

WORCESTER TOWNSHIP PLANNING COMMISSION

Meeting Minutes

May 22, 2025 | 7:00 PM

Call to Order

The meeting was called to order at 7:00 PM by Chair Tony Sherr.

Roll Call

All Planning Commission members were present: Tony Sherr (Chair), Michelle Greenawalt, Bob Andorn, Jennifer Taylor, and Lee Koch. Also present were Dan DeMeno (Township Manager) and John Evarts (Township Engineer).

Approval of Minutes

Motion by Michelle Greenawalt, seconded by Bob Andorn, to approve the minutes of the April 24, 2025 meeting with the correction noted by Mr. Andorn that the Mohill subdivision should state the applicant seeks to create “two lots” rather than “two additional lots.”

Motion passed unanimously, 5-0.

Review of Preliminary Land Development Plan: Westrum Development (Trooper Ridge)

Applicant: Westrum Development Company

Location: Trooper Road and Germantown Pike

Plan Type: Preliminary Land Development Plan for proposed for-sale townhome community

Rob Gundlach, attorney for the applicant, presented the revised preliminary land development plan. Key points discussed:

- The site will retain one existing home; the remaining area will be developed into high-end townhomes.
- Germantown Pike access will be emergency-only; full vehicular access is from Trooper Road (a PennDOT road).
- Applicant has coordinated with PennDOT and Montgomery County regarding roadway improvements and right-of-way dedications.
- A traffic impact fee of \$81,250 was acknowledged. Applicant may pursue credits based on intersection upgrades benefiting the public.
- A homeowners' association (HOA) will be responsible for common areas and private roads.
- Applicant proposes a fee in lieu of on-site amenities due to maintenance and liability concerns.

Commission Comments:

- Mr. Andorn raised concerns about limited guest parking, referencing challenges at the Wheat Sheaf development.
- Mr. Andorn also expressed preference for on-site amenities and walkable design elements.
- Mr. Gundlach responded that:
 - Sidewalks are provided throughout the development.
 - HOA documents will prohibit additions, garage conversions, and other unapproved changes.
 - All homes will include basements; some may be walkouts depending on topography.
 - Applicant is in discussion with a nearby church about allowing overflow parking for special events.
 - Additional discussions with staff will explore the feasibility of trails or other passive amenities.
- Full architectural elevations will be submitted before final plan approval.
- Applicant agreed to comply with all Township and external agency review letters.

Motion

Motion by Michelle Greenawalt, seconded by Jennifer Taylor, to recommend approval of the preliminary land development plan subject to:

- Compliance with all review letters from CKS Engineers, the Fire Marshal, and the Montgomery County Planning Commission (May 21, 2025).
- Submission of detailed architectural renderings, a guest parking analysis, and a revised amenities proposal before final plan application.

Motion passed unanimously, 5-0.

Discussion: Proposed Ordinance Review Procedure

Township Manager DeMeno presented a proposed process for reviewing ordinance drafts.

- Mr. Andorn expressed concern that the proposal was overly rigid and did not accommodate iterative feedback.

- Consensus supported a more flexible process, allowing extra review time and feedback when appropriate.
- Mr. DeMeno agreed to revise the draft policy for future review.

Accessory Structure Ordinance Amendment

Mr. DeMeno presented a revised draft ordinance addressing accessory structure standards.

- Changes included a de minimis exemption for structures under 1-foot diameter (e.g., flagpoles), and tiered setbacks based on size.
- The Commission discussed:
 - Preventing abuse of multiple exempt structures
 - Stable allowances on preserved farmland
 - Height limits and neighbor impact mitigation

Motion

Motion by Bob Andorn, seconded by Tony Sherr, to recommend adoption of the ordinance amending Chapter 150 regarding accessory structures and related definitions.

Motion passed, 3-2, Greenawalt and Koch against

Childcare Zoning Ordinance Amendment

- Revised definitions were reviewed for childcare centers, family childcare homes, and schools.
- Issues discussed:
 - Ensuring consistent cross-referencing
 - Clarifying parking requirements in multi-tenant commercial centers
 - State certification (DHS vs. PDE) for dual-use facilities
- Public comment from Christine Steere noted schools like Chesterbrook Academy are dually licensed and should be accounted for in the ordinance.

Motion

Motion by Bob Andorn, seconded by Michelle Greenawalt, to recommend adoption of the ordinance amending permitted uses and standards for childcare centers, subject to:

- Clarification of cross-references and definitions

- Explicit provision that dual-use entities must comply with the more restrictive applicable standard (e.g., parking, lot size)

Motion passed unanimously, 4-0-1, Andorn abstained

Open Space Review Inquiry

A resident, Christine Steere asked for an update on the Planning Commission's open space review.

- Mr. DeMeno noted that updated descriptions for Township-owned properties are now posted on the website, including location, acreage, access, and recreational value.

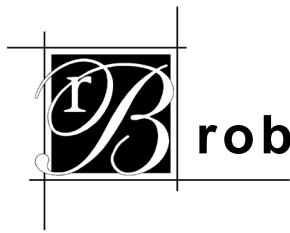
Adjournment

There being no further business, the meeting adjourned at 9:06 PM.

Respectfully submitted,

Dan DeMeno

Township Manager



robert e. blue consulting engineers, p.c.

May 27, 2025

Mr. Daniel Demeno, Township Manager
Worcester Township
1721 S. Valley Forge Road
Worcester, Pennsylvania 19490

**Re: Farm Improvement Plans for 1616 Whitehall Road
1616 Whitehall Road, Worcester Township
REB #2325-2**

Dear Mr. Demeno:

The following plans and calculations are being submitted to Cheltenham Township in support of the proposed Farm Improvements at 1616 Whitehall Road, Eagleville, PA 19403. All items below are included within the hard copy and electronic submission package:

1. 7 copies – Worcester Township Preliminary Land Development Application Form
2. 7 copies – Worcester Township Preliminary Subdivision & Land Development Application for 1616 Whitehall Road
3. 7 copies – Waiver Request Letter for 1616 Whitehall Road, dated May 27, 2025
4. 7 copies – Farm Improvement Plan Set for 1616 Whitehall Road, dated 5/27/2025
5. 7 copies – NPDES Plan Set for 1616 Whitehall Road, dated 5/21/2025
6. 7 copies – Post-Construction Stormwater Management Report for 1616 Whitehall Road, dated May 21, 2025
7. 7 copies – Erosion and Sediment Pollution Control Report for 1616 Whitehall Road, dated May 21, 2025
8. 7 copies – 1616 Whitehall Road Wetland Report, completed by VW Consultants LLC, dated April 8, 2025
9. 7 copies – Stormwater Infiltration Testing Report, completed by VW Consultants LLC, dated March 24, 2025
10. 7 copies – Lot 1 (67-00-04051-00-4) Legal Deed, dated June 28, 2022
11. 7 copies – Lot 2 (67-00-04046-00-9) Legal Deed, dated March 2, 2023

Per the Zoning Determination, completed by Worcester Township, dated 5/9/2025, a complete land development submission is required by May 28, 2025 (a copy of which is attached to this cover letter). Two separate plan sets and reports are submitted in support of the Farm Improvement at 1616 Whitehall Road. The Farm Improvement Plan Set and the NPDES Permit Plan Set for 1616 Whitehall Road are intended to be reviewed concurrently along with the PCSM and E&S reports. On May 21, 2025, a full, informal submission package was submitted to Montgomery County Conservation District in advance of the Pre-Submission Meeting on May 29, 2025.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897
www.robertblue.com • e-mail: rblue@robertblue.com

Three copies of the Site Improvement Plans for 1616 Whitehall Road, last revised 12/16/2024, were submitted to Worcester Township to address zoning non-compliance. Accompanying the plans was a response letter (dated 12/16/2024) to the CKS review letter (dated 11/15/2024). The Site Improvement Plans incorporated a Lot Consolidation Plan, a Site Improvement Plan, and a Boundary and Topographic Survey Plan to address the CKS review letter. No review letter has been issued since the submission on December 16, 2024.

Regarding preliminary plan compliance, please see the checklist below regarding Preliminary Plan Requirements:

§ 130-33. Preliminary Plan Checklist			
Code Section	Addressed	Not Applicable	Notes
A. Drafting Standards			
§ 130-33.A(1)	X		
§ 130-33.A(2)	X		
§ 130-33.A(3)	X		
§ 130-33.A(4)	X		A waiver is requested to allow a plan size of 30 by 42 inches.
§ 130-33.A(5)	X		
B. Location & Identification			
§ 130-33.B(1)	X		
§ 130-33.B(2)	X		
§ 130-33.B(3)	X		
§ 130-33.B(4)	X		
§ 130-33.B(5)	X		
C. Existing Resources & Site Analysis Plan			
§ 130-33.C(1)	X		
§ 130-33.C(2)	X		
§ 130-33.C(3)	X		
§ 130-33.C(3)(a)	X		
§ 130-33.C(3)(b)	X		
§ 130-33.C(3)(c)	X		
§ 130-33.C(3)(d)	X		
§ 130-33.C(3)(e)	X		
§ 130-33.C(3)(f)	X		
§ 130-33.C(3)(g)	X		
§ 130-33.C(3)(h)	X		
§ 130-33.C(3)(i)	X		



§ 130-33.C(3)(j)	X		
§ 130-33.C(3)(k)	X		
§ 130-33.C(3)(l)	X		
§ 130-33.C(3)(m)		X	
§ 130-33.C(3)(n)	X		
§ 130-33.C(4)	X		
§ 130-33.C(5)	X		
§ 130-33.C(6)	X		
§ 130-33.C(7)	X		
D. Four Step Design Process for Conservation Subdivision in the AGR District		X	
E. Proposed Street and Lot Layout		X	
F. Proposed Improvements		X	
G. Natural Resources Protection Plan			
§ 130-33.F(1)	X		
§ 130-33.F(2)	X		
H. Stormwater Management & Erosion & Sediment Control Plan	X		
I. Landscaping Plan		X	
I. Lighting Plan		X	
K. Certificates			
§ 130-33.K(1)	X		
§ 130-33.K(2)	X		

Per your request, seven hard copies of the full submission package are included under this cover. Please see the correspondence regarding the number of copies required between you and Robert E. Blue, dated May 19, 2025 (which is attached to this cover letter).

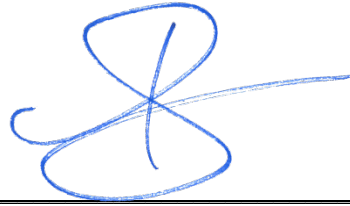
Please accept the above materials on behalf of Whitehall Farm Associates LLC. Please feel free to contact me at 610-277-9441 with any questions or comments.



1616 Whitehall Road
Worcester Township, Montgomery County, PA
May 27, 2025
Page 4

Sincerely,

Robert E. Blue Consulting Engineers, P.C.



By: _____
Robert E. Blue, Jr., P.E., P.L.S., President

Cc: Client
File

M:\Proj\2325-2\Letters\Township\2025-05-27 Cover Letter.docx



Erected Into a Township in 1733
At the Center of Montgomery County

ZONING DETERMINATION

Subject Property: 1616 Whitehall Road, Norristown, PA 19403

Date: 5/9/2025

Request:

The applicant seeks a determination regarding the permissibility of operating a nursery with an accessory apiary use on the above-referenced property, located in the AGR – Agricultural Residential District, and the actions required to bring the property into zoning compliance.

Zoning Classification:

The subject property is zoned AGR – Agricultural Residential, as established by the Worcester Township Zoning Ordinance.

Current Use Classification:

The property is presently used as a construction storage yard, which is not a permitted use in the AGR District under §150-11. To establish a lawful agricultural use, the existing nonconforming use must cease, and the site must be brought into full compliance with the standards applicable to nursery operations in the AGR District.

Permitted Use Determination:

1. Nursery Use – Permitted by Right

Under §150-11.A(1), agricultural uses, including the cultivation and sale of plants, trees, shrubs, and nursery stock, are permitted by right in the AGR District. A nursery operation qualifies as an agricultural use when its primary function is the growing of plant materials.

2. Apiary – Permitted Accessory Use

An apiary (beekeeping) is a customary accessory to agricultural and nursery operations. Under §150-20, accessory uses are permitted by right when they are:

- Located on the same lot (currently on two separate lots); and
- Clearly incidental and subordinate to the principal use.

An apiary directly supporting a nursery operation qualifies as such.



1721 S. Valley Forge Rd
Worcester, PA 19490



www.worcestertwp.com



610-584-1410



610-584-8901

Required Actions for Zoning Compliance:

To convert the property from a prohibited construction storage yard to a compliant nursery with accessory apiary use, the following conditions must be satisfied:

- **Equipment Storage Limitations:**
 - No more than one (1) piece of earth-moving equipment may be stored on the property.
 - No more than one (1) asphalt roller may be stored on the property.
 - No more than one (1) materials sifter may be stored on the property.
- **Prohibited Items:**
 - All non-agricultural equipment and materials must be removed, including but not limited to:
 - Tractor trailers and heavy hauling equipment
 - Heavy construction vehicles and transport trailers
 - Traffic control devices (cones, signage, barrels, etc.)
 - Scrap metal, concrete forms, steel piping, or other construction debris
- **Permitted Stockpiles:**
 - Only stockpiles of mulch, woodchips, sand, topsoil, and similar materials directly used in plant cultivation may be stored on site.
 - Existing stockpiles of stone, concrete, and asphalt millings must be fully removed.
- **Construction Traffic Prohibition:**
 - Any and all construction-related traffic activity must cease immediately.
 - This includes not only the storage of vehicles and equipment, but also the use of the site for construction vehicle staging, dispatch, or loading operations.
 - Traffic patterns consistent with a nursery—such as infrequent delivery of plants, light-duty agricultural equipment and vehicle access—must be established and maintained

Land Development Compliance – Submission Required by May 28, 2025

As per the agreement between the applicant and Worcester Township, a complete land development plan submission, including all applicable fees and escrow, is required no later than May 28, 2025. The plan must address all site improvements, equipment and material storage areas, and proposed operational layout to ensure compliance with the Township's Subdivision and Land Development Ordinance (SALDO), grading, stormwater and other applicable ordinances.

No zoning permit or formal approval of the proposed use will be issued until:

- The site is brought into full compliance with the use conditions outlined above; and
- A land development application has been submitted and deemed complete by Township staff by the required deadline.

Reservation of Rights

Worcester Township reserves all legal rights and enforcement authority necessary to ensure full compliance with the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and all other applicable laws and regulations. This includes, but is not limited to, the right to initiate enforcement proceedings, assess penalties, or take any action authorized by law if the terms of this determination are not satisfied.

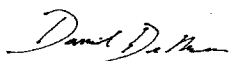
Conclusion:

A nursery with an accessory apiary use is permitted by right on this property in the AGR District provided all of the above conditions are met and a land development plan is submitted by May 28, 2025. The current construction storage use must be fully discontinued, and the site brought into compliance before any new use is recognized by the Township.

Please contact the Township office to schedule a compliance inspection or for assistance with the land development submission process.

Please be advised that you have the right to appeal the findings of this Zoning Determination to the Worcester Township Zoning Hearing Board within 30 days of service of this notice. Appeals to the Zoning Hearing Board must be made in compliance with Article XXVI of the Worcester Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

Sincerely,



Dan DeMeno
Township Manager/Zoning Officer

From: [Daniel Demeno](#)
To: [Robert Blue](#); [Christian Jones](#)
Cc: [Christopher DePaul](#); [Neil Stein \(nstein@kaplaw.com\)](#); [Jacob Fagan](#); [Michael Baginski](#)
Subject: RE: 1616 Whitehall Road Farm improvement plan submission
Date: Monday, May 19, 2025 11:01:43 AM

Bob,

We would need 7 copies plus the digital. Thanks!

Dan



DAN DEMENO
Township Manager

📞 610-584-1410
✉ ddemeno@worcestertwp.com
📍 1721 S. Valley Forge Road
Worcester, PA 19490
🌐 www.worcestertwp.com

From: Robert Blue <rblue@robertblue.com>
Sent: Monday, May 19, 2025 10:30 AM
To: Christian Jones <cjones@worcestertwp.com>; Daniel Demeno <ddemeno@worcestertwp.com>
Cc: Christopher DePaul <cdepaul@depaulandco.com>; Neil Stein (nstein@kaplaw.com) <nstein@kaplaw.com>; Jacob Fagan <jfagan@robertblue.com>; Michael Baginski <mbaginski@robertblue.com>
Subject: 1616 Whitehall Road Farm improvement plan submission

Dan

I understand you are away for the office.

In anticipation of our submission of plans on May 28, 2025 and stormwater documents, we would submit a digital copy and xx number of copies.

Can you or Christian let me know how many hard copies you require.

Thanks

Bob

Robert E. Blue, Jr., P.E., P.L.S
President
Tel: (610) 277-9441 Ext. 16# | Cell: (215) 669-4054

Rblue@robertblue.com



1149 Skippack Pike | Blue Bell, PA 19422

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APPENDIX

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

Date of Application: _____ Fee Paid: _____ W.T.P.C File No _____

Application for:

Preliminary Review _____
Final Review _____

1.) Property: Address _____
Location/Parcel Number _____

2.) Owner of record of land: Name _____ Tel. # _____
Address: _____ Email _____

3.) Applicant: Name _____ Tel. # _____
Address _____ Email _____

4.) Agent or Attorney, (if any): Name _____ Tel # _____
Address _____ Email _____

5.) Registered Engineer or Surveyor: Name _____ Tel # _____
Address _____ Email _____

6.) Name of Subdivision or Development: _____

7.) Where deed is recorded: Book No. _____ Page No. _____

8.) No. of Lots or Dwelling Units: _____

9.) Average Lot Size: _____

10.) Density (dwelling units per acre): _____

11.) Total Area to be developed or subdivided: _____

*Gross _____ **Net _____

Area in flood plain (if any) _____

12.) Water Supply: Public system _____ On lot system _____

13.) Sewage System: Public system _____ On lot system _____

14.) List of all Encumbrances:

<u>Amount</u>	<u>Name & Address of Person/Firm</u>	<u>Bk.No.</u>	<u>Pg. No</u>
---------------	--	---------------	---------------

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

15.) Zoning classification of subject land: _____

WTPC File # _____

16.) Explanatory statement of plan to be reviewed: "Farm Improvement Plan Set for 1616 Whitehall Road"
is being submitted and to be reviewed along with the "NPDES Plan Set for 1616 Whitehall Road."
Plans show proposed agricultural improvements along with stormwater management SCMs to support.

17.) Linear feet of new streets: N/A

18.) Copy of all restrictions, covenants, etc. If any, under which lots are to be sold.

Attached N/A

None N/A

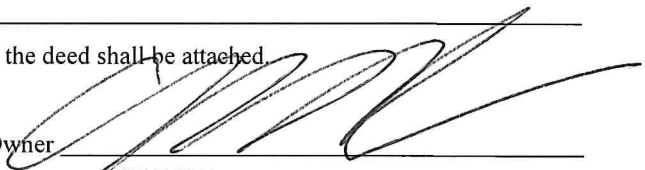
19.) Statement fixing period requested for completion of all items in Paragraph 18 above:

N/A

20.) Improvements to be made by applicant to subject land with approximate estimate of cost of each:

	<u>Unit Cost</u>	<u>No. of Units</u>	<u>Total</u>
a. Curbs	<u>N/A</u>		
b. Sidewalks	<u>N/A</u>		
c. Widening of Existing Streets.....	<u>N/A</u>		
d. Park Land	<u>N/A</u>		
e. Street Lighting.....	<u>N/A</u>		
f. Storm Drainage.....	<u>OPC to be provided prior to Preliminary Approval</u>		
g. Water Supply & Fire Hydrants....	<u>N/A</u>		
h. Sewage Disposal.....	<u>N/A</u>		
i. Monuments.....	<u>N/A</u>		
j. Landscaping.....	<u>OPC to be provided prior to Preliminary Approval</u>		
k. Etc.	<u>N/A</u>		

21.) A copy of the description of the land as set forth in the deed shall be attached.

Signature of Owner 

Date: 5/22/2025

* Gross Area – area calculated to center of street

** Net Area – area calculated to the right of way. Net areas are to be used for density and land area requirements.



EXTENSION OF TIME

Date: _____

Attn: Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Dear Township Manager:

RE: SUBDIVISION PLAN/LAND DEVELOPMENT PLAN OF _____

On _____, I (we) submitted the referenced plan for official filing.

Please be advised that notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Worcester Township Subdivision and Land Development Ordinance, this letter will serve as notice to Worcester Township that the requirement that action be taken on this Plan within ninety (90) days, is hereby waived, without limitation as to time.

This waiver is granted to permit us to make such adjustments or revisions to the Plan as may be required during the Plan review process.

If we ever deem it necessary to limit the time of the subdivision or land development review process, we may revoke this extension of time in writing, sent certified mail, return receipt requested, and the Township shall be obligated to render a decision on our plans within sixty (60) days after the date on which the written revocation notice was received.


If the township determines that insufficient progress is being made towards concluding the subdivision or land development review process, the Township may revoke this extension of time in writing, sent regular mail and certified mail, return receipt requested. For purposes of this provision, the Township's written notice shall be deemed received, if sent regular mail and certified mail, on the date of the written receipt on the certified mail return receipt, or, three (3) days after the date indicated on the Township's notification letter in the event the certified mail is return as "refused", "unclaimed", or is otherwise returned without indication of receipt, if addressed as follows (or to a subsequent address specifically provided to the Township by us for the purpose of notice):

At any time sixty (60) days after our receipt of such notice from the Township, we understand that the Township may take (but shall not be obligated to take) such action with regard to our plans as the Township deems necessary and appropriate.

We further understand that nothing herein shall be construed to prevent us from offering, and the Township from accepting, additional extensions of time in the future, but neither party shall be obligated to do so by the terms of the Agreement.

Very truly yours,

By: _____



Signature

Print Name, Title

Date: _____

05/20/2025

Accepted by:

Chairman, Board of Supervisors

Attest:

Manager/Secretary

RECORD PLAN FORMAT

Pursuant to a memorandum from the Montgomery County Planning Commission and Office of the Recorder of Deeds, following is a format list required by the county to ensure your plan, **18 X 30 or 24 x 36**, will be recorded by the **Township Solicitor** without incident or delay:

1. Parcel number, as well as a block and unit number, as assigned to each property by the Montgomery County Board of Assessments. **ON THE RIGHT SIDE OF THE PLAN**
2. After the first submission, the file number assigned to review the file by the Montgomery County Planning Commission. This will be a six-digit number and may be found referenced in the MCPC review letters. **ON THE RIGHT SIDE OF THE PLAN**
3. A pre-printed block at least 3 ½" wide by 2" tall for the county "Reviewed" data and seal. This block should replace any statement that is set aside for MCPC signature. **ON THE RIGHT SIDE OF THE PLAN**
4. A two-inch wide margin on the left edge of the plan for the purpose of binding in a record volume.
5. Space for original notarized signature of the owner(s). **NOTE: There are different notary procedures for individual and corporate ownership.** **ON THE RIGHT SIDE OF THE PLAN**
6. Space for original Township signatures **and Township seal and notary.** **ON THE RIGHT SIDE OF THE PLAN.** Include space for the signature lines and date lines of Chairman and Secretary of the Board of Supervisors, Chairman of the Township Planning Commission, and Township Engineer.
7. Space for Original signature and seal of registered engineer, architect, or surveyor.

Please adhere to this list of requirements set forth by the Montgomery County Planning Commission and the office of the Recorder of Deeds. The Township reserves the right to reject plans that are not formatted correctly for recording. Worcester Township requires 2 Linens or mylars and 4 Papers for recording. The Township Solicitor, **only**, will record plans.

SAMPLE SIGNATURE BLOCK FOR PLAN

Approved this _____ day of _____ 20____ by the Board of Supervisors of Worcester Township,
Montgomery County, PA

Attest: _____
Signature, Chairman

Date signed

Signature, Secretary

Date signed

(TOWNSHIP NOTARY SEAL) _____

Reviewed this _____ day of _____ 20____ by the Planning Commission of Worcester Township,
Montgomery County, PA

Attest: _____
Signature

Date signed

Reviewed by the Township Engineer of Worcester Township, Montgomery County, OA

Township Engineer: _____
Date: _____

MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL

Recorded in the Montgomery County Court House this _____ day
of _____ 20____ in Plan Book _____, Page _____

MCPC No. _____
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



MEMORANDUM

TO: Applicant

FROM: Township Manager

SUBJECT: Subdivision & Land Development Application Procedure

When submitting land development of subdivision plans the following must be submitted:

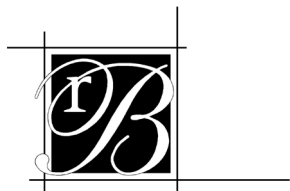
1. Completed and executed application (Pages 1 and 2) including LEGIBLE DEED(s)
 - a. If the application is being filed by someone other than the owner of record or the equitable, owner, please attach a letter authorizing that person/firm to make application to the Township.
2. Fourteen (14) copies of the plan (or sets of plans), folded, drawn by a professional engineer, including digital versions. In addition to the standard detail, all plans submitted are to include:
 - a. Required plan set sizes: 18" X 30" or 24" X 36"
 - b. Include the block number, unit number, and the parcel number assigned by Montgomery County
 - c. Include the Montgomery County Planning Commission file number assigned, after the first submission
 - d. Include an empty block measuring 3 ½" X 2" for the Montgomery County Planning Commission,
 - e. A two inch (2") wide margin is required on the left hand side for binding
 - f. Contain the name of the subdivision or land development including both the name of the owner of record/equitable owner and the trade/development name
 - g. Indicate total tract area represented in both acres and square feet
 - h. Indicate total number of lots
 - i. Location indicator required
3. Five (5) erosion control and storm water management reports are required, if indicated by Township Engineer.
4. Five (5) copies of a traffic management study if indicated by the Township Engineer
5. Completed Act 247 application form to Montgomery County Planning Commission, ready for Township review and signature

6. Filing Fees: A total of two (2) checks are required
 - a. Two (2) checks made payable to Worcester Township for the purpose of the filing and escrow fees.
 - b. Please refer to the current fee schedule for the appropriate check amount(s)
7. Include Photographs of any existing buildings.
8. Include copy of the deed and/or latest Agreement of Sale
9. Include the signed Extension of Time letter

THE ABOVE ITEMS ARE TO BE SUBMITTED IN ONE (1) SUBMISSION, IN COMPLETE FORM, TO AVOID ANY DELAYS IN THE REVIEW PROCESS.

