

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2025-07

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF WANGIA - 1205 HOLLOW ROAD PLAN**

WHEREAS, Bradley A. Wangia and Katherine N. Wangia, (hereinafter referred to as "Applicants") have submitted a Subdivision Plan to Worcester Township and have made application for Preliminary/Final Plan Approval of a plan known as Wangia - 1205 Hollow Road Plan. The Applicants are owners of an approximate 9.53 acre tract of land located at 1205 Hollow Road, Worcester Township, Montgomery County, Pennsylvania in the AGR Agricultural Zoning District of the Township, being Tax Parcel No. 67-00-01303-007 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicants propose the subdivision of an existing 9.53 acre parcel to create three lots; Lot 1 will be a 2.48 acre lot and contain the existing single-family detached dwelling; Lot 2 will be a 2.83 acre lot for future development of a single-family detached dwelling; and lot 3 will be a 4.24 acre flag lot for future development of a single family detached dwelling (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on December 12, 2024; and

WHEREAS, the Preliminary/Final Plan for the proposed subdivision, prepared by All County Associates, Inc., titled, "Wangia - 1205 Hollow" consisting of 1 sheet, dated May 20, 2024, with latest revisions dated November 6, 2024, is now in a form suitable for Preliminary/Final Plan Approval (the "Plan(s)" or "Preliminary/Final Plan") by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The Preliminary/Final Plan as described above, is hereby approved, subject to the conditions set forth below.

2. **Conditions of Approval.** The approval of the Preliminary/Final Plan is subject to strict compliance with the following conditions:

- A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of December 4, 2024 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of October 21, 2024.
- C. Compliance with all comments and conditions set forth in the Bowman Consulting Group letter of October 14, 2024 concerning Land Development Review and Waiver Request Review.
- D. Prior to construction on Lot 2 or Lot 3, the approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, the receipt of will-serve letters from all applicable utilities, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- E. The Applicants' obligation to install sidewalks pursuant to Section 130-18.A of the Worcester Township Subdivision and Land Development Ordinance is deferred until such time as required by the Township. Future owners of each lot will be responsible for the installation of sidewalk along their respective road frontage when requested by Worcester Township, at no cost to Worcester Township. A note shall be added to the Plans

reflecting the aforesaid deferral and future obligation.

- F. The Applicants shall provide to the Township for signature that number of Plans required for recording and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicants shall have all Plans recorded, and the Applicants return the three (3) Plans to the Township within seven (7) days of Plan recording.
- G. The Applicants shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- H. The Applicants shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- I. The Development shall be in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- J. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Agreement shall be borne entirely by the Applicants, and shall be at no cost to the Township.
- K. Legal Descriptions for the three lots must be submitted to the Township Engineer for review and approval prior to plan recording.

3. **Waivers.** The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. Section 130 Article X of the Worcester Township Subdivision and Land Development Ordinance -

traffic impact fees may be waived for de minimus traffic-generating applications.

4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicants, in writing, within ten (10) days from the date of receipt of this Resolution.

5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicants in writing.

BE IT FURTHER RESOLVED that the Plans shall be considered to have received Preliminary/Final Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Montgomery County Recorder of Deeds. Applicants shall provide the Township with executed Preliminary/Final Plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

RESOLVED and **ENACTED** this 15th day of January, 2025 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: 

Rick DeLello, Chair

Attest:




Daniel DeMeno, Secretary

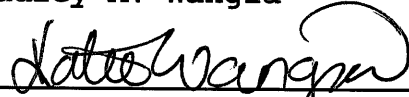
ACCEPTANCE

The undersigned states that they are authorized to execute this Acceptance on behalf of the Applicants and owners of the property, which is the subject matter of this Resolution, that they have reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that they accept the Conditions on behalf of the Applicants and the owners and agree to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

Date: 21-JAN-2025



Bradley A. Wangia



Katherine N. Wangia