

WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION

YEAR ENDED DECEMBER 31, 2025

(See Independent Auditors' Report)

WORCESTER TOWNSHIP

FINANCIAL STATEMENTS

December 31, 2025

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936 Easton Rd., PO Box 754, Warrington, PA 18976 | 130 Almshouse Rd. Suite 201A, Richboro, PA 18954
215-343-2727 | www.bbco-cpa.com

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Worcester Township
Worcester, Pennsylvania

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Worcester Township (Township), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Township, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Township and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and the historical trend information, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Bee, Bergvall & Company
Bee, Bergvall and Company, P.C.
Certified Public Accountants

Warrington, PA
April 23, 2026

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

This discussion and analysis of the financial statements of Worcester Township, Montgomery County, Pennsylvania (the Township) for the calendar year ended December 31, 2024 has been prepared by the Township Treasurer. The discussion and analysis of the Township's financial performance provides an overview of the Township's financial activities for the fiscal year ended December 31, 2024. Please read this in conjunction with the Township's financial statements, which begin on page 18.

FINANCIAL HIGHLIGHTS

Highlights for Government-wide Financial Statements (Full Accrual)

The government-wide financial statements report information about the Township as a whole using the economic resources measurement focus and accrual basis of accounting.

- The total net position (assets and deferred outflows less liabilities and deferred inflows) on a government-wide basis was \$36.3 million for governmental activities and \$5 million for business-type activities, for a total of \$41.3 million.
- Taxes and other revenues of the Township's governmental activities amounted to \$6.6 million and expenses equaled \$5.4 million.
- Revenues of the Township's business-type activities for 2025 were \$875,000 and business-type expenses were \$993,000.

Highlights for Fund Financial Statements (Modified Accrual)

The fund financial statements provide more detailed information about the Township's most significant funds using the current financial resources measurement focus and modified accrual basis of accounting.

- At December 31, 2025, the Township's total government funds reported a fund balance of \$21 million, an increase of \$1.1 million in comparison with the prior year.
- The Township's General Fund reported a fund balance of \$1.2 million, a decrease of \$329,000 from December 31, 2024.

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

General Financial Highlights

General Fund receipts – Taxes, Fees, Grants, Investment Earnings and other – totaled \$5.3 million in 2025, compared to \$5.2 million in 2024. Earned Income Taxes accounted for 70% percent of this amount, or \$3.7 million. Employment among Township residents is well diversified, in terms of both employment sectors and employment location. As such the Earned Income Tax receipt is relatively protected against modest fluctuations in local, state and federal employment conditions.

The Township levies a 0.05 mill tax on real estate, which is currently the lowest municipal real estate tax rate in Montgomery County. In 2025, real estate tax generated \$53,000.

Public Works-related costs have long topped the annual list of Township expenditures, and 2025 was no different. The annual road program construction cost totaled \$1.1 million, which included \$357,000 in Liquid Fuel Funds. The Township recognizes that State-provided Liquid Fuel Funds are inadequate to meet the community's infrastructure needs, and therefore augments this annual allocation with dollars from the Capital Fund and General Fund. By providing a responsible road program today, the Township avoids shifting an undue maintenance obligation to the residents of tomorrow.

Using this Annual Report

This annual report consists of two kinds of basic financial statements, each with a different view of the Township's finances. The Statement of Net Position and the Statement of Activities (on pages 18-20) provide information about the activities of the Township as a whole and present a longer-term view of the Township's finances. Fund financial statements start on page 21. For governmental activities, these statements indicate how services were financed in the short term, as well as what remains for future spending. Fund financial statements also report the information about the Township's most significant funds. The remaining statements provide information on funds outside the government activities. The basic financial statements also include notes to explain information in the financial statements and provide more detailed data.

The statements and notes are followed by required supplementary information that contains data pertaining to the pension plans.

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

Reporting the Township as a Whole

Our analysis of the Township as a whole begins on page 10. The question asked about the Township's finances is if the Township as a whole is better or worse as a result of the year's activities. The Statement of Net Position and the Statement of Activities report information about Worcester Township as a whole and about its activities in the way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Township's net position and changes in them. Think of the Township's net position, the difference between assets and liabilities, as one way to measure the financial health or financial position. Over time, increases or decreases in the Township's net position are an indicator of whether the financial health is improving or deteriorating. Consideration needs to be given to other non-financial factors, however, such as the changes in the Township's property tax base, wage tax changes, and condition of the Township's roads, parks, and buildings to assess the overall health of the Township.

In the Statement of Net Position and the Statement of Activities, the Township is divided into two kinds of activities:

- Governmental activities – Most of the Township's basic services are reported here including administrative, permit and licenses, fire services, public works, parks and recreation, and community development. Property taxes, earned income tax, franchise fees, user fees and state grants finance most of these activities.
- Business-type activities – The Township charges a fee to customers to help it cover all or most of the cost of certain services it provides. The Township's wastewater (sewer) services are reported here.

Reporting the Township's Most Significant Funds

Our analysis of Worcester's major funds begins on page 14. Funds are accounting devices that the Township uses to keep track of specific sources of funding and spending for particular purposes. The fund financial statements begin on page 21 and provide detailed information about the most significant funds, not the Township as a whole. Some funds are required to be established by state law. However, the Township Board of Supervisors establishes other funds to help control and manage money for particular purposes or to show that it is meeting legal responsibilities utilizing certain taxes, grants, and other money. The Township's two kinds of funds, governmental and proprietary, use different accounting approaches.

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

- **Governmental Funds** – Most of the Township's basic services are reported in governmental funds which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted into cash. The governmental fund statements provide a detailed short-term view of the Township's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or less financial resources that can be spent in the near future to finance the Township's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and the governmental funds in reconciliations on pages 22 and 24.
- **Proprietary Funds** – When the Township charges customers for the services it provides, whether to outside customers or the other units of the Township, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, one of the Township's enterprise funds, Sewage Treatment (a component of proprietary funds) is the same as the business-type activities we report in the government-wide statements, but provide more detail and additional information such as cash flows for sewer operations.

The Township as a Trustee

The Township is the trustee, or fiduciary, for its employees' pension plan. It is also responsible for other assets that, because of a trust arrangement, can be used only for the trust beneficiaries. All of the Township's fiduciary activities are reported in separate Statements of Fiduciary Net Position and Changes in Fiduciary Net Position on pages 29-30. These activities are excluded from the Township's other financial statements because the Township cannot use these assets to finance its operations. The Township is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

Infrastructure Assets

Infrastructure (roads, bridges, storm sewers, etc.) is capitalized on a perspective basis beginning in 2004. The Township has chosen to depreciate assets over their useful life. If a road project is considered maintenance, the cost of the project will be expensed. An "overlay" of a road will be considered maintenance whereas a "rebuild" of a road will be capitalized.

WORCESTER TOWNSHIP
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2025

THE TOWNSHIP AS A WHOLE

The following table reflects the condensed statement of net position:

Table 1
Statement of Net Position

	Governmental Activities		Business-type Activities		Totals	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
		(restated)				
Current and other assets	\$ 22,807,816	\$ 21,326,985	\$ 2,284,360	\$ 2,330,788	\$ 25,092,176	\$ 23,657,773
Capital assets	16,711,043	16,826,825	4,075,706	4,292,465	20,786,749	21,119,290
Total assets	<u>39,518,859</u>	<u>38,153,810</u>	<u>6,360,066</u>	<u>6,623,253</u>	<u>45,878,925</u>	<u>44,777,063</u>
 Total deferred outflows of resources	 43,496	 49,848	 -	 -	 43,496	 49,848
 Other liabilities	 327,196	 183,988	 160,811	 171,013	 488,007	 355,001
Long term liabilities	1,990,936	2,027,562	1,175,000	1,310,000	3,165,936	3,337,562
Total liabilities	<u>2,318,132</u>	<u>2,211,550</u>	<u>1,335,811</u>	<u>1,481,013</u>	<u>3,653,943</u>	<u>3,692,563</u>
 Total deferred inflows of resources	 925,636	 892,412	 -	 -	 925,636	 892,412
 Net position:						
Net investment in capital assets	14,695,043	14,773,825	2,765,706	2,847,465	17,460,749	17,621,290
Restricted	2,630,293	2,335,619	-	-	2,630,293	2,335,619
Unrestricted	18,993,251	17,990,252	2,258,549	2,294,775	21,251,800	20,285,027
Total net position	<u>\$ 36,318,587</u>	<u>\$ 35,099,696</u>	<u>\$ 5,024,255</u>	<u>\$ 5,142,240</u>	<u>\$ 41,342,842</u>	<u>\$ 40,241,936</u>

For more detailed information, see the Statement of Net Position (page 18).

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Township, assets and deferred outflows exceeded liabilities and deferred inflows by \$41.3 million at year-end 2025. The largest portion of the Township's available assets reflects cash and investments that will be used to fund future projects. The restricted net position portion represents resources that are subject to external restrictions on how they may be used. The unrestricted net position for governmental activities is the portion of net position for governmental activities that can be used to finance day-to-day operations without constraints established by enabling legislation, or other legal requirements.

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

Normal Impacts

There are basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation.

Net Results of Activities which will impact (increase/decrease) current assets and unrestricted net position.

Spending of Non-Borrowed Current Assets on New Capital which will (a) reduce current assets and increase capital assets, and (b) will reduce unrestricted net position and increase invested in capital assets, net of debt.

Reduction of Capital Assets through Depreciation which will reduce capital assets and invested in capital assets, net of debt.

Current Year Impacts

The primary impact for governmental activities is the use of unrestricted net position to offset the gap between appropriations and revenues.

The overall net position of governmental activities increased by \$1.2 million in 2025, which was slightly lower than last year's change in net position. Revenues were lower mostly due to decreases in grants and investment income. Expenses were higher in 2025 by \$104,000 due to an increase in administrative and park and recreation.

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

The following chart shows the revenues and expenses of the governmental activities and business-type activities:

Table 2
Statement of Changes in Net Position

	Governmental Activities		Business-type Activities		Totals	
	<u>2025</u>	<u>2024</u> (restated)	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
REVENUES						
Program Revenues						
Charges for services	\$ 234,469	\$ 226,888	\$ 813,185	\$ 797,740	\$ 1,047,654	\$ 1,024,628
Operating grants and contributions	561,268	561,589	-	-	561,268	561,589
Capital grants and contributions	40,888	264,134	-	-	40,888	264,134
General Revenue						
Property taxes	52,517	52,310	-	-	52,517	52,310
Other taxes	4,451,711	4,219,087	-	-	4,451,711	4,219,087
Investment income	1,061,401	1,131,292	61,554	70,623	1,122,955	1,201,915
Other	220,599	222,415	-	-	220,599	222,415
Total Revenues	<u>6,622,853</u>	<u>6,677,715</u>	<u>874,739</u>	<u>868,363</u>	<u>7,497,592</u>	<u>7,546,078</u>
EXPENSES						
Administrative	1,453,867	1,388,554	-	-	1,453,867	1,388,554
Permits and licenses	199,732	129,446	-	-	199,732	129,446
Fire service	591,853	496,910	-	-	591,853	496,910
Public works	2,707,821	2,906,649	-	-	2,707,821	2,906,649
Parks and recreation	352,273	278,202	-	-	352,273	278,202
Debt service	98,399	99,860	-	-	98,399	99,860
Sewer	-	-	992,724	1,000,606	992,724	1,000,606
Total Expenses	<u>5,403,945</u>	<u>5,299,621</u>	<u>992,724</u>	<u>1,000,606</u>	<u>6,396,669</u>	<u>6,300,227</u>
TRANSFERS						
Changes in net position	-	(947)	-	947	-	-
Changes in net position	1,218,908	1,377,147	(117,985)	(131,296)	1,100,923	1,245,851
Net Position, beginning of year	35,099,679	33,722,549	5,142,240	5,273,536	40,241,919	38,996,085
Net Position, end of year	<u>\$ 36,318,587</u>	<u>\$ 35,099,696</u>	<u>\$ 5,024,255</u>	<u>\$ 5,142,240</u>	<u>\$ 41,342,842</u>	<u>\$ 40,241,936</u>

For more detail see Statement of Activities (pages 19-20).

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

Normal Impacts

There are basic impacts on revenues and expenses as reflected below.

Revenues:

Economic Condition – This can reflect a declining, stable or growing economic environment and has a substantial impact on property or other tax revenue, as well as public spending habits for building permits and elective user fees.

Increase/Decrease in Township Approved Rates – While certain tax rates are set by statute, the Township Board of Supervisors has authority to impose and periodically increase/decrease rates (real estate tax millage, sewer fees, building fees, user fees, etc.). The real estate tax millage has remained at .05.

Changing Patterns in Intergovernmental and Grant Revenue (both recurring and non-recurring) – Certain recurring revenues (state-shared revenues, block grant, etc.) may experience significant changes periodically, while non-recurring (or one-time) grants are less predictable and often distorting in their impact on year-to-year comparisons.

Market Impacts on Investment Income – The Township's investment portfolio is managed using a one to two-year average maturity on capital funds. Market conditions cause investment income to fluctuate with the economic conditions.

Expenses:

Salary & Benefits Increases (annual adjustments) – The ability to attract and retain human resources requires Worcester Township to strive to approach a competitive salary and range position in the marketplace.

Inflation – While overall inflation appears to be increasing, the Township is a major consumer of certain commodities such as supplies, fuels, and parts. Some functions may experience unusual commodity-specific fluctuations.

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

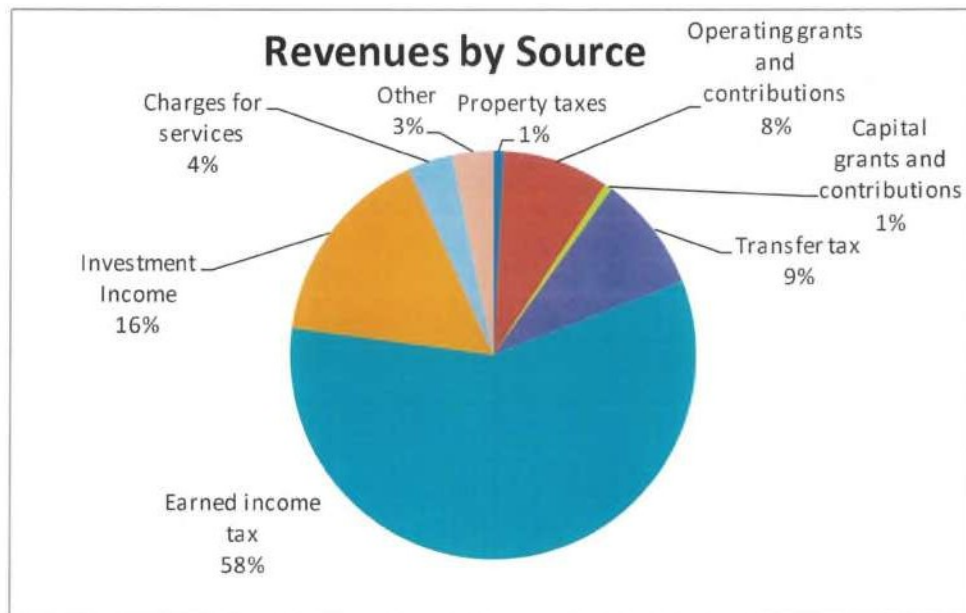
DECEMBER 31, 2025

Current Year Impacts

Governmental Activities

Revenues for the Township's governmental activities were \$6.6 million. Earned Income Taxes constitute the largest source of Township revenues (58%), and totaled \$3.8 million in 2025, an increase of \$119,000 from 2024. In 2025, real estate taxes totaled \$52,000, or approximately 1% of total revenues, and real estate transfer taxes totaled \$614,000, an increase of \$113,000 from 2024.

The following chart shows the revenues of the governmental activities.



The cost of all governmental activities this year was \$5.4 million consisting of administrative, code enforcement, safety, public works, and park expenses.

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

Business-type Activities

The Sewer Fund receives its primary revenue through user fees, tapping fees and assessment payments. Each year the Township approves a user fee calculated to recapture the sanitary sewer system's estimated operating and capital expenses. User fee revenue was \$813,000 in 2025 as compared to total costs of \$993,000 including non-cash depreciation expense of \$305,000.

Table 3
Governmental/Business Type Activities

	Total Cost of Services		Net Cost of Services	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Governmental Activities				
Administrative	\$ 1,453,867	\$ 1,388,554	\$ 1,361,013	\$ 1,240,082
Code and Engineering	199,732	129,446	153,378	156,597
Emergency Services	591,853	496,910	317,710	(33,179)
Public Works	2,707,821	2,906,649	2,311,910	2,267,050
Parks	352,273	278,202	324,910	271,139
Debt service	<u>98,399</u>	<u>99,860</u>	<u>98,399</u>	<u>-</u>
Total Governmental Activities	<u>\$ 5,403,945</u>	<u>\$ 5,299,621</u>	<u>\$ 4,567,320</u>	<u>\$ 3,901,689</u>
Total Sewer - Business Type Activities	<u>\$ 992,724</u>	<u>\$ 1,000,606</u>	<u>\$ 179,539</u>	<u>\$ (251,436)</u>

THE TOWNSHIP'S FUNDS

At year's end Township governmental funds (as presented in the balance sheet on page 21) reported a combined fund balance of \$21 million. Of this amount \$115,000 is Liquid Fuel Funds, and as such is restricted for road maintenance expenditures only, and \$2.2 million is restricted for transportation improvement projects in accordance with Act 209 of 1990. The balance represents the unreserved fund balance.

General Fund Budgetary Highlights

General Fund actual revenues exceeded budgeted revenues by \$728,000. The largest variances were realized in the transfer taxes and earned income tax, which exceeded amounts budgeted by \$364,000 and \$162,000, respectively. Those increases are attributable to new development, which resulted in new homes sales and new residents paying taxes.

General Fund expenses were \$112,000 under budget mainly from having conservative budget practices, and having lower public safety and road expenses than anticipated.

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

Capital Assets

As of December 31, 2025, on a government-wide basis, the Township had \$21.1 million invested in a broad range of capital assets, including buildings, parks, open space, and wastewater facilities (see table below). Significant additions to capital assets in 2025 include the following:

- Trucks
- Mowers
- And Other Equipment

The following reconciliation summarizes the Capital Assets, which is presented in detail on pages 44-45 of the Notes.

Table 4
Change in Capital Assets
Governmental Activities

	Beginning	Net	Ending
	Balance	Additions/	Balance
	<u>12/31/2024</u>	<u>Deletions</u>	<u>12/31/2025</u>
Non-Depreciable Assets			
Land	\$ 7,861,636	\$ -	\$ 7,861,636
Easements	650,088	-	650,088
Other Capital Assets			
Building and improvements	3,228,853	-	3,228,853
Infrastructure	7,695,665	-	7,695,665
Land improvements	1,974,260	55,050	2,029,310
Office equipment	127,922	-	127,922
Machinery and equipment	811,983	73,463	885,446
Vehicles	889,095	319,096	1,208,191
Traffic signal	465,702	-	465,702
Accumulated depreciation	<u>(6,878,379)</u>	<u>(563,391)</u>	<u>(7,441,770)</u>
Total Governmental Capital Assets	<u>\$ 16,826,825</u>	<u>\$ (115,782)</u>	<u>\$ 16,711,043</u>
Business-Type Activities			
Other Capital Assets			
Building and improvements	\$ 3,483,147	\$ -	\$ 3,483,147
Improvements/sewer lines	5,478,204	88,019	5,566,223
Machinery and equipment	686,813	-	686,813
Accumulated depreciation	<u>(5,355,699)</u>	<u>(304,778)</u>	<u>(5,660,477)</u>
Total Business-Type Capital Assets	<u>\$ 4,292,465</u>	<u>\$ (216,759)</u>	<u>\$ 4,075,706</u>
Total Government-Wide Capital Assets	<u>\$ 21,119,290</u>	<u>\$ (332,541)</u>	<u>\$ 20,786,749</u>

WORCESTER TOWNSHIP

MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2025

Debt

Township Governmental Activities debt at year end was \$2,016,000 in general obligation bonds payable.