YOUR APPLICATION SHALL NOT BE CONSIDERED OFFICIALLY RECEIVED BY THE TOWNSHIP UNTIL ALL REQUIRED ITEMS HAVE BEEN SUBMITTED IN ONE (1) SUBMISSION

- 14 Copies of plans
- 14 Copies of photographs, deeds, AoS, and other supporting documents
- 5 Copies of erosion control and storm water management reports, if applicable
- 5 Copies of traffic studies, if applicable



robert e. blue consulting engineers, p.c.

May 27, 2025

Mr. Daniel Demeno, Township Manager
Worcester Township
1721 S. Valley Forge Road
Worcester, Pennsylvania 19490

**Re: Waiver Request Letter
Farm Improvements at 1616 Whitehall Road
1616 Whitehall Road**

Dear Mr. Demeno,

On behalf of our client, Whitehall Farm Associates, LLC, we are requesting the following waivers from the Worcester Township Subdivision & Land Development Ordinance for the proposed farm improvements located at 1616 Whitehall Road, Eagleville, PA 19403.

The Commonwealth Court of Pennsylvania has provided guidance with regard to a municipality's consideration of waivers. A waiver is proper where a development offers a substantial equivalent to a subdivision requirement, where an additional requirement would offer little or no additional benefit, and where literal enforcement of a requirement would frustrate the effect of the improvements.

With these principles in mind, we request that the Township consider and continue to grant the following waiver.

- 1. §133-33.A(4) - The sheet or sheets shall be one of the following sizes: 15 by 18 inches, 18 by 30 inches or 24 by 36 inches. If more than one sheet is necessary, each sheet shall be the same size and numbered to show its relation to the total number of sheets in the plan, as "Sheet No. 1 of 5 sheets."**

This waiver is requested to allow for plan sheets to be 30 by 42 inches to show the full extent of the property and natural resources at an adequate scale..

It is our professional opinion that the requested waivers offer substantial equivalents to the cited subdivision and land development requirements, that strict compliance with the regulations would offer little or no additional benefit to the Township, and that literal enforcement of the listed requirements would frustrate the proposed site improvements given the constraints of the property.

Please feel free to contact me at 610-277-9441 ext. 16 with any questions or comments.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS


1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897
www.robertblue.com • e-mail: rblue@robertblue.com



Waiver Request Letter
Farm Improvements at 1616 Whitehall Road
Worcester Township, Montgomery County, PA
May 27, 2025

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

By: 
Robert E. Blue, P.E., P.L.S, President

Cc: Client

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FARM IMPROVEMENT PLAN

FOR

1616 WHITEHALL ROAD

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

PROJECT: 2325-2E

PREPARED FOR:

THE ASACAR COMPANY LLC

C/O CHRIS DEPAUL
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

UTILITY DESIGN CONTACTS:

PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.

PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE
WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HWY
NORRISTOWN, PA 19401
SITI YEARWOOD
siti.yearwood@amwater.com
610-292-3575

COMCAST
1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
WYATT PARRISH
WYATT_PARRISH@CABLE.COMCAST.COM
484-368-4391

AQUA PENNSYLVANIA
762 LANCASTER AVE
BRYN MAWR, PA 19010
THOMAS WADDY
twaddy@aquamerica.com
610-525-1400 EXT. 52105

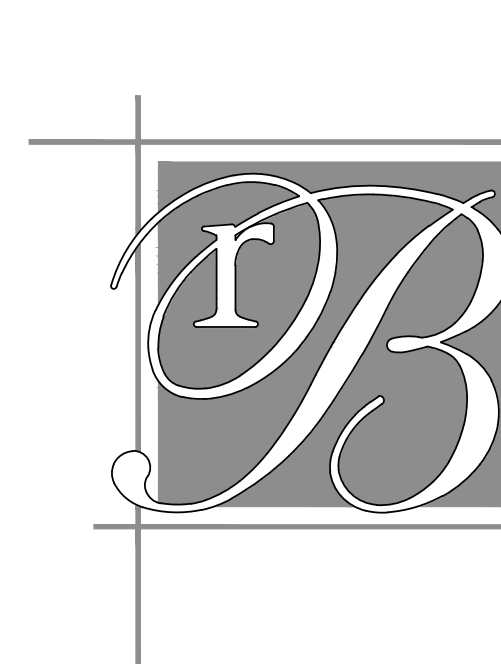
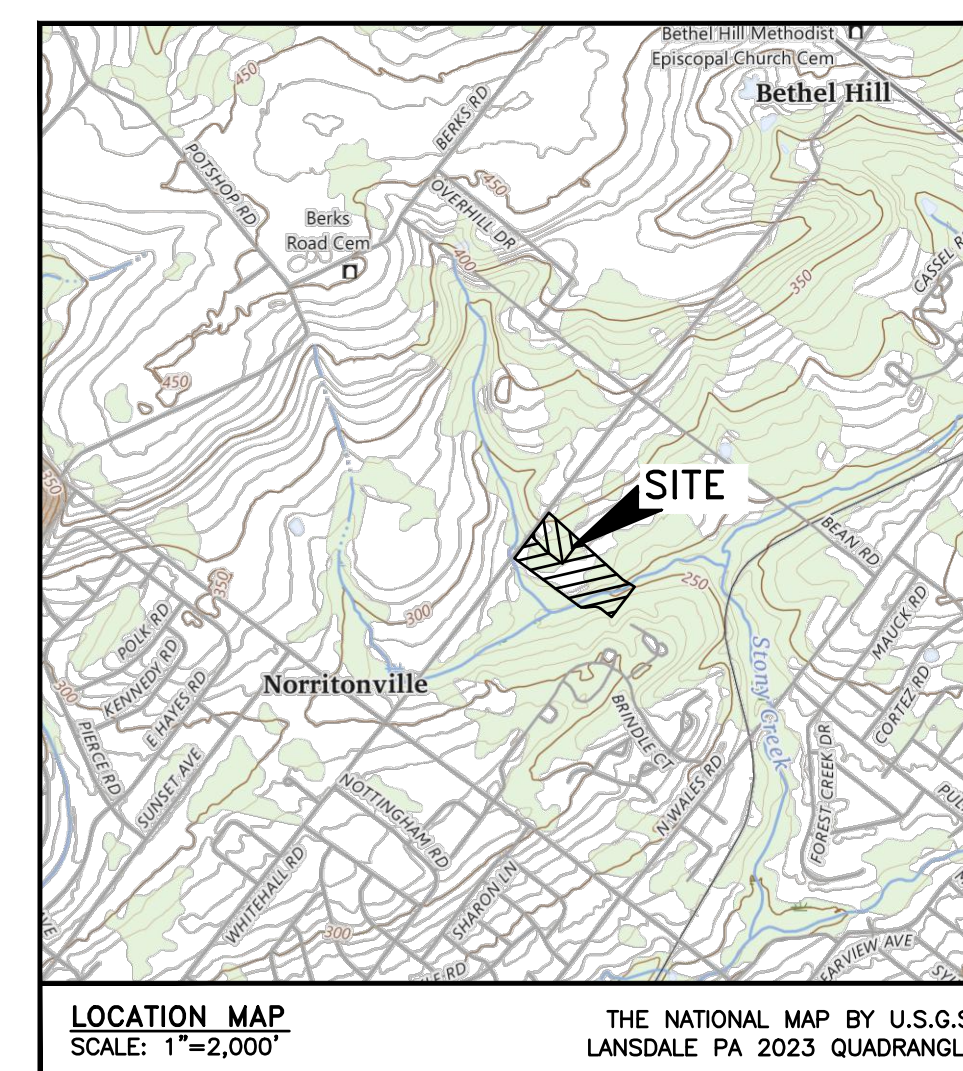
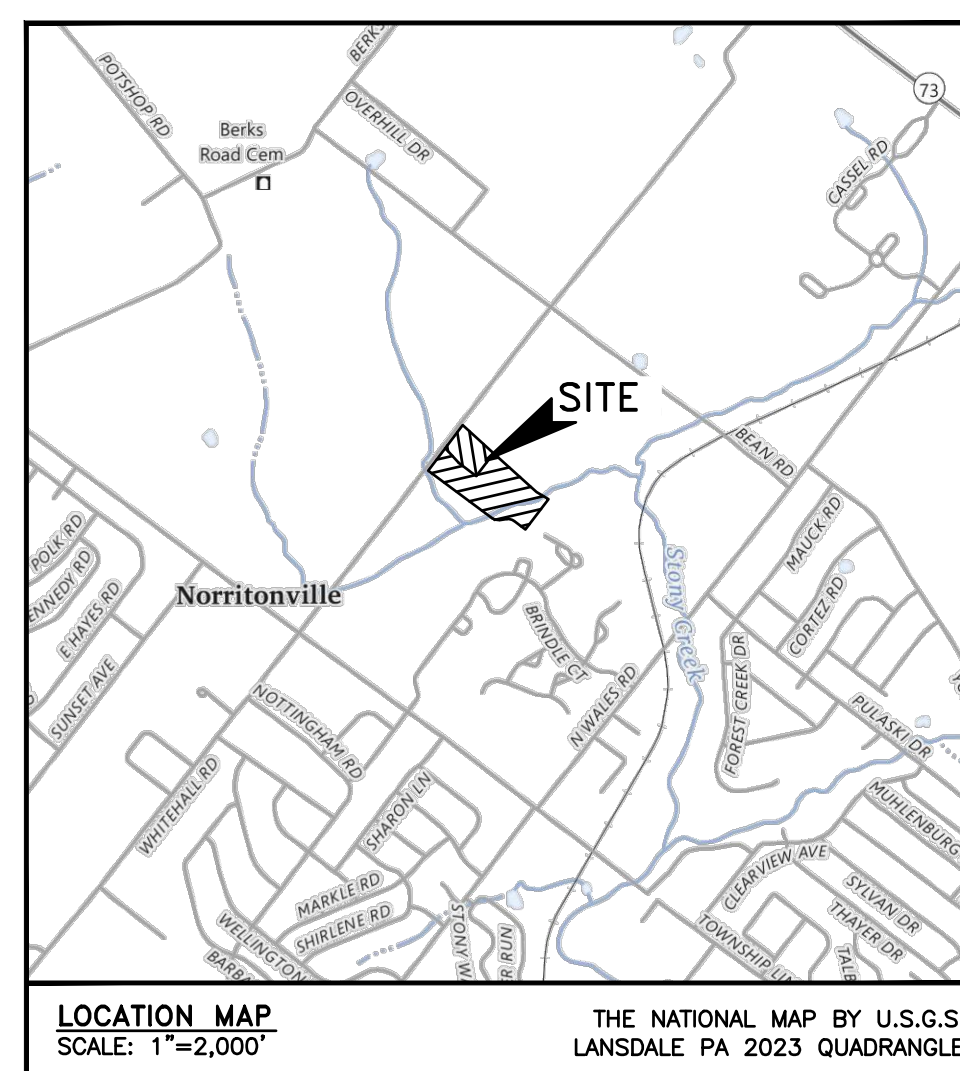
PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA 19406
NIKKIA SIMPKINS
nikkiasimpkins@usicllc.com
484-681-5720

NORTH PENN WATER AUTHORITY
300 FORTY FOOT ROAD
LANSDALE, PA 19446
STEVE FRETZ
sfretz@npwa.org
215-855-3617

WORCESTER TOWNSHIP OF
1721 VALLEY FORGE RD
PO BOX 767
WORCESTER, PA 19490
ROBERT DHULSTER
bdhulster@worcestertwp.com
610-584-1410 EXT. 114

S H E E T I N D E X	
Sheet Number	Sheet Title
01	COVER SHEET
02	RECORD PLAN
03	PREVIOUS FEATURES
04	EXISTING FEATURES PLAN
05	AERIAL PLAN
06	GRADING PLAN
07	UTILITY PLAN

NOTE: EROSION CONTROL AND STORMWATER MANAGEMENT
INFORMATION IS PROVIDED ON THE ACCOMPANYING NPDES PERMIT
PLAN SET, LATEST REVISION, PREPARED BY ROBERT E. BLUE
CONSULTING ENGINEERS, P.C.



robert e. blue
consulting engineers, p.c.

1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. ARE
INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR
REPRESENTED TO BE SUITABLE FOR USE BY OWNER OR OTHERS ON EXTENDING OR
THE PROJECT TO ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OF
PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OF LEGAL
RESPONSE TO ROBERT E. BLUE CONSULTING ENGINEERS, P.C. AND OWNER'S USE OF
PLANS SHALL BE DEEMED AN AGREEMENT TO REINSTATE AND HOLD HARMLESS ROBERT
E. BLUE CONSULTING ENGINEERS, P.C. FROM ALL CLAIMS, DAMAGES, LOSSES, AND
EXPENSES ARISING OUT OF OR RESULTING HEREFROM.

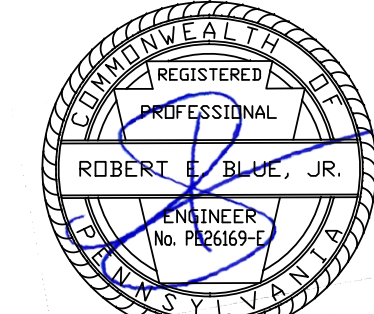


PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS
BEFORE YOU START ANY DIGGING
PROJECT. WHETHER YOU ARE
PLANNING TO DO IT YOURSELF OR
HIRE A PROFESSIONAL, SOMEONE
NEEDS TO CALL 811.

Call before you dig. SERIAL #20250372370
FEBRUARY 6, 2025

REGISTERED PROFESSIONAL ENGINEER



ROBERT E. BLUE JR.
LICENSE NO. 26168-E

REVISIONS		
DATE	JOB NUMBER	SHEET NUMBER
5/21/2025	2325-2	1 of 7

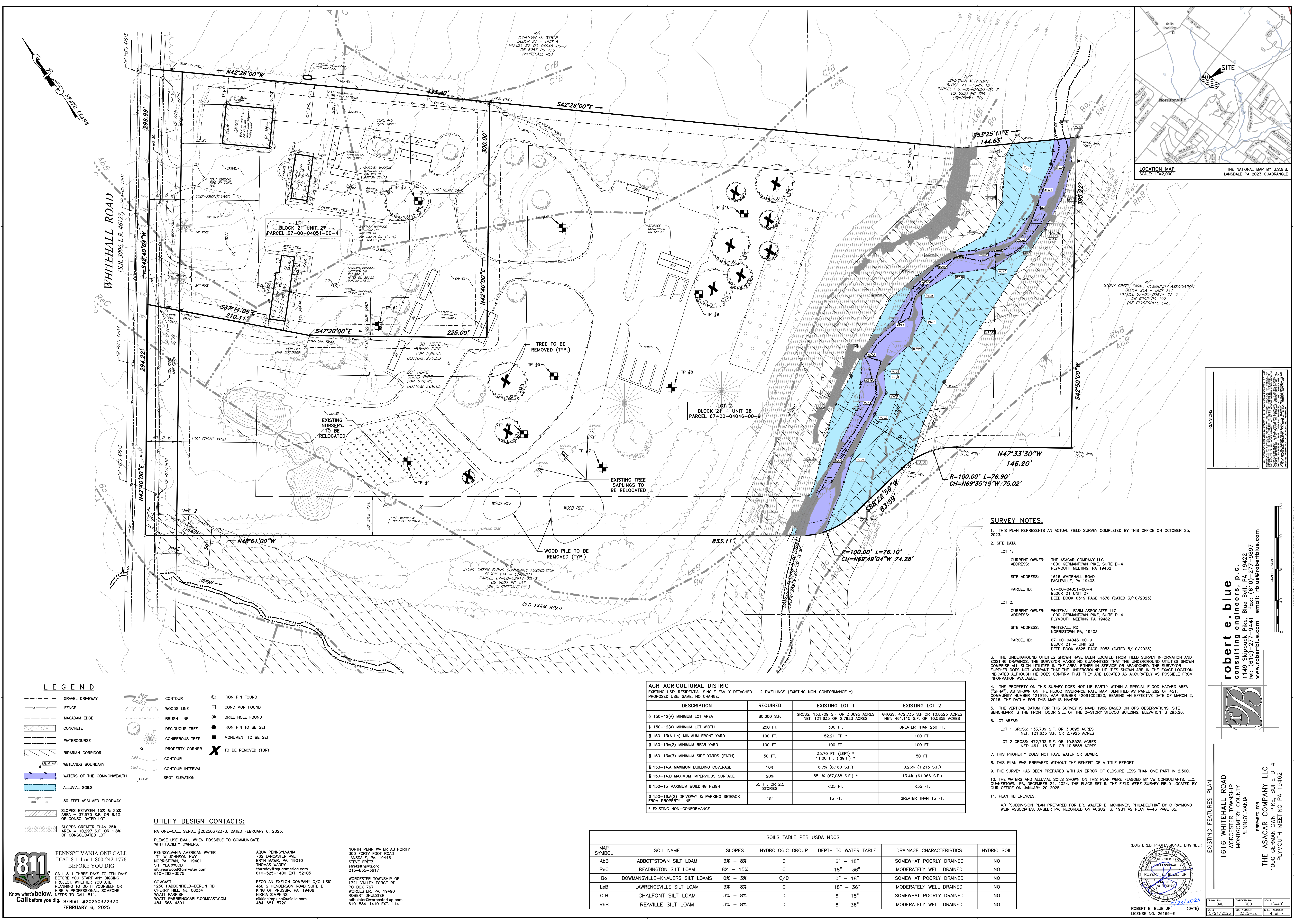


ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-F

THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

7-9441 fax: (610)-277-9897
ue.com email: rblue@robertblue.com

LAST SAVED: M:\Proj\2325-2\dwg\Sets\LD\2325-2 - PREVIOUS FEATURES PLANK.dwg ON 5/23/2025 4:03 PM



- LEGEND**
- Gravel Driveway
 - Fence
 - Macadam Edge
 - Concrete
 - Watercourse
 - Riparian Corridor
 - Wetlands Boundary
 - Waters of the Commonwealth
 - Alluvial Soils
 - 50 Feet Assumed Floodway
 - Slopes Between 15% & 25% Area = 37,670 S.F. or 6.4% of Consolidated Lot
 - Slopes Greater Than 25% Area = 10,297 S.F. or 1.8% of Consolidated Lot
 - Contour
 - Woods Line
 - Brush Line
 - Deciduous Tree
 - Coniferous Tree
 - Property Corner
 - Contour
 - Contour Interval
 - Spot Elevation
 - Iron Pin Found
 - Conc Mon Found
 - Drill Hole Found
 - Iron Pin to be Set
 - Monument to be Set
 - To be Removed (TBR)

UTILITY DESIGN CONTACTS:

PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.

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BEFORE YOU DIG

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Call before you dig
SERIAL #20250372370
FEBRUARY 6, 2025

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SIT YEARWOOD
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WORCESTER, PA 19406
ROBERT DUNLISTER
rdunlister@worcestertwp.com
610-584-1410 EXT. 114

AGR AGRICULTURAL DISTRICT				
EXISTING USE: RESIDENTIAL SINGLE FAMILY DETACHED – 2 DWELLINGS (EXISTING NON-CONFORMANCE *)				
PROPOSED USE: SAME, NO CHANGE.				
DESCRIPTION	REQUIRED	EXISTING LOT 1	EXISTING LOT 2	
§ 150-12(A) MINIMUM LOT AREA	80,000 S.F.	GROSS: 133,709 S.F. OR 3.0695 ACRES NET: 121,635 OR 2.7923 ACRES	GROSS: 472,733 S.F. OR 10.8525 ACRES NET: 461,115 S.F. OR 10.5858 ACRES	
§ 150-12(A) MINIMUM LOT WIDTH	250 FT.	300 FT.	GREATER THAN 250 FT.	
§ 150-13(A.1.-C) MINIMUM FRONT YARD	100 FT.	52.21 FT. *	100 FT.	
§ 150-13(A.2) MINIMUM REAR YARD	100 FT.	100 FT.	100 FT.	
§ 150-13(A.3) MINIMUM SIDE YARDS (EACH)	50 FT.	35.70 FT. (LEFT) * 11.00 FT. (RIGHT) *	50 FT.	
§ 150-14.A MAXIMUM BUILDING COVERAGE	10%	6.7% (8,160 S.F.) *	0.26% (1,215 S.F.)	
§ 150-14.B MAXIMUM IMPERVIOUS SURFACE	20%	55.1% (67,058 S.F.) *	13.4% (61,966 S.F.)	
§ 150-15 MAXIMUM BUILDING HEIGHT	35 FT. OR 2.5 STORIES	<35 FT.	<35 FT.	
§ 150-16.A(2) DRIVEWAY & PARKING SETBACK FROM PROPERTY LINE	15'	15 FT.	GREATER THAN 15 FT.	
* EXISTING NON-CONFORMANCE				

SOILS TABLE PER USDA NRCS					
MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	HYDRIC SOIL
AbB	ABBOTTSTOWN SILT LOAM	3% - 8%	D	6" - 18"	SOMEWHAT POORLY DRAINED
ReC	READINGTON SILT LOAM	8% - 15%	C	18" - 36"	MODERATELY WELL DRAINED
Bo	BOWMANVILLE-KNAUERS SILT LOAMS	0% - 3%	C/D	0" - 18"	SOMEWHAT POORLY DRAINED
LeB	LAWRENCEVILLE SILT LOAM	3% - 8%	C	18" - 36"	MODERATELY WELL DRAINED
CfB	CHALFONT SILT LOAM	3% - 8%	D	6" - 18"	SOMEWHAT POORLY DRAINED
RhB	REAVILLE SILT LOAM	3% - 8%	D	6" - 36"	MODERATELY WELL DRAINED

SURVEY NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.
- SITE DATA**
LOT 1:
CURRENT OWNER: THE ASACAR COMPANY LLC
ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING, PA 19462
SITE ADDRESS: 1616 WHITEHALL ROAD
EAGLEVILLE, PA 19403
PARCEL ID: 67-00-04051-00-4
BLOCK 21 UNIT 27
DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)
LOT 2:
CURRENT OWNER: WHITEHALL FARM ASSOCIATES LLC
ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462
SITE ADDRESS: WHITEHALL RD
NORRISTOWN PA, 19403
PARCEL ID: 67-00-04046-00-9
BLOCK 21 - UNIT 28
DEED BOOK 6325 PAGE 2053 (DATED 5/10/2023)
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 262 OF 451, QUAKERTOWN, PA, DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FIELD LOCATED BY OUR OFFICE ON JANUARY 20 2025.
- THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 1988 BASED ON GPS OBSERVATIONS. SITE BENCHMARK IS THE FRONT DOOR SILL OF THE 2-STOREY STUCCO BUILDING, ELEVATION IS 293.26.
- LOT AREAS:**
LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
NET: 121,635 S.F. OR 2.7923 ACRES
LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
NET: 461,115 S.F. OR 10.5858 ACRES
- THIS PROPERTY DOES NOT HAVE WATER OR SEWER.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE SURVEY HAS BEEN PREPARED WITH AN ERROR OF CLOSURE LESS THAN ONE PART IN 2,500.
- THE WATERS AND ALLUVIAL SOILS SHOWN ON THIS PLAN WERE FLAGGED BY VW CONSULTANTS, LLC, QUAKERTOWN, PA, DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FIELD LOCATED BY OUR OFFICE ON JANUARY 20 2025.
- PLAN REFERENCES:**
A) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C. RAYMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A-43 PAGE 65.

