

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2025-09
A RESOLUTION TO GRANT PRELIMINARY APPROVAL OF MEADOWOOD
HEALTHCARE NORTHEAST EXPANSION PLAN**

WHEREAS, The Meadowood Corporation ("Applicant") has submitted a Land Development Plan to Worcester Township and has made application for Preliminary Plan Approval of the plan known as Meadowood Healthcare Northeast Expansion. The Applicant is the owner of an approximate 137.4921 acre tract located at 3205 Skippack Pike, Worcester Township, being Tax Parcel No. 67-00-03185-006 as more fully described in Deed(s) recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, the Applicant proposes the demolition of the existing stair tower of the Holly House building to accommodate a new 10,890 square foot, three-story addition with site improvements, including reconfiguration of adjacent off-street parking to provide 17 spaces in the work area, new service walks, screen walls, and retaining walls on the site of an existing residential life-care facility (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary Plan Approval by the Worcester Township Planning Commission at their meeting on March 27, 2025; and

WHEREAS, the Preliminary Plan of Land Development was prepared by Woodrow & Associates, Inc., consisting of 17 sheets dated January 31, 2025, with no revisions, the "Plan(s)" or "Preliminary Plan"); and

WHEREAS, the Preliminary Plan is now in a form suitable for Preliminary Plan Approval (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 Plan proposed by Woodrow & Associates, Inc. as described above, is hereby granted Preliminary Approval, subject to the conditions set forth below.

2. Conditions of Approval. The approval of the Preliminary 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 March 20, 2025, relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Bowman letter of March 4, 2025.
- C. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of March 19, 2025.
- D. Compliance with all conditions set forth in the Decision and Order of the Worcester Township Zoning Hearing Board entered on January 21, 2025.
- E. Payment to the Township of a Traffic Impact Fee at the time of submission of a building permit application, in an amount to be determined by the Township's Traffic Engineer prior to Final Plan approval.
- F. An updated traffic study for the site shall be conducted upon any further expansion to the Meadowood campus beyond the addition of the building proposed that is the subject of this Land Development Application; the study shall be complete with signal warrant evaluation alternatives for access location(s), as well as Skippack Pike (S.R. 0073) access/roadway frontage improvements in addition investigating possible additional access to/from the property.
- G. Approval by the Worcester Township Fire Marshal.
- H. Prior to recording of the Final Plan, the Applicant shall purchase such number of requisite EDUs as determined by the Township Engineer.
- I. 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.

- J. Prior to recording the Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting financial security as required by the Pennsylvania Municipalities Planning Code.
- K. Applicant agrees to provide Township with estimated costs for financial security and establish financial security for all public improvements, to the satisfaction of the Township engineer, prior to Final Plan recording and issuance of any building, grading or other permits. Applicant shall provide financial security, as required by the Township for all work that falls under their responsibility per the approved Plan.
- L. The Applicant shall obtain a demolition permit prior to the demolition of the existing stair tower of the Holly House building.
- M. Following approval of the Final Plan, the Applicant shall provide to the Township for signature that number of Final 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 Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.
- N. The Applicant shall provide a copy of the recorded Final Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- O. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Final Plan recording.
- P. The Development shall be constructed in strict accordance with the content of the Final Plan, notes on the Plan and the terms and conditions of this Resolution and the Resolution of Final Plan Approval.

- Q. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, the Final Approval Resolution, and any required agreements shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- R. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- S. Applicant understands that it will not be granted Township building or grading permits until the Final Plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above-mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.
- T. Applicant shall execute a Stormwater Management BMP Operations and Maintenance Agreement and Declaration of Stormwater Easement in favor of the Township, satisfactory to the Township Solicitor, which shall be recorded simultaneously with the Plan.
3. **Waivers.** Unless stated otherwise in this Resolution, this Preliminary Plan Approval shall not constitute the granting of any additional waivers or deferrals except as set forth herein. All additional requested waivers and deferrals will be considered at the time of Final Plan Approval. If the Final Plan is not compliant with the Zoning or Subdivision and Land Development Ordinance of the Township, then this approval does not grant permission for said noncompliance because at the time of Final Plan Approval, the Township will either permit the noncompliance by additional waivers or will deny the additional waiver request and, possibly, deny the Final Plan.

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

- A. § 130-28.E(1) of the Worcester Township Subdivision and Land Development Ordinance - waiver to permit existing tree survey only for impacted project area;
 - B. § 130-28.G.(4) of the Worcester Township Subdivision and Land Development Ordinance - waiver to permit existing trees along frontage to satisfy this requirement for the existing Skippack Pike and Valley Forge Road frontages;
 - C. § 130-28.G.(6) of the Worcester Township Subdivision and Land Development Ordinance - waiver to permit 15 parking spaces in a continuous row without an intervening raised planting island of at least 10 feet in width;
 - D. § 130-33.C of the Worcester Township Subdivision and Land Development Ordinance - to permit the use of aerial photography to fulfill the requirement of showing all existing features within 500 feet of the project boundary be shown on the plans.
4. **Acceptance.** The Conditions of Approval set forth in paragraph 2 above shall be accepted by the Applicant, 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 Applicant in writing.

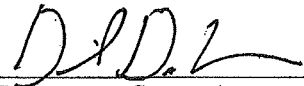
BE IT FURTHER RESOLVED that the Plan shall be considered to have received Preliminary Plan Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff. This approval **DOES NOT** represent nor constitute Final Plan Approval. 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 16th day of April, 2025 by the Worcester Township Board of Supervisors.

FOR WORCESTER TOWNSHIP

By: 

Rick DeLello, Chairman
Board of Supervisors

Attest: 
Daniel Demeno, Secretary

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and equitable owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicant and agrees 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.

THE MEADOWOOD CORPORATION

Date: 4/21/25

By: 

Paul Nordeman, President / CEO
(PRINT NAME AND TITLE)