Township Business-type Activities debt at year end was \$1,310,000 bonds payable related to the Hickory Hill Sewer Expansion Project and to retire a 2013 loan to construct improvements to the Valley Green Wastewater Treatment Plant.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Township retained its conservative fiscal practices when preparing the 2025 Budget.

The 2026 General Fund budget is approximately 7% or \$258,000 higher than the 2025 budget. The years were comparable, with the only difference being inflation and additions to the administration and public works staff.

CONTACTING THE TOWNSHIP'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Treasurer at Worcester Township, P.O. Box 767, 1721 Valley Forge Road, Worcester, PA 19490 or go to the web site www.Worcestertwp.com.

WORCESTER TOWNSHIP
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<u>ASSETS</u>			
Cash and cash equivalents	\$ 20,107,005	\$ 1,797,186	\$ 21,904,191
Receivables	1,330,133	211,769	1,541,902
Notes receivable	-	271,650	271,650
Internal balances	(3,755)	3,755	-
Leases receivable	1,084,916	-	1,084,916
Net Pension asset	289,517	-	289,517
Land	7,861,636	-	7,861,636
Easements	650,088	-	650,088
Other capital assets (net of accumulated depreciation)	8,199,319	4,075,706	12,275,025
Total Assets	<u>39,518,859</u>	<u>6,360,066</u>	<u>45,878,925</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Deferred outflows - pension	43,496	-	43,496
Total Deferred Outflows of Resources	<u>43,496</u>	<u>-</u>	<u>43,496</u>
<u>LIABILITIES</u>			
Accounts payable and other current liabilities	261,420	25,811	287,231
Accrued interest payable	27,776	-	27,776
Non-current liabilities:			
Due within one year	38,000	135,000	173,000
Due after one year	1,990,936	1,175,000	3,165,936
Total Liabilities	<u>2,318,132</u>	<u>1,335,811</u>	<u>3,653,943</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred inflows - pension	147,178	-	147,178
Deferred Inflows - leases	778,458	-	778,458
Total Deferred Inflows of Resources	<u>925,636</u>	<u>-</u>	<u>925,636</u>
<u>NET POSITION</u>			
Net investment in capital assets	14,695,043	2,765,706	17,460,749
Restricted			
Highways	115,738	-	115,738
Transportation	2,225,038	-	2,225,038
Pension	289,517	-	289,517
Unrestricted	18,993,251	2,258,549	21,251,800
Total Net Position	<u>\$ 36,318,587</u>	<u>\$ 5,024,255</u>	<u>\$ 41,342,842</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

		Governmental Activities		
	Primary Government Total	Governmental Activities Total	Administrative	Permits & Licenses
<u>Expenses:</u>				
Program expenses	\$ 5,396,245	\$ 4,742,155	\$ 1,435,155	\$ 199,732
Depreciation	868,169	563,391	18,712	-
Interest on debt	132,255	98,399	-	-
Total Expenses	<u>6,396,669</u>	<u>5,403,945</u>	<u>1,453,867</u>	<u>199,732</u>
<u>Program Revenues:</u>				
Charges for services	1,047,654	234,469	-	46,354
Operating grants and contributions	561,268	561,268	84,465	-
Capital grants and contributions	40,888	40,888	8,389	-
Total Program Revenues	<u>1,649,810</u>	<u>836,625</u>	<u>92,854</u>	<u>46,354</u>
Net (Expense) Revenue	(4,746,859)	(4,567,320)	(1,361,013)	(153,378)
<u>General Revenues:</u>				
Taxes:				
Property	52,517	52,517		
Transfer tax	614,457	614,457		
Earned income tax	3,837,254	3,837,254		
Investment earnings and rent	1,122,955	1,061,401		
Miscellaneous	220,599	220,599		
Transfers	<u>-</u>	<u>-</u>		
Total General Revenues and Transfers	<u>5,847,782</u>	<u>5,786,228</u>		
Change in net position	<u>1,100,923</u>	<u>1,218,908</u>		
Net Position - Beginning, as previously presented	40,471,148	35,328,908		
Error Correction	<u>(229,229)</u>	<u>(229,229)</u>		
Net Position - Beginning, restated	<u>40,241,919</u>	<u>35,099,679</u>		
Net Position - Ending	<u>\$ 41,342,842</u>	<u>\$ 36,318,587</u>		

Governmental Activities				Business-Type Activities
Fire Services	Public Works	Park & Recreation	Debt Service	Sewage Treatment
\$ 591,853	\$ 2,278,932	\$ 236,483	\$ -	\$ 654,090
-	428,889	115,790	-	304,778
-	-	-	98,399	33,856
<u>591,853</u>	<u>2,707,821</u>	<u>352,273</u>	<u>98,399</u>	<u>992,724</u>
160,752	-	27,363	-	813,185
113,391	363,412	-	-	-
-	32,499	-	-	-
<u>274,143</u>	<u>395,911</u>	<u>27,363</u>	<u>-</u>	<u>813,185</u>
(317,710)	(2,311,910)	(324,910)	(98,399)	(179,539)
				-
				-
				-
				61,554
				-
				-
				<u>61,554</u>
				(117,985)
				5,142,240
				-
				<u>5,142,240</u>
				<u>\$ 5,024,255</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP

BALANCE SHEET
GOVERNMENTAL FUNDS

DECEMBER 31, 2025

	<u>General</u>	<u>Capital Reserve</u>	<u>Other Government Funds Highway Aid</u>	<u>Total Governmental Funds</u>
<u>ASSETS</u>				
Assets				
Cash and cash equivalents	\$ 159,227	\$ 19,832,040	\$ 115,738	\$ 20,107,005
Receivables	878,517	-	-	878,517
Lease receivable	1,084,916	-	-	1,084,916
Total Assets	<u>\$ 2,122,660</u>	<u>\$ 19,832,040</u>	<u>\$ 115,738</u>	<u>\$ 22,070,438</u>
<u>LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES</u>				
Liabilities				
Accounts payable and accrued wages	\$ 172,370	\$ 89,050	\$ -	\$ 261,420
Due to other funds	3,755	-	-	3,755
Total Liabilities	<u>176,125</u>	<u>89,050</u>	<u>-</u>	<u>265,175</u>
Deferred Inflows of Resources				
Leases	<u>778,458</u>	<u>-</u>	<u>-</u>	<u>778,458</u>
	<u>778,458</u>	<u>-</u>	<u>-</u>	<u>778,458</u>
Fund Balances				
Non Spendable				
Leases	306,458	-	-	306,458
Restricted for:				
Highways	-	-	115,738	115,738
Transportation	-	2,225,038	-	2,225,038
Committed for:				
Capital projects	-	17,517,952	-	17,517,952
Unassigned	861,619	-	-	861,619
Total Fund Balances	<u>1,168,077</u>	<u>19,742,990</u>	<u>115,738</u>	<u>21,026,805</u>
Total Liabilities, Deferred Outflows of Resources, and Fund Balances	<u>\$ 2,122,660</u>	<u>\$ 19,832,040</u>	<u>\$ 115,738</u>	<u>\$ 22,070,438</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP

RECONCILIATION OF THE BALANCE SHEET FOR GOVERNMENTAL FUNDS TO THE
STATEMENT OF NET POSITION

DECEMBER 31, 2025

Amounts reported for governmental activities in the statement of net position (page 18)
are different because:

Total fund balances-total governmental funds (page 21)		\$ 21,026,805
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Revenues in the statement of activities that do not provide current
financial resources are not reported as revenue in the funds.

Earned income tax receivable	\$ 451,616	451,616
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Capital assets used in governmental activities are not financial resources
and, therefore, are reported in the funds.

Cost of capital assets	24,152,813	
Accumulated depreciation	<u>(7,441,770)</u>	16,711,043

Deferred inflows and outflows or resources and net pension assets related to pensions
are applicable to future periods and, therefore, are not reported in the funds.

Net pension asset	289,517	
Deferred items pension	<u>(103,682)</u>	185,835

Long term liabilities, including bonds payable, are not due and payable
in the current period and therefore are not reported in the funds.

Bonds and notes payable	(2,016,000)	
Interest payable	(27,776)	
Compensated absences	<u>(12,936)</u>	<u>(2,056,712)</u>

Total net position for governmental activities (page 18)		\$ <u>36,318,587</u>
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WORCESTER TOWNSHIP

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS

FOR THE YEAR DECEMBER 31, 2025

	<u>General</u>	<u>Capital Reserve</u>	<u>Other Governmental Funds Highway Aid</u>	<u>Total Governmental Funds</u>
Revenues				
Taxes:				
Property	\$ 52,517	\$ -	\$ -	\$ 52,517
Transfer	614,457	-	-	614,457
Earned income	3,747,663	-	-	3,747,663
Other	36	-	-	36
Fees, licenses and permits	202,100	-	-	202,100
Investment income and rent	258,251	786,545	16,605	1,061,401
Intergovernmental revenues	197,856	-	363,412	561,268
Fines and forfeitures	2,976	-	-	2,976
Program revenues	231,493	19,672	-	251,165
Other	31,290	8,389	-	39,679
Total Revenues	<u>5,338,639</u>	<u>814,606</u>	<u>380,017</u>	<u>6,533,262</u>
Expenditures				
Current:				
General government	1,327,442	21,840	-	1,349,282
Public safety	792,784	-	-	792,784
Highways and roads	1,211,537	1,101,718	357,000	2,670,255
Culture and recreation	58,590	232,943	-	291,533
Miscellaneous	132,534	-	-	132,534
Debt service:				
Principal	-	37,000	-	37,000
Interest	-	98,909	-	98,909
Total Expenditures	<u>3,522,887</u>	<u>1,492,410</u>	<u>357,000</u>	<u>5,372,297</u>
Excess (Deficiency) of Revenues Over expenditures	<u>1,815,752</u>	<u>(677,804)</u>	<u>23,017</u>	<u>1,160,965</u>
Other Financing Sources (Uses)				
Transfers in	-	1,915,705	-	1,915,705
Transfers out	<u>(1,915,705)</u>	<u>-</u>	<u>-</u>	<u>(1,915,705)</u>
Total Other Financing Sources (Uses)	<u>(1,915,705)</u>	<u>1,915,705</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	<u>(99,953)</u>	<u>1,237,901</u>	<u>23,017</u>	<u>1,160,965</u>
Fund Balance - Beginning, as previously presented	1,497,259	18,505,089	92,721	20,095,069
Error Correction	<u>(229,229)</u>	<u>-</u>	<u>-</u>	<u>(229,229)</u>
Fund Balance - Beginning, restated	<u>1,268,030</u>	<u>18,505,089</u>	<u>92,721</u>	<u>19,865,840</u>
Fund Balance - Ending	<u>\$ 1,168,077</u>	<u>\$ 19,742,990</u>	<u>\$ 115,738</u>	<u>\$ 21,026,805</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

FOR THE YEAR DECEMBER 31, 2025

Changes in Net Position

Amounts reported for governmental activities in the statement of activities (page 19-20)
are different because:

Net change in fund balances-total governmental funds (page 23)	\$	1,160,965
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.		89,591
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Governmental funds report capital outlays as expenditures. However, in
the statement of activities the cost of those assets is allocated over their
estimated useful lives and reported as depreciation expense.

Capital outlay	\$ 447,609		
Depreciation expense	<u>(563,391)</u>		(115,782)

The issuance of long-term debt (e.g. bonds, leases) provides current financial
resources to governmental funds, while the repayment of the principal of
long-term debt consumes the current financial resources of governmental
funds. Neither transaction, however, has any effect on net position. Also,
governmental funds report the effect of issuance costs, premiums, discounts,
and similar items when debt is first issued, whereas these amounts are
deferred and amortized in the statement of activities. This amount is the
net effect of these differences in the treatment of long-term debt and
related items.

Accrued interest	510		
Repayment of debt	<u>37,000</u>		37,510

Some expenses reported in the statement of activities do not require the use
of current financial resources and, therefore, are not reported as expenditures
in governmental funds.

Net pension liability and deferred items	47,998		
Compensated absences	<u>(1,374)</u>		<u>46,624</u>

Net change in net position - governmental activities (page 19-20)	\$	<u>1,218,908</u>
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The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL - GENERAL FUND

FOR THE YEAR DECEMBER 31, 2025

	GENERAL FUND			Variance with Final Budget
	Budgeted Amounts		ACTUAL	Over (under)
	Original	Final		
Revenues				
Taxes:				
Property	\$ 50,000	\$ 50,000	\$ 52,517	\$ 2,517
Transfer	250,000	250,000	614,457	364,457
Earned income	3,586,015	3,586,015	3,747,663	161,648
Other	100	100	36	(64)
Fees, licenses and permits	196,000	196,000	202,100	6,100
Interest and rent	186,695	186,695	258,251	71,556
Intergovernmental revenues	198,085	198,085	197,856	(229)
Fines and forfeitures	1,600	1,600	2,976	1,376
Program revenues	140,330	140,330	231,493	91,163
Other	2,105	2,105	31,290	29,185
Total Revenues	<u>4,610,930</u>	<u>4,610,930</u>	<u>5,338,639</u>	<u>727,709</u>
Expenditures				
Current:				
General government	1,397,923	1,397,923	1,327,442	(70,481)
Public safety	697,090	697,090	792,784	95,694
Highways and roads	1,297,611	1,297,611	1,211,537	(86,074)
Culture and recreation	105,512	105,512	58,590	(46,922)
Miscellaneous	136,646	136,646	132,534	(4,112)
Total Expenditures	<u>3,634,782</u>	<u>3,634,782</u>	<u>3,522,887</u>	<u>(111,895)</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>976,148</u>	<u>976,148</u>	<u>1,815,752</u>	<u>839,604</u>
Other Financing Sources (Uses)				
Transfers out	<u>(981,391)</u>	<u>(981,391)</u>	<u>(1,915,705)</u>	<u>(934,314)</u>
Total Other Financing Sources (Uses)	<u>(981,391)</u>	<u>(981,391)</u>	<u>(1,915,705)</u>	<u>(934,314)</u>
Net Change in Fund Balance	(5,243)	(5,243)	(99,953)	(94,710)
Fund Balance-Beginning	<u>1,268,030</u>	<u>1,268,030</u>	<u>1,268,030</u>	
Fund Balance-Ending	<u>\$ 1,262,787</u>	<u>\$ 1,262,787</u>	<u>\$ 1,168,077</u>	

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2025

	Business-Type Activities <u>Sewage Treatment</u>
<u>ASSETS</u>	
Current Assets	
Cash	\$ 1,797,186
Receivables:	
Sewer rents	211,769
Notes	38,033
Due from other funds	<u>3,755</u>
Total Current Assets	<u>2,050,743</u>
Long-Term Assets	
Notes receivable	233,617
Capital Assets (net of accumulated depreciation)	<u>4,075,706</u>
Total Assets	<u>\$ 6,360,066</u>
<u>LIABILITIES</u>	
Current Liabilities	
Current maturities	\$ 135,000
Accounts payable and accrued wages	<u>25,811</u>
Total Current Liabilities	<u>160,811</u>
Long-Term Debt	
Long-term note and bonds payable	<u>1,175,000</u>
Total Long-Term Debt	<u>1,175,000</u>
Total Liabilities	<u>1,335,811</u>
<u>NET POSITION</u>	
Net investment in capital assets	2,765,706
Unrestricted	<u>2,258,549</u>
Total Net Position	<u>5,024,255</u>
Total Liabilities and Net Position	<u>\$ 6,360,066</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN
NET POSITION - PROPRIETARY FUNDS

FOR THE YEAR DECEMBER 31, 2025

	<u>Business-Type Activities Sewage Treatment</u>
Operating Revenues	
Sewer service charges	\$ 793,542
Other revenues	11,643
Total Operating Revenues	<u>805,185</u>
Operating Expenses	
Sewer operations	646,067
Administrative	6,972
Depreciation expense	304,778
Total Operating Expenses	<u>957,817</u>
Operating Income (Loss)	<u>(152,632)</u>
Nonoperating Revenues (Expense)	
Net earnings on investments	61,554
Interest expense	(33,856)
Tapping fees	8,000
Other	(1,051)
Total Nonoperating Revenues (Expense)	<u>34,647</u>
Income (Loss) Before Operating Transfers	<u>(117,985)</u>
Transfers in	<u>-</u>
Change in Net Position	(117,985)
Total Net Position-Beginning	<u>5,142,240</u>
Total Net Position-Ending	<u>\$ 5,024,255</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR DECEMBER 31, 2025

	Business-Type Activities <u>Sewage Treatment</u>
Cash flows from operating activities	
Cash received from customers	\$ 800,199
Cash paid to suppliers for goods and services	<u>(663,216)</u>
Net cash provided by (used in) operating activities	<u>136,983</u>
Cash flows from capital and related financing activities	
Principal paid on long-term debt	(135,000)
Payment on notes receivable	31,911
Interest paid on long-term debt	(33,856)
Acquisition and construction of capital assets	(88,019)
Other	(1,051)
Payments for tapping fees	<u>8,000</u>
Net cash provided by (used in) capital and related financing activities	<u>(218,015)</u>
Cash flows from investing activities	
Interest and dividends on investments	<u>61,554</u>
Net cash provided by (used in) investing activities	<u>61,554</u>
Net increase (decrease) in cash and cash equivalents	(19,478)
Beginning cash and cash equivalents	<u>1,816,664</u>
Ending cash and cash equivalents	<u>\$ 1,797,186</u>
 Reconciliation of Net Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities	
Net operating income (loss)	\$ <u>(152,632)</u>
Adjustments to reconcile net operating (loss) to net cash provided by (used in) operating activities:	
Depreciation and amortization	304,778
Changes in assets and liabilities	
(Increase) decrease in receivables	(4,986)
Increase (decrease) in accounts payable	(10,202)
(Increase) decrease in due from other funds	<u>25</u>
Net adjustments	<u>289,615</u>
Cash provided by (used in) operating activities	<u>\$ 136,983</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP

STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS

DECEMBER 31, 2025

	<u>Pension Trust</u> <u>Funds</u>	<u>Custodial</u> <u>Fund</u>
<u>ASSETS</u>		
Current Assets		
Cash	\$ -	\$ 395,446
Pennsylvania State Association of Boroughs Municipal Retirement Trust	<u>1,688,904</u>	<u>-</u>
Total Current Assets	<u>1,688,904</u>	<u>395,446</u>
 TOTAL ASSETS	 <u>\$ 1,688,904</u>	 <u>\$ 395,446</u>
 <u>LIABILITIES</u>		
Accounts payable	<u>\$ -</u>	<u>\$ 54,328</u>
Total Liabilities	<u>-</u>	<u>54,328</u>
<u>NET POSITION</u>		
Restricted for Pension Benefits	<u>\$ 1,688,904</u>	<u>\$ -</u>
Restricted for developers	<u>-</u>	<u>341,118</u>
TOTAL NET POSITION	<u>\$ 1,688,904</u>	<u>\$ 341,118</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS

FOR THE YEAR DECEMBER 31, 2025

	Pension Trust <u>Funds</u>	Custodial <u>Fund</u>
Additions		
Municipal contributions	\$ 10,704	\$ -
State contributions	79,988	-
Escrow receipts	-	319,170
Total Contributions	<u>90,692</u>	<u>319,170</u>
Investment Earnings		
Net appreciation (depreciation) in fair value of investments	178,213	-
Dividends	17,502	-
Interest	9,598	918
Total Earnings	<u>205,313</u>	<u>918</u>
Less: Investment Expense	-	-
Net Investment Earnings	<u>205,313</u>	<u>918</u>
Total Additions	<u>296,005</u>	<u>320,088</u>
Deductions		
Benefits	77,474	-
Administrative expenses	13,721	-
Actuary	6,200	
Refund	11,934	-
Escrow disbursements	-	322,594
Total Deductions	<u>109,329</u>	<u>322,594</u>
Change in Net Position	186,676	(2,506)
Net Position Restricted :		
Beginning of Year	<u>1,502,228</u>	<u>343,624</u>
End of Year	<u>\$ 1,688,904</u>	<u>\$ 341,118</u>

The notes to the financial statements are an integral part of this statement

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

I. Summary of significant accounting policies

A. Reporting entity

Worcester Township is a municipal corporation existing and operating under the Second Class Township Code of the Commonwealth of Pennsylvania. The accompanying financial statements present the primary government. In evaluating the Township (the primary government) as a reporting entity, all potential component units that may or may not fall within the financial accountability of the Township have been addressed. Financial accountability is present if the Township appoints a voting majority of a component unit's governing body and has the ability to impose its will on the organization or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the Township. Based upon the application of these criteria, there are currently no component units of Worcester Township.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, and licenses associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The government reports the following major governmental funds on the governmental fund financial statements:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *capital reserve fund* accounts for capital purchases and construction to enhance and improve the property throughout the Township.