PREPARED FOR: THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, JR.
LICENSE NO. 26169-E
(DATE) 2/23/2025

REVISIONS

NO.	DATE	DESCRIPTION
1	2/23/2025	ISSUED FOR PERMIT

DRAWN BY: DAL **CHECKED BY:** REB **SCALE:** 1"=40'

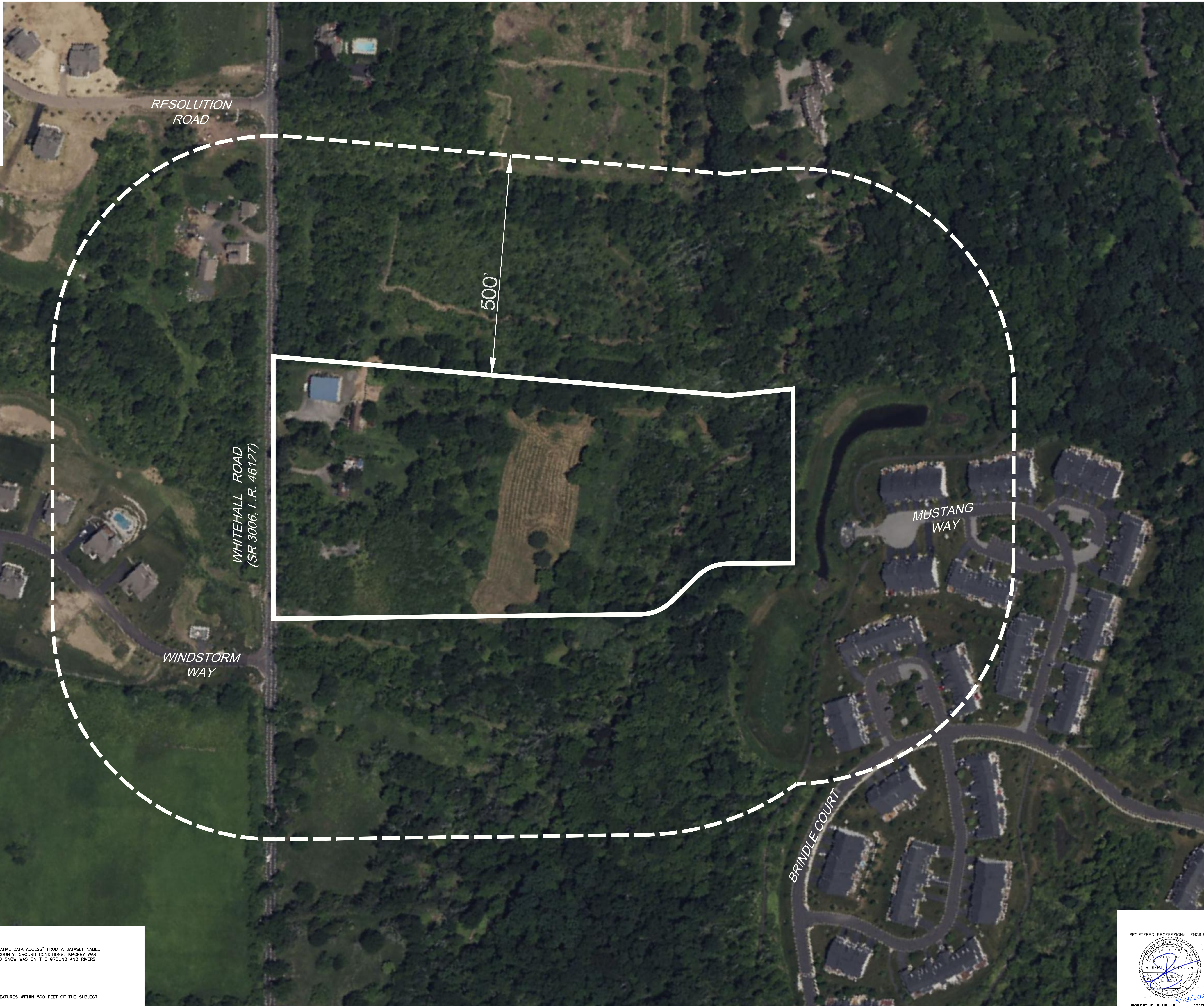
DATE: 5/21/2025 **JOB NUMBER:** 2325-2E **SHEET NUMBER:** 4 of 7

robert e. blue consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
Tel: (610) 777-3441 Fax: (610) 777-3987
www.robertblue.com email: rblue@robertblue.com

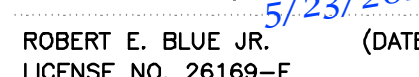
1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

LEFT SHOWN: M:\Projects\2325-2E\Map\1616 Whitehall\2325-2E.dwg - EXISTING FEATURES FROM DWG ON 5/23/2025 4:57 PM

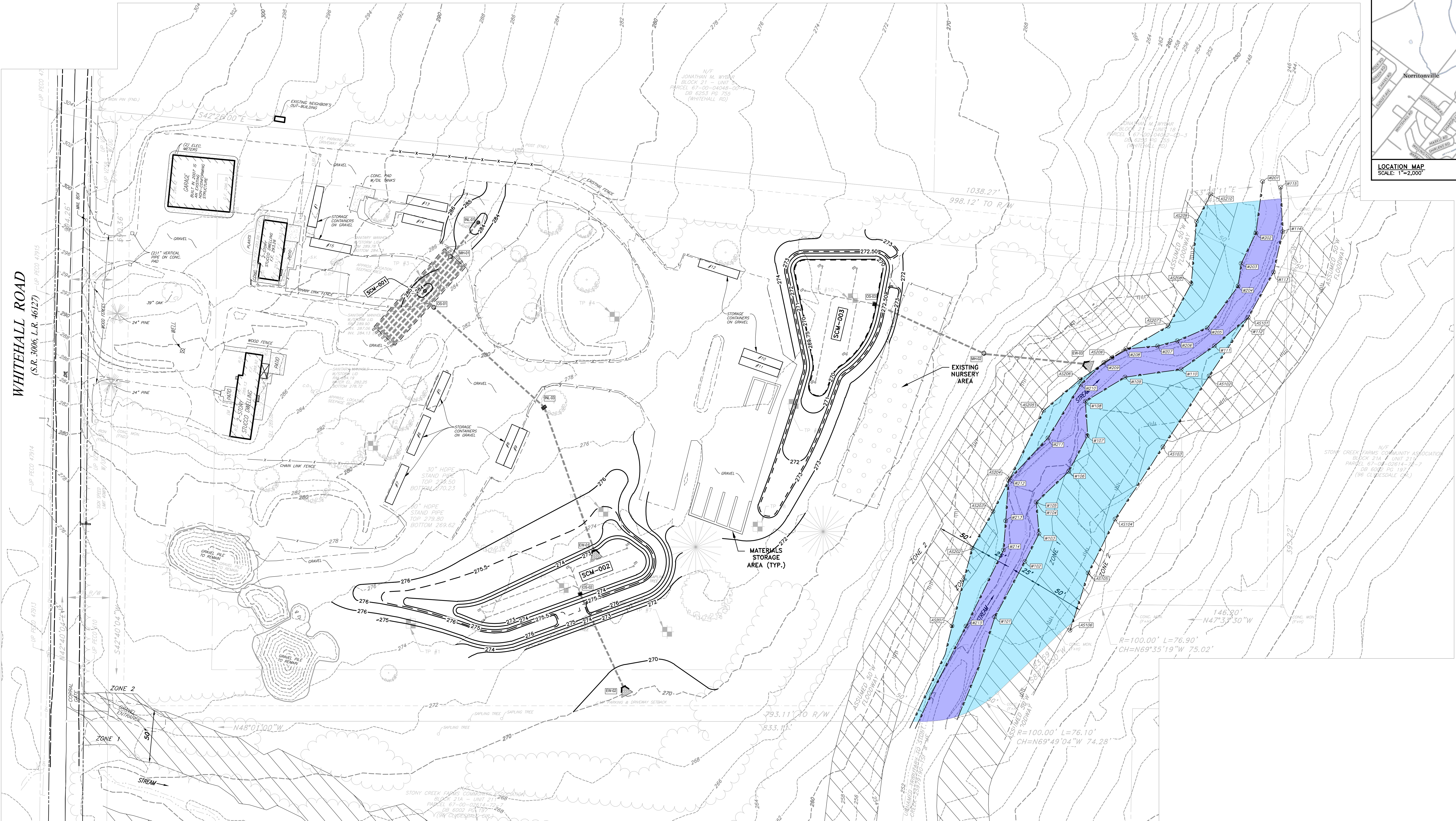
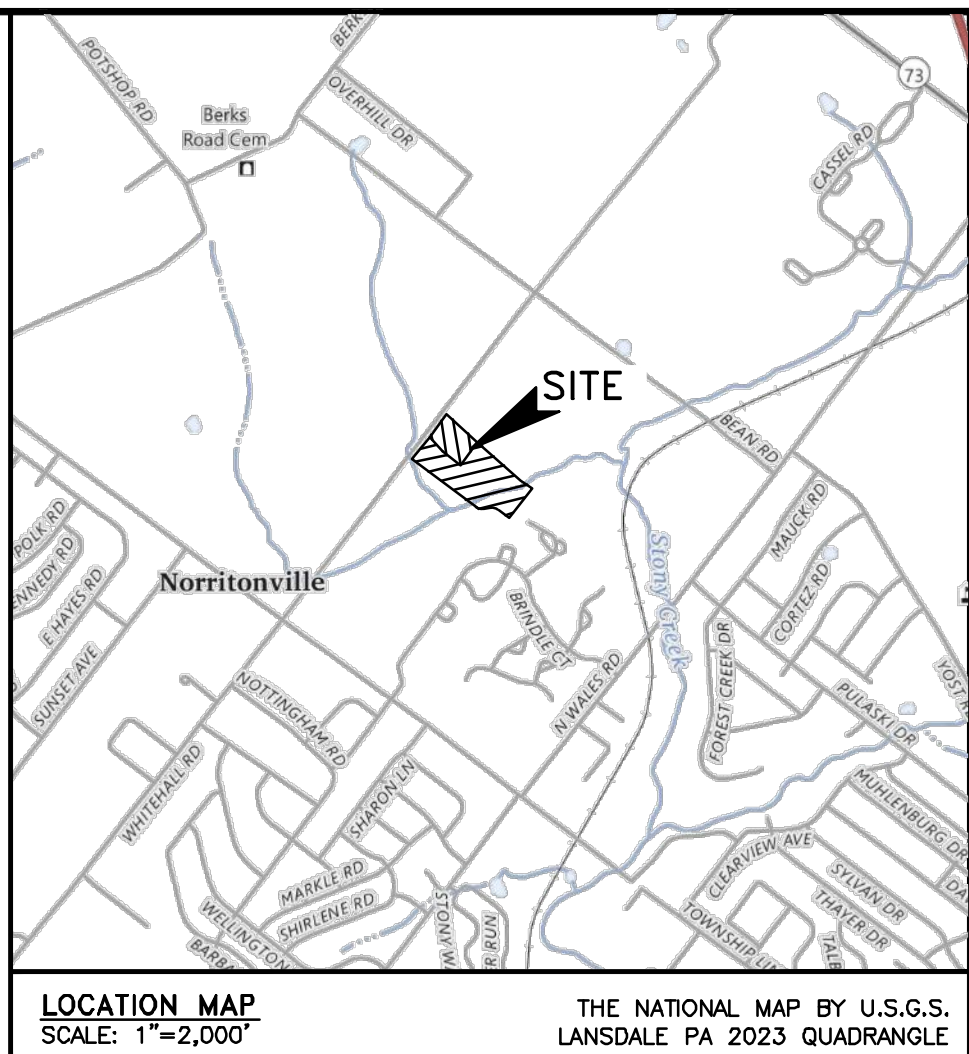
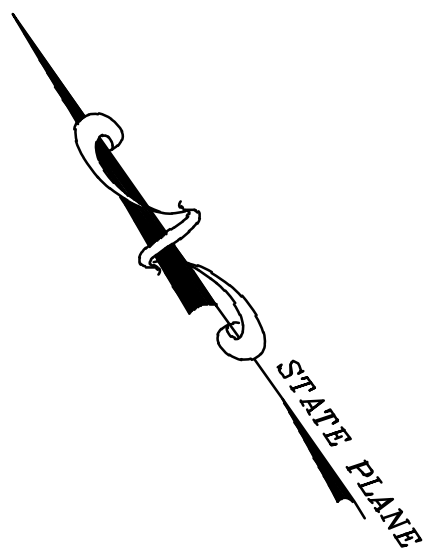


3. THE INTENT OF THIS PLAN IS TO SHOW EXISTING FEATURES WITHIN 500 FEET OF THE SUBJECT PROPERTY.



REVISIONS

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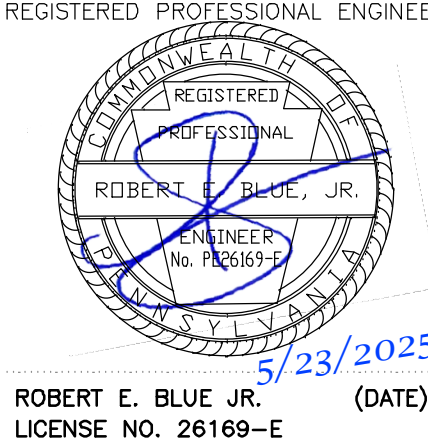
- LEGEND**
- GRAVEL DRIVEWAY
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 - MACADAM EDGE
 - CONCRETE
 - WATERCOURSE
 - RIPARIAN CORRIDOR
 - WETLANDS BOUNDARY
 - WATERS OF THE COMMONWEALTH
 - ALLUVIAL SOILS
 - CONTOUR
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 - BRUSH LINE
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 - IRON PIN FOUND
 - CONC MON FOUND
 - DRILL HOLE FOUND
 - IRON PIN TO BE SET
 - MONUMENT TO BE SET
 - 50 FEET ASSUMED FLOODWAY

811 PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS
BEFORE YOU START ANY DIGGING
PROJECT. WHETHER YOU ARE
PLANNING TO DO IT YOURSELF OR
HIRE A PROFESSIONAL, SOMEONE
NEEDS TO CALL 811.

Know what's below.
Call before you dig. SERIAL #20250372370
FEBRUARY 6, 2025

- GENERAL NOTES**
- CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
 - ALL IMPROVEMENTS IN STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSLINKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PADOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
 - ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSLINKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PADOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
 - CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES AND THAT A PRE-CONSTRUCTION MEETING HAS BEEN HELD.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
 - IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSIONS FOR CONSTRUCTION WITHOUT CORROBORATION BY THE DESIGN ENGINEER.
 - ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE OUT LETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE MUNICIPALITY'S ENGINEER.
 - THE BURNING OF TREES, STUMPS AND CONSTRUCTION DEBRIS IS PROHIBITED. TREES AND STUMPS MAY BE GROUND UP AND USED AS MULCH, WHERE APPLICABLE. ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 - ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE FLOW TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
 - SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED BY APPROVED GEOTECHNICAL ENGINEER. TESTING RESULTS SHALL BE PROVIDED TO THE MUNICIPALITY ENGINEER FOR REVIEW AND APPROVAL DURING CONSTRUCTION.



rebert e. blue
consulting engineers, p.c.
1149 Skipack Pike, Blue Bell, PA 19422
tel: (610) 427-7777-3441 fax: (610) 277-9897
www.rebertblue.com email: rblue@rebertblue.com

THE ASACAR COMPANY LLC
1000 GERMAN TOWN PIKE, SUITE D-4
PLUMMOUTH MEETING PA 19462

GRADING PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR

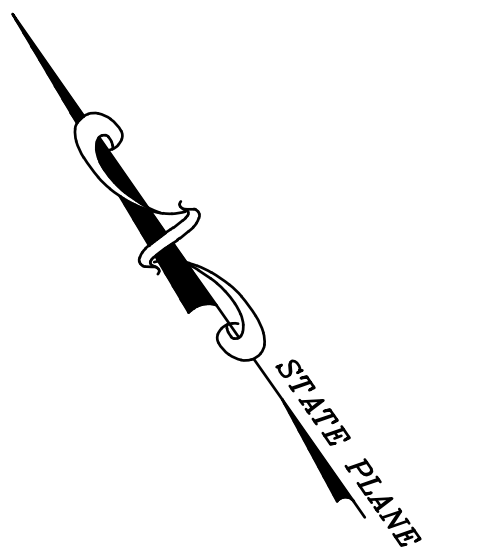
REGISTERED PROFESSIONAL ENGINEER

ROBERT E. BLUE, JR. (DATE) 2/23/2025

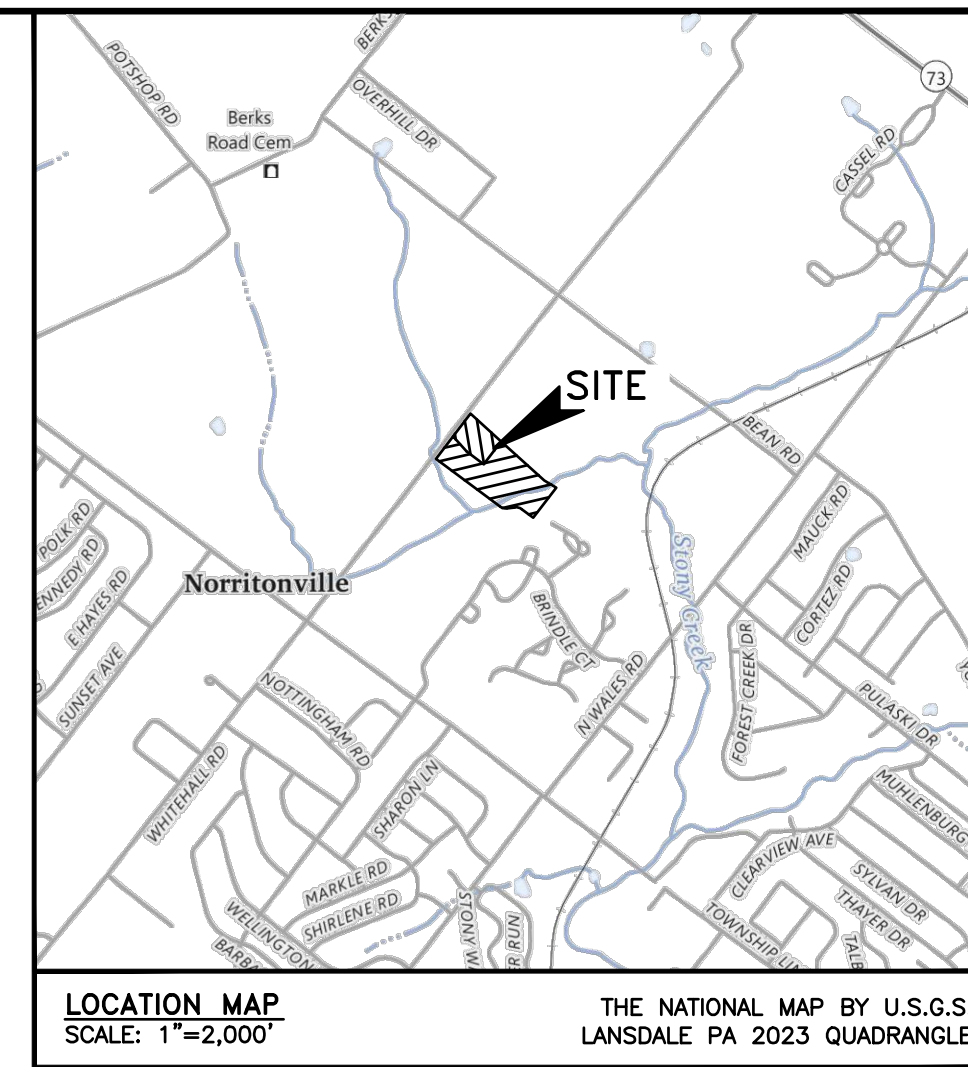
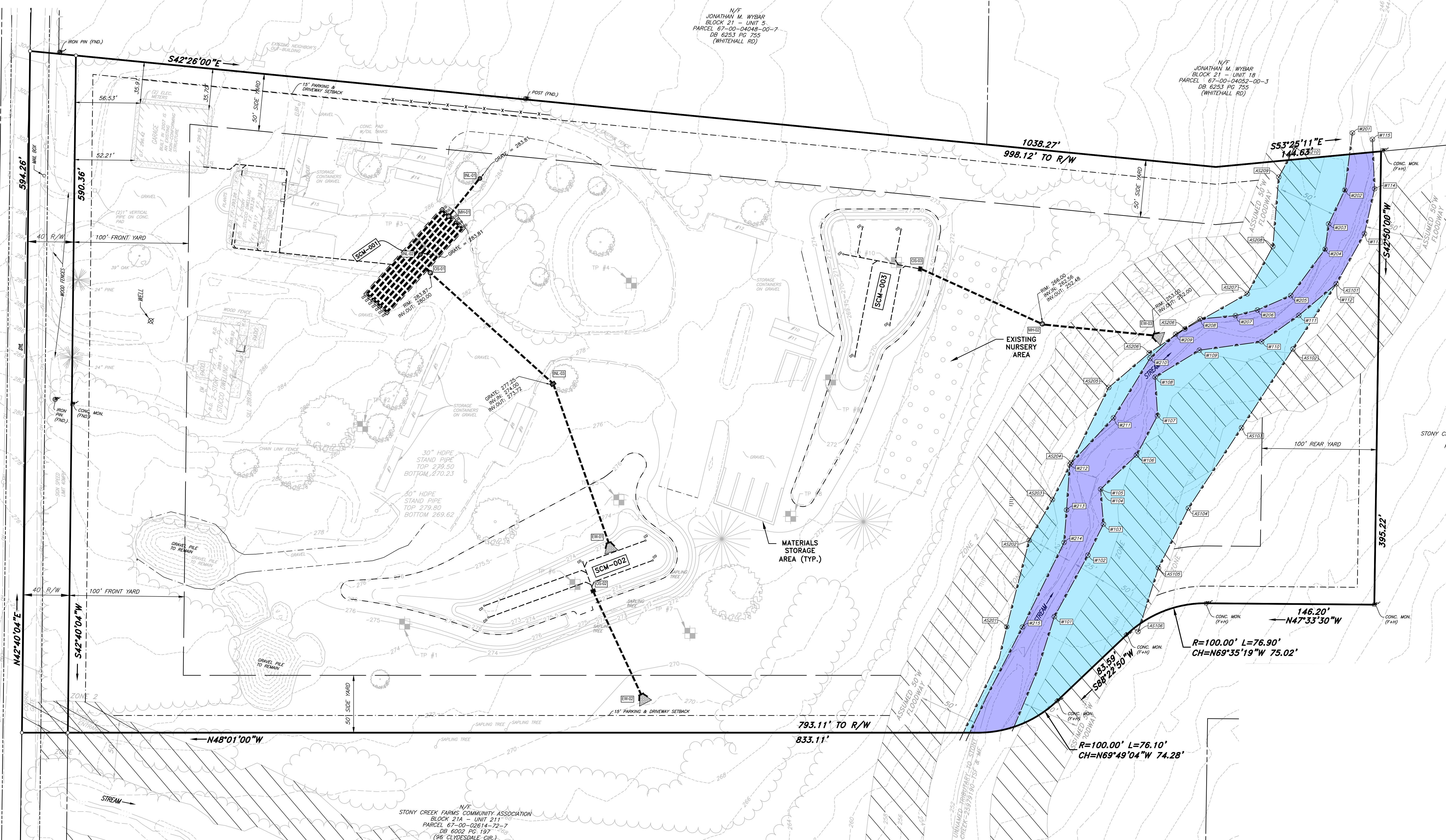
LICENSE NO. 26169-E

DRAWN BY: DAL
CHECKED BY: RES
DATE: 5/21/2025
JOB NUMBER: 2325-2E
SHEET NUMBER: 6 OF 7

SCALE: 1"=40'



WHITEHALL ROAD
(S.R. 3006, L.R. 46127)



- LEGEND**
- GRAVEL DRIVEWAY
 - FENCE
 - MACADAM EDGE
 - CONCRETE
 - WATERCOURSE
 - RIPARIAN CORRIDOR
 - WETLANDS BOUNDARY
 - WATERS OF THE COMMONWEALTH
 - ALLUVIAL SOILS
 - CONTOUR
 - CONTOUR INTERVAL
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - FLARED END SECTION WITH RIP-RAP
 - WOODS LINE
 - BRUSH LINE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - PROPERTY CORNER
 - IRON PIN FOUND
 - CONC MON FOUND
 - DRILL HOLE FOUND
 - IRON PIN TO BE SET
 - MONUMENT TO BE SET
 - STORM INLET TYPE 'C'
 - CLEAN OUT

- GENERAL NOTES**
- CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
 - ALL IMPROVEMENTS IN STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PA DOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
 - ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL IMPROVEMENTS, CONSTRUCTION WORKS, AND MATERIALS SHALL BE ACCORDANCE TO MUNICIPAL SPECIFICATIONS AND DESIGN STANDARDS AND/OR PA DOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
 - CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES AND THAT A PRE-CONSTRUCTION MEETING HAS BEEN HELD.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
 - IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.
 - ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE OUT LETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE MUNICIPALITY'S ENGINEER.
 - THE BURYING OF TREES, STUMPS AND CONSTRUCTION DEBRIS IS PROHIBITED. TREES AND STUMPS MAY BE GROUND UP AND USED AS MULCH, WHERE APPLICABLE. ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 - ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE FLOW TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
 - SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED BY APPROVED GEOTECHNICAL ENGINEER. TESTING RESULTS SHALL BE PROVIDED TO THE MUNICIPALITY ENGINEER FOR REVIEW AND APPROVAL DURING CONSTRUCTION.

UTILITY DESIGN CONTACTS:

PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.

PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HWY
NORRISTOWN, PA 19401
SITI YEARMOOD
siti.yearwood@amwater.com
610-292-3575

COMCAST
1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
WYATT PARRISH
wyatt.parrish@cable.comcast.com
484-368-4391

AQUA PENNSYLVANIA
762 LANCASTER AVE
BRYN MAWR, PA 19010
THOMAS WADOT
twadot@aquapenn.com
610-525-1400 EXT. 52105

PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA 19406
NIKITA SIMPKINS
nikita@peco.com
610-581-5720

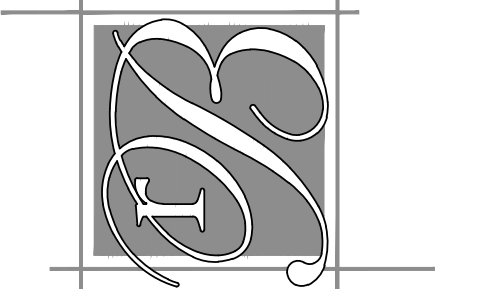
NORTH PENN WATER AUTHORITY
300 FORTY FOOT ROAD
LANSDALE, PA 19446
STEVE FREITZ
sfritz@npwa.org
215-855-3617

WORCESTER TOWNSHIP OF
1721 VALLEY FORGE RD
PO BOX 767
WORCESTER, PA 19400
ROBERT DHULSTER
rdhulster@worcestertwp.com
610-584-1410 EXT. 114

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FEBRUARY 6, 2025

REVISIONS

robert e. blue
consulting engineers, p.c.
1149 Skipack Pike, Blue Bell, PA 19422
Tel: (610) 777-3441 Fax: (610) 777-3697
www.robertblue.com email: rblue@robertblue.com



UTILITY PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, JR.
LICENSE NO. 26169-E
DATE: 5/21/2025
JOB NUMBER: 2325-2E
SHEET NUMBER: 7 of 7



CKS Engineers
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.cksengineers.com

July 15, 2025
Ref: #7573

(via email)

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

Attention: Dan DeMeno, Township Manager

Reference: 1616 Whitehall Road
Parcel Nos. 67-00-04051-00-4 & 67-00-04046-00-9
Preliminary Plan Review - Land Development
Worcester Township LD #2025-06

Dear Dan:

Our office is in receipt of your request for a review of plans submitted for the above-referenced site. The submission consists of the following items prepared by Robert E. Blue Consulting Engineers, P.C.:

- Farm Improvement Plan consisting of seven sheets dated May 21, 2025, with no revisions.
- NPDES Permit Set consisting of seventeen (17) sheets dated May 21, 2025, with no revisions.
- Post Construction Stormwater Management Report dated May 27, 2024, with no revisions.
- Erosion & Sedimentation Pollution Control Report dated May 27, 2025, with no revisions.
- Waiver Request Letter dated May 27, 2025.

The following supplemental items prepared by other parties were also received:

- Wetland Evaluation Findings Report dated April 8, 2025, prepared by VW Consultants.
- Stormwater Infiltration Testing Results dated March 24, 2025, prepared by VW Consultants. This information was also included in the previously mentioned Post Construction Stormwater Management Report.
- Existing Site and Dwelling Photographs dated April 27, 2025.

