

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2025-11

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF KHIRA RUTHRAUFF MINOR
SUBDIVISION PLAN FOR 2991 MOHILL ROAD**

WHEREAS, Khira Ruthrauff, (hereinafter referred to as "Applicant") has submitted a Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Khira Ruthrauff Minor Subdivision Plan. The Applicant is legal owner of an approximate 3.42 acre tract of land located at 2991 Mohill Road, Worcester Township, Montgomery County, Pennsylvania in the R-175 Residential Zoning District of the Township, being Tax Parcel No. 67-00-02449-00-4 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes the subdivision of an existing 3.42 acre parcel to create two lots as follows: Lot 1, a 66,854 square foot lot to contain an existing single-family detached dwelling with two sheds, greenhouse, and fire pit. Lot 2 will be an 82,141 square foot (gross) 75,338 square foot (net) flag lot for future development of a single-family detached dwelling. Both lots are proposed to be served by private well water and private sanitary sewage disposal systems (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on April 24, 2025; and

WHEREAS, the Preliminary/Final Plan for the proposed subdivision, prepared by Woodrow & Associates, Inc., titled, "Khira Ruthrauff Minor Subdivision Plan" consisting of 1 sheet, dated October 11, 2024, with latest revisions dated January 2, 2024 (to be corrected to January 2, 2025), (the "Plan(s)" or "Preliminary/Final Plan") is now in a form suitable for Preliminary/Final 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/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 February 13, 2025, relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of January 24, 2025.
- C. Compliance with all comments and conditions set forth in the Bowman Consulting Group letter of February 10, 2025.
- D. Prior to construction on Lot 2, the approval and/or receipt of permits required from any and all applicable outside agencies, including but not limited to, Montgomery County Conservation District, Montgomery County Health Department, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, the receipt of will-serve letters from all applicable utilities, and all other authorities, agencies, and duly constituted public bodies having jurisdiction in any way over the development.
- E. The Applicant's obligation to install sidewalks and curbing pursuant to Section 130-18.A and B 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 sidewalks and curbing along their respective road frontage when requested by Worcester Township, at no cost to Worcester Township.

- F. Prior to construction on Lot 2, if determined to be necessary by the Township Engineer, the 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.
- G. The Applicant 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 Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.
- H. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- I. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- J. 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.
- K. 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 Applicant, and shall be at no cost to the Township.

- L. 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.
- M. Applicant understands that it will not be granted Township building or grading permits until the record plan, and all appropriate 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.

3. **Waivers.** The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan, which shall be listed on the record Plan:

- A. Section 130-16.C(1)(a)[4] of the Worcester Township Subdivision and Land Development Ordinance - waiver to permit ultimate right-of-way of 40 feet rather than the 50 feet required;
- B. Section 130-16.C(1)(a)[4] of the Worcester Township Subdivision and Land Development Ordinance - waiver to permit a cartway width of 17 feet rather than the 32 feet required;
- C. Section 130-17.C(2) of the Worcester Township Subdivision and Land Development Ordinance - partial waiver to permit a roadway width of less than 20 feet for a private street;
- D. Section 130-17.B(7) of the Worcester Township Subdivision and Land Development Ordinance - waiver to not require the new flag lot to have shared driveway access with the lot between the flag lot and the street;

- E. Section 130-18.A of the Worcester Township Subdivision and Land Development Ordinance - to defer required sidewalk along Mohill Road site frontage;
- F. Section 130-18.B of the Worcester Township Subdivision and Land Development Ordinance - to defer required curbing along Mohill Road site frontage;
- G. Section 130-14.H of the Worcester Township Subdivision and Land Development Ordinance - waiver to not require the 50 foot ultimate right-of-way for a continuous existing street;
- H. Section 130 Article X of the Worcester Township Subdivision and Land Development Ordinance - traffic impact fees may be waived for de minimis traffic generating applications.

4. **Acceptance.** The conditions 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 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. Applicant 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 21st day of May 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 he/she is authorized to execute this Acceptance on behalf of the Applicant and 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 the owner 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.

APPLICANT

Date: 5/29/25

By: 

Khira Ruthrauff, Owner