The government reports the following major proprietary funds:

The *sewage treatment fund* provides wastewater treatment services throughout the Township.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

C. *Measurement focus, basis of accounting, and financial statement presentation* (continued)

Additionally, the government reports the following fiduciary fund types:

The *pension trust fund* accounts for the activities of the Non-Uniformed Pension plans, which accumulate resources for pension benefit payments to qualified employees.

The *custodial fund* held by the Township is used to account for assets held on behalf of individuals and developers. The Township has one custodial fund consisting of escrows.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's sewer function and various other functions of the government, if existing. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the sewer treatment fund and are charges to customers for services.

The sewer treatment fund also recognizes as operating revenues the portion of tapping fees intended to recover the cost of system design, permitting, and construction. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's practice to use restricted resources first, then unrestricted resources as they are needed.

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

D. Assets, liabilities, and net position or equity

1. Deposits and investments

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

With the exception of Pension Trust Funds, state law allows the government to invest in obligations of the United States of America, the Commonwealth of Pennsylvania, or any agency or instrumentality of either, which are secured by the full faith and credit of such entity. The law also allows for the Government to invest in certificates of deposit of banks, savings and loans, and savings banks both within and outside the Commonwealth of Pennsylvania, provided such amounts are insured by the Federal Deposit Insurance Corporation (FDIC) or other like insurance, and that deposits in excess of such insurance are collateralized by the depository. The state also imposes limitations with respect to the amount of investment in certificates of deposit to the extent that such deposits may not exceed 20% of a bank's total capital surplus or 20% of savings and loan's or savings bank's assets, net of its liabilities. The government may also invest in shares of registered investment companies, provided that investments of the Company are authorized investments, as noted above.

The government invests in obligations and agencies of the United States of America. These investments are comprised of collateralized mortgage obligations, U.S. Treasury obligation, and money market mutual funds. The government recognizes interest rate risk and extension risk with some of these obligations. The government has stratified their portfolio so that the investments with extension risk are comprised of monies needed on a long-term basis. Investments with interest rate risk are selected so that the risk of interest decline below area savings accounts rates is minimal.

The law provides that the government's Pension Trust Funds may invest in any form or type of investment, financial instrument, or financial transaction if determined by the government to be prudent.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

D. Assets, liabilities, and net position or equity (continued)

1. Deposits and investments (continued)

Fair Value Measurements: The Township categorizes its fair value measurements within the hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Township has the following recurring fair value measurements as of December 31, 2025:

	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
GOVERNMENTAL FUNDS				
Externally Pooled Investments	<u>\$ 21,159,172</u>	<u>\$ -</u>	<u>\$ 21,159,172</u>	<u>\$ -</u>
FIDUCIARY FUNDS				
PSAB Municipal Retirement Trust-Balanced Fund	<u>\$ 1,688,904</u>	<u>\$ -</u>	<u>\$ 1,688,904</u>	<u>\$ -</u>

The government's position in the external investment pool is the same as the value of the pool shares and is reported at amortized cost which approximates fair value. The Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the pool's amortized cost-based net asset value per share, which approximates fair value. There are no limitations or restrictions on withdrawals.

2. Receivables and payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e. the current portion of interfund loans) or "advances to/from other funds" (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

All property tax receivables are shown net of an allowance for uncollectible amounts. At December 31, 2025, all tax receivables were deemed to be fully collectible. There is no tax receivable allowance due to the materiality of the outstanding receivables.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

D. Assets, liabilities, and net position or equity (continued)

2. Receivables and payables (continued)

Property taxes are levied as of January 1 on property values assessed as of the same date. Taxes are billed March 1 and payable under the following terms: a 2% discount March 1 through April 30; face amount May 1 through June 30; and a 10% penalty after June 30. The township employs an elected tax collector to collect the property tax levied. The tax collector remits Township taxes at least monthly and is paid a commission. Any unpaid bills at December 31 are subject to lien, and penalties and interest are assessed.

The Township is a lessor for various long-term noncancellable lease agreements. The Township recognizes leases receivable and deferred inflows of resources in the government-wide and the general fund financial statements.

At the commencement of a lease, the Township initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Variable payments received are based on direct monthly usage and are recognized as revenue when received.

Key estimates and judgements include how the Township determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Township uses its estimated incremental borrowing rate as the discount rate for leases
- The lease term includes the noncancellable period of the lease plus any options to extend. Lease receipts included in the measurement is composed of fixed payments from the lessee.

The Township monitors changes in circumstances that would require a remeasurement of its leases, and will remeasure the leases receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the leases receivable.

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

D. Assets, liabilities, and net position or equity (continued)

3. Use of estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

4. Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (i.e. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$10,000 for infrastructure and intangible assets and \$5,000 for all other capital assets, with an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. Prior to January 1, 2004, governmental funds' infrastructure assets were not capitalized as the standard was applied prospectively.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	40
Roads and bridges	30-50
Guiderails, manholes, and curbing	20-30
Sewer and Storm sewer pipes	50
Vehicles and equipment	10-18
Signs and traffic signals	7-15

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

D. Assets, liabilities, and net position or equity (continued)

5. Long-term obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. If bond premiums or discounts exist, they are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of any applicable bond premium or discount. Issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Any premiums received on debt issuances are reported as other financing sources while discounts on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

6. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The Township has the following items that qualify for reporting in this category:

Change in assumptions is reported in the government-wide statement. A difference results when assumptions used to prepare the actuarial valuation of the pension plan changes. These amounts are deferred and recognized in the period that the amounts become available.

Differences between expected and actual experience on pension plan liability is reported in the government-wide statement. A difference results when actual economic or demographic factors differ from expected results. These amounts are deferred and recognized in the period that the amounts become available.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

D. *Assets, liabilities, and net position or equity (continued)*

6. *Deferred outflows/inflows of resources (continued)*

Net difference between projected and actual earnings on pension plan investments is reported in the government-wide statement of net position. A net difference results from the actual earnings in the plan either exceeding or falling short of projected earnings. This amount is deferred and amortized over a five-year period.

Leases are reported in the general fund and the government-wide statement of net position. A deferred balance results at the initiation of the lease in an amount equal to the initial recording of the lease receivable. A deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

7. *Net position*

In the government-wide financial statements, net position is classified in the following categories:

Net investment in capital assets - This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance of this category.

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
Net investment in capital assets		
Capital assets not being depreciated	\$ 8,511,724	\$ -
Capital assets being depreciated, net of accumulated depreciation	8,199,319	4,075,706
Less: Long-term debt outstanding	<u>(2,016,000)</u>	<u>(1,310,000)</u>
	<u>\$ 14,695,043</u>	<u>\$ 2,765,706</u>

Restricted net position - This category presents external restrictions imposed by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position - This category represents net position of the entity, not restricted for any project or other purpose.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

D. Assets, liabilities, and net position or equity (continued)

8. *Fund balance*

Governmental funds report fund balance in classifications based primarily on the extent to which the Township is bound to honor constraints on the specific purposes for which amounts in the funds can be spent. Fund balance for governmental funds can consist of the following:

Nonspendable fund balance - includes amounts that are (a) not in spendable form, or (b) legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash, for example: inventories, prepaid amounts, long-term notes receivable, and leases receivable net of deferred inflows of resources.

Restricted fund balance - includes amounts that are restricted for specific purposes stipulated by external resources providers, constitutionally or through enabling legislation. Restrictions may effectively be changed or lifted only with the consent of resource providers.

Committed fund balance - includes amounts that can only be used for the specific purposes determined by a formal action of the Township’s highest level of decision-making authority, the Board of Supervisors. Commitments may be changed or lifted only by the Township taking the same formal action that imposed the constraint originally (for example: resolution and ordinance).

Assigned fund balance - includes amounts intended to be used by the Township for specific purposes but do not meet the criteria to be classified as committed. The governing body, the Board of Supervisors, has by resolution authorized the Township Manager or Finance Director to assign fund balance. The Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year’s appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned fund balance - this residual classification is used for all negative fund balances in Special Revenue, Capital Projects, and Debt Service funds; or any residual amounts in the General Fund.

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

I. Summary of significant accounting policies (Continued)

D. Assets, liabilities, and net position or equity (continued)

8. Fund balance (continued)

In circumstances when an expenditure is made for a purpose for which amounts are available in multiple fund balance classifications, fund balance is depleted in the order of restricted, committed, assigned, and unassigned.

In all cases, encumbrance amounts have been assigned for specific purposes for which resources already have been allocated.

9. New Accounting Pronouncements

GASB has issued statements that will become effective in future years. Management has not yet determined the impact of these statements on the financial statements.

10. Subsequent events

The Township has evaluated events and transactions for potential recognition or disclosure in the financial statements through the date of this report, which is the date the statements were available for release.

II. Stewardship, compliance, and accountability

A. Budgetary information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all Township funds all annual appropriations lapse at fiscal year-end. The Township follows these procedures in establishing the budgetary data reflected in the financial statements:

1. During November, the Township makes available to the public its proposed operating budget for all funds. The operating budget includes proposed expenditures and the means of financing them.
2. All budget revisions require the approval of the Township Board of Supervisors. All appropriations lapse at year-end.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

II. Stewardship, compliance, and accountability (Continued)

A. *Budgetary information (continued)*

3. Formal budgetary integration is employed as a management control device during the year for the General Fund, Special Revenue Funds, and Proprietary Funds. Budgetary control is maintained at the fund level.

B. *Excess of expenditures over appropriations*

For the year ended December 31, 2025 expenditures exceeded appropriations in the public safety category and transfers by \$95,694 and \$934,314, respectively. These over expenditures were funded by greater than anticipated revenues.

III. Detailed notes on all funds

A. *Deposits and investments*

As of December 31, 2024, the government had the following investments:

	<u>Maturities</u>	
GOVERNMENTAL FUNDS		
Externally Pooled Investments	1 day	<u>\$ 21,159,172</u>
FIDUCIARY FUNDS		
PSAB Municipal Retirement Trust-Balanced Fund	N/A	<u>\$ 1,688,904</u>

Interest Rate Risk. This is the risk that changes in interest will adversely affect the fair value of an investment. The government does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk. This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits the investment of governmental funds as described in Section I Note D. The government's investment in the external investment pools was rated AAAm by Standard & Poor's.

Concentration of Credit Risk. This is the risk of loss attributed to the magnitude of a government's investment in a single issuer. It is the government's policy that the fiduciary assets may not be invested in more than 5% of the total equity portfolio in the common stock of one corporation and not more than 25% of the stock value at market may be held in any one industry.

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

III. Detailed notes on all funds (Continued)

A. Deposits and investments (continued)

Custodial Credit Risk-Deposits: In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The government does not have a deposit policy for custodial credit risk. As of December 31, 2025, the government's bank balance was \$23,191,109. Of the bank balance, \$347,724 was covered by federal depository insurance and \$21,159,172 was invested in externally pooled investments, which are not subject to credit risk. Any balances exceeding federal depository insurance are exposed to custodial credit risk because it is uninsured and collateralized with securities held by the pledging institution's trust department or agent, but not in the government's name.

Externally pooled investments are considered a cash equivalent due to the short maturity of those investments.

Investment Pool: The Township has carrying deposits in external investment pools, held with PLGIT Bank. These deposits are considered a cash equivalent due to the short maturity of those investments and are included in the carrying amount of deposits disclosed above. These deposits are not subject to custodial credit risk because they are not evidenced by securities that exist in physical or book entry form. The investment in the pool is the same value of the pool shares and is reported at amortized cost, which approximates fair value. PLGIT activities are invested directly in a portfolio of securities, which are held by a third-party custodian. All investments in an external investment pool that is not SEC registered are subject to oversight by the Commonwealth of Pennsylvania. The Township can withdraw funds from the external investment pool without limitation or fees upon adequate notice. The investment pool was rated AAAM by Standard & Poor's and has average maturities of less than 30 days. The investment pool operates in accordance with appropriate state laws and regulations.

Custodial Credit Risk - Investments: For an investment, this is the risk that, in the event of a failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are "held in the name of the government" and thus not exposed to custodial credit risk.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

III. Detailed notes on all funds (Continued)

B. Receivables

Receivables as of year-end for the government's funds are as follows:

	<u>General</u>	<u>Sewer</u>	<u>Total</u>
Receivables:			
Taxes	\$ 828,015	\$ -	\$ 828,015
Accounts	50,502	211,769	262,271
Notes	-	271,650	271,650
Leases	<u>1,084,916</u>	<u>-</u>	<u>1,084,916</u>
Total Receivables	<u>\$ 1,963,433</u>	<u>\$ 483,419</u>	<u>\$ 2,446,852</u>

In prior years, the Township, as a lessor, has entered into various lease agreements involving use of their towers to provide cellular services. The lease receivable is measured as the present value of the future minimum rent payments expected to be received under the terms of the lease at a discount rate of 5%.

Amounts receivable under the noncancellable leases are expected as follows:

	<u>Lease</u>	<u>Interest</u>
2026	\$ 48,743	\$ 52,716
2027	56,449	50,083
2028	64,810	47,048
2029	73,872	43,578
2030	83,686	39,638
2031-2035	595,810	119,703
2036	<u>161,546</u>	<u>3,720</u>
	<u>\$ 1,084,916</u>	<u>\$ 356,486</u>

There was a correction to the lease relating to prior years as follows:

	<u>Fund Balance</u>	<u>Net Position</u>
December 31, 2024, as reported	\$ 20,095,069	\$ 35,328,908
Correction for lease	<u>(229,229)</u>	<u>(229,229)</u>
December 31, 2024, restated	<u>\$ 19,865,840</u>	<u>\$ 35,099,679</u>

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

III. Detailed notes on all funds (Continued)

C. Capital assets

Capital asset activity for the year ended December 31, 2025 was as follows:

Primary Government	Beginning <u>Balance</u>	<u>Increases</u>	<u>Decreases</u>	Ending <u>Balance</u>
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 7,861,636	\$ -	\$ -	\$ 7,861,636
Easements	650,088	-	-	650,088
Total capital assets, not being depreciated	<u>8,511,724</u>	<u>-</u>	<u>-</u>	<u>8,511,724</u>
Capital assets, being depreciated:				
Buildings and improvements	3,228,853	-	-	3,228,853
Land improvements	1,974,260	55,050	-	2,029,310
Infrastructure	7,695,665	-	-	7,695,665
Traffic signal	465,702	-	-	465,702
Office equipment	127,922	-	-	127,922
Equipment	811,983	73,463	-	885,446
Vehicles	889,095	319,096	-	1,208,191
Total capital assets being depreciated	<u>15,193,480</u>	<u>447,609</u>	<u>-</u>	<u>15,641,089</u>
Less accumulated depreciation for:				
Buildings and improvements	1,769,125	79,459	-	1,848,584
Land improvements	1,258,028	89,710	-	1,347,738
Infrastructure	2,121,785	226,852	-	2,348,637
Traffic signal	295,442	18,311	-	313,753
Office equipment	120,199	1,930	-	122,129
Equipment	636,525	41,859	-	678,384
Vehicles	677,275	105,270	-	782,545
Total accumulated depreciation	<u>6,878,379</u>	<u>563,391</u>	<u>-</u>	<u>7,441,770</u>
Total capital assets, being depreciated, net	<u>8,315,101</u>	<u>(115,782)</u>	<u>-</u>	<u>8,199,319</u>
Governmental activities capital assets, net	<u>\$ 16,826,825</u>	<u>\$ (115,782)</u>	<u>\$ -</u>	<u>\$ 16,711,043</u>

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

III. Detailed notes on all funds (Continued)

C. *Capital assets (continued)*

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Business-type activities:				
Capital assets, being depreciated:				
Buildings	\$ 3,483,147	\$ -	\$ -	\$ 3,483,147
Improvements	5,478,204	88,019	-	5,566,223
Machinery and equipment	686,813	-	-	686,813
Total capital assets being depreciated	<u>9,648,164</u>	<u>88,019</u>	<u>-</u>	<u>9,736,183</u>
Less accumulated depreciation for:				
Buildings	1,751,521	116,105	-	1,867,626
Improvements	2,989,145	173,196	-	3,162,341
Machinery and equipment	615,033	15,477	-	630,510
Total accumulated depreciation	<u>5,355,699</u>	<u>304,778</u>	<u>-</u>	<u>5,660,477</u>
Total capital assets, being depreciated, net	<u>4,292,465</u>	<u>(216,759)</u>	<u>-</u>	<u>4,075,706</u>
Business-type activities capital assets, net	<u>\$ 4,292,465</u>	<u>\$ (216,759)</u>	<u>\$ -</u>	<u>\$ 4,075,706</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
Administrative	\$ 18,712
Public works	428,889
Parks and Recreation	115,790
Total depreciation expense-governmental activities	<u>\$ 563,391</u>
Business-type activities	
Sewage treatment	<u>\$ 304,778</u>

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

III. Detailed notes on all funds (Continued)

D. Interfund receivables, payables, and transfers

The interfund balances and transfers for the year ended December 31, 2025 were as follows:

	<u>Due From</u> <u>Other Funds</u>	<u>Due To</u> <u>Other Funds</u>
General fund	\$ -	\$ 3,755
Sewage treatment fund	<u>3,755</u>	<u>-</u>
Total	<u>\$ 3,755</u>	<u>\$ 3,755</u>

Interfund balances are primarily the result of reimbursement of expenditures.

	<u>Transfer in</u>	<u>Transfer out</u>
General fund	\$ -	\$ 1,915,705
Capital reserve	<u>1,915,705</u>	<u>-</u>
Total	<u>\$ 1,915,705</u>	<u>\$ 1,915,705</u>

Interfund transfers are primarily to fund capital projects.

E. Long term debt

General Obligation Bonds

The government issues general obligation bonds to provide funds for the acquisition, construction, and improvement of facilities and the purchase of equipment and open space. General obligation bonds have been issued for the governmental activities and business type activities. These bonds are generally issued as 20-30 year serial notes and bonds with varying amounts of principal maturing each year.

General obligation bonds currently outstanding are as follows:

<u>Purpose</u>	<u>Interest</u> <u>Rates</u>	<u>Amount</u>
Governmental activities	4.75%	\$ <u>2,016,000</u>
Business-type activities	2-3%	\$ <u>1,310,000</u>

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

III. Detailed notes on all funds (Continued)

E. Long term debt (continued)

The annual debt service requirements to maturity, including principal and interest, for long term debt, as of December 31, 2025 are as follows:

	Governmental		Business Type	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 38,000	\$ 95,760	\$ 135,000	\$ 31,156
2027	40,000	93,955	145,000	28,457
2028	42,000	92,055	145,000	25,556
2029	44,000	90,060	150,000	22,294
2030	46,000	87,970	155,000	18,919
2031-2035	266,000	404,843	395,000	48,781
2036-2040	335,000	335,350	150,000	18,750
2041-2045	423,000	247,855	35,000	1,050
2046-2050	532,000	137,560	-	-
2051-2052	250,000	17,955	-	-
	<u>\$ 2,016,000</u>	<u>\$ 1,603,363</u>	<u>\$ 1,310,000</u>	<u>\$ 194,963</u>

Changes in long-term liabilities

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Bonds payable	\$ 2,053,000	\$ -	\$ 37,000	\$ 2,016,000	\$ 38,000
Compensated absences	11,562	1,374	-	12,936	-
Total	<u>\$ 2,064,562</u>	<u>\$ 1,374</u>	<u>\$ 37,000</u>	<u>\$ 2,028,936</u>	<u>\$ 38,000</u>
Business Type activities:					
Bonds payable	<u>\$ 1,445,000</u>	<u>\$ -</u>	<u>\$ 135,000</u>	<u>\$ 1,310,000</u>	<u>\$ 135,000</u>

Debt service for debt payments are funded primarily from taxes for governmental activities. Any liabilities for net pension obligations are generally liquidated by the general fund for governmental activities.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

IV. Other information

A. Risk management

The government is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The Township participates in the Delaware Valley Property & Liability Trust pool. The insurance expense for the year ended December 31, 2025 was \$77,383. The pooling agreement permits the pool to make additional assessments to its members. At December 31, 2025 there were no additional assessments due or anticipated. Instead, the pool declared a dividend of which Worcester Township's share was \$1,209.