The tract in question consists of two adjoining parcels in the AGR Agricultural zoning district and is owned by separate entities which are associated with Mr. Christopher DePaul. Lot 1, known as 1616 Whitehall Road (S.R. 3006), contains two existing single-family detached dwellings with patios, a detached garage, and seven storage containers (nos. 1, 5, 6, 8, 13, 14 and 15). Lot 2, also with frontage on Whitehall Road, is partially wooded and contains piles of wood and gravel, five storage containers (nos. 7 and 9 through 12), and has an unnamed tributary to Stony Creek at the rear. Lot 1 is 3.07 acres (gross)/2.79 acres (net) and Lot 2 is 10.85 acres (gross)/10.58 acres (net). Lot 1 is served by a private well and an on-lot sanitary sewer system. This proposal contemplates consolidation of Lot 1 and Lot 2 into a single lot of 13.92 acres (gross)/13.37 acres (net).

We have performed a review for compliance with the Worcester Township Zoning, Subdivision and Land Development and Stormwater Ordinances and offer the following comments for consideration by the Township:

I. **ZONING ORDINANCE**

The following comments are based upon the Worcester Township Zoning Ordinance (ZO):

1. The Township Zoning Officer issued a Zoning Determination regarding operation of a nursery with an accessory apiary use. The determination, dated May 9, 2025, is subject to an active appeal by the applicant and is scheduled to go before the Worcester Township Zoning Hearing Board. We offer the following comments relative to this land development proposal and concerns raised by the Zoning Officer:

- a. The Zoning Officer notes that the property currently operates as a Construction Storage Yard, which is not a permitted use in the AGR-district.

There are multiple "storage containers" and materials storage bays depicted on the plans; however, the types of materials stored in these items is not clear. The applicant should clarify what types of items are kept in the enclosed containers and in the open-air bays.

- b. A nursery use is permitted by-right.

Nursery stock is a permissible agricultural production. Sheet 4 of the plan also shows a nursery area on Lot 2, which is "to be relocated". If the relocated nursery is to be shown on Sheet 2 as "existing", the labeling must be revised to state "proposed" nursery area in the land area east of stormwater control measure (SCM) 003. It is recommended that the applicant provide a key plan or schematic illustrating the portions of the overall tract which are dedicated to each use. (150-11.A and 130-35.B.13)

- c. An apiary (beekeeping) is customarily accessory to a nursery or agricultural use and is permitted if it is located on the same lot and clearly incidental and subordinate to the principal use.

The plan does not specify the location of the apiary; however, Site Improvement Notes 1 and 2 on Sheet 2 indicate that Lots 1 and 2 are to be consolidated, partially resolving the Zoning Officer's concern that the use cannot be accessory if located

on a separate lot. A separate lot consolidation plan should be incorporated into the sheets to be recorded. (150-9, 150-11.D and 150-177.1.B)

- d. The Zoning Officer's letter provides direction regarding the storage of certain types of equipment on the lot, including earthmoving equipment, an asphalt roller, and materials sifter.

These limitations are to be discussed with the Zoning Hearing Board. An asphalt roller may not be typical of a nursery operation; however, an earthmoving machine such as an excavator and materials sifter could feasibly be present at a nursery or agricultural operation.

- e. The Zoning Officer further advised the applicant that the keeping of the following items is prohibited for a nursery operation:

Tractor trailers and heavy hauling equipment, heavy construction vehicles and transport trailers, traffic control devices (i.e. cones, barrels, signage), scrap metal, concrete forms, steel piping, and other construction debris. It is our understanding these prohibitions will be further discussed with the Zoning Hearing Board; however, we concur with the Zoning Officer's findings as none of the foregoing items are typical of a nursery or agricultural use.

- f. The Zoning Officer's determination specifies stockpiles may contain mulch, woodchips, sand, topsoil, and similar materials used directly for plant cultivation. Stockpiles of stone, concrete, and asphalt millings are to be removed.

Sheet 4 of 7 of the submitted improvement plan illustrates two wood piles which are to be removed; however, Sheet 2 of 7 shows two gravel piles which are to remain. Crushed or recycled concrete and asphalt millings should be separately labeled from any gravel that may be present and scheduled to remain.

- g. Construction-related traffic is ordered to cease immediately, along with storage of construction vehicles and equipment plus staging, dispatching, and loading operations of the same.

As Whitehall Road is a State Route, the applicant is advised that any change in the nature of use for the existing driveways serving Lot 1 and/or Lot 2 must be approved by PennDOT. Regardless of the use, the plans must demonstrate that the largest vehicle(s) expected to ingress and egress from the site at Whitehall Road can safely maneuver. Presently, Site Improvement Note no. 5 on Sheet 2 of 7 states that the driveways internal to the site have been constructed for larger vehicles to properly ingress to, egress from, and maneuver throughout the site; however, the plan contains no truck turning templates as proof of vehicle maneuverability. Further, Site Improvement Notes 6 and 7 discuss PennDOT requirements. A determination should be made by the Township Traffic Engineer if the presented land development meets Township standards and also requires submission to PennDOT.

- 2. Per a Zoning Hearing Board Application filed with the Township on June 6, 2025, the applicant is seeking a use variance to sell at wholesale, and/or retail, products produced on the farm such as trees, flowers, honey, or any other similar products on a site containing

less than 25 acres. We note that a farm market or roadside stand is a conditional use where the following seven provisions are met: (150-11.E.6)

- a. Site size: 25 acres – *the proposed consolidate tract is less than 25 acres; therefore, this requirement is not met and requires relief as sought by the applicant's counsel.*
- b. Operation by farmer: The farm market or roadside stand shall be operated by the owner of the farm, the agent of the owner, or the lessee of the farm (with the owner's permission), who shall, in all cases, be the same person or entity who actually farms the property on which the farm market or roadside stand is located. – *The applicant should provide an affidavit or other similar written commitment by means of a note on the Record Plan specifying this condition.*
- c. The maximum amount of land that may be used for the farm market or roadside stand shall be limited to 5% of the developable area of the site, not to exceed 7.5 acres. This includes parking. *The application makes no indication how much of the site area will be utilized.*

The balance of the land shall remain undeveloped, except for active farming, passive open space, or one single-family dwelling. The sale, development, or use of the balance of the land in any way that would result in the violation of these requirements shall result in the termination of the conditional use approval and require the cessation of all farm market or roadside stand activity. *As noted below, the site contains two dwellings and it is unclear if they will remain as a residential use.*

- d. All development and use shall be in strict accordance with a detailed Master Plan as approved by the Board of Supervisors which shall be kept on file at the Township Building. Any proposed deviation or addition to the that plan must be presented to the Board of Supervisors at a public meeting for approval. Such approved revision shall go on record as the approved revised Master Plan.

We note that the project does not have an approved Master Plan. The applicant must determine if the project, as proposed, is to be considered a Master Plan. If so, this must be noted on the plans and any deviations in the future must be approved by the Board of Supervisors.

- e. Setbacks. Any and all activity of the farm market or roadside stand shall be set back a minimum of 250 feet from any ultimate right-of-way line of a street. All parking related to such use shall be set back a minimum of 40 feet from any ultimate right-of-way line of a street. *Setbacks of the farm market parking and activity are not shown on the plan and must be added.*
- f. Buffers. A buffer screen shall be provided between this use and any adjacent single-family residential use. The setback at the frontage of this shall be landscaped. *No landscaping appears to be proposed; however, adjacent property lines are wooded.*
- g. Signs. Signs shall be regulated in accordance with the provisions of Article XXI. *No signage is proposed as a part of this application.*

3. The existing use of Lot 1, single-family detached dwellings, is permitted in the AGR zoning district, but there are a total of two dwellings in separate existing buildings on the lot. We defer to the Township Zoning Officer to confirm that multiple dwellings are permitted on a single lot. (150-11.B)
4. The zoning data table on Sheet 2 indicates that the proposed use of the consolidated lot is the “same” and that there will be “no change” from the single-family detached dwellings. All existing uses to remain and proposed uses must be specified. The applicant must also clarify if the proposed dwelling buildings will remain residentially occupied or be used as office or similar administrative spaces in support of the agricultural/nursery use.
5. The applicant must specify if the existing detached garage will be used in connection with the single-family residential buildings or for a non-residential use.
6. The foregoing use considerations will impact yard regulations applicable to the development. However, the applicant has acknowledged in the zoning data table on Sheet 2 that the existing garage is non-conforming with regard to front and side yard requirements, providing 52.21 feet at the front and 35.70 feet at the northerly side yard. The Zoning Officer should verify the garage’s permit records and affirm these non-conformities. (150-13.B.3, 150-13.A.1.c and 150-13.B.1)
7. All lots in the AGR zoning district shall be a minimum of 80,000 square feet. Existing Lots 1 and 2 exceed this area; therefore, a consolidation of the two lots will remain compliant with regard to lot area. However, the applicant should clearly define their consolidated lot area calculation as the plan does not tabulate how the net lot areas were derived (e.g. right-of-way, floodplain, steep slopes removed). (150-12.A)
8. The zoning data table on Sheet 2 should be revised to indicate the actual width of the proposed consolidated lot rather than “greater than 250 feet” as currently noted. By definition, the width shall be taken at both the building line and the street line as Whitehall Road is classified as a secondary collector street. (150-9 and 150-12.B)
9. Accessory uses and buildings are permitted in accordance with Section 150-177. The applicant must indicate the use of shipping containers and describe any other desired accessory uses on each lot. (150-11.D)
10. If the shipping containers are of typical overall dimensions, their height must be noted on the plan. (150-177)
11. Site Improvement Note 4 on Sheet 2 describes the storage containers as “temporary” and the plan shows that they are on set on a gravel base rather than permanently anchored to a foundation. The Zoning Ordinance does not address temporary structures; therefore the applicant must determine if these containers will permanently remain or are to be removed within a certain timeframe. The Zoning Officer may need to consult with the Township Building Code Official regarding the potential movable nature of these containers.
12. The Impervious Coverage summary on Sheet 2 notes a total of 18.4% impervious surface area on the consolidated lot whereas 20% is the maximum allowed. However, it is unclear if the “gravel” component in the tabulation accounts for the gravel piles which are to remain. The applicant must clarify if these piles were included, and, if not, revise the total area of gravel accordingly. (150-14.B)

13. A total of four parking spaces is required for the two dwellings. The location(s) of these spaces must be depicted on the plans and shall be outside of the 15-foot parking setback. We note that some portions of the gravel areas extend into the 15-foot setback area. (150-16.A)
14. There is an on-site riparian corridor conservation district due to an unnamed tributary to Stony Creek underlain and abutted by Bowmansville Silt Loam. The plan illustrates the 25-foot-wide Zone 1 and 50-foot-wide Zone 2 beyond Zone 1 as is required. The applicant must confirm that no new agricultural activities will extend into Zone 2. If proposed, these new agricultural activities require a conditional use approval from the Board of Supervisors. Site Improvement Note 3 on Sheet 2 advises the applicant that the use of pesticides is prohibited in the Riparian Corridor. This note could be expanded to also state "agricultural activities".(150-146.7)
15. We note that installation of piping downstream of manhole MH-02 to Endwall EW-03 will cause a disturbance to the Riparian Corridor. The applicant must clarify if this storm piping work will necessitate removal of wooded areas within the corridor.
16. The applicant should indicate if the agricultural/nursery use will have a retail or wholesale component as part of the operation. At least one off-street parking space shall be provided for each 100 square feet of sales area. (150-53.B.6.a)
17. An agricultural/nursery use does not require off-street parking spaces; however, if the dwellings are converted to office space, a minimum of one parking space shall be provided for each 250 square feet of office use, excluding certain common areas. (150-53.B.10)
18. The plans do not designate any off-street loading areas. With the agricultural/nursery use, at least one loading area shall be provided. Its size and location must be delineated on the plans. The ordinance requires this space to be completely separate and distinct from any off-street parking facilities. (150-156)
19. Lot 1 has an existing double access driveway. We defer to the Township Zoning Officer if this is an existing non-conforming condition or if the configuration requires a special exception or variance as the property fronts on a secondary collector with an 80-foot right-of-way width, whereas double access driveways are only allowed by special exception on rural, residential, or secondary street classifications having a right-of-way width of 60 feet or less. (150-155.D.1)
20. Driveways on the site are of variable width, ranging from approximately 8 to 35 feet. The applicant must indicate if any oversized vehicles are expected to service the site. The submitted plans must demonstrate that oversized vehicles can properly ingress to, egress from, and maneuver throughout the site. (150-160)
21. If any of the applicant's activities will extend onto an adjoining lot, those properties must be properly zoned for the same. We note the limit of disturbance will extend beyond property lines of the two subject parcels.
22. At a site meeting with the Township, the applicant and applicant's professional staff observed concrete footings for lighting standards throughout the site. The applicant indicated they were going to be used to install internal site lighting. No light standards are

shown on the plans. If lighting is proposed, it must meet the requirements of Z.O. 150-200.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

The following comments are based upon the Worcester Township Subdivision and Land Development Ordinance (SLDO):

1. The length of the northerly side lot line of Lot 2 is omitted from the plan and must be added. Per the deed, this segment is 604.87 feet. (130-33.B.4)
2. Multiple bearings of Lot 2, those which are not shared with Lot 1, do not match those found in the deed. As monumentation is represented as “found” at multiple locations, the surveyor should indicate if those bearings described in the deed are incorrect and will be documented per the survey plan. (130-33.B.4)
3. Certain required elements of an Existing Resources and Site Analysis plan are incorporated in the submitted plans, but some required items must be added:
 - a. Any portion of the tract identified as a Pennsylvania Natural Diversity Index (PNDI) site. The search receipt should be submitted to supplement the plans and reports. It is our understanding Bog Turtle habitat was flagged, but should not be impacted. (130-33.C.3.j)
 - b. Whitehall Road is delineated as a scenic roadway. A viewshed analysis into the property and the impacts of the proposed improvements must be provided. (130-33.C.3.k)
 - c. The Worcester Township Open Space Plan must be reviewed to determine if the site impacts any primary or secondary conservation areas. (130-33.C.3.n)
4. Improvements within 500 feet of the development site must be depicted, including, but not limited to, dwellings and driveways at Windstorm Way, Mustang Way, and Parcel 67-00-04102-00-7, unless a waiver is requested. We note that Sheet 5 of 7 does provide an aerial color photograph of these areas. (130-33.C.4.a)
5. The plan must illustrate or confirm that there are no easements, deed restrictions, rights-of-way, or any other encumbrances upon the land, including location, size, and ownership of the same. Survey Note No. 8 on Sheet 3 indicates the plan was prepared without a title report. A title search may be necessary to verify these items. (130-33.C.4.e)
6. Woodlands are identified on the site. A tree protection zone must be established in compliance with woodland protection requirements of Section 130-28.F.5. Sheet 9 of 17, the erosion control plan, identifies the limit of disturbance and Sheet 11 of 17 includes a tree fencing detail, but the placement of such protection measures is not specified in plan view. (130-33.G.2)
7. The minimum paved width of a secondary collector street shall be 40 feet, or a 20-foot half width along the Whitehall Road frontage. The existing paved cartway width of the abutting street must be dimensioned on the plan. There does not appear to be any widening proposed under this application; however, if revised to include widening, the improvements

- shall be subject to review by PennDOT and require a Highway Occupancy Permit. (130-16.C.1.a.6.b)
8. Secondary collector streets must be provided with curbing and sidewalk. No curbing or sidewalk is shown at the property frontage and no waiver or deferral of this requirement has been requested. (130-16.C.1.a.6.b, 130-18.A.1 and 130-18.B)
 9. The area between the existing legal right-of-way and ultimate right-of-way shall be offered for dedication to the authority having jurisdiction. This must be stated on a plan which is to be recorded. (130-16.C.2.c)
 10. Driveways serving a commercial use shall be 12 feet wide for one-way travel and 24 feet wide for two-way travel. No driveway shall exceed a maximum grade of 5% except for sections up to 10 feet, which shall be 7% or less. All internal driveways must be dimensioned and noted with circulation arrows for evaluation of compliance with the minimum required width(s). Due to the gravel driveway condition, painted markings may not be suitable; free-standing directional signage may be necessary. We defer to the Township Traffic Engineer for additional comment. (130-17.B.3)
 11. All parking areas for the proposed uses must be depicted on the plans. The typical stall size and drive aisle width must comply with the ordinance based on the parking angle and associated driveway travel direction. (130-71.D.11)
 12. A drainage easement may be required in favor of parcel 67-00-02614-72-7 due to the location of outflows from SCM-002 outfall at endwall EW-02 relative to the southerly side property line. We recommend the separation distance of this endwall to the property line be increased to at least 50 feet. (130-22.D)
 13. A landscaping plan with a planting schedule prepared by a Pennsylvania Registered Landscape Architect is required, but not provided. We offer the following landscape comments: (130-28.B.3, 130-28.E.2.g and 130-28.E.4)
 - a. Ten individual freestanding trees are proposed to be removed to accommodate the improvements. The diameter of each tree to be removed must be indicated. (130-28.E.1.b and .d)
 - b. No more than twenty-five percent (25%) of existing trees six inches or greater diameter breast height (DBH) may be removed. The applicant must demonstrate this threshold is not exceeded, otherwise, replacement trees will be required. Due to the tract size, a sampling approach with methodology submitted to and approved by the Township consultants and staff may be used to evaluate on-site wooded areas as an alternative to single tree counting. (130-28.E.1.f and 130-28.F.7)
 - c. Any specimen tree to be removed (or protected) shall be identified as such. (130-28.E.1.b.4)
 - d. Street trees shall be planted at 25-foot intervals along Whitehall Road. If existing vegetation is to be considered, we recommend the applicant demonstrate to the Township that the size, spacing, and plant material is equivalent to the street tree planting requirement. Where trees are proposed, their setback from the right-of-way line and clearance to overhead utility lines must be considered. The ordinance

requires a five-foot setback outside of the right-of-way line. Additionally, placement should consider available sight distance for existing driveways. (130-28.G.4.a.3)

- e. Depending on the extent of off-street parking proposed for non-residential use, a minimum of ten percent (10%) of parking areas greater than 2,000 square feet must be landscaped. One tree shall be provided for each 15 parking spaces. Per the supplied site photos, a gravel parking area appears to be provided between the southerly dwelling and storage container no. 5. (130-28.G.6.c)
 - f. Raised planting islands must be placed at the end of each parking row that begins or terminates at an internal circulation aisle. If any parking rows are provided, the sizes, locations and planting material within each island must be shown on the plan. (130-28.G.6.d)
 - g. One shade tree shall be planted for each 50 linear feet of basin perimeter. Shade trees may be substituted with ornamental or evergreen trees or shrubs, per the ratios described in the ordinance. A calculation of the required and provided plantings must be included on the requested landscape plan. (130-28.G.7.f)
 - h. In addition to the preceding, basins must be provided with landscaping per the Stormwater Management Ordinance which requires three evergreen trees, two deciduous trees, and five shrubs per 100 linear feet of basin perimeter.. (129-18.H.24)
 - i. Service, loading, trash disposal areas, outdoor displays, and material storage areas shall be screened from all residential districts and public streets. Screening shall be by the use of fences, walls, berms, or a combination of these. Screening shall be installed and maintained at a height which effectively blocks the view but shall not be less than six feet. The screening shall have exterior plantings at minimum intervals of 10 feet. The applicant must demonstrate that such loading, trash disposal, display, and material storage areas associated with the use are effectively screened by existing and/or proposed elements described herein. (130-28.G.8)
14. The Montgomery County Department of Health must certify the adequacy of existing water supply and sewage disposal facilities on the consolidated site. It is expected that water demand for an agricultural /nursery use will be significantly greater than that of the existing dwellings. It is unclear if the proposed activities will warrant any additional sewage disposal area(s) in support of plumbing facilities which may produce additional on-lot sewage. (130-14.F, 130-14.G and 130-26.B)
15. An isolation zone must be shown around each existing private well that services the site. (130-31.E)
16. The Fire Marshal must determine if a fire hydrant is necessary, following the applicant's coordination with water authorities, whether or not public water can be extended to the site. This site is in the North Penn Water Authority Franchise Area but abuts existing development serviced by PA American Water at Mustang Way. In the absence of a fire hydrant, we recommend the Township consider limitations on mulch, wood chips, or similar material storage as a condition of any potential approval. (130-31.G)

17. Site Improvement Note No. 5 indicates the internal driveways are sized for larger vehicles, but no turning templates are provided. The applicant should identify the largest vehicles requiring access and illustrate their circulation throughout the site.
18. Per the submitted waiver letter from the applicant's engineer, one waiver from the Worcester Township Subdivision and Land Development Ordinance is requested as follows:
 - a. From Section 130-33.A.4 to allow for a 30 by 42-inch sheet size, which is greater than the maximum sheet size allowed. We take no exception to this request as the tract size necessitates a larger plan size to allow the improvements to be presented at a sufficient scale.

The above represents the applicant's sole waiver request; however, based on the review comments provided above, additional waivers may be necessary.

IV. STORMWATER MANAGEMENT, EROSION CONTROL AND GRADING

The following are comments based upon the Worcester Township Stormwater Management Ordinance (SMO) as well as proposed grading and erosion and sedimentation control measures.

1. The subject site is in the Stony Creek Watershed, which ultimately reaches the Schuylkill River. Stony Creek is classified as a Trout Stocked Fishery – Migratory Fishes (TSF-MF), but is an impaired waterbody. The proposed improvements to the site cause a significant increase in impervious coverage by the installation of internal gravel driveways and storage containers which are subject to management practices. It is our understanding that a majority of these improvements have already been made at the site without the installation of stormwater infrastructure. The receiving waters of on-site generated flows, an unnamed tributary to Stony Creek, directly traverse the rear of the site and also run parallel to the site in the south. The site is not situated in a special flood hazard area but does contain alluvial (Bowmansville) soils. Stormwater runoff is proposed to be managed by three stormwater control measures (SCM's) as follows:
 - a. SCM 001 – a subsurface infiltration bed located to the east of the northernmost existing dwelling on the site.
 - b. SCM 002 – a bioretention managed release concept (MRC) basin situated at the southern portion of the site.
 - c. SCM 003 – a bioretention MRC basin towards the east of all improved areas, in the rear, just beyond a nursery area.
2. The applicant proposes a limit of disturbance of 7.82 acres per Sheets 6 and 9 of 17. As such, an NPDES permit will be required from the Montgomery County Conservation District /PADEP. (129-12.E)
3. VW Consultants performed infiltration testing and their results yielded limited infiltration at three of the investigation locations. SCM 001 will be located in the vicinity of the test with the highest flowrates, while all other SCM's assume no infiltration due to the soil testing results.

4. Groundwater was encountered at test pit nos. 1, 2, 4, 5, 6 and 8. The applicant must confirm that this limiting zone at test pit 6 where SCM-002 will be located is adequately separated from the bottom of the facility. The report should specify the existing grade at the time of the test relative to the pit depth.

Given the proximity of test pit 8 to SCM-003, a similar concern exists as groundwater was encountered at a depth of 48 inches below grade. Assuming a test elevation of 272.5, this suggests a limiting zone is present at 268.50 whereas the bottom of bed for SCM-003 is designed to be at elevation 267.25 with six inches of stone extending to 266.75. Although test pit 10 did not encounter groundwater, seasonal fluctuations may impact this result. VW Consultants' findings do indicate redox features observed at depths of 9 to 64 inches at test pit 10, within the bed of SCM-003. The functionality of the MRC basin may be inconsistent if groundwater levels at test pit 8 are ever present closer to test pit 10. (129-18.I.1.b)

5. Wetlands were field investigated but determined not to be present; however, the submitted plans do reference flagging, which appears to be that of alluvial soils and top of stream bank. The "wetlands boundary" item appearing in the legend of multiple sheets must be clarified. None of the proposed improvements will disturb the flagged areas. The finding of VW Consultants indicate only Waters are present on-site. A General Permit may be required from the PADEP for any impacts to the wetlands. Although we anticipate none, the riprap apron of SCM 003's outfall appears to directly abut the flagged wetlands boundary.
6. The proposed limit of disturbance is shown to encroach upon two adjacent parcels, Parcel No. 67-00-02614-72-7 in the south (Stony Creek Farms Community Association) and Parcel No. 67-00-04048-00-7 in the north (Wybar). The applicant must secure temporary construction access easements from each property owner to include said areas within the limit of disturbance. We recommend these easements be reviewed to the Township Solicitor prior to execution.
7. We note that discharge from the outfall of SCM 002 is directed toward lands of Stony Creek Farms Community Association. If runoff will be discharged over adjacent properties before reaching a watercourse, a drainage easement will be required. Additionally, we recommend the design and installation of a level spreader be included in future submissions.
8. The applicant should specify if existing roof drains of the dwellings or garage will be diverted towards any of the proposed storm control measures. Additionally, it is our understanding that the storage containers typically do not have a means of roof drainage, but if one is to be provided, the location of downspouts must be illustrated for each container. (129-12.S)
9. A no dumping marker is required at each inlet and must be specified in a typical detail. (129-12.T)
10. Whenever a watercourse is within a development site, it is the responsibility of the applicant to stabilize any eroded stream/channel bed and banks. The applicant proposes no stream stabilization work as part of their application, but an investigation with attendance by the Township Engineer should be scheduled to determine the extent of stabilization that may be required. (129-12.U)

11. The applicant is advised that a commercial container nursery is considered a “hot spot” for stormwater purposes. Infiltration facilities are prohibited in conjunction with such uses and all runoff must be pre-treated. Based on the location of SCM 001, nursery operations could potentially discharge to this infiltration bed. The applicant must propose an alternative SCM or justify how waters reaching this facility will not be subject to priority pollutants generated by a hot spot. (129-12.X.1.L)
 12. All piping is proposed to be of high density polyethylene (HDPE) but is required to be of reinforced concrete. We do not object to the use of HDPE for this private site, but a waiver will be required. (129-18.C.2)
 13. Pipe cover as shown in profile EW-02 to OS-02 on Sheet 17 of 17 appears to be less than 18 inches. The applicant must provide adequate cover. (129-18.C.12)
 14. The spillways shall be of concrete checkerblock material but is proposed to be vegetated and underlain with an erosion control blanket. A waiver is required for this configuration. (129-18.H.12)
 15. The proposed spillways shall provide a minimum one foot of freeboard; however, the spillway crest and top of berm is proposed to be six inches for both SCM-002 and SCM-003. (129-18.H.15)
- The pond routing calculations for SCM-102 indicates a 2.50-ft.-wide weir at elevation 281.60. This must be shown on the detail on sheet 14 of the NPDES plan set.
16. Outlet piping shall be of O-ring RCP and provided with two anti-seep collars. The Township requires cast-in-place anti-seep collars. The plans must be revised. (129-18.H.16 and .18)
 17. The applicant should provide evidence that a riparian corridor is established from the top of watercourse bank. Where gaps in the 75-foot corridor may exist, restoration is required for non-residential land developments. The Board of Supervisors may only waive this requirement where man-made improvements or agricultural operations encroach the 75-foot zone. (129-18.J)
 18. As inlets will be positioned downstream of gravel driveway and parking areas, we recommend inlet boxes INL-02 and INL-03 be sumped for increased sediment and debris capture capacity before waters enter the management facilities.
 19. The width of the spillway is noted as 30 feet for SCM-002 and SCM-003 in the Spillway Schedule on Sheet 15 of 17, but the PCSM report notes a 12-foot length for each facility. The schedule and report must be revised to agree.
 20. An as-built plan of the stormwater management facilities must be supplied to the Township following their construction and prior to submission of the Notice of Termination to the Conservation District. (129-28)
 21. An operations and maintenance agreement for the private stormwater facilities shall be prepared and executed to the satisfaction of the Township Solicitor. (129-40)
 22. The limits of any existing septic system should be shown on the site plan. Adequate separation from stormwater facilities must be provided.

