and an open space lot in Worcester Township. All dwelling units will be served by public water supplied by North Penn Water Authority. Sewage for the proposed development will be conveyed by an extension of the Upper Gwynedd Township sewer system. Sewage flow from the development will be conveyed through the Cassel Road and Sunnybrooke pump stations in order to reach the Upper Gwynedd Township Wastewater Treatment Plant. The estimated wastewater flow for the proposed development is 4,544 gallons per day.

**COMMENTS/ISSUES**

**Stormwater Management**

1. We recommend naturalizing the stormwater infiltration basin by arranging plantings, such as native grasses and shrubs, within the basin. Plantings within the basin would help

filter pollutants out of stormwater runoff, and could help the basin better blend into the landscape.

2. The plan proposes the instillation of a series of stormwater inlets to manage excess stormwater runoff from the proposed road. We encourage the Applicant to consider the addition of bioswales and/or rain gardens to the plan, which would supplement and enhance the proposed stormwater retention basins by reducing the amount of stormwater entering them.
3. The applicant is proposing the instillation of two level spreaders. There needs to be a plan for inspection of the level spreaders to ensure proper operation.
4. The township engineer should determine if the existing stormwater system in Skippack Pike is sufficient to handle stormwater flows from the proposed site.

*The following comments refer to the module form*

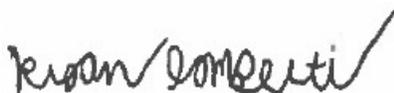
### **Zoning and Subdivision**

Questions 10, 11, and 13 on the DEP form pertain to zoning and subdivision ordinances, and compliance of the proposal to these ordinances. We defer to the municipality for ensuring consistency with the subdivision and land development ordinances and designating zoning approvals.

### **RECOMMENDATION**

Once these issues have been addressed to the satisfaction of the municipality and DEP, we have no objection to this 537 Planning Module. Should there be any questions regarding the content of this letter, please contact me at [rlamberti@montcopa.org](mailto:rlamberti@montcopa.org).

Sincerely,



Ryan Lamberti  
Environmental Planner  
Montgomery County Planning Commission  
[rlamberti@montcopa.org](mailto:rlamberti@montcopa.org) | [www.montcopa.org/planning](http://www.montcopa.org/planning)  
P: 610.278.3729 F: 610.278.3941  
PO Box 311, Norristown, PA 19404-0311  
425 Swede St., Suite 201, Norristown, PA 19401

c: Elizabeth Mahoney, DEP Southeast Regional Office  
Susan Rice, S.T.A Engineering, Inc.



**COMMONWEALTH OF PENNSYLVANIA**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**BUREAU OF WATER STANDARDS AND FACILITY REGULATION**

DEP Code # 1-46962-216-3J  
1-46953-188-3J

**SEWAGE FACILITIES PLANNING MODULE**  
**COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW**  
**(or Planning Agency with Areawide Jurisdiction)**

MCPC # 22-2336

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and one copy of this **Planning Agency Review Component** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name

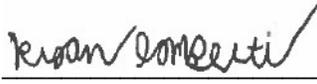
Zacharczuk Tract

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by county planning agency. 9/20/2022
2. Date plan received by planning agency with areawide jurisdiction \_\_\_\_\_  
Agency name \_\_\_\_\_
3. Date review completed by agency 10-19-2022

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?<br>If no, describe inconsistencies: _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?<br>If yes, describe impacts _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <b>SEE ADDENDUM</b><br>If no, describe inconsistencies _____   |

Yes	No	<b>SECTION C. AGENCY REVIEW</b> (continued)	
<input type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained? <b>SEE ADDENDUM</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? <b>SEE ADDENDUM</b> If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		If yes, will this project plan require the implementation of storm water management measures?
		18.	Name, Title and signature of person completing this section: Name: <u>Ryan Lamberti</u> Title: <u>Environmental Planner</u> Signature: <u></u> Date: <u>10/19/2022</u> Name of County or Areawide Planning Agency: <u>Montgomery County Planning Commission</u> Address: <u>Court House - PO Box 311, Norristown, PA</u> Telephone Number: <u>610-278-3729</u>

**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this Component within 60 days.  
This Component and any additional comments are to be returned to the applicant.