The Township is also a member of the Delaware Valley Workers' Compensation Trust (DVWCT), a risk retention pool. The insurance expense for the year ended December 31, 2025 was \$21,738. The Trust declared a dividend in 2025 of which the Township's share was \$3,576. As a result of an audit of the 2024 payroll, the Township paid \$1,398. An audit of the 2025 payroll will be performed in 2026.

The Township is also a member of the Delaware Valley Health Trust, a public entity risk pool operated for the benefit of approximately 30 municipalities. Trust underwriting and rate-setting policies are established after consultation with independent insurance consultants. Any member may withdraw from the Trust by giving a 150 day written-notice to the Executive Committee. The insurance expense for the year ended December 31, 2025 was \$276,555. There were no additional assessments due or anticipated. The Trust did not declare a dividend.

B. Contingent liabilities

Amounts received or receivable from grant agencies are subject to audit and adjustments by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

In the normal course of business, there are various relatively minor claims and suits pending against the Township, none of which materially affect the financial position of the Township. At the present time, there are no significant litigation matters pending.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

IV. Other information (Continued)

C. Employee retirement pension plan

Plan Description and Membership

The Township of Worcester Non-Uniformed Pension plan is a single-employer defined benefit pension. The Plan was established and entered into a Joinder Agreement with the Pennsylvania State Association of Boroughs Municipal Retirement Trust (PSABMRT) effective January 1, 1993. The Plan was restated by Ordinance No. 2003-187, effective December 31, 2002. This Plan is reported as a Pension Trust Fund in the accompanying financial statements and does not issue stand-alone reports. The Plan is administered by the Township. The most recent valuation was as of January 1, 2025. Details below are from the valuation.

Effective January 1, 2017, the Plan was amended and closed to new participants.

Non-Uniformed Employees' Defined Benefit Pension Plan - The Plan is a contributory, single employer defined benefit plan that covers all full-time non-uniformed employees who were hired before January 1, 2017.

The Plans are governed by the Board of Supervisors of the Township of Worcester which may amend the plan provisions, and which is responsible for the management of Plan assets. The Board of Supervisors has delegated authority to manage certain Plan assets to the PSABMRT. The Plan is required to file Form PC-203C biennially with the Public Employee Retirement Commission (PERC).

At December 31, 2025, Worcester Township's Pension Plans consisted of the following:

	<u>Defined Benefit</u>	<u>Defined Contribution</u>
Inactive employees (or their beneficiaries)		
currently receiving benefits	9	0
Inactive employees entitled to benefits		
but not yet receiving them	4	3
Active employees	<u>3</u>	<u>10</u>
Total members	<u>16</u>	<u>13</u>

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

IV. Other information (Continued)

C. Employee retirement pension plan (continued)

Benefits Provided

The Plan provides retirement benefits as well as death benefits to plan members and their beneficiaries. Compensation is averaged over the last 60 months of employment. Pennsylvania law establishes benefits and contribution provisions. All benefits are vested 20% after the completion of three years of services, increasing by 20% per year to a maximum of 100% after seven years of service. Participants as of September 1, 1993 were 100% vested. Employees, who retire at or after age 65, are entitled to an annual retirement benefit, payable monthly, equal to 1.3 percent of Average Monthly Compensation multiplied by Years of Credited Service after January 1, 1993.

A member is eligible for early retirement after attainment of age 62 and completion of 7 years of service. The early retirement pension is the actuarial equivalent of the member's accrued benefit payable at normal retirement. A death benefit before retirement, after vesting is equal to 50% of the joint and survivor benefit that would have been payable to the participant, assuming the participant had retired or terminated the day before death. Benefit provisions are established and amended by Pennsylvania law. Administrative costs of the Plan are financed through investment earnings.

Measurement Focus and Basis of Accounting

Basis of Accounting: Pension Plan financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Employer and member contributions are recognized as when due pursuant to formal commitments, as well as statutory or contractual requirements. Investment income is recognized as revenue when earned. Retirement benefits and refunds are recognized when due and payable in accordance with terms of the Plan. Other expenses are recognized when the corresponding liabilities are incurred. The net appreciation/(depreciation) in fair value of investments is recorded as an increase/(decrease) to investment income based on the valuation of investments. The entire expense of Plan administration is charged against the earnings of the Plan. Investment earnings are reduced for investment management fees, portfolio evaluation, custodial services, and actuarial services, as required by state statutes.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

IV. Other information (Continued)

C. Employee retirement pension plan (continued)

Method Used to Value Investments: Pension Plan equity security fixed income securities are reported at fair value, investment income is recognized as earned. Fair value is based on quoted market values. Securities that are traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Gains and losses on sales and exchanges of fixed income securities are recognized on the transaction date. Market related value of assets is used to determine the indicated contribution.

Contributions

Members are not required to contribute to the plan. Contributions are determined on an annual basis. Administrative costs and investment costs of the Plan are financed through an addition to the Actuarially Determined Employer Contribution.

The Township is required by statute, principally Pennsylvania Act 205, to contribute the remaining amounts necessary to finance the Pension Fund. Benefit and contribution provisions are established by Pennsylvania law and may be amended only as allowed by Pennsylvania law.

The Pension Plans funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are sufficient to accumulate sufficient assets to pay benefits when due.

Administrative costs, which may include but are not limited to investment fees and actuarial services, are charged to the Plan and funded through the MMO and/or plan earnings.

The Township's annual required contribution is equal to its minimum municipal obligation ("MMO") as calculated in accordance with Pennsylvania law (Act 205 of 1984) less state aid and employee contributions deposited in the pension fund during the year. State law requires that state aid be used first to fund the Plan, then employee contributions and finally general Township funds. The Township received state aid, which is recognized as revenue and expenses, in the amount of \$79,988 for the pensions for the year ended December 31, 2025.

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

IV. Other information (Continued)

C. Employee retirement pension plan (continued)

Investments

Investment Policy: The Plan's investment policy has been delegated to the PASBMRT in regards to allocation to the invested Plan assets. The PSABMRT provides 2 investment options - the Balanced Fund and the Fixed Income Fund. The Balanced Fund's investment policy established the following target allocation across asset classes:

<u>Asset Class</u>	<u>Target Allocation</u>
US Large Value	12%
US Large Core	13%
US Large Growth	12%
US Small & Mid Cap Equity	8%
International Equity	15%
Fixed Income	30%
Alternative	10%
Cash	0%
Expected Real Rate of Return - 5.0%. Excludes an inflation expectation of 2.5%	
Long-term Expected Rate of Return, including inflation - 7.5%	

Credit Risk: This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At December 31, 2025, all plan assets were invested in the PSABMRT General Balanced Fund, which is not rated. However, the formal investment policy of the PSABMRT requires fixed income securities within the portfolio to be rated BBB or higher at the time of purchase, and requires any asset-backed or mortgage-backed securities within the portfolio to be rated AAA at the time of purchase.

Concentration of Credit Risk: This is the risk of loss attributed to the magnitude of an investment in a single issuer. The Plan places no limit on the amount that may be invested in any one issuer. At December 31, 2025 the Plan had no investments (other than U.S. Government and U.S. Government guaranteed obligations, mutual funds or other pooled investments) in any one issuer that represent 5% or more of Fiduciary Net Position.

Interest Rate Risk: This is the risk that a change in interest rates will adversely affect the fair value of an investment. For the PSABMRT General Balanced Fund, the policy states it shall be broadly diversified by maturity with a maximum effective maturity of any single security not to exceed 40 years.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

IV. Other information (Continued)

C. Employee retirement pension plan (continued)

Rate of Return: For the year ended December 31, 2025, the annual money-weighted rate of return on Plan investments, net of investment expense was 13.78%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net Pension Liability

The components of the net pension liability of participating entities at December 31, 2025 were as follows:

Total pension liability	\$ 1,250,065
Plan fiduciary net position	<u>(1,539,582)</u>
Net pension liability (asset)	<u>\$ (289,517)</u>
Plan fiduciary net position as a percentage of the total pension liability	123%

Actuarial Assumptions: The total pension liability in the January 1, 2025 actuarial valuation for the Plan was determined using the following economic assumptions, applied to all periods included in the measurement:

Inflation	2.75%
Salary increases	5.00% (including inflation)
Investment rate of return	6.25%

Mortality rates were based on the PUB-2010 General Amount-Weighted Mortality Tables projected to 2030 using Mortality Improvement Scale MP-2021.

The actuarial assumptions used in the January 1, 2025 valuation were based on the results of an actuarial experience study for the period January 1, 2023 to December 31, 2024. There have been no changes in benefits or assumptions.

The net pension liability for the Plan was measured as of December 31, 2025 and the total pension liability was determined by rolling forward the liabilities from an actuarial valuation as of January 1, 2025.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

IV. Other information (Continued)

C. Employee retirement pension plan (continued)

Net Pension Liability (continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Discount Rate: The discount rate used to measure the total pension liability was 6.25%. The projection of cash flows used to determine the discount rate assumed that contributions from Plan members will be made at the current contribution rate and that contributions from employers will be made at contractually required rates, as actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of active and inactive Plan members.

Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The employer has always met the funding requirements of Pennsylvania law Act 205 of 1984. Act 205 requires full funding of the entry age normal cost-plus plan expenses, as well as amortization of the unfunded liability.

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

IV. Other information (Continued)

C. *Employee retirement pension plan (continued)*

	Increase (Decrease)		
	Total Pension <u>Liability</u>	Plan Fiduciary <u>Net Position</u>	Net Pension <u>Liability</u>
<u>Non-Uniformed Defined Benefit Pension Plan</u>			
Balance at December 31, 2024	\$ 1,266,664	\$ 1,397,837	\$ (131,173)
Changes for the year:			
Service cost	24,587	-	24,587
Interest	74,366	-	74,366
Change of benefit terms	-	-	-
Differences between expected and actual experience	(50,853)	-	(50,853)
Change of assumptions	12,775	-	12,775
Contributions - employer	-	47,295	(47,295)
Contributions - employee	-	-	-
Net investment income	-	189,134	(189,134)
Benefit payments, including refunds of employee contributions	(77,474)	(77,474)	-
Administrative expense	-	(17,210)	17,210
Other changes	-	-	-
Net Changes	(16,599)	141,745	(158,344)
Balance at December 31, 2025	<u>\$ 1,250,065</u>	<u>\$ 1,539,582</u>	<u>\$ (289,517)</u>

Sensitivity of the Net Pension Liability to Changes in the Discount Rate: The following presents the net pension liability of participating entities calculated using the discount rate, as well as what the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease (5.25%)	Current Discount Rate (6.25%)	1% Increase (7.25%)
Net pension liability(asset) \$	(150,785) \$	(289,517) \$	(406,692) \$

Deferred Outflows and Inflows of Resources: For the year ended December 31, 2025, the Township recognized pension expense of (\$703) for the Non-Uniformed Defined Benefit Pension Plan.

WORCESTER TOWNSHIP

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

IV. Other information (Continued)

C. Employee retirement pension plan (continued)

At December 31, 2025, the Township reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
<u>Non-Uniform Defined Benefit Pension</u>		
Differences between expected and actual experience	\$ 362	\$ 43,589
Changes in assumptions	43,134	-
Difference between projected and actual earnings on pension plan investments	-	103,589
Total	<u>\$ 43,496</u>	<u>\$ 147,178</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended <u>December 31:</u>	<u>Non-Uniform</u>
2026	\$ (8,844)
2027	(50,088)
2028	(26,070)
2029	(18,680)
2030	-
Thereafter	-
Total	<u>\$ (103,682)</u>

Payable to the Pension Plan: For the year ended December 31, 2025, there was no amount payable for contributions to the pension plan.

Description of Defined-Contribution Plan

Effective January 1, 2017, the Township created a defined contribution pension plan. The Pension Plan is a money purchase plan which covers all non-uniform employees employed by the Township and work 35 hours or more per week and are not covered by any other retirement plans to which the Township makes contributions.

WORCESTER TOWNSHIP
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

IV. Other information (Continued)

C. Employee retirement pension plan (continued)

Description of Defined-Contribution Plan (continued)

During 2025, there were 10 active participants in the plan. Participants are 20% vested after three years of service, and the vesting increases 20% for each additional year. After seven years of service, the person is fully vested. The 2025 contribution to the plan was 5% of each participant's base salary and was funded by the Township. The Plan is managed by an outside trustee appointed by the Township. For 2025, the township contributed \$43,397 to the plan. The participants are not required but may make voluntary contributions.

The Non-Uniform Pension Plan's funding policy is based on a set rate and benefits are a function of accumulated assets. The Township is required by statute, principally Pennsylvania Act 205, to contribute the remaining amounts necessary to finance the Pension Fund.

This plan is part of the Non-Uniformed Employees' Pension Plan. It is reported as a Pension Trust Fund in the accompanying financial statements. Pension Plan Financial Statements are prepared using the accrual basis of accounting. Employee and Employer contributions are recognized as revenue in the period in which employee services are performed. Investments are reported at fair value and investment income is recognized when earned. Gains and losses on sales and exchanges are recognized on the transaction date. The net appreciation/(depreciation) in fair value of investments is recorded as and increase/(decrease) to investment income.

D. Escrow cash deposits and investments

The Township acts in a custodial capacity with respect to monies deposited with it by developers and others. These monies are held by the Township and used to pay legal, engineering, and other fees incurred on behalf of a specific project. Any unused deposits are returned to the developer upon completion of the project, except for an administrative handling fee. None of the monies received from or expended on behalf of the developers are recorded in the revenues or expenses of the Township. At December 31, 2025, \$395,446 represents the balance of these monies held in escrow.

REQUIRED SUPPLEMENTAL INFORMATION

WORCESTER TOWNSHIP

Required Supplemental Information - Non-Uniformed Defined Benefit Pension Plan

DECEMBER 31, 2025

SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY
AND RELATED RATIOS

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>
Total pension liability				
Service cost	\$ 24,587	\$ 36,409	\$ 34,675	\$ 32,945
Interest	74,366	74,610	72,809	70,823
Changes of benefit terms	-	-	-	-
Differences between expected and actual experience	(50,853)	-	9,419	-
Changes of assumptions	12,775	-	-	-
Benefit payments, including refunds of employee contributions	(77,474)	(76,231)	(81,104)	(81,705)
Net change in total pension liability	(16,599)	34,788	35,799	22,063
Total pension liability - beginning	1,266,664	1,231,876	1,196,077	1,174,014
Total pension liability - ending (a)	<u>\$ 1,250,065</u>	<u>\$ 1,266,664</u>	<u>\$ 1,231,876</u>	<u>\$ 1,196,077</u>
Plan fiduciary net position				
Contributions - employer	\$ 47,295	\$ 77,408	\$ 29,947	\$ 37,413
Contributions - employee	-	-	-	-
Net investment income	189,134	139,384	158,684	(172,815)
Benefit payments, including refunds of employee contributions	(77,474)	(76,231)	(81,104)	(81,705)
Administrative expense	(17,210)	(11,383)	(15,331)	(10,428)
Other	-	-	-	-
Net change in plan fiduciary net position	141,745	129,178	92,196	(227,535)
Plan fiduciary net position - beginning	1,397,837	1,268,659	1,176,463	1,403,998
Plan fiduciary net position - ending (b)	<u>\$ 1,539,582</u>	<u>\$ 1,397,837</u>	<u>\$ 1,268,659</u>	<u>\$ 1,176,463</u>
Township's net pension liability - ending (a)-(b)	<u>\$ (289,517)</u>	<u>\$ (131,173)</u>	<u>\$ (36,783)</u>	<u>\$ 19,614</u>
Plan fiduciary net position as a percentage of the total pension liability	123.2%	110.4%	103.0%	98.4%
Covered-employee payroll	\$ 279,238	\$ 319,840	\$ 291,640	\$ 270,000
Township's net pension liability as a percentage of covered-employee payroll	-103.68%	-41.01%	-12.61%	7.26%
Annual money-weighted rate of return, net of investment expense	13.78%	10.99%	13.49%	-12.31%

Notes to Schedule:

Assumption Changes - In 2017, the interest rate assumption was lowered from 7.5% to 7.25%, the mortality assumption was changed from Blue Collar RP-2000 projected with mortality improvements using 75% of Scale AA to RP-2014 with improvement rates from Long Range Demographic Assumptions for the 2015 Social Security Administration's Trustee Report. In 2021, the interest rate assumption was lowered from 6.75% to 6.25% per annum and the mortality assumption was changed from RP-2014 with improvement rates from Long Ranges Demographic Assumptions for the 2015 Social Security Administration's Trustee Report to the PubG-2010 projected 5 years past the valuations date using MP-2020

Benefit change - In 2017, the pre-retirement death benefit was amended and a defined contribution plan was created for participants hired on or after 1/1/2017. There have been no changes since last actuarial valuation 1/1/2025.

Assumption change: In 2024, the mortality assumption was changed to reflect Mortality Improvement Improvement scale MP-2021 projected to 2030

<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
\$ 29,530	\$ 35,337	\$ 33,654	\$ 54,019	\$ 51,271	\$ 46,863
71,463	81,309	79,090	85,510	81,082	75,538
-	-	-	1,422	-	-
(134,264)	-	(139,807)	-	(46,304)	-
45,468	-	-	-	132,923	-
(81,705)	(84,721)	(77,145)	(71,861)	(70,033)	(38,668)
(69,508)	31,925	(104,208)	69,090	148,939	83,733
<u>1,243,522</u>	<u>1,211,597</u>	<u>1,315,805</u>	<u>1,246,715</u>	<u>1,097,776</u>	<u>1,014,043</u>
<u>\$ 1,174,014</u>	<u>\$ 1,243,522</u>	<u>\$ 1,211,597</u>	<u>\$ 1,315,805</u>	<u>\$ 1,246,715</u>	<u>\$ 1,097,776</u>
\$ 54,861	\$ 49,491	\$ 51,205	\$ 55,699	\$ 51,306	\$ 56,870
-	-	-	-	-	-
167,324	120,777	171,032	(53,165)	134,278	45,890
(81,705)	(84,721)	(77,145)	(71,861)	(70,033)	(38,668)
(15,955)	(8,974)	(8,861)	(8,411)	(16,242)	(11,167)
-	-	-	-	-	-
124,525	76,573	136,231	(77,738)	99,309	52,925
<u>1,279,473</u>	<u>1,202,900</u>	<u>1,066,669</u>	<u>1,144,407</u>	<u>1,045,098</u>	<u>992,173</u>
<u>\$ 1,403,998</u>	<u>\$ 1,279,473</u>	<u>\$ 1,202,900</u>	<u>\$ 1,066,669</u>	<u>\$ 1,144,407</u>	<u>\$ 1,045,098</u>
<u>\$ (229,984)</u>	<u>\$ (35,951)</u>	<u>\$ 8,697</u>	<u>\$ 249,136</u>	<u>\$ 102,308</u>	<u>\$ 52,678</u>
119.6%	102.9%	99.3%	81.1%	91.8%	95.2%
\$ 245,334	\$ 274,541	\$ 300,349	\$ 339,640	\$ 327,069	\$ 630,663
-93.74%	-13.09%	2.90%	73.35%	31.28%	8.35%
13.08%	10.04%	16.01%	-4.76%	13.24%	4.67%

WORCESTER TOWNSHIP

Required Supplemental Information - Non-Uniformed Pension Plan

DECEMBER 31, 2025

SCHEDULE OF CONTRIBUTIONS

<u>Fiscal year</u> <u>Ended</u> <u>December 31,</u>	<u>Actuarially</u> <u>Determined</u> <u>Contribution</u>	<u>Actual</u> <u>Employer</u> <u>Contribution</u>	<u>Contribution</u> <u>Deficiency</u> <u>(Excess)</u>	<u>Covered</u> <u>Payroll</u>	<u>Contribution as a</u> <u>Percentage of Covered</u> <u>Payroll</u>
2016	\$ 51,984	\$ 56,870	\$ (4,886)	\$ 630,663	9.02%
2017	49,494	51,306	(1,812)	327,069	15.69%
2018	52,571	55,699	(3,128)	339,640	16.40%
2019	49,557	51,205	(1,648)	342,563	14.95%
2020	49,491	49,491	-	274,541	18.03%
2021	48,941	54,861	(5,920)	245,334	22.36%
2022	27,610	37,413	(9,803)	270,000	13.86%
2023	29,947	29,947	-	291,640	10.27%
2024	51,936	77,408	(25,472)	319,840	24.20%
2025	47,295	47,295	-	279,238	16.94%

Notes to Schedule:

Actuarially determined contribution rates are calculated as of January 1, two years to four years prior to the end of the fiscal year in which contributions are

Methods and assumptions used to determine contribution rates:

Valuation date	1/1/2023
Actuarial cost method	Entry age normal
Amortization method	Level dollar - open
Remaining amortization period	16 years
Asset valuation method	Market Value
Inflation	2.75%
Salary increases	5%
Investment rate of return	6.25% (net of investment expenses including inflation)
Retirement age	The latest of age 65, completion of 5 years of participation or attained age
Mortality	PUBS-2010 Mortality Tables projected to 2026 using scale MP-2020

There have been no changes in benefits since last actuarial valuation 1/1/2025.