23. The applicant must confirm the Post Construction Stormwater Management Report date.

V. GENERAL CONSIDERATIONS

The following are general comments and considerations generated during the course of our review:

1. The application must be reviewed by the Montgomery County Planning Commission. We recommend a lot consolidation plan be provided in conjunction with the submitted sheets for their consideration.
2. Review and approval from the Township Traffic Engineer will be required if there will be any change in use of the existing driveways serving Lot 1 which internally interconnect with Lot 2. From previous meetings and communications, it is our understanding that the applicant may intend to establish a wholesale landscaping business at the site. This change of use could affect the number of trips taking place at each driveway.
3. Whitehall Road is a State Route. Should there be any modifications to either driveway or frontage improvements within the right-of-way, a PennDOT Highway Occupancy Permit may be required.
4. The three-sided structure near the southernmost debris pile must be labeled.
5. We recommend the facility's operating hours be discussed with the Township.
6. Approval from the Township Fire Marshal is required.

The above represents all comments on the proposed preliminary land development. Due to the extent of the additional information requested, additional comments may be generated from subsequent submissions. Please contact me with any questions or if you need additional assistance on this project.

Very truly yours,
CKS ENGINEERS
Township Engineer



John W. Evarts, P.E.

JWE/klk

cc: via email:

Christian Jones, Assistant Township Manager
Wendy F. McKenna, Esq., Township Solicitor
Karen Miller, Bryant & Associates
Casey Moore, PE, Township Traffic Engineer
Neil Stein, Esq., Kaplin Stewart, Applicant's Counsel
The Asacar Company, LLC, Owner (c/o Chris DePaul)
Whitehall Farm Associates, LLC, Owner (c/o Chris DePaul)
File



July 3, 2025

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

Attention: Christian R. Jones, Assistant Township Manager
Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #1 – Site Improvement Plans**
1616 Whitehall Road (S.R. 3006)
Worcester Township, Montgomery County, PA
Project No. 313982-25-005

Dear Dan:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our initial traffic engineering review associated with the proposed subdivision and site modifications to be located at 1616 Whitehall Road (S.R. 3006) in Worcester Township, Montgomery County, PA to support a nursery with accessory apiary use permitted by right in the AGR District per the Zoning Determination correspondence prepared by Worcester Township, dated May 9, 2025. It is our understanding that the proposed site modifications will eliminate the construction storage yard and largely consist of constructing retention basins and an infiltration bed to support agricultural improvements on site to address the zoning non-compliance as noted in the Robert E. Blue Consulting Engineers, P.C. transmittal letter of the plans to the Township dated May 27, 2025. Access to the site will continue to be provided via the three existing full-movement driveways along Whitehall Road (S.R. 3006). Traffic patterns, consistent with a nursery, such as infrequent delivery of plants and light-duty agricultural equipment and vehicle access, are to be established and maintained.

The following documents were reviewed in preparation of our comments:

- Site Improvement Plans – 1616 Whitehall Road, prepared by Robert E. Blue Consulting Engineers, P.C., dated May 21, 2025.
- Farm Improvement Plans Cover Letter – 1616 Whitehall Road, Worcester Township, prepared by Robert E. Blue, Jr., P.E., P.L.S., dated May 27, 2025 with Zoning Determination and email correspondence attached.
- Waiver Request Letter – 1616 Whitehall Road, prepared by Robert E. Blue Consulting Engineers, P.C., dated May 27, 2025.

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

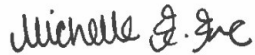
1. The cartway width along the Whitehall Road (S.R. 3006) site frontage should be clearly labeled on the plans and be in accordance with **Section 130-16.C** of the **Subdivision and Land Development Ordinance**.
2. A note must be added to the plans stating that the area between legal right-of-way line and ultimate right-of-way line along the Whitehall Road (S.R. 3006) site frontage should be offered for dedication to the authority having jurisdiction over the road as required by **Section 130-16.C(2)(c)** of the **Subdivision and Land Development Ordinance**.
3. Adequate sight distance measurements should be shown on the plans for each of the three existing driveways along Whitehall Road (S.R. 3006) as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**. By subdividing the property into two lots, Lot #1 (Parcel ID 67-00-04051-00-4) is owned by The Asacar Company, LLC and will have two driveways and Lot #2 (Parcel ID 67-00-04046-00-9) is owned by Whitehall Farm Associates, LLC and appears to have one driveway. Vehicular egress sight distances looking in both directions must be provided at each location, as well as for the ingressing left-turn vehicle sight distance to the front and rear, and achievable sight distances must be sufficient for the speed and conditions to allow for all ingress and egress turning movements and the driveway locations as they exist/are proposed on the plans. Vegetation and physical restrictions along the property frontage must be cleared and maintained to allow for at least the minimum safe stopping distances to be achieved at 10 feet back from the edge of the road.
4. According to **Section 130-18.A** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along the site frontage of Whitehall Road (S.R. 3006). The plans currently do not show any sidewalk along the Whitehall Road (S.R. 3006) site frontage, thereby not satisfying the ordinance requirement. Due to the site improvements being minor in nature, and since there is currently no sidewalk along either side of Whitehall 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 these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.
5. According to **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, curbing should be provided along the site frontage of Whitehall Road (S.R. 3006). The plans currently do not show any curbing along the Whitehall Road (S.R. 3006) site frontage, thereby not satisfying the ordinance requirement. Due to the site improvements being minor in nature, and since there is currently no curbing along either side of Whitehall 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 these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of curb to be kept in escrow for future curb installations in the Township and/or area of these properties.
6. Additional details for the three existing driveways along Whitehall Road (S.R. 3006) must be added to the plans. The driveways must be designed in accordance with **Section 130-17.B(3)** of the **Subdivision and Land Development Ordinance** with respect to grades, widths, and radii at the

intersection with Whitehall Road (S.R. 3006). Furthermore, driveways to the state highway must have PennDOT highway occupancy permits for the driveway type and use.

7. The applicant should provide information on the number of passenger vehicles that will be parked at this facility daily to confirm the proposed parking supply for the site, as well as the anticipated daily traffic from visitors and deliveries.
8. Turning templates should be provided demonstrating the ability of emergency vehicles and the largest expected vehicle expected on-site to maneuver into and out of all three driveways along Whitehall Road (S.R. 3006) and entirely through the site.
9. The Township Fire Marshal should review the proposed site modifications for the accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
10. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of \$3,125 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. In order to determine if any applicable transportation impact fee for this project, the applicant should provide additional operational details on the expected nursery, apiary and building use(s) of the site, as well as on the existing use(s) of the site in order to determine if the proposed site modifications will be subject to the Township's transportation impact fee. Once this information is provided to our office, we will advise the Township on our review and recommendation if a transportation impact fee may be applicable for this project.
11. Since Whitehall Road (S.R. 3006) is a State roadway, a Highway Occupancy Permit (HOP) from PennDOT is required for the existing driveways to/from this roadway, and well as an HOP be required for any modifications to the site frontage within the legal right-of-way along Whitehall Road (S.R. 3006). If the existing accesses to/from Whitehall Road have existing highway occupancy permits (HOPs) from PennDOT please provide them in the resubmission. They should be in the name of the equitable owner of the land they access, and if a shared driveway, then by both owners. If any of the driveways do not currently have a PennDOT HOP permit, or they are not in the name of the owners as identified in comment #3 above, the applicant is requested to pursue permits for the driveways and bring them into conformance with PennDOT guidelines and regulations. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties.
12. Based on our review, the applicant should address the aforementioned comments and provide revised plans to the Township and our office for further review and approval recommendations. **The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses.** This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me, Brian Jones, PTP, TOPS, or Casey A. Moore, P.E., Principal.

Sincerely,



Michelle Eve, P.E
Assistant Project Manager, Transportation

BMJ/MEE/CAM

cc: John Evarts, P.E., CKS Engineers (Township Engineer)
Devin Ralph, Esq. (Township Solicitor)
Mirlene Saintval, PennDOT District 6-0
Neil Stein, Esq., Kaplin Stewart (Applicant's Attorney)
Robert Blue, P.E., P.L.S., Robert E. Blue Consulting Engineer, P.C. (Applicant's Engineer)

V:\313982 - Worcester Twp PA\313982-25-005 (TRA) - 1616 Whitehall Road\Engineering\Submissions\2025-05-31 LD Plans\Review\2025-07-03 Review Letter #1 - 1616 Whitehall Road (finalized).docx

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 16, 2025

Mr. Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #25-0126-001
Plan Name: 1616 Whitehall Road Farm Improvement
(2 lots comprising 13.92 acres)
Situate: 1616 Whitehall Road/north of Windstorm Way
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced preliminary subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Whitehall Farm Associates, LLC, has submitted a preliminary plan proposing improvements to two properties on Whitehall Road which include agricultural improvements along with stormwater management SCMs to support the use. It appears that the primary improvements relate to the installation of three stormwater management facilities (1 underground storage facility and 2 surface stormwater basins). Additional improvements detailed in the plan include the removal of several mature trees to accommodate the installation of the facilities and the relocation of a tree nursery.

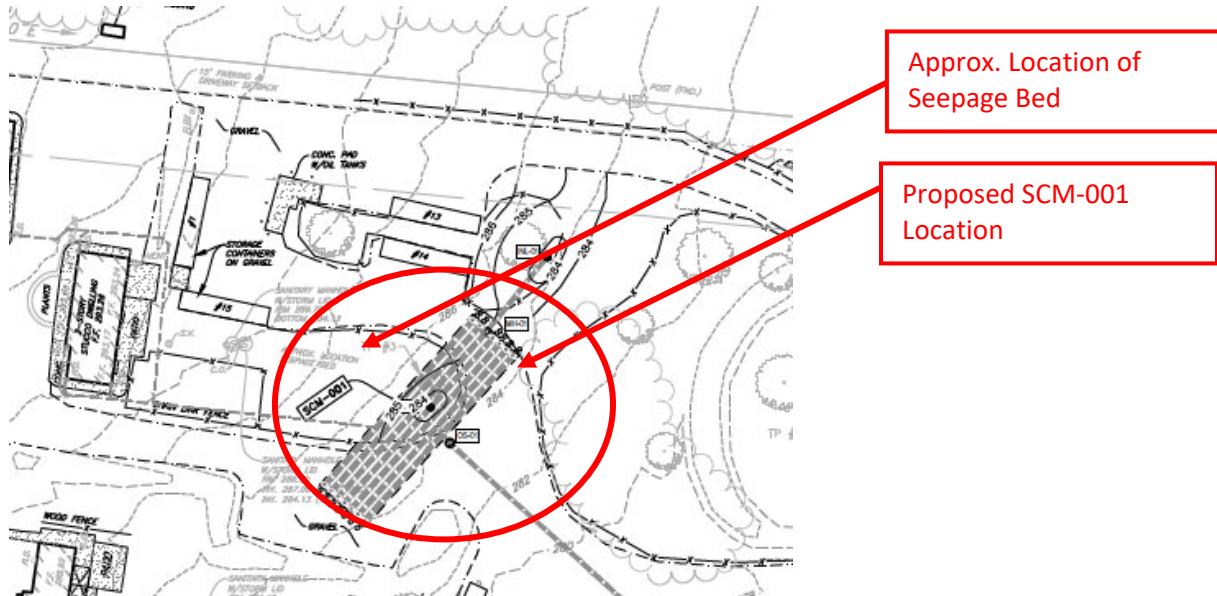
RECOMMENDATION

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

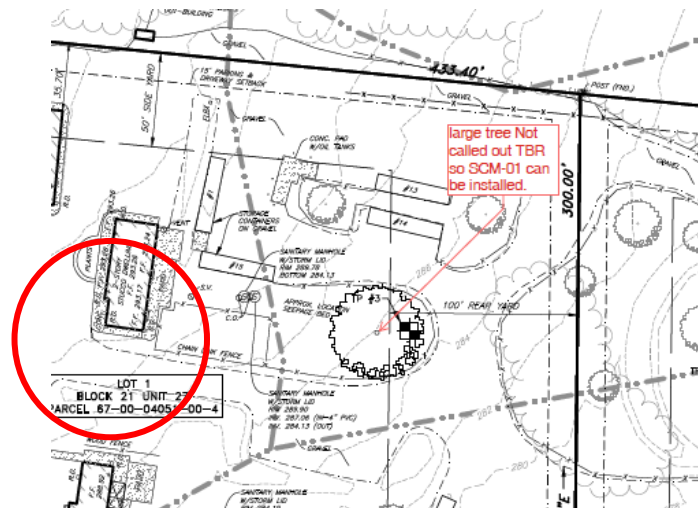


REVIEW COMMENTS**STORMWATER FACILITIES**

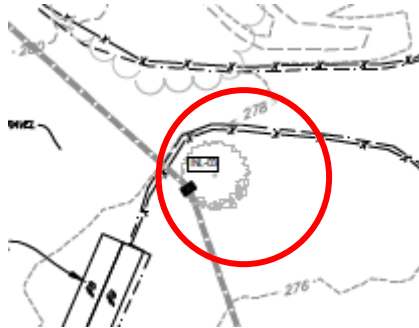
- 1) SCM-001 appears to conflict with the approximate location of an existing seepage bed. The township may wish to have the applicant locate the seepage bed to ensure proposed SCM-01 is not in conflict with the seepage bed.



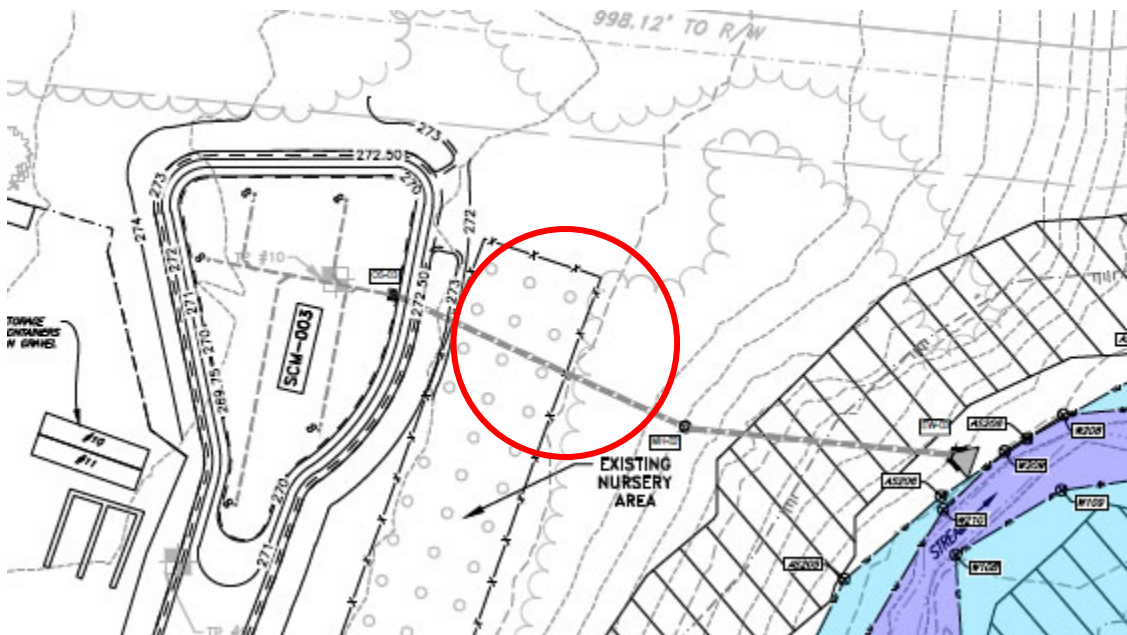
- 2) A large mature shade tree is located on the site and existing conditions plan where SCM-01 is to be located. It is not marked for removal on the existing conditions plan however it is shown on the record plan as being removed. This tree would need to be removed to install SCM-01. The township should discuss with the applicant if there are alternate locations possible for the SCM-01 so the large mature tree could remain.



- 3) A stormwater inlet INL-03 is likely to be installed within the root zone of a tree to remain. Damage to the tree and critical root zone may occur during the construction of this inlet. The township may wish to discuss with applicant an alternative location for INL-03 outside the root zone of the tree. Alternatively, additional details/specifications could be added to protect the root zone of the tree in order to safely install the inlet and underground piping near the critical rootzone of the tree to remain.

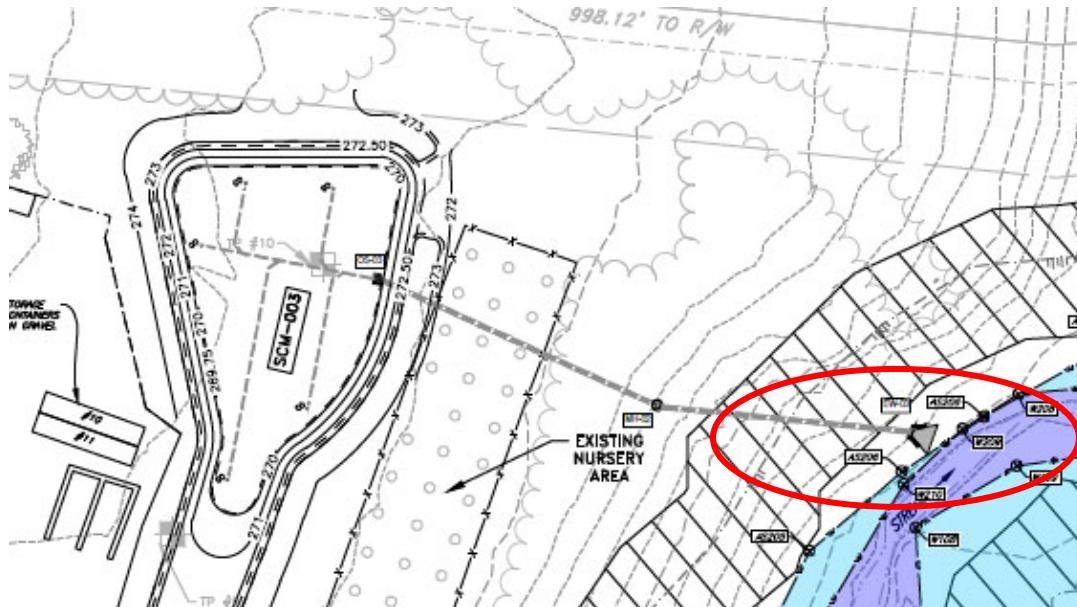


- 4) Piping from SCM -003 to MH-02 appears to conflict with the existing nursery tree plantings. The township may wish to discuss with the applicant how the pipe will be installed without removing a portion of the fence and nursery trees.



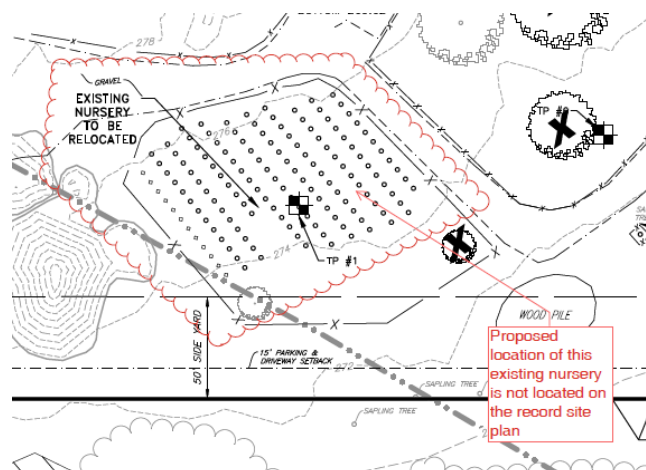
- 5) EW-02 outfall discharges onto the neighboring property and EW-03 outlet discharges into a wetland and stream at the rear of the property. Piping to EW03 is proposed through the riparian buffer. It is unclear how the pipe and outfall is to be constructed, and the riparian buffer protected or restored. According to Article XXB. Riparian Corridor Conservation District and § 150-146.12. Management of district, Item A states "Within any riparian corridor area, no construction, development, use, activity or encroachment shall be permitted unless a Corridor Management Plan is submitted and approved by the Township Board of Supervisors and the effects of such development are mitigated by the implementation of the Corridor Management Plan". A corridor management plan does not appear to

have been submitted. The township may want to have the applicant submit a corridor management plan to restore the area impacted by the development.



LANDSCAPE PLAN

1. A Tree Survey Plan has not been submitted to verify the size and types of trees being removed per ordinance 130-28.E.1 a through f. The township may want to discuss whether a Tree Survey is required, or a waiver should be requested and granted.
2. 11 trees to be removed as depicted on the Existing Facilities Plan. Replacement trees are not proposed. The township may wish to have the applicant discuss whether tree replacements are required or should not be required for this application.
3. A preliminary landscape plan was not submitted depicting the relocation of the existing nursery where SCM-002 is located on the plan. 130-28.E.2 a through j. The relocated nursery should be identified on the proposed plans.



LOT CONSOLIDATION/SUBDIVISION

It is unclear on the application documents if the two lots will be consolidated into one lot. The lot line dividing the two lots does not appear on the record plan which we interpret to mean a lot consolidation. The township may want to have the applicant confirm their intent for the two lots or consolidation. If the intent is to consolidate, this would also have to be approved as a subdivision plan with a new consolidated deed.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that these issues be addressed and discussed at the meeting.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #25-0126-001 on any plans submitted for final recording.

Sincerely,



Geoffrey Vaughn, PLA, ASLA - Design Section Manager
geoffrey.vaughn@montgomerycountypa.gov - 610-278-3751

c: Whitehall Farm Associates LLC, Applicant/Owner
Robert E. Blue, Robert E. Blue Consulting Engineers, Applicant's Engineer
Neil Stein, Kaplin|Stewart, Applicant's Attorney
Christian Jones, Assistant Township Manager

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Joseph Zaldo
MCPC#250126001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 100 200 400 Feet



Chapter 150. Zoning

Article XXI. Signs

Section 1. Replacement of Article XXI (Signs). The Code of the Township of Worcester, Chapter 150, Article XXI, entitled “Signs,” is hereby deleted in its entirety and replaced with a new Article XXI, “Signs,” to read as follows:

§ 150-147. Purpose and Legislative Intent.

The regulations of this Article are intended to establish comprehensive, content-neutral standards for the erection and display of signs in Worcester Township. These standards are enacted to promote and protect the public health, safety, and welfare.

§ 150-148. Applicability and Scope.

A. General Applicability: The regulations of this Article shall apply to all signs within Worcester Township, whether existing or proposed, unless expressly exempted herein. All new signs and any modifications to existing signs must comply with these standards. This Article applies to both permanent and temporary signage in all zoning districts of the Township.

B. Content Neutrality: The provisions of this Article are neutral with respect to the content of signs. No regulation in this Article shall be interpreted or enforced to regulate the message, idea, subject matter, or content of any sign, except that nothing herein prohibits the regulation of traffic safety or other secondary effects of signs, or the prohibition of speech not protected by law such as obscenity.

C. Interpretation: In the interpretation and application of this Article, all provisions shall be considered as minimum requirements and shall be liberally construed in favor of the Township’s purposes and objectives stated herein. In the event of conflicting provisions, the more restrictive requirement shall apply, except that no provision shall be interpreted to impose any content-based restriction.

D. Relationship to Other Laws: Where provisions of this Article impose greater restrictions than those of any other Township ordinance or regulation, the provisions of this Article shall control. Where another applicable law (such as state or federal sign regulations) imposes additional or more restrictive requirements, those requirements must also be met.

Compliance with this Article does not excuse compliance with other applicable codes (such as building codes, electrical codes for illuminated signs, PennDOT permits for signs along state roads, etc.).

E. Existing Signs: Any permanent sign existing at the time of enactment of this Article that does not conform to these regulations shall be deemed a legal nonconforming sign and shall be permitted to continue subject to the nonconforming sign provisions of § 150-157 of this Article.

§ 150-149. Definitions.

As used in this Article, the following terms shall have the meanings indicated. If a term is not defined herein, but is defined in Article III (Definitions) of the Zoning Ordinance or in the Pennsylvania Municipalities Planning Code, it shall be construed as defined there. Any pertinent word or term not defined in those sources shall be construed with a meaning consistent with the context and the profession of sign design/land use planning.

- **Abandoned Sign:** Any sign that no longer identifies or advertises a currently operating business, service, institution, property, lessor, product, or activity. A sign shall be considered abandoned if its message is obsolete or relevant to a past occupant or event, and no valid permit for a new message has been applied for, for a continuous period of at least 6 months for off-premises signs or 12 months for on-premises signs.
- **Address Sign:** A sign displaying the street address or name of the occupant of the premises. Such signs shall include the name of a residence or business center and are primarily intended to facilitate location and emergency response. (Also commonly known as a “nameplate.”)
- **Animated Sign:** Any sign that uses movement or change of lighting to depict action or create a special effect or scene. Animated signs include signs that rotate, move, have moving lights, or give the appearance of movement (including flashing or scrolling text). This definition does not include Digital Display Signs that change content in a controlled sequence (see Electronic Message Sign). Animated signs are a type of Illuminated Sign but are separately regulated due to potential traffic safety hazards.
- **Athletic Field Area Sign:** A sign located within a public or private school or recreational athletic facility and affixed to a fence, railing, scoreboard, or dugout that identifies sponsors, teams, or athletic programs. All athletic field area signs shall comply with the dimensional, locational, and design subject to the restrictions of § 150-156.
- **Banner:** A sign made of cloth, fabric, plastic, vinyl or other flexible material that is not permanently installed, typically attached at one or more edges to a building, pole, or rope, or mounted as a flag. Banners are often temporary in nature (e.g.,

used for special events or promotions). For regulation purposes, banners are considered Temporary Signs unless otherwise specified.

- **Billboard:** See Off-Premises Sign. (Commonly referred to as a “billboard,” an off-premises sign is a large sign advertising or directing attention to a business, commodity, service, or event not conducted on the same property where the sign is erected.)
- **Digital Display (Digital Sign):** Any sign face that displays text, images, or graphics electronically by means of LED, LCD, plasma screen, or other digital imaging technology. Digital display signs may be capable of animation or instantaneous message change. For the purposes of this ordinance, digital displays are regulated as Electronic Message Signs if they display changing text or images, or as Illuminated Signs if they are static. Traffic control devices such as electronic traffic signs are not included in this definition.
- **Directional Sign:** A sign that provides on-site directional assistance or instruction to guide vehicular or pedestrian traffic. Examples include “Entrance,” “Exit,” “Parking,” “One-Way,” or arrows indicating traffic flow. Directional signs typically contain no commercial message (i.e., no business name or advertising) and are intended for safety and navigation within a site.
- **Dugout Sign:** A sign affixed to a dugout structure subject to the restrictions of § 150-156(C).
- **Electronic Message Sign:** A sign or portion of a sign that displays electronically changeable text or images (such as an LED message board or digital sign) where the message shall be changed by remote or automatic means. Such signs include electronic time/temperature displays or fuel price signs, as well as digital advertising displays. Dwell time (the time a message remains displayed) and transition (how the message changes) of electronic signs are regulated by this Article under illumination and digital display standards.
- **Flag:** Any fabric or flexible material attached at one end to a staff or pole, or anchored along one edge, that displays distinctive colors, patterns, logos, symbols, or text. Flags are considered signs and are regulated by this ordinance, but certain flags shall be exempt from permit requirements under §150-152. A flag usually represents a government, organization, or idea, but shall also include commercial branding; regulations shall distinguish between flags with commercial messages and non-commercial flags for the purposes of calculating sign area (see §150-152 regarding flag exemption and §150-153 regarding flags on commercial properties).

- **Freestanding Sign:** A permanent sign that is self-supporting in the ground, not attached to a building. This includes monument signs (low-profile, supported by a solid base), pylon or pole signs (supported by one or more columns or poles anchored in the ground), and similar structures. A freestanding sign shall display on one or more faces.
- **Illuminated Sign:** Any sign that is lighted by internal or external means. This includes signs with internal lighting (e.g., backlit plastic panels, neon tubes, LED modules), as well as signs illuminated by an external light source directed at the sign face (e.g., spotlights). Indirectly Illuminated Signs are those lit by reflected light from an external source; Internally Illuminated Signs emit light from within. Electronic message signs and digital displays are forms of illuminated signs with additional regulations for brightness and display change.
- **Incidental Sign:** A small sign, usually two square feet or less in area, with informational content that is secondary and intended for the convenience of the public on the premises. Examples include credit card acceptance decals, hours of operation, entrance/exit markings, “No Smoking,” security system signs, and similar postings. Incidental signs are typically not legible from public rights-of-way or are of a scale that does not attract general attention. Such signs shall be exempt from permits provided they meet the size and placement criteria of this Article.
- **Limited Duration Sign:** A non-permanent sign displayed on private property for a period longer than 30 days but not intended for permanent display. Limited duration signs are often used for events or conditions that last multiple months. They are subject to specific time limits and size restrictions per §150-155.
- **Non-Permanent Sign:** Any sign that is not permanently affixed to a building or the ground or not intended for indefinite display. This includes Temporary Signs and Limited Duration Signs, as well as Portable Signs and banners. Non-permanent signs are typically constructed of lightweight or disposable materials and often intended for short-term use.
- **Off-Premises Sign:** A sign which directs attention to a business, product, service, event, or activity that is not conducted, sold, or offered on the same lot where the sign is located. Commonly known as a billboard, an off-premises sign generally advertises third-party goods or services. These signs are subject to separate size, height, and location regulations (see §150-154) and are often only permitted in certain commercial or industrial districts or along specific highway corridors. This definition does not include temporary event signs posted off-site with permission

(which are regulated under temporary sign provisions) nor official directional signs erected by government.

- **On-Premises Sign:** A sign that advertises or calls attention to a business, profession, product, service, event, or activity conducted or offered on the same lot where the sign is installed. The majority of sign types regulated in this Article (wall signs, freestanding business signs, window signs, etc.) are on-premises signs. Regulations for on-premises signs shall vary by zoning district and sign type.
- **Portable Sign:** A sign not permanently attached to the ground or a building, designed to be easily moved. Examples include A-frame or sandwich board signs, menu board signs, signs on portable stands, and signs mounted on wheels or trailers (reader-board trailers). Portable signs are generally considered temporary and shall be permitted only under specific conditions (such as during business hours for an A-frame on a sidewalk in a village commercial district) or shall be prohibited if they create hazards.
- **Scoreboard Sign:** A sign placed on or integrated with a scoreboard or its support structure that identifies sponsors or affiliated organizations. Scoreboard signs must face the playing field, may not exceed the width of the scoreboard, and must remain below 20 feet in height.
- **Sign:** Any structure, device, letter, figure, image, emblem, flag, or display, or any combination thereof, which is used or intended to attract attention to or convey a message about a person, establishment, product, service, event, or location. The term “sign” as used in this Article includes all of its parts, including its structure and mounting, and includes both sign structure (the supports, frame, poles, etc.) and sign face (the surface or area where the message is displayed). Murals or color patterns on a building that convey a commercial message, and architectural elements primarily intended to communicate a message, are also considered signs. Not included in the definition of sign are architectural features not intended to convey a message, official flags or insignia when not used as advertising, and decorative or artistic graphics that contain no commercial text or logo.
- **Sign Area:** The total surface area of a sign face measured as established in this Article (see §150-153(E) for method of measurement). For a sign with more than one face, area is calculated per face (and if two faces are identical and back-to-back, typically only one face’s area counts). Structural elements not bearing a message shall be excluded from area calculation if they are purely incidental.

- **Spectator Stand Sign:** A sign mounted on the front or rear of spectator stand railings, subject to the restrictions of § 150-156(B).
- **Temporary Sign:** A sign intended for short-term display, typically 30 days or less. Temporary signs are a type of non-permanent sign, usually made of light-weight material (e.g., corrugated plastic, posterboard, cloth banners) and often related to a specific event, campaign, sale, or announcement of brief duration. Examples include yard sale signs, campaign signs, holiday event signs, grand opening banners, etc. Temporary signs are subject to special time, size, and placement restrictions (see §150-155), and generally require removal shortly after the event or time period has passed.
- **Wall Sign:** A sign attached flat to or painted on the exterior wall of a building (including signs on awnings, marquees, or canopies, which are considered a type of wall sign if they display lettering or logos). A wall sign is displayed parallel to the wall and does not project more than 12 inches from the surface. Wall signs include individual channel letters mounted on a building, cabinet signs, painted or vinyl adhesive signs on walls, and signs on architectural projections.
- **Window Sign:** A sign affixed to or visible through a window or glass door, intended to be viewed from outside. This includes signs painted on the glass, vinyl decals, posters, or digital displays placed inside but visible from outdoors. Window signs shall be permanent or temporary. Many window signs (especially small ones) shall be exempt from permits but are subject to maximum coverage area provisions (often a percentage of the window area) for safety and aesthetics.

§ 150-150. Prohibited Signs.

The following signs, displays, or related features are expressly prohibited in all zoning districts of Worcester Township, notwithstanding anything to the contrary elsewhere in this Article:

A. **Unsafe Signs:** Any sign that is structurally unsafe, unstable, or constitutes a hazard to public safety by reason of inadequate maintenance, dilapidation, or disrepair. No sign shall be erected or maintained which the Township Building Code Official or Zoning Officer determines to be in an unsafe condition.

B. **Signs in Right-of-Way:** Any sign (other than an official traffic control or government sign) located within or projecting into the public right-of-way of any street, road, or highway, or affixed to a utility pole, street signpost, or traffic sign. This includes signs posted on trees or traffic control devices within the right-of-way.

C. Off-Premises Signs Outside Allowed Areas: Any off-premises sign (billboard) or other third-party advertising sign except as specifically permitted by §150-154 of this Article. Off-premises signs are generally prohibited in all districts except where explicitly allowed (e.g., in certain commercial/industrial zones or along specified highway corridors under strict standards).

D. Portable Signs (General): Portable signs, including signs on trailers or wheeled frames, sandwich boards, and similar movable signs, except where expressly permitted as temporary signage under §150-155 or §150-153. This prohibition does not include handheld signs or wearable signs (persons holding signs), which are considered exercise of free expression and not regulated as structures, but such activity must not obstruct traffic or create safety hazards.

E. Animated, Flashing, or Moving Signs: Any sign that has blinking, flashing, or fluttering lights or other illuminating devices of changing light intensity, brightness or color, and any sign that has moving parts or images that visibly move or give the impression of movement (including signs with moving text or video). Exceptions: Time and temperature displays or electronic message signs shall be permitted subject to the illumination and message change restrictions of §150-156. Holiday decorative lighting (e.g., Christmas lights) that does not convey a commercial advertising message is not considered a “sign” for purposes of this subsection.

F. Pennants, Streamers, and Air-Activated Attractions: Strings of pennants, streamers, spinners, balloons (excluding temporary balloon signs allowed for limited events), inflatable figures, or other inflated or wind-blown devices intended to attract attention, except for temporary occasions as shall be allowed under §150-155 (such as grand openings or community events, with time limits). This prohibition includes air dancers, balloon advertising, or similar moving advertising devices that create visual motion distractions.

G. Roof Signs: Any sign erected on or above the roofline of a building, or on a rooftop structure, such that it extends above the roofline. (Note: Building-mounted signs shall not project above the parapet or eave of the roof. Signs attached to a mansard roof or canopy are considered wall signs, not roof signs, if they do not project above the roofline.) Exceptions: Architectural features that are integral to the building design and carry a name or logo shall be considered wall signs if approved by the Township.

H. Signs Resembling Traffic Signals or Signs: Any sign or lighting installation that by reason of size, location, movement, content, coloring or manner of illumination shall be confused with or construed as an official traffic control device or emergency signal. This includes any

sign using the words “stop,” “caution,” “slow,” “danger,” or resembling traffic signs in color and format, or any sign that uses red, green or amber lights in a position or pattern that is required to be mistaken for a traffic control signal. Also prohibited are signs that imitate or interfere with the visibility or effectiveness of official traffic signs or signals.

I. Obscene or Indecent Signs: Any sign that displays obscene graphics or words, or other forms of speech not protected by the First Amendment (as defined by prevailing law, obscene material is that which appeals to prurient interest, depicts sexual conduct in a patently offensive way, and lacks serious literary, artistic, political or scientific value). The determination of obscenity shall be made consistent with constitutional standards. Signs containing pornography or explicit nudity visible from public areas are prohibited.

J. Audible Signs: Signs that emit sound, noise, music, or such as a means of attracting attention are prohibited, except for incidental sound in the course of normal business) or for temporary event announcements permitted by the Township.

L. Signs on Unregistered Vehicles or Trailers: Using a vehicle or trailer parked in public view primarily as a sign to circumvent sign regulations is prohibited. Any vehicle or trailer which is not regularly used in the conduct of the business and is parked in a conspicuous location on or off the premises to function primarily as advertising signage shall be considered an illegal sign. This does not apply to standard vehicle graphics on actively used business vehicles or temporary marketing displays permitted under §150-155 for limited times.

M. Miscellaneous Prohibitions: Any sign not explicitly permitted by this Article is hereby prohibited. This includes any sign or attention-getting device that is not consistent with the intent and standards of these regulations. The Township reserves the right to determine whether a sign is prohibited if it poses a hazard, is a public nuisance, or is otherwise contrary to public interest as guided by the purposes of this Article.

§ 150-151. Signs Exempt from Permit Requirements.

The following types of signs and sign-related activities are exempt from the requirement to obtain a sign permit, provided that they comply with the applicable limitations set forth below and elsewhere in this Article. Although a permit is not required for these signs, they must still conform to all other relevant regulations (such as size, height, placement, and safety standards). The Zoning Officer shall require removal or modification of any exempt sign that is found to create a hazard or violate the intent of this Article.

1. Small Residential Signs: Signs on residential properties that are below a certain size and convey non-commercial messages. This includes:

a. Nameplates and Address Signs: One sign per dwelling unit indicating the name of the occupant, property or address, not exceeding 2 square feet in area. These shall be attached to a house, mailbox, lamp post, or a freestanding post at the driveway. Illumination, if any, shall be subtle (e.g., by low-voltage landscape light) and not create glare.

b. Personal Expression Signs: Signs expressing personal messages (such as greetings, decoration, or non-commercial statements of belief) on a residential lot are permitted. Individual properties may display multiple personal expression signs without permits if they do not create a safety hazard. Political or ideological signs are treated as personal expression signs and are exempt. The Township imposes no time limit on non-commercial opinion signage, subject to the property owner's consent.

2. Internal Signs: Signs that are not visible from any public street or adjacent property. For example, wayfinding signs or menus located entirely within a shopping center courtyard, or interior signs within a building (such as lobby directory signs, signs inside a stadium or campus) do not require permits under this ordinance.

3. Government and Official Signs: Signs erected by or on behalf of a governmental body, or required by law, rule, or regulation. This category includes:

a. Traffic control and safety signs: Official signs such as stop signs, yield signs, speed limit signs, directional arrows, street name signs, and other signage placed by a government agency or public utility for public safety or traffic management.

b. Regulatory and warning signs: Any sign required by federal, state, or local law (e.g., railroad crossing signs, utility line warnings, public hearing notices, building permits, etc.) or signs posting rules (such as park regulations or "No Trespassing" notices as required by law).

c. Government flags and emblems: Flags or insignia of any government (national, state, or local) when displayed in an official capacity.

d. Historical markers and monuments: Plaques or signs identifying historic sites, landmarks, or public buildings, erected by a governmental body or with official permission.

e. Election polling place signs: Temporary signs for the identification of polling places or directions thereto on election days, as required by law.

4. Incidental and Directional Signs (On-Premises): Small signs that provide directions, instructions, or information to individuals already on the premises, typically not intended to be legible off-site. Examples:

a. Incidental Signs: “No Smoking,” “Restrooms,” “Private Property,” “No Trespassing,” security system warnings, parking restrictions (“Reserved Parking”), customer information (hours of operation) and similar signs not exceeding 2 square feet each. These signs shall be located appropriately (e.g., on gates, doors, windows, or at driveway entrances) and shall not be illuminated in a way that causes glare off-site.

b. On-Site Directional Signs: Signs guiding traffic and parking on private property, such as “Entrance,” “Exit,” “One Way,” “Do Not Enter,” or directional arrows. Such signs shall not exceed 3 square feet each in area and 3 feet in height if freestanding. They may include a business logo or name only if it is incidental in size (no more than 25% of the sign area) and not designed for off-site advertising.

c. Menu Boards and Drive-through Signs: In the case of lawful drive-through establishments, one or two menu board signs oriented to drive-through customers, not exceeding 32 square feet each, are allowed without a separate sign permit (considered part of site plan approval), provided they are not readable from the public street. Any speakers or illumination must be designed to minimize off-site impact.

5. Temporary Signs of Limited Size/Duration: Certain temporary signs shall be exempt from permits if they are very limited in size, quantity, and time, such that their impact is minimal. Examples:

a. Garage/Yard Sale Signs: A resident shall erect up to two signs advertising a garage sale or yard sale on their property without a permit, each not exceeding 4 square feet. Such signs shall be displayed no more than 48 hours before the sale and removed promptly at the conclusion of the sale (and in no case more than 24 hours after the sale ends). Off-site directional signs for the sale are permitted only with permission of the property owner where placed and must likewise be small (4 sq. ft. or less) and promptly removed after the sale.

b. Event Signs (Temporary Banners): A business or community organization shall display a temporary banner or sign on-site to announce a special event (e.g., grand opening, festival, fundraiser) without a permit, provided the banner is no larger than 20 square feet and is displayed for no more than 14 days. Each property is limited to a certain number of such event banners per year (e.g., not more than 4 times per calendar year) to prevent abuse. Banners must be securely fastened and shall not create a hazard in windy conditions.

c. Holiday Decorations: Signs or displays that are clearly incidental and customary decorations of a holiday or seasonal nature, such as lights, inflatable seasonal figures, or decorative banners, do not require permits when displayed during the appropriate holiday season. These decorations shall not include commercial advertising (beyond a business

name included in a holiday greeting) and must be removed within a reasonable time after the holiday (typically within 2 weeks).

7. Window Signs (Small): Non-illuminated signs displayed inside or on windows that occupy no more than 25% of the total window area per facade and are not intended to be permanent. Examples include open/closed signs, credit card decals, small promotional posters. These do not require permits. However, if window signs (including painted or vinyl graphics) cover more than 25% of a window or are intended as long-term advertisements, they shall be counted toward the permitted sign area for the business and require a permit. Illuminated signs inside windows (like neon “Open” signs) do not require a permit if under 4 sq. ft. but must comply with illumination standards.

8. Changes to Sign Face or Copy: Changing the message or face of a sign for which a permit has previously been issued (or which is legally nonconforming) does not require a new permit, provided that the change does not alter the sign’s structure, size, location, or illumination. For example, replacing a panel in a existing lighted box sign with a new business name, or repainting a sign face with a new message, is allowed without a new permit. This exemption does not apply if the sign frame or supporting structure is being modified or if the sign is a nonconforming sign being changed in a way that increases its nonconformity (see §150-157 for limitations on altering nonconforming signs). Conversion of a static sign to an electronic display is not exempt and requires a permit and compliance with digital sign standards.

9. Maintenance and Repairs: Ordinary maintenance, repair, or cleaning of a sign or sign structure (including replacement of light bulbs, repainting the same message, fixing broken parts) does not require a permit, as long as the sign’s appearance and structure are not substantially altered. Upgrading lighting to more energy-efficient components is considered maintenance, but changing the type of illumination (e.g., from static to flashing, or non-digital to digital display) would be a change requiring approval.

§ 150-152. General Regulations for All Signs.

The following general standards apply to all signs in Worcester Township, whether or not a permit is required, unless a specific exception is noted. These regulations ensure that signs are constructed, installed, and maintained in a safe and orderly manner consistent with the intent of this Article.

A. Construction and Maintenance: All signs shall be constructed of durable materials and installed in accordance with the applicable provisions of the building code, electrical code, and other regulations. Every sign shall be kept in good repair, structurally sound, and neatly painted or finished at all times. The property owner and sign owner are jointly responsible

for maintenance, including the replacement of burnt-out illumination, repair of damage, and removal of signs that are no longer in use or not in safe condition. Exposed surfaces shall be clean and free of significant rust, peeling, corrosion, or visible cracks. If a sign is found to be unsafe or substantially dilapidated, the Township shall invoke the enforcement provisions to require repair or removal (see §150-160 regarding unsafe signs).

B. Illumination: The lighting of signs shall be designed to minimize glare, light trespass, and distractions to motorists and adjacent properties. All sign illumination shall comply with §150-156 (Illumination and Digital Display standards) and the following general requirements:

1. Permitted Illumination Types: Signs shall be illuminated by external light sources (shielded and directed solely at the sign), by internal lighting (e.g., backlit letters or panels), or by halo lighting (illuminating the background behind opaque letters). Digital or electronic illumination is allowed only in accordance with the specific standards of §150-156.
2. Brightness and Glare: Illumination shall be steady and stationary, without flickering, unless otherwise permitted for electronic message signs with controlled changes. Lights shall not be of such intensity or brilliance as to cause glare or impair vision of pedestrians or drivers, or to unnecessarily illuminate the night sky. All external light fixtures must be fully shielded (downward directed, with no exposed bulbs visible from off the property) and preferably turned off or dimmed after business hours. The Township shall require automatic dimmers or shut-off timers for illuminated signs to reduce late-night brightness in residential proximity or dark-sky sensitive areas.
3. Color of Lighting: No sign shall be illuminated by flashing or alternating lights resembling emergency signals. The use of red or blue illumination on signs in a manner that is required to be confused with emergency vehicles is prohibited. Electronic signs shall not display combinations of color and flashing that mimic traffic signals (e.g., rapidly alternating red/green).
4. Hours of Illumination: In or adjacent to residential districts, the Township shall restrict the hours during which a sign shall be illuminated to no later than 9 PM.

C. Placement and Clearance:

1. Setbacks: Except as specifically permitted (e.g., certain entrance signs or banners), all permanent freestanding signs shall be set back outside of any required sight triangle at intersections or driveways. Wall signs and projecting signs shall maintain a minimum clearance above sidewalks of 8 feet above grade for pedestrian

clearance and shall not project more than 4 feet from the wall or over a public walkway.

2. **Sight Triangles:** No sign (other than official traffic signs) taller than 3 feet above ground level is permitted within the clear sight triangle of any street intersection or driveway-street intersection. A clear sight triangle is defined by drawing a line between points measured 10 feet back from the intersecting curb lines (or edge of pavement if no curb) along the driveway and 25 feet along the street. This is to ensure visibility for drivers is not obstructed by signs or other objects.
3. **Vertical Clearance:** Signs that project over pedestrian walkways (such as awning signs, projecting blade signs, or canopy signs) must maintain a clear height of at least 8 feet above the walking surface. Signs projecting over areas where trucks or vehicles shall drive (like an overhanging sign over a driveway or parking area) must have at least 15 feet of clearance.
4. **Encroachments:** No sign shall be affixed to a fire escape, utility pole, or standpipe, and no sign shall block any building exit, door, window, or ventilation opening.

D. Sign Measurement: For purposes of determining compliance with area, height, and other dimensional limitations:

1. **Sign Area Calculation:** The area of a sign is computed as the area of the smallest geometric shape (usually a rectangle) that shall encompass all lettering, logos, and graphics on the face of the sign. For signs composed of individual letters or elements attached directly to a building wall or awning, the area is determined by a bounding box around the entire message or grouped elements. If a sign has two identical faces back-to-back, only one face is counted toward area (provided the faces are parallel or within 30° of parallel). If sign faces are not identical or not back-to-back, each face area is counted separately.
2. **Sign Height:** The height of a sign is measured from the average surrounding ground elevation at the base of the sign or support structure to the highest point of the sign or its frame. Any berming or filling solely to raise the sign height shall be included in height measurement. For signs on a slope, height is measured from the lower-grade side unless otherwise specified. Maximum height limits in this Article refer to this measurement.
3. **Clearance:** Clearance is measured from ground level vertically to the lowest point of the sign (including any framework or ornamentation) above that point.

4. Window Coverage: Where window signs are limited by a percentage of window area, the window area is the total glass area of the window sash (visible glass). The coverage is the cumulative area of all signs, banners, or decals on or within 3 feet behind the window, that are visible from outside and intended as signage.

E. Sign Design and Aesthetics:

1. Landscaping: Freestanding signs, especially larger monument or pole signs, shall be landscaped at their base to improve appearance and protect the sign structure from lawn maintenance equipment. The owner is responsible for maintaining such landscaping so that it does not obstruct the sign or create hazards or become overgrown or unsightly.
2. Multiple Signs Coordination: If a property has multiple permitted signs, there shall be a coordinated style or theme. The Township shall require a Master Sign Plan for multi-tenant developments to ensure consistency in placement, sizing and appearance.

F. Sign Installation: All signs shall be installed in a workmanlike manner. Signs shall be installed and inspected by all applicable construction codes. The Township shall inspect sign installations and require corrections if installation is deemed unsafe.

§ 150-153. Permanent Signs Permitted by Zoning District.

The types, number, dimensions, and specific requirements for permanent on-premises signs are regulated based on the zoning district in which the property is located. All permitted signs must also conform to the General Regulations in §150-152 and any other applicable provisions of this Article. The following provisions outline the signage allowed in each category of district. If a property has frontage on more than one public street, it shall be entitled to additional sign area or an additional freestanding sign as specified below.

A. Residential, Agricultural and Land Preservation Districts: Signage in residential and agricultural areas shall be minimal to preserve rural character and residential amenity. The following signs are allowed primarily for identification and limited expression, not for general advertising.

1. Permitted Signs:
 - a. Nameplate/Address Signs: As exempted in §150-151, one small name or address sign per dwelling is allowed (up to 2 sq. ft.). Only indirect or low-level illumination is allowed.
 - b. Residential Development Entrance Sign: For a recognized subdivision or multifamily development, up to two entrance monument signs (one on each side of

the primary entrance) are permitted, each not exceeding 24 square feet in area and 6 feet in height. Such signs shall only identify the name of the neighborhood or development (no commercial advertising) and shall include a logo or graphic. Materials shall be brick, stone, wood, or similar, and any illumination shall be external.

c. Institutional Use Signs: A permitted non-residential use in a residential district (such as a school, church, or park) is allowed one freestanding sign and one wall sign for identification. The freestanding sign shall not exceed 16 square feet per side and 5 feet in height. The wall sign shall not exceed 12 square feet. Changeable letter boards (manual change) shall be incorporated for institutions like places of worship or schools to announce events, but electronic message signs are not permitted in purely residential districts for such uses.

d. Home Occupation Sign: If a home-based business or professional office is allowed by zoning, one small sign to identify the home occupation is permitted, not to exceed 2 square feet (if attached to the mailbox or house) or 4 square feet (if freestanding in the front yard). Maximum height for a freestanding home occupation sign is 4 feet. Style and materials shall be residential in character (e.g., wood carved sign) and shall not be illuminated.

e. Agricultural Business Sign: Working farms that sell products on-site (farm stands, pick-your-own, nurseries) are allowed one wall sign and one freestanding sign identifying the farm and its products. Such signs shall not exceed 20 square feet and 6 feet in height. Additionally, seasonal crop signs shall be displayed as temporary signs under §150-155.