Assumption change: The mortality assumption was changed to reflect Mortality Improvement scale MP-2021 projected to 2030



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

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING MINUTES
JUNE 17, 2026**

The Worcester Township Board of Supervisors held its regularly scheduled Business Meeting on June 17, 2026, at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, Pennsylvania.

CALL TO ORDER

Chair Lou Betz called the meeting to order.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ATTENDANCE

Board Members Present: Lou Betz, Chair; Christine Steere, Vice Chair; and Rick DeLello, Supervisor.

Also Present: Dan DeMeno, Township Manager; Christian Jones, Assistant Township Manager; Wendy McKenna, Township Solicitor; and John Evarts, Township Engineer.

Planning Commission Members participating in the Joint Board of Supervisors-Planning Commission Work Session included Tony Sherr, Chair; Bob Andorn; Lee Koch; Jennifer Taylor; and Bill McGrane.

ANNOUNCEMENTS

Assistant Township Manager Christian Jones announced that the meeting was being video recorded for future broadcast.

WORK SESSION

Joint Board of Supervisors-Planning Commission Work Session

Township Manager Dan DeMeno introduced the joint work session and stated that the purpose was to discuss operational matters, future priorities, and communication between the Board of Supervisors and the Planning Commission. Mr. DeMeno noted that the Township had not held this type of joint discussion for several years and that the goal was to keep both bodies aligned and improve communication.

Planning Commission Chair Tony Sherr stated that the Planning Commission appreciated the opportunity to meet with the Board. Chair Sherr identified communication as a primary concern and stated that the information transmitted between the Board and the Planning Commission had been inconsistent. He noted that the Board generally receives the Planning Commission recommendation, but may not always receive the full background, discussion points, or issues that informed the recommendation. He also stated that



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the Planning Commission would benefit from understanding the Board's direction and reasoning on matters referred to the Commission.

Supervisor DeLello stated that he supported a more structured cycle of joint meetings, potentially twice per year and more often if needed. He explained that, while the Planning Commission is an advisory body and should have space to make independent recommendations, the Board also wants to make sure the Commission has the resources and context needed to advise the Board effectively.

The Board and Planning Commission discussed the difference between structured matters, such as land development applications with statutory review timelines, and more open-ended projects, such as ordinance updates, Township-owned property review, and other policy initiatives. Members agreed that open-ended items sometimes lack a clear schedule or defined next step and can lose momentum.

Chair Sherr noted that the Township previously had regular assistance from Montgomery County planning staff and stated that a planning professional had been helpful in keeping open-ended projects on schedule. Commissioner Andorn stated that the Planning Commission would benefit from better direction on proactive projects, including Township-owned properties, sign regulations, small project review, data centers, and stormwater-related ordinance changes. He expressed the view that any ordinance amendment affecting Township ordinances should be reviewed by the Planning Commission before Board action, even if the proposed amendment is limited in scope.

Commissioner Andorn also discussed the proposed small project review process. He stated that he supports making the land development process more efficient for straightforward projects, but disagrees with removing Planning Commission review entirely. He suggested that smaller projects could still come before the Planning Commission for combined preliminary/final review while using a more streamlined process and fee structure.

Supervisor DeLello asked whether the Planning Commission believed it needed additional structure or resources, such as a planner, a facilitator, a dedicated liaison, or additional legal support. Chair Sherr responded that the Planning Commission has capable members and professional staff support, but needs clearer direction and better communication about what the Board wants the Commission to accomplish.

Commissioner Taylor stated that at least two joint meetings per year would be helpful, particularly if the Board could identify priorities for the next six-month period. She stated that the Planning Commission sometimes struggles to determine what should be reviewed when no land development application is on the agenda, and that a prioritized list would help avoid canceling meetings or losing momentum on pending items.

Commissioner Koch discussed the Township-owned open space review and asked whether the Board's goal was to preserve open space as-is, increase public access, identify future athletic field needs, or evaluate potential acquisitions. Supervisor DeLello explained that the original goal was to inventory Township-owned land, distinguish usable open space from smaller slivers or constrained parcels, identify the Township's recreational and open space needs, and create a framework for evaluating future

acquisitions. He suggested that the Planning Commission start with one property, complete the review exercise, and use that process to identify what works and what needs refinement before applying the process to other properties.

Commissioner McGrane stated that the Planning Commission needs timely legal advice and referenced the Municipalities Planning Code language that the solicitor shall serve the Planning Commission as legal advisor. Mr. DeMeno stated that the MPC requires an attorney to be assigned to the Planning Commission but does not require attendance at every Planning Commission meeting. Supervisor DeLello stated that the Board should consider the Planning Commission's collective request and determine what level of legal support is needed.

Chair Betz and Vice Chair Steere both expressed support for providing the Planning Commission with appropriate legal guidance if that is a resource the Commission believes it needs. Vice Chair Steere stated that she values the Planning Commission's role, experience, and community perspective, and that exchanging meeting minutes or other summaries may improve communication between the bodies.

Commissioner Koch asked whether the Township Solicitor could assist the Planning Commission with the Data Center Ordinance, noting the importance and timeliness of the issue. Township Solicitor Wendy McKenna explained that in many municipalities the Township Solicitor also attends Planning Commission meetings and that her firm would be available if that is the Board's direction. She stated that the appointment of separate counsel for the Planning Commission would be a decision for the Board of Supervisors and that, in most municipalities, the Township Solicitor serves both the Board and Planning Commission for continuity because the Planning Commission is advisory to the Board.

Commissioner Andorn stated that the Township-owned property review should include all Township properties, not only larger parcels, because small properties may have deed restrictions, easements, or other limitations that should be understood. He referenced Nike Park as an example of why a complete property review is important. Supervisor DeLello agreed that all properties should eventually be reviewed but reiterated that the Commission should begin with one property and use that review to develop a repeatable framework.

Vice Chair Steere stated that the Planning Commission has received several significant ordinance topics, including signs, small projects, and data centers, but that some items have not yet reached closure. She stated that data centers are a major priority, but that the Commission and Board should also try to close the loop on items already introduced. Supervisor DeLello stated that he regularly communicates with the Township Manager after Planning Commission meetings but is careful not to direct the Planning Commission's vote, because its advisory value comes from independent review and recommendation.

No formal action was taken during the work session.

PUBLIC HEARING

Adoption of the 2022 Worcester Township Comprehensive Plan

Township Solicitor Wendy McKenna opened the public hearing for consideration of the 2022 Worcester Township Comprehensive Plan. Ms. McKenna explained that a public hearing is required under the Pennsylvania Municipalities Planning Code as part of the comprehensive plan adoption process. She further stated that the Comprehensive Plan is a planning document, not an ordinance, and is reviewed periodically by the municipality.

Ms. McKenna marked the following exhibits for the public hearing record:

1. Exhibit T-1: Legal notice of the public hearing.
2. Exhibit T-2: Affidavit of publication showing publication in The Times Herald on June 3, 2026 and June 10, 2026.
3. Exhibit T-3: Worcester Township Planning Commission meeting agenda of November 10, 2022, when the Comprehensive Plan was reviewed by the Planning Commission.
4. Exhibit T-4: Worcester Township Board of Supervisors meeting minutes of May 20, 2026 authorizing advertisement of the public hearing.
5. Exhibit T-5: Montgomery County Planning Commission review letter dated May 7, 2026, supporting adoption of the Comprehensive Plan with one minor comment noting that the document was drafted in 2022 and is being adopted in 2026.
6. Exhibit T-6: Email correspondence from the Township Manager dated March 24, 2026 forwarding the Comprehensive Plan to surrounding municipalities and the school district for review and comment, as required by the Municipalities Planning Code.
7. Exhibit T-7: Response from Whitpain Township indicating that it had reviewed the plan, had no specific comments, and commended the Township for the plan's format and level of detail.
8. Exhibit T-8: Resolution providing for adoption of the Comprehensive Plan.

Ms. McKenna stated that the Comprehensive Plan had been reviewed by the Planning Commission and the Montgomery County Planning Commission and had been placed on hold for a period of time due to litigation unrelated to the Comprehensive Plan. She then opened the floor for public comment. No public comment was offered.

Vice Chair Steere asked for clarification that the referenced litigation was not litigation over the Comprehensive Plan. Ms. McKenna confirmed that it was not. Supervisor DeLello stated that the Comprehensive Plan was developed through a two-year task force process and commended the task force and Planning Commission for their work. Chair Betz stated that he supported moving forward with adoption and noted that the Township would soon begin the next comprehensive planning cycle.

Ms. McKenna closed the public hearing and returned the matter to the Board agenda for action.

ACTION TAKEN OUT OF ORDER

Resolution 2026-13 – Adoption of the 2022 Worcester Township Comprehensive Plan

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-13 adopting the 2022 Worcester Township Comprehensive Plan. No public comment was offered. The motion carried unanimously, 3-0.

PUBLIC COMMENT

No public comment was offered at the first general public comment period.

OFFICIAL ACTION ITEMS

Consent Agenda

The Board considered the consent agenda, including the May 20, 2026 Business Meeting minutes, the Treasurer's Report and other monthly reports, and monthly bill payment in the amount of \$329,658.51.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve the consent agenda. No public comment was offered. The motion carried unanimously, 3-0.

MOTION ITEMS

Resolution 2026-11 – Preliminary Land Development Approval for City View Apartments

Township Manager Dan DeMeno introduced the City View Apartments preliminary land development application and stated that the applicant and project team were present to answer questions from the Board and public.

Matt McHugh, land use attorney for the applicant, appeared on behalf of BET Worcester. He introduced members of the applicant's project team, including Pete Clelland on behalf of the developer, David Stewart of T&M Associates as civil engineer, and Matt Hammond of Traffic Planning and Design as traffic engineer. Mr. McHugh stated that the applicant was seeking preliminary plan approval for City View Apartments at 2974 Germantown Pike, at the intersection of Germantown Pike and North Park Avenue, on the property known as the Dubner property.

Mr. McHugh stated that the property is approximately 14 acres and is located in the C Commercial Zoning District and the Multi-Residential Use Overlay District. He explained that the project was originally submitted in 2022 as a 180-unit multifamily project and had since been revised and reduced to 144 units. He stated that the proposed multifamily use and density are permitted by right and that no zoning relief is required for the preliminary plan approval before the Board.

Mr. McHugh stated that the applicant had received review letters and that remaining comments were identified as "will comply." He specifically referenced the ARRO review letter dated February 20, 2026 regarding the sewer planning module, the ARRO preliminary plan review letter dated April 17, 2026, the Bowman traffic review letter dated February 5, 2026, the Fire Marshal review letter dated April 16, 2026, and the Montgomery County Planning Commission review letter dated April 22, 2026. He stated that the applicant agreed with the conditions in the draft resolution for conditional preliminary plan approval.

David Stewart of T&M Associates reviewed the proposed site plan. He stated that the site had previously been used for light commercial/light industrial purposes and that the applicant proposed redevelopment with two multifamily residential buildings. He explained that the plan provides one full-access driveway from Germantown Pike and one driveway from North Park Avenue that permits right turns in, left turns in, and right turns out, but not left turns out. He further reviewed a proposed 10-foot pedestrian path along Germantown Pike and pedestrian connections into the development.

Mr. Stewart stated that the proposed amenities include an internal courtyard area with a tot lot, dog park, bocce courts, pool, pool deck, and grilling areas. Trash rooms would be located inside the buildings, and dumpsters would be rolled out for collection. He stated that 289 parking spaces are proposed and 288 spaces are required. He further stated that the stormwater management plan includes two underground basins and one above-ground basin designed in accordance with Township requirements and DEP's managed release concept because site testing showed infiltration was not feasible. The site would be served by American Water for domestic and fire service, and sanitary sewage would flow to the Heritage Village pump station. Mr. Stewart also stated that the plan includes required buffers, basin plantings, street trees, and 12-foot pole lights.

Environmental Remediation

Supervisor DeLello asked about environmental remediation. Mr. Stewart stated that Phase I and Phase II environmental studies had been completed and that five areas of soil contamination had been identified. He stated that the contaminated soil would be excavated and removed from the site to a treatment facility.

Mr. Clelland stated that all identified environmental items other than soil remediation had already occurred, including removal of tanks, asbestos, and in-ground lifts, and that reports had been provided to the Township before demolition. He stated that the remaining soil remediation was associated with the area of the above-ground stormwater basin, would be part of the first phase of construction, and would proceed in accordance with DEP requirements. He further explained that a notice of intent to remediate had already been filed and acknowledged by DEP, and that DEP would review final post-remediation sampling results after the soil removal was completed.

Supervisor DeLello stated that the Township wanted its environmental engineer to have adequate access during the process, not only after it was complete. Ms. McKenna stated that a mechanism could be addressed through the development agreement, escrow, or final plan conditions to ensure Township oversight. Mr. McHugh stated that the applicant was agreeable to appropriate language at final plan approval to ensure the property is brought into compliance.

Fire Access and Building Safety

Chair Betz asked whether the fire department could access the site with ladder and pumper apparatus and whether the fire department had reviewed the plan. Mr. Stewart stated that the plan includes vehicle turning templates, including for the Township's fire vehicle, and that a mountable curb provides fire truck access to the courtyard area. He stated that the buildings are four stories and approximately 44 feet in height.

Mr. Clelland stated that each building is divided into two major fire zones, with each building having its own fire egress routes. He further stated that the buildings are fully sprinklered and designed in accordance with applicable NFPA requirements.

Roadway Improvements, Traffic, and Access

Mr. Clelland stated that the plan includes significant roadway widening along both Germantown Pike and North Park Avenue. He explained that the Park Avenue access includes separate left-turn lanes into the site and into the adjacent Kinetic facility, and that the applicant would add a separate right-turn lane on northbound Park Avenue at Germantown Pike so that the intersection would have separate left, through, and right-turn lanes. Mr. Stewart also reviewed proposed widening along Germantown Pike, including an added right-turn lane and future potential for the widening to operate as a through lane if adjacent development occurs. The applicant also discussed new signal equipment and pedestrian crossings at the intersection.

Supervisor DeLello asked about outside roadway approvals. Mr. Clelland stated that the County had issued its permit and that the PennDOT submission had been resubmitted with only one final comment remaining.

Vice Chair Steere asked whether the water supply would support the sprinkler system. Mr. Clelland stated that the applicant had received information from American Water and that, if additional pressure was needed, a fire pump would be added as part of the building design.

Requested Waivers

The applicant reviewed five requested waivers. Township Engineer John Evarts provided comments regarding the technical basis for the requests.

1. Section 129-18.H.4, relating to the requirement that detention basins return to normal conditions within approximately 12 hours after a storm event. Mr. Stewart explained that infiltration is not feasible and that the plan uses DEP's managed release concept, including an underdrain for frequent storms and larger outlets for larger storm events. Mr. Evarts stated that managed release basins are common in southeastern Pennsylvania and are intended to mimic infiltration where soils do not support infiltration. The applicant stated that the basins will continue to meet Township release rate requirements for larger storms.
2. Section 129-18.G.6, relating to minimum distance from the top and bottom of slope to property lines or rights-of-way. Mr. Stewart explained that roadway and stormwater improvements require encroachment within the five-foot area. Mr. Evarts requested that the property line be staked in the field to ensure no encroachment onto adjacent property.
3. Section 129-18.H.10, relating to minimum two-percent slope in detention basin bottoms. Mr. Stewart explained that the proposed managed release design includes an underdrain and that the basin would be seeded with a meadow mix. Mr. Evarts stated that the use of underdrains has changed common basin design and can help reduce erosion. The applicant agreed that the meadow mix and basin treatment would be clearly shown on the final plan.

4. Section 130-16.C.1, relating to roadway classification and cartway width requirements. Mr. Stewart and Mr. Clelland explained that the proposed roadway widths vary because the improvements taper back to existing pavement conditions on North Park Avenue and Germantown Pike.

5. Section 130-18.A, relating to sidewalks. Mr. Stewart stated that the applicant is providing sidewalk improvements along Germantown Pike and pedestrian connections into the site. The applicant stated that sidewalk along North Park Avenue is pulled into the site for ADA compliance and that the applicant is no longer extending sidewalk into the floodplain area because prior zoning relief for that extension was not continued.

Amenities, Ownership, and Final Approval Process

Supervisor DeLello asked about project amenities, ownership, and management. Mr. Clelland stated that the project includes outdoor amenities in the internal courtyards and approximately 10,000 square feet of interior amenity space, including a leasing center, work-from-home areas, fitness areas, and common rooms. He stated that BET owns and manages its properties, has its own residential management and maintenance staff, and would have on-site personnel supported by a local corporate office.

Supervisor DeLello asked for confirmation that the applicant would comply with all applicable review letters and asked for clarification on the difference between preliminary and final plan approval. Ms. McKenna stated that preliminary plan approval gives the applicant the right to develop in accordance with the preliminary plan, but the applicant must still submit final plans, receive further review by Township staff and consultants, return to the Planning Commission, and return to the Board for final plan approval. She stated that preliminary plan approval does not authorize construction.

Ms. McKenna also reviewed the zoning history. She stated that the property is subject to the multi-residential overlay district and that the applicant complies with applicable density and height requirements. She explained that the Township previously undertook a curative amendment process to address multifamily housing requirements under Pennsylvania law and adopted Ordinance 2021-285 on June 16, 2021. She stated that the ordinance did not rezone the property but revised applicable zoning provisions to address multifamily housing density, height, and related requirements.

Mr. Clelland also reviewed architectural elevations, building materials, window lines, and rooftop terrace areas intended to take advantage of views from Fairview Village.

Public Comment on City View Apartments

Angela Draghici commented regarding impacts to neighboring properties, including light, noise, stormwater runoff, and views from her rear yard. Chair Betz stated that environmental and stormwater matters would be reviewed and verified by Township professionals.

John Evarts and Dan DeMeno responded to public questions regarding wastewater capacity and treatment. Mr. Evarts stated that sanitary sewage would flow by gravity to the Heritage Village pump station and then to the Township treatment plant, and that the plant had capacity for the additional flows associated with the projects before the Board. Mr. DeMeno stated that the Township's planned wastewater

studies are intended to provide a broader review of long-term maintenance and system condition, rather than to determine capacity for the specific development applications before the Board.