2. Additional Requirements: Freestanding signs in residential districts shall have a setback of at least 5 feet from property lines and must not interfere with sight lines. Signs shall use colors and designs harmonious with a residential environment. The Township shall require any illuminated sign in these districts to use shielding or dimming to prevent light spill into neighboring homes.

B. Cedars Village Overlay District and Residential Office Districts:

1. Purpose: In designated village centers or mixed-use hamlets, signage shall enhance the historic and pedestrian-friendly character. Signs are generally smaller in scale, oriented to both pedestrians and slow-moving traffic, and often of a traditional design (hanging signs, wooden carved signs, etc.). The regulations here shall supplement any design guidelines applicable in the village overlay district.
2. Permitted Signs:
 - a. Wall Signs: Each business shall have a wall sign on its principal facade. Maximum

area shall be 0.5 square foot per linear foot of building frontage occupied by the business, up to a maximum of 20 square feet (whichever is less). For multi-tenant buildings, signs shall be aligned or of coordinated size. Signs shall be placed above the storefront or on the sign band area of traditional buildings, not on upper floors.

b. Projecting or Hanging Signs: In lieu of or in addition to a wall sign, a business shall have one projecting sign (hanging perpendicular to the building). Such a sign shall not exceed 6 square feet per side and shall clear the sidewalk by at least 8 feet.

Projecting signs shall not extend more than 4 feet from the building wall. Only one projecting sign per business entrance is allowed.

c. Freestanding Pole or Monument Signs: Freestanding signs in the village areas are discouraged for individual businesses due to small lot frontages. However, if a building is set back or a group of businesses share a common sign, one monument sign shall be allowed. A village shopping plaza or mixed-use center with multiple tenants shall have one directory sign not to exceed 20 square feet in area and 6 feet in height, located near the road. Individual lots in the village that are set back at least 15 feet from the street shall have a small post sign up to 6 square feet area, 5 feet height, if a wall or projecting sign is not effective.

d. Window Signs: Window signs are permitted up to 25% of each window area, as per general standards.

e. Awning Signs: If a building has an awning, the awning valance (flap) shall contain the business name or logo. The lettering height on awning valances shall not exceed 8 inches. Awning signs count toward the one wall sign allocation for the facade.

g. Portable Signs: One A-frame (sandwich board) sign per business shall be permitted during business hours, to be placed on the sidewalk directly in front of the establishment, provided a clear pedestrian path of at least 4 feet is maintained. The A-frame sign shall be no larger than 6 square feet per side and 4 feet high, and constructed of durable materials (chalkboard signs for daily specials are common and acceptable). It must be removed each day at close of business.

3. Number of Signs: Generally, each business in the village is limited to two signs: typically one wall or awning sign and either one projecting sign or one A-frame (or one small freestanding if qualified as above). If a business is on a corner with two street frontages, a second wall sign on the secondary frontage shall be allowed, of smaller size (no more than 12 sq. ft.).

C. Commercial and Shopping Center Districts:

1. Purpose: These districts serve automobile-oriented businesses and retail centers, so larger signs are permitted than in villages, but regulations seek to prevent

excessive signage and ensure compatibility with surrounding areas. Signage shall be sufficient to identify businesses from the roadway, but not so large or numerous as to create visual clutter or safety issues.

2. Permitted Signs (per lot or use):

a. Freestanding Sign: Each property or development is allowed one freestanding sign along each public street frontage. For a single business on its own lot, the freestanding sign shall not exceed 32 square feet per face and 8 feet in height if along a local or collector road, or 50 square feet and 12 feet in height if along a major arterial road (or as further restricted by any corridor overlay standards). If the lot has more than 300 feet of frontage, the sign area shall increase by 25% (to 40 sq. ft. on a local road or 62.5 sq. ft. on an arterial), or a second sign is required to be considered via special exception. For a multi-tenant shopping center or office park, one larger shared monument sign is permitted instead of multiple signs: up to 80 square feet in area and 15 feet high, to list the center name and tenants. Only one freestanding structure per frontage (with two faces) is allowed in all cases.

b. Wall Signs: Each establishment shall have wall signs on the building. The total area of wall signage per business shall not exceed 10% of the facade area of the building wall on which the signs are placed, or 50 square feet, whichever is less, for each facade that faces a public street or customer parking area. Large anchor stores in a shopping center (with width over 100 feet) shall be permitted up to 100 square feet of wall signage, subject to proportional design. Wall signs shall be proportional and placed appropriately on the building (generally above the entrance or display windows). A business on a corner lot shall have signs on both street-facing walls, each calculated separately by the same formula (10% of that facade area).

c. Additional Wall/Canopy Signs: Gasoline stations, drive-thrus, and similar uses with canopy structures (e.g., over fuel pumps) shall have signage on the canopy, not exceeding 15 square feet per canopy face, in lieu of some wall sign area. Similarly, a business with rear or side public entrances shall have a small identification sign over those entrances (max 6 sq. ft.) not counting towards their main wall sign allowance.

d. Window Signs: Window signage is permitted up to 25% of window area as per general regulations, without counting towards wall sign limits if they are temporary or changeable. Permanent window graphics shall count if they effectively act as permanent identification.

e. Awning Signs: Letters or logos on awnings are allowed and count as part of wall signage. The same 10% of facade or 50 sq. ft. cap would include any text on

awnings.

f. Directional/Incidental Signs: Businesses shall have on-site directional signs per §150-151(4) without counting toward these limits. If corporate logos are used on these, they shall be small.

g. Menu Boards (Drive-Thru): As noted in exemptions, one or two menu board signs for drive-thru restaurants (up to 32 sq. ft. each) are allowed in addition to the permitted signage but oriented internally.

h. Other: In a shopping center with multiple tenants, individual tenants typically have wall signs; the shared monument sign is for the center. Outparcels (pad sites) in a shopping center may each have a monument sign if spaced at least 150 feet from any other freestanding sign on the same road frontage. Alternatively, outparcel tenants shall be included on the main center sign.

3. Multiple Uses on One Lot: If a single lot contains multiple principal uses without a unified development sign, each use is allowed wall signage as above, but the freestanding signage must be shared. For example, an office building with 5 tenants gets one freestanding sign listing all (size per above), not five separate ground signs. The property owner shall coordinate signage to avoid clutter.
4. Electronic Message Signs: In commercial districts, one electronic message center (EMC) may be integrated into a permitted freestanding sign, constituting up to 50% of that sign's area. The EMC must comply with §150-156 on digital display timing and brightness.

D. Industrial Districts

1. Purpose: Industrial areas often have larger setbacks and larger buildings, but also typically fewer signs. The signage is mainly for identifying the business or facility and directing truck traffic. The character is less public-facing than commercial zones, but standards ensure signs are not excessive or causing off-site impacts.
2. Permitted Signs:
 - a. Freestanding Signs: One freestanding sign per lot frontage, similar to commercial rules. Maximum area 32 square feet and height 8 feet for most industrial uses. If the industrial use is a campus or large complex (over 10 acres), a larger sign up to 50 sq. ft. and 10 feet high shall be allowed at the main entrance.
 - b. Wall Signs: One wall sign per street-facing side of each principal building, not exceeding 10% of that wall area or 40 square feet, whichever is less. For multi-tenant industrial buildings, each tenant with an exterior entrance shall have a small wall sign near their entrance (6-12 sq. ft.) or one shared directory sign at a main

entry.

c. Directional Signs: More extensive on-site directional signage shall be needed for truck entrances, shipping/receiving, etc. These are allowed per need but shall be not exceed 6 sq. ft. each. If larger directional signs are needed (like for a large campus), they may be approved by the Zoning Officer as incidental at their discretion.

d. Prohibited Special Advertising: No large advertising billboards or signs primarily for advertising off-site products are allowed in industrial zones except as permitted for off-premises signs in §150-154. Industrial properties shall not erect signs for products not produced or sold on site (other than allowed sponsor signs if any, or something incidental).

3. Sign for Multiple Buildings Complex: An industrial park or office park shall have one ground sign at each main entrance naming the park and listing major tenants, up to 50 sq. ft., plus each building shall have a wall sign as above.

§ 150-154. Off-Premises Signs (Billboards).

Off-premises signs, commonly known as billboards, are only permitted in very limited locations and under strict regulations, in order to comply with state law and to protect community aesthetics and safety. Off-premises signs are a principal use of land (or in some cases an accessory use on commercial land) that requires careful control. The following standards apply to all off-premises signs:

A. Permissible Zoning Districts: Off-premises signs shall be erected only in the Commercial (C) and Industrial (LI/HI) zoning districts, or in other specifically designated billboard overlay zones if established by the Township. They are not permitted in any Residential, Village, or Agricultural Preservation district. Even in permitted districts, additional locational criteria (such as proximity to certain roads or uses) must be met.

B. Spacing Requirements: No off-premises sign shall be located within 1,000 feet of any other off-premises sign on either side of the same roadway, measured linearly along the road. Additionally, an off-premises sign must be at least 500 feet from the boundary of any residential zoning district or any public park, school, church, or designated scenic/historic resource. This spacing is to prevent clustering and to minimize impact on sensitive areas.

C. Size and Height Limits: The maximum sign area for a billboard shall be 300 square feet per face. The sign shall be double-sided (back-to-back) or "V-shaped" with an interior angle of no more than 45° (both faces count toward spacing but each face shall be 300 sq. ft.). The maximum height of an off-premises sign structure is 25 feet above the ground or no higher than 5 feet above the adjacent road grade, whichever is greater, as measured to the top of the sign. The bottom of the sign face shall be at least 8 feet above grade. An off-

premises sign shall be oriented primarily to viewers on an arterial roadway (e.g., PA Route ____) and not towards local streets or residential areas.

D. Setbacks: Off-premises signs must be set back at least 15 feet from all property lines and public road rights-of-way. They must also be located outside any required clear sight triangles at intersections and at least 50 feet from any overhead utility lines to ensure safety. If along a state highway, any PennDOT-required setback or permit conditions (from the State Outdoor Advertising Act) shall also be met, which shall be more restrictive.

E. Construction and Design: Billboards shall be constructed on a single steel pole or monopole support (lattice towers or wooden multiple poles are discouraged or shall be prohibited for new signs), engineered to withstand wind loads. The sign frame must be metal or other durable material. The display face shall be static (paper/vinyl) or digital (LED), but tri-vision or mechanically rotating slat signs are permitted only if they meet all motion and timing restrictions for digital signs (no continuous movement, only periodic message change). The structure shall be of neutral colors. Landscaping (low shrubs or groundcover) shall be installed around the base of the sign pole, unless the base is not visible due to location.

F. Illumination: Off-premises signs shall be illuminated only in compliance with §150-156. External lighting must be shielded and directed at the sign face only. Internal or digital illumination (electronic LED billboards) is allowed only by conditional use or special exception approval and must adhere to strict brightness controls (for example, max 0.3 footcandles above ambient at a certain distance, automatic dimming at night, and not operating at full white background except momentarily during transitions). No billboard shall display any animated or video content. Illumination must be extinguished or greatly dimmed after 11:00 p.m. in proximity to residential areas (within 500 feet).

G. Digital Message Duration: If an off-premises sign utilizes electronic changing messages (digital billboard), the message or display shall remain fixed for a minimum of 8 seconds before transitioning to the next message (or a longer duration if required by state/federal standards for traffic safety). Transition effects shall be instant or with a very brief (<1 second) fade; no scrolling, flashing, or multi-frame animation is allowed. Each transition must not use any strobes or special effects that is required to distract drivers.

H. Content of Off-Premises Signs: Off-premises signs are intended for commercial advertising and public service announcements. They shall not be used to display obscene material (per §150-150(I)). They shall display non-commercial messages as well. The Township cannot regulate the content except as to forbidding obscenity or dangerous speech; however, owners of off-premises signs are required to allocate some time for

community or emergency messaging as needed (e.g., AMBER alerts), as often coordinated through state permit requirements.

I. Permitting and State Compliance: Any off-premises sign requires a sign permit from Worcester Township and must also secure any necessary approvals from PennDOT or other relevant authorities. The applicant must show documentation of compliance with the Pennsylvania Outdoor Advertising Control Act and Federal Highway Administration regulations if the sign is along a highway subject to those rules. The Township permit shall be conditioned on maintaining such compliance.

J. Maintenance and ID Plate: Each billboard must have a small identification plate (12"x12" or similar) affixed in a visible spot stating the owner/operator name, a unique ID number, and permit number. Off-premises signs must be kept in good repair and the area around the sign kept free of trash and debris. If a billboard is damaged (more than 50% of value) or destroyed, any reconstruction must meet the then-current ordinance standards (see also nonconforming provisions if applicable).

K. Nonconforming Off-Premises Signs: Existing off-premises signs lawfully in place prior to adoption of this ordinance that do not conform to these standards shall continue as nonconforming signs (see §150-157 on nonconforming signs) but shall not be expanded or converted to digital display without coming into compliance. Any relocation or substantial modification will trigger the need to meet current requirements or obtain relief.

L. Prohibited Areas: For clarity, off-premises signs are explicitly prohibited within the boundaries of any designated historic district or village overlay, within any residential zoning district, and within 250 feet of the right-of-way of designated scenic roads (if any are officially designated by the Township or state within Worcester). This is to preserve scenic and historic quality.

(The regulations in this section aim to balance First Amendment rights of outdoor advertising with Worcester Township's interests in highway safety and aesthetic environment. If any portion is found to conflict with state or federal law, such law shall supersede to the minimum extent necessary.)

§ 150-155. Temporary, Limited Duration, and Portable Signs.

This section governs signs that are not permanently installed, including short-term Temporary Signs and longer-term Limited Duration Signs, as well as regulations for certain Portable Signs. These signs often serve to advertise events, sales, or other occurrences of finite duration, or to provide interim identification while a permanent sign is pending. Regulations ensure such signs do not undermine the intent of the permanent sign standards, cause clutter or hazards, or become permanent fixtures without oversight.

A. General Requirements for Non-Permanent Signs:

1. **Consent and Location:** Temporary or limited duration signs shall only be placed with the consent of the property owner. They must be located on the property relevant to the event or message (for on-premises temporary signs) unless otherwise stated (as in the case of certain off-premises event signs allowed for limited times). No temporary sign shall be placed on public property or right-of-way except as allowed under §150-150(B) or by Township approval for community events.
2. **Materials and Installation:** Temporary signs are typically made of lightweight materials such as corrugated plastic, poster board, fabric, or thin wood. They shall be securely fastened so they do not become wind-blown litter or create hazards. Freestanding temporary signs (like lawn signs) shall have sturdy stakes or frames. Banners shall be tied down at all corners. Balloons or inflatables must be tethered securely. All temporary signs must be installed to withstand normal wind and weather for their duration or be taken down during severe conditions.
3. **Removal:** All temporary signs must be removed promptly upon expiration of the allowed display period or after the event/purpose has passed. It is the responsibility of the person or entity who posted the sign, and the property owner, to ensure removal. Failure to remove temporary signs shall result in the Township removing the sign and billing the responsible party, and/or issuance of a violation notice or fine.
4. **Prohibited Features:** Temporary signs shall not be illuminated (except low-voltage decorative lights that must be part of holiday decorations), nor have any moving or flashing parts (except for things like pennants as specifically allowed for grand openings for a short time). Temporary signs must also adhere to the prohibited sign list in §150-150 (for example, no temporary sign shall be obscene, or placed unsafely, etc.).

B. Temporary Signs (Short-Term, up to 30 days):

These are signs intended for a very short duration (days or weeks). Common examples include election campaign signs, signs advertising a one-day event, short-term promotions, construction start announcements, etc.

1. **Residential Properties:** Each residential lot shall display temporary signs (such as campaign or opinion yard signs, celebration announcements) totaling up to 16 square feet of sign area at any one time, without a permit, subject to a maximum of 4 individual signs (for example, 4 signs of 4 sq. ft. each, or 2 signs of 6 and 10 sq. ft., etc., not exceeding 16 total). No single temporary sign in a residential area shall

exceed 6 square feet. These signs shall be displayed for no more than 30 days (or up to 7 days after the conclusion of an event they advertise, such as an election or a home for sale being sold). The Township will not police the content or specific timing except to address nuisance conditions or very prolonged displays that effectively become permanent (see limited duration below for longer displays).

2. **Non-Residential Properties:** In commercial, industrial, or institutional properties, temporary signs for special sales, events, or announcements are permitted without a permit as long as they do not exceed 32 square feet in total area per property and are displayed no more than 30 days. For example, a store is required to put up a banner "Sale this week!" of 20 sq. ft., or a church is required to have a 16 sq. ft. sign for an upcoming fair. If multiple temporary signs are used, their combined area shall stay within 32 sq. ft. Typically, no more than 2 such signs at a time to avoid clutter (e.g., one banner and one yard sign).
3. **Construction Site Signs:** One temporary sign announcing the project or contractor on a construction site is permitted after project approvals, not exceeding 12 sq. ft. in residential zones or 32 sq. ft. in non-residential zones. It must be removed upon completion of the project or issuance of a final certificate of occupancy. If construction is long-term (over 6 months), the sign must be considered a limited duration sign subject to renewal.
4. **Real Estate Signs:** A sign indicating a property is "For Sale" or "For Lease" is considered a temporary sign. One such sign is allowed on each street frontage of the property. In residential areas, the sign shall not exceed 6 sq. ft. and 5 ft. in height. In non-residential areas, up to 16 sq. ft. and 6 ft. height is allowed for a property for sale/lease. Such signs must be removed within 7 days after the property is sold or leased. (If a property remains on the market for a long time, the sign shall remain, but if beyond 6 months, it transitions to a limited duration sign and shall require renewal confirmation with the Township).
5. **Event Directional Signs (Off-site):** While off-premises signs are generally prohibited, the Township recognizes short-term signs for things like open houses, community events, or yard sales that point the way from main roads. These shall be placed with permission of the landowner at key turns, not more than 24 hours in advance and removed right after the event (same day). They must be small (no more than 4 sq. ft.) and not create hazards. Typically, such signs are tolerated on weekends for open houses, etc., but they are technically not allowed on public ROWs and shall be removed by the Township if found in violation or left behind.

6. Permit Requirements: Most temporary signs as described above do not need individual permits if they comply with these rules. However, the Township shall require a simple registration or notification for larger temporary banners (especially in non-residential zones) to manage compliance with the 30-day rule. If a business wants to have a temporary banner beyond 30 days, it becomes a limited duration sign requiring a permit (see below).

C. Limited Duration Signs (Longer-Term Temporary, 30 days up to one year):

Certain signs are needed for longer than 30 days but are still not permanent. These include signs like a real estate development coming-soon sign, a banner for a new business before their permanent sign is installed, seasonal farm signs, or an announcement of a future event many months away. Because their duration is extended, the Township requires a permit and closer regulation.

1. Permit and Renewal: A Limited Duration Sign Permit shall be obtained for any non-permanent sign that will be displayed for longer than 30 days. The permit will specify the allowed display period, up to a maximum of one (1) year. The permit shall be renewed once if justified, but after two years the sign shall be removed or replaced with a permanent sign if appropriate.
2. Size and Number:
 - In non-residential districts: One Large Limited Duration Sign per property is permitted, up to 16 square feet in area (if freestanding, up to 6 feet in height). If the property is large (over 5 acres) or has extensive frontage, the Township shall allow one additional limited-duration sign (either second location or second face) of the same size, provided they are at least 200 feet apart. Also, one Small Limited Duration Sign (up to 6 sq. ft.) shall accompany it (for example, a small “Now Hiring” yard sign in addition to a big “New Store Opening Soon” sign).
 - In residential districts: One limited-duration sign per property, not exceeding 6 square feet (or 12 sq. ft. if the property is over 5 acres, such as a farm). Height max 5 ft. Typically, this must be used for something like “Future Home of XYZ Development” on a big tract, or a long-term fundraiser sign at a school “Support our Building Project.”
3. Examples of Limited Duration Signs:
 - A real estate development sign posted after subdivision approval, advertising lots for sale, displayed during the marketing phase.

- A banner or sign for a new business that is operating under a temporary banner until the permanent sign is fabricated (common when there's a delay in permanent signage).
 - A sign announcing a seasonal activity like "Corn Maze Open All Fall" on a farm, up for 2-3 months.
 - A sign for a prolonged event or a series of events, like "Summer Concert Series Every Friday June–August".
4. **Construction and Aesthetics:** Limited duration signs shall be sturdier than short temporary signs since they endure weather longer. If freestanding, posts shall be solid (4x4 wood post or metal stakes). The sign shall be kept clean and intact over its display. Faded or damaged signs must be repaired or removed. Because they stay up longer, the Township must require design considerations (for instance, a coming-soon sign must need a neat appearance with professional lettering, rather than a hand-scrawled banner, in certain districts).
 5. **Conversion to Permanent:** If a limited duration sign is desired to be kept beyond the allowed time, it essentially becomes a permanent sign and must then comply with all rules for permanent signs in that district (including possibly needing to be replaced with more permanent materials, getting a standard sign permit, and counting toward the property's sign allotment).

D. Portable Signs (Sandwich Boards, etc.):

Portable signs shall fall under temporary signs if used short-term, but some are used recurrently (like a sandwich board put out daily). This subsection addresses the common types of portable signs:

1. **A-Frame (Sidewalk) Signs:** As noted in the Village Districts (§150-153(B)), A-frame signs are allowed in those pedestrian-oriented areas during business hours with conditions. Elsewhere in general commercial districts, an A-frame sign is not typically allowed out by the street (where it must be too far from business or in ROW), but one must be allowed immediately in front of a store's entrance in a strip mall walkway to advertise specials. In any case, an A-frame must not obstruct required accessibility or fire exits. If a business outside the village wants to use an A-frame, they shall consult the Zoning Officer; it must be permitted under a temporary sign permit for limited time (like "sale this week" sign by the door).
2. **Trailer or Wheeled Signs:** Those are prohibited as per §150-150(D) unless used under a temporary permit for a special event and placed safely. For example, a volunteer

fire company carnival must use a trailer-mounted sign for two weeks to announce it, with special permission. But as a routine signage practice, they are not allowed.

3. Portable Changeable Message Signs: The portable reader boards with changeable letters (often on a trailer bed with flashing lights) are not permitted except by special event permit by the Township for non-profit or civic events of community-wide interest, and even then for a very limited duration and specific location. Businesses shall invest in permanent signage rather than these devices.
4. Removal: Portable signs must be removed when not in use. An A-frame must be taken indoors after hours. Any temporary portable sign allowed for an event must be removed promptly after.

E. Specific Time Frames: To summarize typical allowed display durations:

- Yard sale sign: 3 days max.
- Campaign or election sign: Up to 30 days before election and remove within 5-7 days after (the Township will not enforce content but this guideline shall be given).
- Holiday decoration: about 30 days around holiday.
- Grand opening banner: perhaps 14 to 30 days.
- Real estate sign: Through listing period (could be many months; treat as limited duration if beyond 6 months).
- Construction sign: For duration of active construction (with removal right after project).

If a conflict arises or a sign doesn't clearly fit these, the Zoning Officer will determine a reasonable category or present it to the Township for guidance. The goal is to permit flexibility for genuine temporary needs while preventing abuse (such as a "permanent temporary" sign that never goes away).

F. Permit Fees: The Township shall establish in its fee schedule a nominal fee for temporary or limited duration sign permits to cover administrative handling. Unpermitted signs that are found in violation shall be removed without notice if they pose immediate concern (like signs on utility poles or traffic devices), or with notice for others.

§ 150-156. Athletic Field Area Signs.

The following signs are permitted at athletic field areas at public or private schools, subject to the conditions below:

A. Athletic Field Fence Signs

1. Permitted only on fences that immediately surround playing areas.
2. Signs must face the field or spectator stands only; the reverse shall be a uniform dark color with no content.
3. Height shall not exceed the fence height or 10 feet from grade, whichever is lower.

B. Spectator Stand Railing Signs

1. Signs on the front railings shall face spectators; the reverse side must be blank and dark colored.
2. Signs on rear railings shall face away from spectators, not visible from adjacent properties.
3. Max height: top of railing or 5 feet from grade, whichever is lower.

C. Scoreboard Signs

1. One sign allowed per scoreboard or support structure.
2. Must face the field; reverse must be blank and dark.
3. Max height: 3 feet; width not to exceed scoreboard; bottom of sign not to exceed 20 feet above grade.

D. Dugout Signs

1. Up to 2 signs per dugout.
2. Max size: 30 sq. ft. each.
3. Must be placed below the roofline and under 10 feet from grade.

E. Permit Requirements

1. A permit is required for any athletic field sign.
2. Applicants must submit a signage plan including all proposed and potential signage.
3. Any change to the approved signage requires Township approval via revised plan.

§ 150-157. Sign Illumination and Digital Display Standards.

Because illuminated signs and electronic message displays have a heightened potential to affect public safety and community character, the following specific standards apply to all illuminated signs, digital signs, and electronic message centers (EMCs) in addition to the general illumination requirements of §150-152(B).

A. Illumination Levels:

1. **Brightness Limits:** The illumination from any sign shall not exceed 0.3 footcandles above the ambient light level at the property line of the site or at any public road, measured by a light meter. For digital signs (electronic message signs or LED billboards), the brightness shall be limited to a maximum of 5,000 nits (candela per square meter) during daylight and 500 nits from dusk till dawn, or as updated by industry standards for safety. All digital signs must have automatic dimming controls to adjust brightness based on ambient light.
2. **Glare Control:** Lighting fixtures for externally lit signs shall be aimed and shielded so that their light is directed only onto the sign face. No bright reflections or glare shall be directed toward drivers, pedestrians, or adjacent properties. If a sign is found to cause glare (for instance, a shiny background reflecting sun onto traffic), the Township shall require modifications such as anti-glare finishes or re-aiming lights.
3. **Halo and Backlighting:** Signs that use a halo-lit technique (letters backlit to create a glow on the wall) are permitted and often produce less glare. However, brightness shall still be controlled. Internally illuminated channel letters or cabinet signs shall have opaque backgrounds or panels so that only the letters/symbols light up, rather than large glowing fields, especially in sensitive areas.

B. Digital Sign Operations (Electronic Message Signs):

1. **Dwell Time (Message Duration):** Any changeable electronic message display on an on-premises sign must display a static message or image for a minimum of 15 seconds before transitioning. (This is more restrictive than off-premises which was 8 seconds; on-premises shall often be shorter, but Worcester chooses 15 seconds to minimize distraction, or the Township shall set a different standard case-by-case). Time/temperature displays shall change more frequently, but only to update current info, not to create a flashing effect.
2. **Transitions:** Transitions between messages shall be instantaneous (less than one second) or via a subtle fade/dissolve. No scrolling text, no flashing, and no animation like flying or zooming graphics is allowed. No video or full-motion images are allowed on any on-premises sign (aside from pre-programmed subtle movement inherent to the sign's operation, such as a slow fade).
3. **Malfunctions and Defaults:** All digital signs must be equipped to freeze the display or turn off in the event of a malfunction. For example, if a control system error occurs, the sign shall go dark or display a blank screen rather than garbled or rapid-

flashing content. The owner must immediately turn off the sign or fix it upon notice of a malfunction.

4. **Emergencies:** The Township or emergency management shall request the use of any digital sign for emergency public service announcements (like evacuation routes, amber alerts) if practical. Sign owners are required to cooperate, though this is not mandatory unless stipulated by law.

C. Location and Type Restrictions for Digital Signs:

1. **Proximity to Residences:** No digital sign with changing illumination (like an EMC) shall be located within 150 feet of a dwelling unit's windows unless the light emitted is effectively shielded or not directed toward the dwelling. The Township shall require certain signs to be turned off at night if they are too close to homes (for example, a gas station price LED sign near a neighborhood must need to dim after 10 p.m.).
2. **Freestanding EMCs:** A freestanding sign with an EMC component must integrate that component into the overall design (not appear as a tacked-on LED box). The EMC portion shall ideally be no more than 50% of the total sign area and framed by architectural elements. Only one EMC per lot is allowed (e.g., either on the pole sign or on the wall, but not two separate digital signs).
3. **Fuel Price Signs:** Digital price signs (for gasoline, etc.) are permitted for motor fuel stations, but they are limited to showing numeric digits and currency symbols. They must comply with brightness rules and cannot flash. They are allowed to change as prices change (infrequent). Typically, one digital price display per street front or per pump canopy side is allowed, and the digit height shall not exceed 24 inches (or as needed for readability from road at reasonable distance).
4. **Time/Temperature Signs:** Signs that only show time and temperature (and perhaps simple text like a bank name) are permitted and considered a type of electronic message sign. They must also adhere to the dwell time (though typically time/temperature changes every few seconds, the Township shall allow that specific function at 5-second intervals since it's standard and not considered advertising content). However, such signs cannot then add other messages more frequently than allowed.

D. New Lighting Technologies:

As LED, e-ink, holographic, or other display technologies emerge, the Township will evaluate them under the framework of this ordinance. The guiding principle is that any

technology that results in a sign that changes images, is illuminated, or effectively acts as an electronic display must conform to the safety and aesthetic controls herein (brightness, duration, etc.). For instance, if in the future holographic projecting signs or drone-based signs were possible, they would likely be considered prohibited unless explicitly reviewed and permitted by ordinance amendment. The Township reserves the right to amend these standards to address new tech as needed.

E. Light Trespass and Night Sky:

Worcester Township values its semi-rural character and relatively dark night skies. Accordingly, upward-directed sign lighting shall be avoided (use downward-directed lighting for externally lit signs). Illuminated signs that are not needed late at night shall be turned off (required to have timers). Digital billboards, if any, must have automatic dimming after astronomical dusk. The Township encourages use of warmer color temperatures for lighting (excessively blue-white light shall be more disturbing to human eyes at night). Compliance with any future lighting or dark sky ordinance is required in addition to these sign-specific rules.

F. Illuminated Window Signs:

Neon or LED signs placed inside windows (like “Open” signs or beer signs) shall be of modest size (generally under 4 sq. ft. each as per exemption) and not flash. They are not regulated as strictly as outdoor signs, but if an excessive number of bright window signs create a nuisance or distraction, the Township shall require some to be turned off or removed under general nuisance laws or this ordinance’s intent.

G. Measurement at Night:

To enforce brightness limits, the Township shall take light meter readings at night at property lines. The sign owner shall cooperate by providing a way to temporarily turn off the sign lighting to measure ambient light versus illuminated light. If the sign is found to exceed allowed levels, the owner must adjust the brightness or shielding. Repeated violations of illumination standards will be considered an ordinance violation subject to penalties.

§ 150-158. Nonconforming Signs.

A. Continuation of Nonconforming Signs: A nonconforming sign is any sign lawfully existing prior to the effective date of this ordinance (or subsequent amendment) that does not comply with one or more provisions of the current regulations. Such signs shall continue to be displayed and maintained as legal nonconformities, subject to the restrictions of this section, which are intended to eventually bring signage into compliance over time without abruptly requiring removal (except for safety reasons).

B. Grandfathered Status: The nonconforming sign status applies to the sign structure and its use, not to the content of the message displayed. Changing the copy on a nonconforming sign (e.g., rewording a billboard or changing a business name on an existing sign) is allowed as provided in §150-151(8), so long as the alteration does not increase the nonconformity. A new owner of a property shall continue to use an existing nonconforming sign structure for their business, provided it is not expanded, and that such continued use occurs within the timeframe below (regarding discontinuance).

C. Loss of Nonconforming Status: A nonconforming sign shall lose its legal status and must be removed or brought into full compliance with this Article if any of the following occurs:

1. Damage or Destruction: The sign is damaged or deteriorated to the point that the cost of repair exceeds 50% of the cost of replacing the sign new. In such case, any reconstruction must comply with current regulations (size, height, etc.). Minor repairs or exact replacement of panels do not count as destruction; this refers to substantial structural damage (e.g., a storm knocks down a pole sign).
2. Abandonment of Use: The business, establishment, or activity that the sign advertises has ceased operations at that location for more than 6 months. In that case, the sign is considered abandoned (see definition of Abandoned Sign). Even if the physical sign structure remains, its nonconforming use rights for that message end after the grace period. (For example, an old freestanding sign for a closed restaurant can't stay up indefinitely hoping for a new tenant to reuse it after a long time; beyond 6 months of vacancy, it shall be removed unless the property owner gets approval to keep it as a blank sign for a bit longer.)
3. Change in Sign Structure or Location: The sign is moved to a new location or replaced with a different sign. Any relocation or structural change (other than maintenance) means the new or moved sign must comply with current code. For instance, if a nonconforming pole sign is moved a few feet due to driveway changes, that relocation triggers compliance (perhaps converting to a conforming monument sign).
4. Change in Use or Zoning of Property: If a property undergoes a zoning change or a land development requiring new approvals, the Township shall require bringing existing signage into compliance as part of the approval (especially if the nonconforming sign is significantly out of character or oversize). Similarly, if an old sign was allowed in a prior zoning but now the area is rezoned to a more restrictive category, the sign shall remain as nonconforming until any of the above triggers occur.

D. Maintenance of Nonconforming Signs: Routine maintenance, repainting, or changing of sign face (copy) is allowed on a nonconforming sign. However, structural alterations or enlargements are not permitted. For example, one cannot extend the height of a nonconforming sign or add digital LED panels to a static nonconforming billboard without bringing it to code. Improving safety (like better brackets or electrical work) is allowed if it doesn't expand the sign. The Township encourages keeping nonconforming signs in safe condition; if they become unsafe and are a public hazard, they fall under removal provisions (§150-160) regardless of nonconforming status.

E. Historic Signs Exception: In some cases, an old sign must be considered of historic or iconic significance (e.g., a decades-old painted wall sign or neon sign that is part of Worcester's cultural heritage). The Board of Supervisors, upon recommendation of the Historical Commission or Planning Commission, shall allow such a sign to remain or be restored, even if nonconforming, as an exception if it's deemed an asset to community character. This would be handled on a case-by-case basis via appropriate relief (variance or zoning amendment for an overlay).

F. Temporary Nonconformity (Amortization): Worcester Township does not set a fixed amortization period for mandatory removal of nonconforming signs (which shall be legally problematic). Instead, the Township will rely on the above conditions to phase them out. Owners of nonconforming signs are required to voluntarily upgrade to compliant signage, and the Township shall provide flexibility (like variances or permits) to facilitate replacing an old undesirable sign with a new one that better fits current rules (even if slightly larger than normally allowed, as incentive, for instance).

G. Documentation: The Township will document known nonconforming signs at the time of ordinance adoption (photographs, dimensions, location) to have a record. Owners are advised to maintain evidence of a sign's lawful status in case of questions. If a sign's legality is challenged, the burden shall fall on the owner to prove it was legally installed.

H. Signs on Nonconforming Uses: A use that is nonconforming (e.g., a commercial use in a residential zone) shall have signs in accordance with what would be allowed for that type of use in a comparable district, but not exceeding what existed (if existing signage). Essentially, if a small store exists in a residential zone as a legal nonconforming use, its sign shall remain but if it wants a new sign it shall generally conform to the standards of a commercial zone or as the Zoning Hearing Board shall grant via variance. (This overlaps with §150-158 perhaps if included, but basically to clarify that a nonconforming business doesn't get full new signage rights beyond what's fitting to area.)

§ 150-158. Administration and Permitting.

The following outlines the administrative process for implementing these sign regulations, including permit application, review, approval, and inspections. All signs that are not exempt under §150-151 require permits, and it is unlawful to erect, alter, or relocate any such sign without first obtaining a zoning sign permit (and any other required permits).

A. Permit Applications: Applications for sign permits shall be submitted to the Zoning Officer on forms provided by the Township. An application shall include at minimum:

1. Applicant and Owner Information: Name, address, and contact info of the sign contractor (if any) and the property owner (with written consent of owner if applicant is tenant or agent).
2. Site Information: Property address, parcel ID, zoning district, and a description of the business or use. If part of a multi-tenant property, identification of the unit or building space for the sign.
3. Sign Details: Scaled drawings or plans of the proposed sign(s) showing design, dimensions (height, width, depth), sign area, wording/graphics, colors, and materials. For wall signs, a drawing of the building facade showing where the sign will be placed and the facade dimensions. For freestanding signs, a site plan or sketch showing the sign's proposed location in relation to property lines, rights-of-way, driveways, buildings, and any nearby signs. Structural details or specifications shall be required for larger signs (e.g., footing design, wind load engineering for tall signs).
4. Illumination Details: If the sign will be illuminated, provide information on the type of lighting (external spotlight, internal LED, etc.), electrical connections, and brightness control measures (for digital signs, include the specs of brightness limits and auto-dimming features).
5. Existing Signage: A brief description or photos of any existing signs on the property to ensure the new proposal complies with total number and area limitations. If the new sign is replacing an old one, clarify if the old will be removed. If others remain, show they are within allowed aggregate limits.
6. Fee: Payment of the sign permit fee as established by the Township fee schedule. Separate building or electrical permit fees must also apply if those permits are needed (e.g., for an illuminated sign or a large structure requiring footers).

B. Review Procedure:

1. Zoning Compliance: The Zoning Officer will review the application for compliance with this Article's standards (appropriate type, size, height, location, number, etc.,

for that zoning district). If the sign is within an Historic District or Village Overlay requiring design review, the application shall be forwarded to the Historical Commission, Design Review Board, or Planning Commission for comments or a certificate of appropriateness (if a formal historic ordinance exists). Any such comments will be considered but the decision rests on compliance with the code.

2. **Building/Safety Review:** If the sign is of a nature that needs a construction or electrical review (e.g., a large freestanding sign, or any sign with complex structure or lighting), the Township Building Official shall also review the plans. If an engineered design is required (often for signs over a certain size or height), the applicant must provide stamped engineering drawings. The Zoning Officer shall condition permit approval on obtaining a building permit or electrical permit as needed.
3. **Decision:** The Zoning Officer shall approve, deny, or return for revision the sign permit application within a reasonable time (typically within 15-30 days of a complete submission). A denial will be accompanied by a written statement of reasons citing specific ordinance provisions not met. The applicant shall then revise and resubmit, or appeal the denial to the Zoning Hearing Board if they believe it was in error or seek a variance.
4. **Variances:** If a proposed sign does not conform, the applicant shall apply to the Zoning Hearing Board for a variance from specific requirements. The Board will consider such requests under the usual variance criteria (unnecessary hardship, unique conditions, public interest, etc.) as per the Municipalities Planning Code. The Board cannot grant a variance that would circumvent content neutrality or allow something specifically prohibited (like an off-premises sign in a residential zone, which is a use variance typically not granted). Applicants are required to design within the ordinance to avoid needing variances.
5. **Master Sign Plan (if applicable):** For large developments (like shopping centers, office parks, campuses), the Township shall require a comprehensive sign plan showing all intended signage, especially if asking for any deviations. The sign plan shall be reviewed as part of land development. If approved, individual sign permits still must be obtained but are guided by the plan. The plan shall allow some flexibility within an overall cap (e.g., trading off wall sign area among tenants) as long as ordinance limits are respected or properly varied.

C. Permit Issuance and Compliance:

1. Upon approval, the Zoning Officer will issue a sign permit. This permit must be kept on file and the permit number or sticker affixed to the sign as required in §150-152(G). The permit is valid for starting construction/installation within 6 months; otherwise it expires (one extension of 6 months shall be granted if requested before expiry).
2. The applicant is responsible for calling for any necessary inspections (footing inspection before pouring concrete for a freestanding sign, electrical inspection of wiring, final inspection when installed). The sign shall not be considered finally approved until it passes final inspection for compliance with the permit. If a sign is installed without calling for inspection and later found non-compliant, the Township shall require adjustments or even removal.
3. If the installed sign differs from the approved plans (size, location, etc.), the Zoning Officer shall halt further work and require corrections or a new application. Minor deviations shall be field-approved if still within ordinance (e.g., sign shifted a few feet from planned location to avoid a pipe, still meeting setbacks). Significant changes (like a bigger sign) must require re-submission or enforcement action.

D. Temporary Sign Permits:

For those temporary or limited duration signs that require a permit (see §150-155(B)(6) and (C)), the application process is simpler but still requires basic info: property, size, material, content/purpose of sign, and exact period of display. The Zoning Officer issues a temporary sign permit specifying the allowed display dates. No inspections typically needed unless something large-scale. A refundable bond must be required for certain temporary signs to ensure removal (commonly done for town-wide event banners or similar).

E. Enforcement of Permits:

The Zoning Officer shall enforce all provisions of this Article. If a sign is erected without a permit and one was required, the Officer will issue a notice of violation to the responsible party (owner/installer). If not promptly corrected (either by obtaining a permit if it shall comply, or by removal), further enforcement including fines or abatement will occur (see §150-159 and §150-160). Also, the Township shall refuse to issue new permits to someone who has outstanding violations until resolved.

F. Records:

The Township will maintain records of all sign permits issued, including the plans and any conditions of approval. An inventory of existing nonconforming signs shall be kept as

mentioned in §150-157(G). This is helpful for future enforcement and for any updates to regulations.

G. Permit Revocation:

If any sign that was permitted is later found to be in persistent violation (for example, an electronic sign violating brightness or message timing repeatedly, or a sign not maintained causing safety issues), the Township shall revoke the sign permit. Upon revocation, the sign owner must cease using the sign (turn off illumination or cover the message) until the issues are corrected and a new permit or reinstatement is obtained. Operating a sign after permit revocation is a violation subject to penalties.

H. Appeals:

Decisions of the Zoning Officer regarding sign permits or enforcement shall be appealed to the Zoning Hearing Board within the timeframe and procedures provided in the zoning ordinance and MPC. This includes appeals of permit denials or interpretations.

§ 150-159. Violations and Penalties.

Any person, firm, or corporation who violates or permits a violation of any provision of this Article (the Sign Ordinance) shall be subject to the enforcement remedies and penalties as outlined below, in addition to those provided generally for zoning violations in Chapter 150 and the Pennsylvania Municipalities Planning Code.

A. Notice of Violation: When the Zoning Officer determines a sign is in violation of the ordinance (e.g., erected without permit, exceeding size limits, in disrepair creating hazard, etc.), a written Notice of Violation shall be issued to the owner of the sign and/or the owner of the property on which the sign is located. The notice will describe the violation, cite the applicable code sections, and state a deadline (a reasonable time period) to correct or remove the unlawful sign. In cases of immediate danger (e.g., a sign about to fall), the Township shall take emergency action per §150-160 without prior notice.

B. Fines and Penalties: Failure to comply with the notice within the specified time constitutes a violation of the zoning ordinance. Each day that a violation continues after the deadline shall be considered a separate offense. Upon conviction before a Magisterial District Judge, violators shall be subject to fines as provided in the Municipalities Planning Code for zoning violations (currently up to \$500 per day for each offense, plus all court costs and reasonable attorney fees incurred by the Township). The court shall also direct the removal of the sign at the owner's expense as part of the judgment.

C. Civil Enforcement: In addition or alternatively, the Township shall pursue civil enforcement remedies, including an injunction or mandamus action to compel

compliance or removal of a non-compliant sign. The Township shall also utilize the Municipalities Planning Code provisions to impose a civil penalty, collected via a judgment, in lieu of or in addition to criminal fines.

D. Removal by Township: If the violator does not correct the violation by the specified compliance date and no appeal is pending, the Township is authorized to enter the premises (with due notice or a warrant if required) to remove or abate the unlawful sign. The costs of such removal (including any contracted services and Township staff time) shall be billed to the sign owner and property owner. If not paid, the cost shall be placed as a lien against the property. The Township shall not be responsible for damages to the sign removed in good faith enforcement of this ordinance.

E. Non-Waiver of Future Enforcement: The failure of the Township to immediately enforce any provision of this Article (for example, not noticing a violation or delaying action) shall not be construed as a waiver of its right to enforce later. The Township shall choose to prioritize certain violations (like safety hazards) over others (like minor size excess), but retains the authority to enforce all aspects at any time. The continued existence of an illegal sign is not legalized by lack of enforcement; estoppel generally does not apply against government enforcement of zoning.

F. Separate Offenses for Each Sign: Each illegal sign, and each separate regulatory violation, will be considered a distinct offense. For instance, if a business erects three oversized banners without permits, that is required to be three offenses. Also, each day of continued violation, as noted, is a new offense potentially. This shall lead to accumulating fines, giving incentive for prompt resolution.

G. Removal of Signs in Right-of-Way: Unpermitted signs placed in the public right-of-way or on utility poles (such as impromptu advertising signs often found at intersections) shall be removed immediately by the Township without notice. These often include “bandit” signs for businesses or events. The Township is within its rights to dispose of such signs and shall issue fines to repeat offenders if they shall be identified.

H. Remedial Actions: In some cases, the Township shall allow a violator to remedy the violation by altering the sign rather than full removal (e.g., cut down the height, reduce lighting, obtain a late permit). However, this is at the Township’s discretion and usually still involves a penalty for having violated initially. Any compromise will be documented in writing to avoid confusion about what compliance entails.

I. Appeals and Stay of Enforcement: If a notice of violation is appealed to the Zoning Hearing Board in a timely manner, enforcement action and fines shall be stayed for that specific issue until the Board’s decision (except in matters of immediate public safety). If

the Board upholds the violation determination, the clock for compliance shall restart from the Board's decision date (unless otherwise directed). However, any use of the sign during the appeal that is deemed unsafe is required to still be enjoined.

§ 150-160. Removal of Unsafe, Unlawful, or Abandoned Signs.

In addition to the above enforcement provisions, the following specific rules apply to the removal of signs that are determined to be dangerous, illegally erected, or abandoned:

A. **Unsafe Signs (Immediate Hazard):** If the Township, through the Building Code Official, Zoning Officer, or other authority, finds that any sign is an immediate peril to persons or property (e.g., hanging by a thread, damaged and leaning precariously, dangerously electrified, etc.), the Township shall order its immediate removal or repair. The Township will attempt to notify the owner to take action within 24 hours or a similar short period. If the owner cannot be reached or does not act promptly, the Township shall remove or secure the sign to neutralize the hazard. The costs incurred shall be paid by the owner as per §150-159(D). No sign deemed an imminent hazard shall be allowed to remain in such condition; this is a summary abatement situation in the interest of public safety.

B. **Unlawful Signs:** For signs erected without required permits or in violation of regulations (and not corrected upon notice), the Township shall remove the sign after due notice (as given in §150-159) has expired. Removal will be at the owner's expense. Typically, portable or temporary signs in violation must be simply picked up by the Township (for example, a batch of illegally placed weekend signs). Larger permanent signs would likely require a court order or property owner consent to remove if they don't cooperate. The Township will store removed signs for a short period (e.g., 30 days) to allow the owner to claim them upon paying costs; after that, the Township shall dispose of them.

C. **Abandoned Signs:** Any sign face that is blank, or displays an obsolete message (such as advertising a business that has closed, or an event long past), for a continuous period of 12 months shall be considered abandoned. The Township shall notify the property owner that the sign is presumed abandoned and must be removed. The structure (cabinet, pole, etc.) and the sign panel shall be taken down. If the owner wishes to keep the structure for a potential future use, they must at least remove or cover the blank/obsolete face and possibly must still remove the cabinet/panels, unless they plan a new sign face imminently. Abandoned sign structures, especially those that are freestanding, shall be ordered removed after 12 months of disuse. If the owner fails to comply, the Township shall treat it as an unlawful sign and remove it per above procedures.

D. **Removing Sign for Non-Payment of Fees:** If any sign permit fees or removal costs ordered by the Township remain unpaid, the Township shall also remove the sign in question upon

providing final notice. For example, if someone erects a sign with a due permit fee they never paid, and ignores notices, the Township is required to remove the sign as part of enforcement since the permit was never effectively granted (though typically it would go to violation processing first).

E. Recovery of Costs: As noted, any costs of removal or emergency securing by the Township shall be billed to the responsible party. If not paid, a lien or civil action shall ensue. The Township's costs include direct labor/equipment, contractor fees if outsourced, plus administrative costs in accordance with law. The intent is that taxpayers shall not bear the burden of dealing with someone's neglected or illegal sign.

F. Damage to Public Property: If removal of a sign (either by the owner or Township) causes damage to public property (sidewalk, utility, etc.), the party responsible for removal is liable for such damage and must repair it to the Township's satisfaction. For example, if an old pole sign in the right-of-way is pulled out and leaves a hole, the property owner must fill and restore the area.

G. Optional - Nuisance Declaration: The Township shall declare any sign in violation of this ordinance to be a public nuisance and seek relief in a court of law to abate such nuisance. This is particularly apt for signs like large illegal billboards or recurring illegal sign postings. A nuisance declaration shall sometimes allow more immediate action if authorized by a court.

H. Storage and Notice: If the Township removes a sign that is not obviously trash, it will store it and send notice (if possible) to the owner that they shall retrieve it. For small yard signs picked up en masse, the Township must simply dispose of them if they lack obvious value. But for a larger sign taken down from property, notice by certified mail to last known address of owner to reclaim within 30 days is standard.

I. Replacement after Removal: If a sign is removed under this section, any new or replacement sign on that premises must fully comply with this Article (essentially starting fresh). For instance, if a nonconforming, abandoned sign is removed, the owner doesn't get to put up something equally nonconforming in its place without following today's rules.

§ 150-161. Substitution Clause (Non-Commercial Messages).

Notwithstanding any other provisions of this Article, any sign permitted under this ordinance shall contain a non-commercial message (including but not limited to expressions of opinion, ideology, or support for causes or candidates) in lieu of any other message. Such substitution of copy shall be made without any additional permitting or approval, provided the sign is otherwise lawful and in compliance with its size, location, and other attributes.

In addition, a non-commercial message shall be substituted for a commercial message on any lawful sign structure, and the display of a non-commercial message shall not cause a sign to be deemed off-premises or otherwise treated differently under this ordinance. This clause is intended to ensure that the Township's sign regulations are applied in a content-neutral manner and do not impermissibly favor commercial speech over non-commercial speech, or regulate signs based on the message expressed.

If any sign, or any provision of this Article, is found by a court to be an unconstitutional limit on speech, it is the Township's intent that the court disallow the specific unconstitutional application but leave the remainder of the ordinance in force, including applications to other types of messages or signs. No part of this Article limiting a certain type of sign (e.g., billboards, digital signs, size, duration) shall be interpreted as an attempt to regulate the speech content displayed, but rather the time, place, and manner of display.

(Illustration: A sign that is allowed for a business to advertise "Buy Widgets" shall instead be used by the owner to say "Support Our Troops" or any other non-commercial message, without violating the ordinance. Conversely, a sign that meets the definition of an off-premises sign because it advertises something not sold on the property shall still display a purely non-commercial message but would still be considered an off-premises sign if it were a billboard structure, etc. Essentially, the classification of signs is content-neutral and a sign's category does not change based on the substitution of non-commercial copy.)

Section 2. Repealer.

All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance (including the prior Chapter 150, Article XXI, "Signs") are hereby repealed to the extent of such inconsistency. Specifically, the existing provisions of Chapter 150, Article XXI of the Worcester Township Code, and any amendments thereto, are repealed in their entirety and replaced by the provisions set forth in Section 1 above. The repeal of the prior ordinance does not affect any enforcement action or violation proceeding pending under that prior ordinance, and such matters shall continue under the law in effect at the time of the violation.

Section 3. Severability.

The provisions of this Ordinance are declared to be severable. If any section, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that any one or more provisions shall be declared

invalid. In particular, and without limiting the generality of the foregoing, if any provision of this Ordinance is found to impermissibly regulate speech based on content or speaker, it is the intent of the Board that such provision be reformed or severed so as to render it consistent with applicable law, and that the remainder of the Ordinance shall remain in full force and effect.

Section 4. Effective Date.

This Ordinance shall become effective immediately upon enactment by the Board of Supervisors of Worcester Township, as provided by law. Enforcement of the new sign regulations shall commence on that effective date, except that existing nonconforming signs shall be subject to the grace periods and transition provisions outlined in §150-157 and §150-160. The Township staff is authorized to notify known sign owners of significant changes in requirements, although lack of personal notice shall not delay enforcement of this Ordinance as of its effective date.

ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania this ____ day of _____, 2025.