A resident asked where stormwater would be released and raised concerns regarding the grilling area and indoor trash rooms. Mr. Evarts stated that stormwater may not discharge to the sanitary sewer and must discharge to the nearby stream, and that the stormwater ordinance requires the applicant not to worsen existing conditions.

Greg Draghici of Windy Hill Road asked about unit types, parking per unit, whether the development could require the Township to establish a local police department, traffic signals, displaced wildlife, and parking lot security. Mr. DeMeno stated that there is no population threshold requiring the Township to replace State Police coverage with a local police department. He also stated that the applicant proposed replacement signal equipment at the existing intersection, not new traffic signals elsewhere.

Bill Moran raised concerns about odor from the wastewater treatment plant, whether upgrades or expansion are needed, snow storage and removal, and emergency access during winter conditions. Mr. DeMeno stated that odor can occur during sludge pumping and that the Township could include the issue in its broader review of the wastewater system. Mr. Evarts stated that the applicant is responsible for aeration upgrades at the treatment plant before connecting to the system and that those upgrades are required as part of DEP-related corrective action.

Chris Lake of Griffith Road asked about sidewalk connections along Park Avenue and traffic congestion on the north side of the intersection and along Germantown Pike. He stated that the area already experiences significant congestion and asked whether additional roadway improvements could be provided in the broader intersection area.

Mr. Clelland responded to the public comments. He stated that the portion of the site closest to the intersection would sit approximately 13 feet below the intersection grade, that the applicant does not install lights on the buildings, and that parking lot lights would be limited to 12 feet in height. He stated that stormwater conditions would improve because the existing site has no stormwater management, while the proposed plan includes two underground basins and one above-ground basin to reduce peak runoff and control volume. He stated that the site includes a 75-foot buffer along Heritage Village and the street frontages, and a larger buffer toward Providence Crossing.

Mr. Clelland further stated that the applicant would be responsible for blower upgrades at the treatment plant to increase organic treatment capacity before the project proceeds. He stated that the grilling area is controlled, built in, located away from the building, and that residents would not be permitted to have individual grills on decks. He explained that indoor trash management is climate controlled, more closely monitored, and reduces problems associated with exterior dumpsters. He stated that the buildings would be card-secured, security cameras would be provided, snow would be managed on site, and parking is provided at two spaces per unit. He also stated that the applicant would construct the traffic improvements attributable to the project and pay a traffic impact fee toward broader Township traffic improvements.

Following the discussion and public comment, the Board proceeded to vote on Resolution 2026-11.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-11 granting preliminary land development approval for City View Apartments. Public comment was taken before the vote. The motion carried unanimously, 3-0.

After the vote, Supervisor DeLello stated that broader road capacity and congestion issues on regional roadways, including traffic moving through the Township, remain a significant and expensive long-term infrastructure challenge. He stated that the Township seeks roadway improvements when improvements can be tied to specific development impacts, but that broader through-traffic issues require larger planning and funding efforts.

Resolution 2026-12 – City View Apartments Sewage Planning Module

The Board considered Resolution 2026-12 approving the City View Apartments sewage planning module. Mr. Evarts explained that DEP requires municipal approval of planning modules for revisions to the Township's Act 537 Plan. He stated that the Township submits the planning module to DEP on behalf of the applicant, and DEP reviews and approves the planning module. Supervisor DeLello stated that the planning module process accounts for the flows generated by new development and any improvements needed to accommodate those flows.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-12 approving the City View Apartments sewage planning module. No public comment was offered. The motion carried unanimously, 3-0.

Resolution 2026-09 – Trooper Ridge Sewage Planning Module

The Board considered Resolution 2026-09 approving the Trooper Ridge sewage planning module. Mr. Evarts explained that the Township previously granted preliminary approval for the Trooper Ridge townhome development and that, as part of final plan approval, the applicant must submit a planning module to DEP. He stated that the process is the same as the City View Apartments module and that DEP review is required before the development may connect to the Township treatment plant.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-09 approving the Trooper Ridge sewage planning module. No public comment was offered. The motion carried unanimously, 3-0.

Ordinance 2026-304 – Stormwater Ordinance Update

The Board discussed authorization to advertise Ordinance 2026-304, an update to the Township Stormwater Management Ordinance. Mr. DeMeno stated that the proposed amendments generally originate from DEP requirements and relate to the Township's MS4 permit obligations. Mr. Evarts stated that MS4 stands for Municipal Separate Storm Sewer System and that the Township's permit requires reductions in sediment and nutrient loads to streams.

Mr. Evarts stated that DEP is requiring the Township to update the stormwater ordinance with two limited revisions: one relating to when deviations from the stormwater ordinance may be handled, and one relating to discharges allowed under the Township's MS4 permit. He stated that the revisions are minor and administrative in nature and must be completed by September 2026.

Supervisor DeLello stated that, even if the revisions are minor, the matter should be provided to the Planning Commission for review, particularly because stormwater is a frequent public concern. Vice Chair Steere asked whether stormwater ordinance updates had historically gone to the Planning Commission. Mr. Evarts stated that the larger stormwater ordinance rewrite likely went to the Planning Commission, although he was not present at the time. The Board agreed to table the item and send it to the Planning Commission, with the understanding that the ordinance must be adopted by September 2026. No formal action was taken.

Resolution 2026-14 – Growing Greener Grant Application for Zacharias Creek Streambed Restoration

The Board considered Resolution 2026-14 authorizing application to the Growing Greener Grant Program for construction of the Zacharias Creek Streambed Restoration Project. Mr. DeMeno stated that the project relates to the Township's participation in the Skippack Watershed Alliance with surrounding municipalities and helps meet MS4 sediment reduction requirements. He explained that participating municipalities may receive credit for qualifying projects completed by members of the alliance and share project costs.

Mr. DeMeno stated that a prior Growing Greener grant supported design work for a segment of Zacharias Creek and that the proposed grant application would seek funding to move from design to construction. He stated that the grant program has an attractive five-percent match and that the Township has had success with grant applications through its alliance participation. Mr. Evarts stated that the Township would request \$500,000, the maximum request allowed, to cover a portion of estimated construction costs.

Vice Chair Steere asked whether the project was connected to the Zacharias Trail project. Mr. Evarts confirmed that it is a separate streambank restoration project and is not the trail project.

Bob Andorn asked for the specific location of the work. Mr. Evarts stated that the project is along Zacharias Creek off Skippack Pike, between Green Hill Road and Hollow Road, near the Zacharias Creek Trail. Mr. Andorn referenced a significant amount of debris in the creek in that area. Mr. Evarts stated that removal of a large tree and debris, along with streambank stabilization, is part of the proposed project. Mr. Andorn requested that future agenda items include more specific location information when possible.

A motion was made by Rick DeLello, seconded by Christine Steere to approve Resolution 2026-14 authorizing application to the Growing Greener Grant Program for construction of the Zacharias Creek Streambed Restoration Project. Public comment was taken before the vote. The motion carried unanimously, 3-

OTHER BUSINESS

No other business was discussed by the Board.

FINAL PUBLIC COMMENT

Bob Andorn commented on the stormwater ordinance item that had been tabled. He requested that the Planning Commission be provided a redlined version of the affected ordinance provisions or an executive summary so the Commission can focus its review on the specific proposed changes rather than reviewing the full ordinance without guidance. Mr. Evarts stated that the two revised pages could be provided in redline format.

Ed Moore of Worcester commented that, as the Township evaluates development, sewer capacity, and infrastructure impacts, it should also consider impacts on volunteer emergency services. He stated that projects such as City View Apartments and Trooper Ridge may raise questions beyond whether a ladder truck can reach a roof, including whether volunteer fire and EMS organizations have sufficient people and resources to respond to emergencies at larger facilities.

Amy Smith of Hollow Road thanked the Township for organizing the upcoming concert in the park and stated that community-based programming will benefit the Township. She echoed Mr. Moore's comments regarding volunteer services and stated that, as the Township grows, it should remain mindful of regionalization, mutual aid, response planning, and related issues. She also referenced watershed and stormwater opportunities, including regional initiatives that may support flooding and stormwater management improvements.

Mr. DeMeno responded that the Township Fire Marshal reviews plans with members of Worcester Fire, and that the Township has mutual aid agreements with surrounding fire and EMS providers. He explained that fire and EMS responses are dispatched through the county box system, which determines responding agencies and calls for additional resources as needed. Ms. Smith stated that it is helpful for residents to understand that process and suggested that such information be included in planning discussions where appropriate.

Vice Chair Steere thanked the Farmers Union for its successful horse show on June 6, 2026 and for creating a nonprofit midway that included local organizations such as the Ladies Auxiliary, Historical Society, SPCA, Peter Wentz Farmstead, and Friends of Worcester. She also recognized FC Montco for the Mark Smalls Soccer Tournament at Heebner Park and stated that the event highlighted the Township's park facilities and soccer tradition.

Vice Chair Steere reminded residents that the Township's concert in the park was scheduled for June 24, 2026 at Heebner Park, featuring Mike Greer & Company. Mr. DeMeno noted that food trucks would include Mister Softee and hot dog/Americana-style food. Vice Chair Steere encouraged residents to attend and help spread the word.

ADJOURNMENT

A motion to adjourn was made and seconded. There being no further business before the Board, the meeting adjourned.

Respectfully submitted,

Dan DeMeno
Township Secretary

July 14, 2026
11:06 AM

TOWNSHIP OF WORCESTER
Check Register By Check Date

Page No: 1

Range of Checking Accts: First to Last Range of Check Dates: 06/17/26 to 07/14/26
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CAPITAL RESERVE CAPITAL FUND					
838	07/14/26	ARROC005 ARRO CONSULTING, INC.	15,449.50		894
839	07/14/26	DAVIS005 DAVIS HEATING & COOLING	8,635.00		894
840	07/14/26	HEIDE005 HEIDELBERG MATERIALS, LLC	9,794.87		894
841	07/14/26	RESTO005 RESTORATION ARTISANS, LLC	1,200.00		894

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	35,079.37	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	35,079.37	0.00

GENERAL FUND GENERAL FUND					
37837	06/30/26	ADVANC005 WM CORPORATE SERVICES INC.	737.44		890
37838	06/30/26	COMCA005 COMCAST	391.79		890
37839	06/30/26	DELA005 DELAWARE VALLEY HEALTH INSURA	28,068.54		890
37840	06/30/26	GREER005 GREER, MIKE	1,200.00		890
37841	06/30/26	METRO005 METROPOLITAN LIFE INSURANCE CO	759.85		890
37842	06/30/26	NORTH005 NORTH PENN WATER AUTHORITY	55.54		890
37843	06/30/26	PAWC0005 PAWC	129.95		890
37844	06/30/26	PECOE005 PECO ENERGY	3,187.96		890
37845	06/30/26	PSAB0005 PSAB-MRT	1,389.81		890
37846	06/30/26	STAFF005 STAFFORD, KELSEY	58.90		890
37847	06/30/26	VERI0010 VERIZON	48.17		890
37848	06/30/26	ZIFRA005 ZIFRA, NATE	400.00		890
37849	07/14/26	21STC005 21ST CENTRY MEDIA	389.79		892
37850	07/14/26	ALPHA005 ALPHAGRAPHICS	209.11		892
37851	07/14/26	AMERI005 AMERICAN FUELS, LLC.	2,058.90		892
37852	07/14/26	ARMOU005 ARMOUR & SONS ELECTRIC INC	585.42		892
37853	07/14/26	ARROC005 ARRO CONSULTING, INC.	37,117.36		892
37854	07/14/26	BARRY005 BARRY ISETT & ASSOCIATES INC	28,025.00		892
37855	07/14/26	BRANT005 BRANT & ASSOCIATES, LLC	25,164.81		892
37856	07/14/26	BROWN005 BROWN & BROWN OF LEHIGH VALLEY	250.00		892
37857	07/14/26	BRUSC005 BRUSCA LANDSCAPE SUPPLY	14.00		892
37858	07/14/26	CARGO005 CARGO TRAILER SALES, INC.	21.93		892
37859	07/14/26	COMCA005 COMCAST	244.48		892
37860	07/14/26	CROSS010 CROSS, BARBARA	50.00		892
37861	07/14/26	DELA005 DELAWARE VALLEY HEALTH INSURA	24,499.05		892
37862	07/14/26	DEMENO005 DEMENO, DAN	430.92		892
37863	07/14/26	DHULS005 D'HULSTER, ROBERT	650.00		892
37864	07/14/26	DONER005 DONE RITE BUILDING SERV, INC.	1,300.00		892
37865	07/14/26	FRASE005 FRASER ADVANCED INFO SYSTEMS	647.85		892
37866	07/14/26	FRASE010 FRASER	348.04		892
37867	07/14/26	GENER010 GENERATOR TECHNICAL SERVICES	825.00		892
37868	07/14/26	GRAM0015 GRAMM, PATRICIA, TAX COLLECTOR	7,371.88		892
37869	07/14/26	HARLE005 HARLEYSVILLE ACE HARDWARE CENT	54.21		892
37870	07/14/26	HOISI005 HOISINGTON, JUSTIN	375.00		892
37871	07/14/26	HOMED005 HOME DEPOT CREDIT SERVICES	216.88		892
37872	07/14/26	INTER030 INTERMIX IT	3,786.75		892
37873	07/14/26	KEENP005 KEEN, PAUL	1,600.00		892
37874	07/14/26	KENCO005 KENCO HYDRAULICS INC	356.26		892
37875	07/14/26	LEPIN005 LEPINE, DOUG	375.00		892

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GENERAL FUND		GENERAL FUND	Continued		
37876	07/14/26	LPTSA005 LPTSA	518.00		892
37877	07/14/26	MANJA005 MANJARDI, MARK	1,336.00		892
37878	07/14/26	MCATO005 MCATO	400.00		892
37879	07/14/26	MCMAH010 MCMAHON A BOWMAN COMPANY	4,290.00		892
37880	07/14/26	MILLE015 MILLER, JESSE	375.00		892
37881	07/14/26	MORAN005 MORAN, MARC	375.00		892
37882	07/14/26	MOSES005 MOSES, AARON	650.00		892
37883	07/14/26	MOYER005 MOYER PEST CONTROL	258.00		892
37884	07/14/26	NORTH005 NORTH PENN WATER AUTHORITY	38.97		892
37885	07/14/26	ORRJO005 ORR, JOHN	650.00		892
37886	07/14/26	PALEA005 PA MUNICIPAL LEAGUE	85.00		892
37887	07/14/26	PAWC0005 PAWC	1,095.85		892
37888	07/14/26	PECOE005 PECO ENERGY	865.87		892
37889	07/14/26	PENN0010 PENNSYLVANIA ONE CALL SYSTEM	18.62		892
37890	07/14/26	PENN0025 ARAMSCO INC.	968.72		892
37891	07/14/26	PITN0010 PITNEY BOWES, INC.	72.00		892
37892	07/14/26	PROFE005 PROFESSIONAL PLUS SERVICES, INC	365.00		892
37893	07/14/26	PSAB0005 PSAB-MRT	1,511.85		892
37894	07/14/26	PURCH005 PURCHASE POWER	250.00		892
37895	07/14/26	RINGC005 RINGCENTRAL INC.	310.55		892
37896	07/14/26	STAT0010 STATE WORKERS INSURANCE FUND	3,071.00		892
37897	07/14/26	STSCO005 LACONIS, TOM	300.00		892
37898	07/14/26	SYKES005 SYKES, PETER	650.00		892
37899	07/14/26	TOWNS005 TOWNSHIP OF WORCESTER-PAYROLL	105,000.00		892
37900	07/14/26	UNITE005 UNITED STATES TREASURY	92.16		892
37901	07/14/26	USMUN005 US MUNICIPAL SUPPLY, INC.	1,913.46		892
37902	07/14/26	WEXBA005 WEX BANK	1,183.21		892
37903	07/14/26	ZIFRA005 ZIFRA, NATE	800.00		892

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	67	0	300,839.85	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	67	0	300,839.85	0.00

WASTE WATER FUN		WASTE WATER FUND		
5307	06/30/26	PAWC0005 PAWC	47.24	891
5308	06/30/26	PECOE005 PECO ENERGY	10,117.28	891
5309	06/30/26	POST0010 POSTMASTER	705.55	891
5310	06/30/26	VERI0010 VERIZON	148.29	891
5311	07/14/26	AMER0015 AMERICAN WATER	15.00	893
5312	07/14/26	AQUAP005 AQUA PENNSYLVANIA, INC.	22.49	893
5313	07/14/26	COMMO015 COMMONWEALTH OF PENNSYLVANIA	1,000.00	893
5314	07/14/26	GENER010 GENERATOR TECHNICAL SERVICES	3,925.00	893
5315	07/14/26	MEADO005 MEADOWOOD SENIOR LIVING	270.98	893
5316	07/14/26	MGLPR005 MGL PRINTING SOLUTIONS	1,860.20	893
5317	07/14/26	MJREI005 MJ REIDER ASSOCIATES, INC.	3,453.80	893
5318	07/14/26	PECOE005 PECO ENERGY	239.80	893
5319	07/14/26	PROTE005 EVERON	655.68	893
5320	07/14/26	UNIVA005 UNIVAR USA, INC.	13,526.02	893
5321	07/14/26	VERI0010 VERIZON	95.09	893
5322	07/14/26	WINDR005 WIND RIVER ENVIRONMENT LLC	9,862.50	893

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
WASTE WATER FUN WASTE WATER FUND					
Checking Account Totals			Continued		
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	16	0	45,944.92	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	<u>16</u>	<u>0</u>	<u>45,944.92</u>	<u>0.00</u>
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	87	0	381,864.14	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	<u>87</u>	<u>0</u>	<u>381,864.14</u>	<u>0.00</u>

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Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
	6-001	163,155.76	50.00	105,000.00	268,205.76
	6-008	45,944.92	0.00	0.00	45,944.92
	6-030	35,079.37	0.00	0.00	35,079.37
Total of All Funds:		244,180.05	50.00	105,000.00	349,230.05

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Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
	001	163,155.76	50.00	105,000.00	268,205.76
	008	45,944.92	0.00	0.00	45,944.92
	030	35,079.37	0.00	0.00	35,079.37
Total of All Funds:		<u>244,180.05</u>	<u>50.00</u>	<u>105,000.00</u>	<u>349,230.05</u>

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TOWNSHIP OF WORCESTER
Breakdown of Expenditure Account Current/Prior Received/Prior Open

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Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
	6-001	163,155.76	0.00	0.00	0.00	163,155.76
	6-008	45,944.92	0.00	0.00	0.00	45,944.92
	6-030	35,079.37	0.00	0.00	0.00	35,079.37
Total of All Funds:		<u>244,180.05</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>244,180.05</u>

Project Description	Project No.	Project Total
3205 SKIPPACK- LGL/ENG	145-0260	1,476.25
3455 GERMANTOWN- SEWER REBILL	145-0295	206.00
WHITEHALL ESTATES-LGL/ENG	145-0303	430.01
3423 GERMANTOWN- SEWER REBILL	145-0311	208.00
3427 GERMANTOWN- SEWER REBILL	145-0312	104.00
2950 POTSHOP - LGL/ENG	145-0315	2,576.00
BET INVESTMENT/DUBNER-LGL/ENG	145-0345	2,591.50
HUGANIR-ARDEN RESERVE-LGL/ENG	145-0350	1,503.53
2044 BERKS RD-LGL/ENG	145-0362	388.05
BELLFLOWER-LGL/ENG	145-0364	268.53
WESTRUM-TROOPER RD-LGL/ENG	145-0368	3,725.08
METHACTON HIGH SCHOOL-LGL/ENG	145-0373	6,402.50
BARN BERKS/ALLAN MYERS-LGL/ENG	145-0383	4,960.25
1038 WINDY HILL-ARDEN-LGL/ENG	145-0398	79.50
2045 BETHEL RD BOLDBOX-LGL/ENG	145-0407	7,714.89
Total of All Projects:		<u>32,634.09</u>

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures - Standard

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Revenue Account Range: First to zzz-zzz-zzz-zzz

Include Non-Anticipated: Yes

Year To Date As Of: 06/30/26

Expend Account Range: First to zzz-zzz-zzz-zzz

Include Non-Budget: No

Current Period: 06/01/26 to 06/30/26

Print Zero YTD Activity: No

Prior Year: Thru 12/31/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
001-301-100-000	Property Taxes- Current	51,865.62	51,540.00	1,459.56	50,147.13	1,392.87-	97
001-301-500-000	Property Taxes- Liened	439.11	510.00	0.00	221.90	288.10-	44
001-301-600-000	Property Taxes- Interim	212.44	200.00	43.54	124.87	75.13-	62
	301 Total	52,517.17	52,250.00	1,503.10	50,493.90	1,756.10-	96
001-310-030-000	Per Capita Taxes- Delinquent	36.30	60.00	0.00	6.60	53.40-	11
001-310-100-000	Real Estate Transfer Taxes	614,457.00	300,000.00	36,283.96	150,149.67	149,850.33-	50
001-310-210-000	Earned Income Taxes	3,747,662.71	3,785,000.00	163,877.54	1,473,808.65	2,311,191.35-	39
001-310-220-000	Earned Income Taxes- Prior Year	0.00	10.00	0.00	0.00	10.00-	0
	310 Total	4,362,156.01	4,085,070.00	200,161.50	1,623,964.92	2,461,105.08-	39
001-321-800-000	Franchise Fees	202,099.90	200,000.00	0.00	49,651.18	150,348.82-	25
	321 Total	202,099.90	200,000.00	0.00	49,651.18	150,348.82-	24
001-322-820-000	Road Opening Permits	318.00	300.00	53.00	318.00	18.00	106
001-322-900-000	Sign Permits	56.00	100.00	0.00	28.00	72.00-	28
001-322-920-000	Solicitation Permits	896.00	500.00	302.00	1,058.00	558.00	212
	322 Total	1,270.00	900.00	355.00	1,404.00	504.00	156
001-331-120-000	Ordinance Violations	2,975.54	1,600.00	327.67	1,752.71	152.71	110
	331 Total	2,975.54	1,600.00	327.67	1,752.71	152.71	109
001-341-000-000	Interest Earnings	71,912.64	8,000.00	1,406.84	4,470.16	3,529.84-	56
	341 Interest Earnings	71,912.64	8,000.00	1,406.84	4,470.16	3,529.84-	55

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
001-342-000-000	Rents & Royalties	23,322.77	22,291.15	1,826.35	12,159.10	10,132.05-	55
001-342-120-000	Cell Tower Rental	161,800.19	164,700.00	15,812.54	100,933.53	63,766.47-	61
	342 Rents & Royalties	185,122.96	186,991.15	17,638.89	113,092.63	73,898.52-	60
001-355-010-000	Public Utility Realty Tax	3,876.59	3,876.59	0.00	0.00	3,876.59-	0
001-355-040-000	Alcohol License Fees	600.00	600.00	0.00	400.00	200.00-	67
001-355-050-000	General Municipal Pension State Aid	79,988.02	79,988.02	0.00	0.00	79,988.02-	0
001-355-070-000	Volunteer Fire Relief Association	113,391.11	113,391.11	0.00	0.00	113,391.11-	0
	355 Total	197,855.72	197,855.72	0.00	400.00	197,455.72-	0
001-361-300-000	Land Development Fees	32,083.50	4,000.00	16,700.00	30,000.00	26,000.00	750
001-361-330-000	Conditional Use Fees	0.00	1,500.00	0.00	0.00	1,500.00-	0
001-361-340-000	Zoning Hearing Board Fees	13,000.00	13,125.00	0.00	7,125.00	6,000.00-	54
001-361-500-000	Map And Publication Sales	0.00	5.00	0.00	0.00	5.00-	0
	361 Total	45,083.50	18,630.00	16,700.00	37,125.00	18,495.00	199
001-362-410-000	Building Permit Fees	126,886.06	80,000.00	16,090.00	86,742.00	6,742.00	108
001-362-420-000	Zoning Permit Fees	29,606.00	20,500.00	1,880.00	12,934.00	7,566.00-	63
001-362-450-000	Commercial U&O Fees	500.00	200.00	0.00	0.00	200.00-	0
001-362-460-000	Driveway Permit Fees	784.00	600.00	28.00	84.00	516.00-	14
	362 Total	157,776.06	101,300.00	17,998.00	99,760.00	1,540.00-	98
001-367-420-000	Park Miscellaneous	27,363.00	14,100.00	1,900.00	20,362.50	6,262.50	144
	367 Total	27,363.00	14,100.00	1,900.00	20,362.50	6,262.50	144
001-381-000-000	Miscellaneous Income	24,163.33	1,500.00	0.00	9,259.29	7,759.29	617
001-381-001-000	Service Charge Fees	597.73	225.00	98.79	335.56	110.56	149

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	381 Miscellaneous Income	24,761.06	1,725.00	98.79	9,594.85	7,869.85	556
001-383-200-000	Escrow Administration	440.00	880.00	0.00	330.00	550.00-	38
	383 Total	440.00	880.00	0.00	330.00	550.00-	37
001-395-000-000	Refund of Prior Year Expenditures	6,088.23	0.00	0.00	3,395.88	3,395.88	0
	395 Refund of Prior Year Expenditures	6,088.23	0.00	0.00	3,395.88	3,395.88	0
	Fund 001 Revenue Totals	5,337,421.79	4,869,301.87	258,089.79	2,015,797.73	2,853,504.14-	41
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-400-000-000	LEGISLATIVE BODY:	0.00	0.00	0.00	0.00	0.00	0
001-400-110-000	Legislative- Payroll	7,500.00	7,500.00	630.00	3,780.00	3,720.00	50
001-400-150-000	Legislative- Benefits	49,388.52	53,678.46	8,909.79	25,457.80	28,220.66	47
001-400-312-000	Legislative- Consultant Services	24,600.00	26,000.00	0.00	21,500.00	4,500.00	83
001-400-337-000	Legislative- Mileage Reimbursement	369.60	420.00	127.60	258.10	161.90	61
001-400-420-000	Legislative- Dues & Subscriptions	3,064.00	4,725.00	0.00	415.00	4,310.00	9
001-400-460-000	Legislative- Meetings & Seminars	4,993.11	5,050.00	415.42	4,743.00	307.00	94
	400 LEGISLATIVE BODY:	89,915.23	97,373.46	10,082.81	56,153.90	41,219.56	58
001-401-000-000	MANAGER:	0.00	0.00	0.00	0.00	0.00	0
001-401-120-000	Management- Payroll	279,778.75	287,110.00	22,085.38	134,656.51	152,453.49	47
001-401-150-000	Management- Benefits	90,946.96	88,311.83	12,986.64	48,612.24	39,699.59	55
001-401-312-000	Management- Consultant Services	0.00	9,950.00	0.00	0.00	9,950.00	0
001-401-321-000	Management- Mobile Phone	1,276.39	1,380.00	99.56	597.42	782.58	43
001-401-337-000	Management- Mileage Reimbursement	5,543.36	5,820.00	0.00	2,268.90	3,551.10	39

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-401-460-000	Management- Meetings & Seminars	4,791.46	2,705.00	0.00	2,762.67	57.67-	102
	401 MANAGER:	382,336.92	395,276.83	35,171.58	188,897.74	206,379.09	48
001-402-000-000	FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0
001-402-120-000	Finance- Payroll	103,237.54	125,000.00	9,615.38	58,484.59	66,515.41	47
001-402-150-000	Finance- Benefits	55,480.32	51,670.52	5,974.81	22,691.39	28,979.13	44
001-402-321-000	Finance- Mobile Phone	300.00	300.00	25.00	150.00	150.00	50
001-402-337-000	Finance- Mileage Reimbursement	198.09	250.00	0.00	29.00	221.00	12
001-402-460-000	Finance- Meeting & Seminars	0.00	400.00	0.00	0.00	400.00	0
	402 FINANCIAL ADMINISTRATION:	159,215.95	177,620.52	15,615.19	81,354.98	96,265.54	46
001-403-000-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0
001-403-110-000	Tax Collection- Payroll	2,604.75	2,612.50	0.00	2,387.98	224.52	91
001-403-150-000	Tax Collection- Benefits	199.27	142.94	0.00	182.68	39.74-	128
001-403-210-000	Tax Collection- Office Supplies	6,050.41	6,300.00	0.00	7,092.75	792.75-	113
001-403-310-000	Tax Collection- Professional Services	33,339.25	41,635.11	1,390.58	20,371.42	21,263.69	49
	403 TAX COLLECTION:	42,193.68	50,690.55	1,390.58	30,034.83	20,655.72	59
001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal- General Services	200,414.84	186,063.50	11,256.00	52,214.84	133,848.66	28
001-404-320-000	Legal- RTK Services	2,961.00	12,000.00	6,926.00	32,874.25	20,874.25-	274
	404 LEGAL SERVICES:	203,375.84	198,063.50	18,182.00	85,089.09	112,974.41	43
001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical- Payroll	107,815.33	189,378.00	5,036.80	54,562.92	134,815.08	29
001-405-150-000	Clerical- Benefits	33,006.73	63,496.71	3,613.80	23,619.11	39,877.60	37
001-405-210-000	Clerical- Office Supplies	5,376.08	6,000.00	411.51	1,948.89	4,051.11	32

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-405-310-000	Payroll Services	16,463.27	18,495.00	1,361.86	9,111.86	9,383.14	49
001-405-321-000	Clerical- Telephone	3,640.26	4,893.00	310.55	1,740.11	3,152.89	36
001-405-325-000	Clerical- Postage	3,835.54	5,835.00	250.00	1,687.98	4,147.02	29
001-405-337-000	Clerical- Mileage Reimbursement	75.04	240.00	0.00	7.00	233.00	3
001-405-340-000	Clerical- Advertisement	3,493.64	6,000.00	1,053.81	1,512.56	4,487.44	25
001-405-460-000	Clerical- Meetings & Seminars	2,931.85	2,540.00	0.00	959.24	3,499.24	38
001-405-465-000	Clerical- Computer Expense	109,900.22	93,546.00	3,821.89	43,112.08	50,433.92	46
001-405-470-000	Clerical- Other Expense	13,317.27	14,394.00	1,353.55	9,310.72	5,083.28	65
	405 CLERICAL:	299,855.23	404,817.71	17,213.77	145,653.99	259,163.72	36
001-408-000-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-408-310-000	Engineering Services	74,439.56	60,000.00	9,563.53	37,078.11	22,921.89	62
	408 ENGINEERING SERVICES:	74,439.56	60,000.00	9,563.53	37,078.11	22,921.89	62
001-409-000-000	GOVERNMENT BUILDINGS & PLANT:	0.00	0.00	0.00	0.00	0.00	0
001-409-136-000	Administration- Utilities	13,662.95	13,200.00	1,474.69	7,047.60	6,152.40	53
001-409-137-000	Administration- Maintenance & Repairs	11,142.97	19,830.00	703.90	6,275.12	13,554.88	32
001-409-142-000	Administration- Alarm Service	4,605.38	4,920.00	253.93	2,008.47	2,911.53	41
001-409-147-000	Administration- Other Expenses	741.11	1,920.00	98.02	277.32	1,642.68	14
001-409-236-000	Garage- Utilities	13,696.12	15,540.00	1,428.22	8,889.86	6,650.14	57
001-409-237-000	Garage- Maintenance & Repairs	10,457.53	15,030.00	2,179.23	6,681.16	8,348.84	44
001-409-242-000	Garage- Alarm Service	2,034.42	2,604.00	201.89	920.64	1,683.36	35
001-409-247-000	Garage- Other Expenses	1,007.33	1,320.00	94.85	332.06	987.94	25
001-409-436-000	Community Hall- Utilities	5,092.39	7,140.00	423.53	3,415.18	3,724.82	48
001-409-437-000	Community Hall- Maintenance & Repairs	4,008.28	6,276.00	362.00	1,866.00	4,410.00	30
001-409-447-000	Community Hall- Other Expenses	279.62	660.00	0.00	125.00	535.00	19
001-409-536-000	Historical Bldg- Utilities	3,528.49	5,433.00	51.75	2,624.02	2,808.98	48

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001-409-537-000	Historical Bldg- Maintenance & Repairs	4,044.00	1,992.00	0.00	0.00	1,992.00	0
001-409-636-000	Hollow Rd Rental- Utilities	0.00	250.00	0.00	0.00	250.00	0
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	1,130.50	4,152.00	0.00	433.48	3,718.52	10
001-409-737-000	Springhouse- Maintenance & Repairs	0.00	1,000.00	0.00	0.00	1,000.00	0
001-409-836-000	Dutchy Church- Utilities	600.51	624.00	50.48	249.19	374.81	40
001-409-837-000	Dutchy Church- Maintenance and Repairs	76.92	960.00	0.00	0.00	960.00	0
	409 GOVERNMENT BUILDINGS & PLANT:	76,108.52	102,851.00	7,322.49	41,145.10	61,705.90	40
001-411-000-000	FIRE:	0.00	0.00	0.00	0.00	0.00	0
001-411-380-000	Fire Protection- Hydrant Rentals	28,031.71	32,671.32	1,119.87	5,536.58	27,134.74	17
001-411-540-000	Fire Protection- WVFD Contributions	487,321.11	487,821.11	0.00	365,930.00	121,891.11	75
	411 FIRE:	515,352.82	520,492.43	1,119.87	371,466.58	149,025.85	71
001-412-001-000	Ambulance services	76,500.00	100,000.00	0.00	0.00	100,000.00	0
	412 Total	76,500.00	100,000.00	0.00	0.00	100,000.00	0
001-413-000-000	UCC & CODE ENFORCEMENT:	0.00	0.00	0.00	0.00	0.00	0
001-413-110-000	Fire Marshal- Payroll	5,200.00	0.00	0.00	0.00	0.00	0
001-413-140-000	Code Enforcement- Payroll	760.00	0.00	0.00	0.00	0.00	0
001-413-150-000	Code Enforcement- Benefits	0.00	252.75	0.00	0.00	252.75	0
001-413-210-000	Code Enforcement- Supplies	8,976.50	6,545.00	0.00	1,295.00	5,250.00	20
001-413-312-000	Code Enforcement- Consultant Services	130,277.46	92,500.00	4,895.00	52,116.25	40,383.75	56
001-413-321-000	Code Enforcement- Mobile Phone	210.56	0.00	0.00	0.00	0.00	0
	413 UCC & CODE ENFORCEMENT:	145,424.52	99,297.75	4,895.00	53,411.25	45,886.50	54
001-414-000-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0
001-414-140-000	Zoning- Payroll	1,550.00	4,000.00	200.00	1,050.00	2,950.00	26

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001-414-150-000	Zoning- Benefits	118.73	306.40	15.32	80.43	225.97	26
001-414-310-000	Zoning- Professional Services	7,582.90	13,300.00	2,400.00	5,982.00	7,318.00	45
001-414-313-000	Zoning- Engineering	0.00	1,500.00	0.00	0.00	1,500.00	0
001-414-314-000	Zoning- Legal	44,440.00	37,800.00	5,880.00	28,765.00	9,035.00	76
001-414-315-000	Zoning- Conditional Use	0.00	9,500.00	0.00	0.00	9,500.00	0
001-414-341-000	Zoning- Advertisement	615.67	1,350.00	0.00	0.00	1,350.00	0
001-414-460-000	Zoning- Meetings & Seminars	0.00	200.00	0.00	0.00	200.00	0
	414 PLANNING & ZONING:	54,307.30	67,956.40	8,495.32	35,877.43	32,078.97	53
001-419-000-000	OTHER PUBLIC SAFETY:	0.00	0.00	0.00	0.00	0.00	0
001-419-242-000	PA One Call	1,198.81	2,580.00	0.00	346.81	2,233.19	13
	419 OTHER PUBLIC SAFETY:	1,198.81	2,580.00	0.00	346.81	2,233.19	13
001-430-000-000	PUBLIC WORKS - ADMIN:	0.00	0.00	0.00	0.00	0.00	0
001-430-140-000	Public Works- Payroll	585,774.79	687,550.64	47,074.75	306,587.26	380,963.38	45
001-430-150-000	Public Works- Benefits	337,053.85	345,559.02	39,796.30	165,756.33	179,802.69	48
001-430-238-000	Public Works- Uniforms	3,716.73	5,500.00	0.00	150.00	5,350.00	3
001-430-326-000	Public Works- Mobile phones	861.41	840.00	84.56	507.36	332.64	60
001-430-460-000	Public Works- Meetings & Seminars	1,009.31	800.00	0.00	65.00	735.00	8
001-430-470-000	Public Works- Other Expenses	1,734.95	1,590.00	263.78	788.64	801.36	50
	430 PUBLIC WORKS - ADMIN:	930,151.04	1,041,839.66	87,219.39	473,854.59	567,985.07	45
001-432-000-000	WINTER MAINTENANCE- SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0
001-432-200-000	Snow Removal- Materials	62,524.28	47,707.50	0.00	52,354.36	4,646.86-	110
001-432-450-000	Snow Removal- Contractor	0.00	1,500.00	0.00	0.00	1,500.00	0
	432 WINTER MAINTENANCE- SNOW REMOVA	62,524.28	49,207.50	0.00	52,354.36	3,146.86-	106
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-433-313-000	Traffic Signal- Engineering	4,553.75	7,000.00	496.25	2,158.75	4,841.25	31
001-433-361-000	Traffic Signal- Electricity	4,194.42	4,860.00	388.48	3,205.11	1,654.89	66
001-433-374-000	Traffic Signal- Maintenance	13,466.39	14,000.00	1,371.20	8,250.51	5,749.49	59
	433 TRAFFIC CONTROL DEVICES:	22,214.56	25,860.00	2,255.93	13,614.37	12,245.63	53
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:	0.00	0.00	0.00	0.00	0.00	0
001-437-250-000	Machinery & Tools- Vehicle Maintenance	94,011.31	92,160.00	1,153.80	27,746.33	64,413.67	30
001-437-260-000	Machinery & Tools- Small Tools	10,064.02	16,000.00	134.99	65.30	16,065.30	0-
	437 REPAIRS OF TOOLS AND MACHINERY:	104,075.33	108,160.00	1,288.79	27,681.03	80,478.97	26
001-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0
001-438-231-000	Gasoline	9,075.38	6,300.00	1,013.51	7,735.96	1,435.96	123
001-438-232-000	Diesel Fuel	24,048.69	29,976.52	1,757.25	13,553.90	16,422.62	45
001-438-242-000	Road Signs	5,355.51	6,000.00	0.00	162.80	5,837.20	3
001-438-245-000	Road Supplies	20,175.33	48,750.00	289.46	2,280.58	46,469.42	5
001-438-313-000	Engineering	19,215.28	25,000.00	590.50	7,744.18	17,255.82	31
001-438-370-000	Road Program- Contractor	6,198.50	15,000.00	0.00	0.00	15,000.00	0
	438 ROADS & BRIDGES:	84,068.69	131,026.52	3,650.72	31,477.42	99,549.10	24
001-446-000-000	STORM WATER MANAGEMENT:	0.00	0.00	0.00	0.00	0.00	0
001-446-313-000	Stormwater Management- Engineering	8,503.25	31,000.00	1,272.00	2,198.00	28,802.00	7
	446 STORM WATER MANAGEMENT:	8,503.25	31,000.00	1,272.00	2,198.00	28,802.00	7
001-452-000-000	PARTICIPANT RECREATION:	0.00	0.00	0.00	0.00	0.00	0
001-452-250-000	Community Day	9,635.32	15,000.00	1,600.00	15,171.10	171.10	101
001-452-520-000	Library	9,309.30	9,774.45	0.00	0.00	9,774.45	0
	452 PARTICIPANT RECREATION:	18,944.62	24,774.45	1,600.00	15,171.10	9,603.35	61

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-454-000-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0
001-454-436-000	Heebner Park- Utilities	4,390.73	4,212.00	483.34	3,818.07	393.93	91
001-454-437-001	Heebner Park- Athletic Fields	6,185.05	12,000.00	145.00	1,461.80	10,538.20	12
001-454-437-002	Heebner Park- Expenses	5,139.04	8,000.00	575.20	4,255.98	3,744.02	53
001-454-438-001	Mount Kirk Park- Athletic Fields	1,316.75	2,300.00	32.00	298.70	2,001.30	13
001-454-438-002	Mount Kirk Park- Expenses	2,122.49	1,550.00	243.47	376.23	1,173.77	24
001-454-438-003	Mount Kirk Park- Utilities	3,432.94	2,420.00	429.97	2,138.69	281.31	88
001-454-439-001	Sunny Brook Park- Athletic Fields	1,955.20	3,300.00	59.00	503.50	2,796.50	15
001-454-439-002	Sunny Brook Park- Expenses	1,651.33	3,202.00	243.47	851.18	2,350.82	27
001-454-446-000	Sunny Brook Park- Utilities	2,636.57	2,700.00	51.43	1,682.20	1,017.80	62
001-454-470-000	Heyser Park- Horse Ring	0.00	500.00	0.00	0.00	500.00	0
001-454-471-000	Heyser Park- Expenses	176.00	350.00	0.00	624.13	274.13	178
001-454-480-000	Trail Expenses	740.88	2,650.00	243.46	243.46	2,406.54	9
001-454-490-000	Other Parks	4,386.74	6,716.00	754.64	2,814.86	3,901.14	42
	454 PARKS:	34,133.72	49,900.00	3,260.98	19,068.80	30,831.20	38
001-459-000-000	PUBLIC RELATIONS:	0.00	0.00	0.00	0.00	0.00	0
001-459-340-000	Public Relations- Community Newsletter	5,510.55	11,920.00	0.00	5,714.86	6,205.14	48
001-459-341-000	Public Relations- Other Communications	0.00	1,200.00	0.00	851.32	348.68	71
	459 PUBLIC RELATIONS:	5,510.55	13,120.00	0.00	6,566.18	6,553.82	50
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurances	132,534.37	143,262.30	26,933.00	90,659.30	52,603.00	63
	486 INSURANCE:	132,534.37	143,262.30	26,933.00	90,659.30	52,603.00	63
001-492-300-000	Transfer To Capital Fund	1,915,704.60	977,375.62	0.00	0.00	977,375.62	0
	492 Total	1,915,704.60	977,375.62	0.00	0.00	977,375.62	0

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
	Fund 001 Expenditure Totals	5,438,589.39	4,872,546.20	256,532.95	1,859,154.96	3,013,391.24	38

001 Fund	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	5,337,421.79	258,089.79	2,015,797.73
Expenditures:	5,438,589.39	256,532.95	1,859,154.96
Net Income:	101,167.60-	1,556.84	156,642.77

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
008-341-000-000	Interest Earnings	61,553.46	20,000.00	4,622.95	27,662.91	7,662.91	138
	341 Interest Earnings	61,553.46	20,000.00	4,622.95	27,662.91	7,662.91	138
008-364-110-000	Tapping Fees	8,000.00	48,577.62	201.86	16,176.30	32,401.32-	33
008-364-120-000	Sewer Fees- Residential	624,420.60	642,964.99	7,264.57	326,218.64	316,746.35-	51
008-364-130-000	Sewer Fees- Commercial	169,121.93	152,000.00	13,326.60	82,714.04	69,285.96-	54
008-364-140-000	Late Fees	10,947.76	8,300.00	134.91	4,511.91	3,788.09-	54
008-364-150-000	Certification Fees	695.00	1,000.00	60.00	570.00	430.00-	57
	364 Total	813,185.29	852,842.61	20,987.94	430,190.89	422,651.72-	50
008-381-000-000	Miscellaneous Income	0.00	25.00	0.00	0.00	25.00-	0
	381 Miscellaneous Income	0.00	25.00	0.00	0.00	25.00-	0
	Fund 008 Revenue Totals	874,738.75	872,867.61	25,610.89	457,853.80	415,013.81-	52

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
008-429-000-000	WASTWATER COLLECTION AND TREATMENT:	0.00	0.00	0.00	0.00	0.00	0
008-429-242-000	Alarm Services	2,006.57	2,104.00	0.00	1,472.47	631.53	70
008-429-300-000	Other Expenses	246,236.58	235,824.00	22,675.90	107,905.51	127,918.49	46
008-429-313-000	Engineering	9,988.26	12,000.00	1,169.50	13,931.73	1,931.73-	116
008-429-314-000	Legal	1,762.51	3,000.00	0.00	0.00	3,000.00	0
008-429-316-000	Plant Operations	75,029.91	93,818.50	17,426.63	52,174.17	41,644.33	56
008-429-321-000	Telephone	1,124.26	1,200.00	143.91	580.40	619.60	48
008-429-361-000	Utilities	131,453.95	137,520.00	18,190.96	75,900.80	61,619.20	55
008-429-374-000	Equipment & Repairs	26,019.20	30,226.03	15.26	6,112.20	24,113.83	20
008-429-421-001	Center Point- Operations	5,070.00	6,636.00	1,069.71	3,143.34	3,492.66	47

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008-429-421-002	Center Point- Utilities & Repairs	7,451.50	8,676.00	691.70	3,413.85	5,262.15	39
008-429-422-001	Meadowood- Operations	5,177.00	6,636.00	1,069.71	3,143.34	3,492.66	47
008-429-422-002	Meadowood- Utilities & Repairs	6,493.61	7,092.00	363.26	2,327.69	4,764.31	33
008-429-423-001	Heritage Village- Operations	5,070.00	6,636.00	1,069.71	3,143.34	3,492.66	47
008-429-423-002	Heritage Village- Utilities & Repairs	5,131.29	7,236.00	498.54	6,314.24	921.76	87
008-429-424-001	Fawn Creek- Operations	5,337.50	6,636.00	1,069.71	3,143.34	3,492.66	47
008-429-424-002	Fawn Creek- Utilities & Repairs	4,708.66	6,528.00	513.14	2,647.45	3,880.55	41
008-429-425-001	Chadwick Place- Operations	5,070.00	6,636.00	1,069.71	3,143.34	3,492.66	47
008-429-425-002	Chadwick Place- Utilities & Repairs	4,528.98	6,996.00	986.80	3,071.80	3,924.20	44
008-429-426-001	Adair Pump- Operations	5,070.00	6,636.00	1,069.71	3,143.34	3,492.66	47
008-429-426-002	Adair Pump- Utilities & Repairs	5,060.52	6,216.00	314.29	1,759.56	4,456.44	28
008-429-427-001	Reserve Pump- Operations	0.00	6,636.00	547.50	547.50	6,088.50	8
008-429-427-002	Reserve Pump- Utilities & Repairs	0.00	4,680.00	585.77	1,231.45	3,448.55	26
008-429-700-000	Capital Improvements	88,276.33	84,680.00	0.00	18,255.95	66,424.05	22
008-429-800-000	Depreciation	304,778.00	0.00	0.00	0.00	0.00	0
	429 WASTWATER COLLECTION AND TREATM	950,844.63	694,248.53	70,541.42	316,506.81	377,741.72	46
008-471-000-000	DEBT PRINCIPAL:	0.00	0.00	0.00	0.00	0.00	0
008-471-200-000	General Obligation Bond- Principal	0.00	135,000.00	0.00	0.00	135,000.00	0
	471 DEBT PRINCIPAL:	0.00	135,000.00	0.00	0.00	135,000.00	0
008-472-000-000	DEBT INTEREST:	0.00	0.00	0.00	0.00	0.00	0
008-472-200-000	General Obligation Bond- Interest	33,856.26	36,556.00	15,578.13	15,578.13	20,977.87	43
	472 DEBT INTEREST:	33,856.26	36,556.00	15,578.13	15,578.13	20,977.87	43
008-475-000-000	Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	0.00	1,100.00	0
	475 Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	0.00	1,100.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	6,971.50	5,982.70	0.00	5,982.70	0.00	100
	486 INSURANCE:	6,971.50	5,982.70	0.00	5,982.70	0.00	100
	Fund 008 Expenditure Totals	992,722.39	872,887.23	86,119.55	338,067.64	534,819.59	39

008 Fund	Prior	Current	YTD
Revenues:	874,738.75	25,610.89	457,853.80
Expenditures:	992,722.39	86,119.55	338,067.64
Net Income:	117,983.64-	60,508.66-	119,786.16

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
030-341-000-000	Interest Earnings	786,544.65	720,000.00	59,360.37	364,589.91	355,410.09-	51
	341 Interest Earnings	786,544.65	720,000.00	59,360.37	364,589.91	355,410.09-	50
030-354-351-000	Grants	0.00	161,442.00	0.00	0.00	161,442.00-	0
	354 Total	0.00	161,442.00	0.00	0.00	161,442.00-	0
030-363-100-000	Traffic Impact Fees	19,672.39	14,204.00	0.00	0.00	14,204.00-	0
	363 Total	19,672.39	14,204.00	0.00	0.00	14,204.00-	0
030-381-000-000	Miscellaneous Income	8,388.75	2,000.00	0.00	1,000.00	1,000.00-	50
	381 Miscellaneous Income	8,388.75	2,000.00	0.00	1,000.00	1,000.00-	50
030-392-010-000	Transfer From General Fund	1,915,704.60	977,375.62	0.00	0.00	977,375.62-	0
	392 Total	1,915,704.60	977,375.62	0.00	0.00	977,375.62-	0
	Fund 030 Revenue Totals	2,730,310.39	1,875,021.62	59,360.37	365,589.91	1,509,431.71-	19

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
030-405-000-000	SECRETARY/CLERK:	0.00	0.00	0.00	0.00	0.00	0
030-405-720-000	Office Equipment	4,986.89	80,000.00	0.00	26,443.94	53,556.06	33
	405 SECRETARY/CLERK:	4,986.89	80,000.00	0.00	26,443.94	53,556.06	33
030-409-000-000	GOVERNMENT BUILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0
030-409-600-000	Building Improvements	16,853.00	20,700.00	1,993.20	14,432.72	6,267.28	70
	409 GOVERNMENT BUILDINGS & PLANTS:	16,853.00	20,700.00	1,993.20	14,432.72	6,267.28	70

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

07/09/2026
10:30 AM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
030-430-600-000	Capital Roads	668,452.64	1,571,177.00	2,933.91	24,170.13	1,547,006.87	2
030-430-740-000	Equipment Purchases	406,150.99	344,730.00	0.00	149,342.44	195,387.56	43
	430 Total	1,074,603.63	1,915,907.00	2,933.91	173,512.57	1,742,394.43	9
030-433-600-000	Traffic Signs & Signals	27,113.50	37,000.00	0.00	0.00	37,000.00	0
	433 Total	27,113.50	37,000.00	0.00	0.00	37,000.00	0
030-454-600-000	Parks and Trails	232,943.49	310,100.00	11,133.50	50,300.75	259,799.25	16
030-454-710-000	Land Acqusition	0.00	31,000.00	0.00	0.00	31,000.00	0
	454 Total	232,943.49	341,100.00	11,133.50	50,300.75	290,799.25	15
030-471-201-000	Bond principal	37,000.00	0.00	0.00	0.00	0.00	0
	471 Total	37,000.00	0.00	0.00	0.00	0.00	0
030-472-200-000	Loan Interest	98,908.85	135,908.85	0.00	48,180.18	87,728.67	35
	472 Total	98,908.85	135,908.85	0.00	48,180.18	87,728.67	35
	Fund 030 Expenditure Totals	1,492,409.36	2,530,615.85	16,060.61	312,870.16	2,217,745.69	12

030 Fund	Prior	Current	YTD
Revenues:	2,730,310.39	59,360.37	365,589.91
Expenditures:	1,492,409.36	16,060.61	312,870.16
Net Income:	1,237,901.03	43,299.76	52,719.75

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

07/09/2026

10:30 AM

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
035-341-000-000	Interest Earnings	16,604.83	6,000.00	1,381.74	6,392.26	392.26	107
	341 Interest Earnings	16,604.83	6,000.00	1,381.74	6,392.26	392.26	106
035-355-020-000	Liquid Fuel Funds	363,411.52	350,022.34	0.00	352,054.09	2,031.75	101
	355 Total	363,411.52	350,022.34	0.00	352,054.09	2,031.75	100
	Fund 035 Revenue Totals	380,016.35	356,022.34	1,381.74	358,446.35	2,424.01	100

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance Contractor	357,000.00	360,000.00	0.00	0.00	360,000.00	0
	438 ROADS & BRIDGES:	357,000.00	360,000.00	0.00	0.00	360,000.00	0
	Fund 035 Expenditure Totals	357,000.00	360,000.00	0.00	0.00	360,000.00	0

035 Fund	Prior	Current	YTD
Revenues:	380,016.35	1,381.74	358,446.35
Expenditures:	357,000.00	0.00	0.00
Net Income:	23,016.35	1,381.74	358,446.35

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

07/09/2026
10:30 AM

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
040-341-109-000	Interest 1622 Hollow Road	238.19	0.00	17.32	104.74	104.74	0
040-341-200-000	Interest Earnings Developers	975.69	0.00	66.77	403.86	403.86	0
341 Total		1,213.88	0.00	84.09	508.60	508.60	0
Fund 040 Revenue Totals		1,213.88	0.00	84.09	508.60	508.60	0

040 Fund	Prior	Current	YTD
Revenues:	1,213.88	84.09	508.60
Expenditures:	0.00	0.00	0.00
Net Income:	1,213.88	84.09	508.60

Grand Totals	Prior	Current	YTD
Revenues:	9,323,701.16	344,526.88	3,198,196.39
Expenditures:	8,280,721.14	358,713.11	2,510,092.76
Net Income:	1,042,980.02	14,186.23-	688,103.63



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Number of Records Returned: 208

Search Criteria: which_cad='P' and occ_date between '2026-06-01' and '2026-06-30' and municipality='46226' and jurisdiction='PA'

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2026-711844	2026-711844	Jun-01-2026	07:03:21	INFORM(POLICE INFORMATION CC)	INFORM(POLICE INFORMATION CC)	1902 MAPLE CIR, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-712553	2026-712553	Jun-01-2026	09:34:08	CY104 (CHILDLINE)	SEEOFC(SEE OFFICER GO)	1421 N TROOPER RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-714897	2026-714897	Jun-01-2026	18:01:27	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	3300 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-715369	2026-715369	Jun-01-2026	20:34:46	WARMF (WARRANT - MISDEMEANOR/FELONY GO)	DRUGP (DRUG - POSSESSION)	2229 S VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-718338	2026-718338	Jun-02-2026	12:39:15	DISM (DISABLED MOTORIST CC)	DISMT (DISABLED MOTORIST ON ROAD CC)	MORRIS RD / N WALES RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-719147	2026-719147	Jun-02-2026	15:40:31	SEEOFC(SEE OFFICER GO)	FIRREL(FIREARM RELINQUISHMENT PFA/MCDV GO)	2046 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-719432	2026-719432	Jun-02-2026	16:43:40	ABNVEH(ABANDONED VEHICLE GO)	ABNVEH(ABANDONED VEHICLE GO)	1501 N WALES RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-719887	2026-719887	Jun-02-2026	19:02:00	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	256 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-722540	2026-722540	Jun-03-2026	10:38:22	MOTCAS(MOTOR CARRIER SAFETY CC)	MOTCAS(MOTOR CARRIER SAFETY CC)	SKIPPACK PIKE / WENTZ CHURCH RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-723338	2026-723338	Jun-03-2026	13:38:51	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	SKIPPACK PIKE / SHEARER RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-723736	2026-723736	Jun-03-2026	14:51:49	LOSTNC(LOST ITEM - NCIC)	LOSTNC(LOST ITEM - NCIC)	46E W ADAIR DR, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-724004	2026-724004	Jun-03-2026	15:58:28	DOMA (DOMESTIC - IN PROGRESS)	DOMO (DOMESTIC - OTHER GO)	1640 SHEFLEY LN, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-724730	2026-724730	Jun-03-2026	18:50:27	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	270 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-725666	2026-725666	Jun-04-2026	01:10:56	REPO (VEHICLE REPOSSESSION CC)	REPO (VEHICLE REPOSSESSION CC)	3066 GRIFFITH RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-726742	2026-726742	Jun-04-2026	09:00:11	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-727418	2026-727418	Jun-04-2026	11:25:10	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	269 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2026-727681	2026-727681	Jun-04-2026	12:24:55	DSCHK (DOMESTIC SECURITY CHECK CC)	DSCHK (DOMESTIC SECURITY CHECK CC)	SCHULTZ RD / ROSANNA LN, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-728874	2026-728874	Jun-04-2026	17:00:10	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-729033	2026-729033	Jun-04-2026	17:33:18	MVCNR (MVC - NON-REPORTABLE)	MVCNR (MVC - NON-REPORTABLE)	MORRIS RD / N WALES RD [BRUNER CIR, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-729689	2026-729689	Jun-04-2026	21:02:45	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	253 I476 S[I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-729919	2026-729919	Jun-04-2026	22:30:20	MVCNR (MVC - NON-REPORTABLE)	MVCNR (MVC - NON-REPORTABLE)	BERKS RD / MORRIS RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-730447	2026-730447	Jun-05-2026	05:40:17	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	263 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-731256	2026-731256	Jun-05-2026	08:48:49	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	SKIPPACK PIKE / SHUTT MILL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-731273	2026-731273	Jun-05-2026	08:50:46	WELCK (WELFARE CHECK GO)	WELCK (WELFARE CHECK GO)	2127 BERKS RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-731298	2026-731298	Jun-05-2026	09:00:10	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-731371	2026-731371	Jun-05-2026	09:15:43	ALARMB(ALARM - BURGLAR)	CANCEL(CANCELLED BY COMPLAINANT X)	2960 SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-731508	2026-731508	Jun-05-2026	09:48:24	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	200 BLK MORRIS RD[MORRIS RD, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-731809	2026-731809	Jun-05-2026	10:58:41	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	1800 BLOCK N WHITEHALL RD, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-731870	2026-731870	Jun-05-2026	11:10:21	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	257 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-732379	2026-732379	Jun-05-2026	13:07:27	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	KRIEBEL MILL RD / MILL RD [KRIEBEL MILL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-733855	2026-733855	Jun-05-2026	18:42:12	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	35 UMBRELL DR, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-733960	2026-733960	Jun-05-2026	19:12:05	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	274 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-734527	2026-734527	Jun-05-2026	22:07:56	SEXOFF(SEX OFFENSE - SEXUAL ASSAULT)	SEXOFF(SEX OFFENSE - SEXUAL ASSAULT)	2044 BERKS RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-735328	2026-735328	Jun-06-2026	05:39:41	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	274 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2026-735477	2026-735477	Jun-06-2026	06:39:07	MVCUNK(MVC - UNKNOWN INJURIES)	MVCI (MVC - INJURIES)	262 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-735884	2026-735884	Jun-06-2026	08:22:51	ALARMB(ALARM - BURGLAR)	CANCEL(CANCELLED BY COMPLAINANT X)	120 BRINDLE CT, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-735990	2026-735990	Jun-06-2026	09:00:10	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-737032	2026-737032	Jun-06-2026	14:05:23	SEEOFC(SEE OFFICER GO)	SEEOFC(SEE OFFICER GO)	1845 GREEN HILL RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-737486	2026-737486	Jun-06-2026	16:04:15	RAOGO (REQUEST ASSIST - OTHER AGENCY GO)	PATCHK(PATROL CHECK CC)	1715 N WALES RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-737547	2026-737547	Jun-06-2026	16:23:45	WELCK (WELFARE CHECK GO)	WELCK (WELFARE CHECK GO)	1241 VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-738087	2026-738087	Jun-06-2026	18:51:52	SEEOFC(SEE OFFICER GO)	SEEOFC(SEE OFFICER GO)	2591 COLD SPRING RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-740080	2026-740080	Jun-07-2026	09:00:13	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-740624	2026-740624	Jun-07-2026	12:06:49	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	264 I476 N [22NB, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-740667	2026-740667	Jun-07-2026	12:24:49	ALARMB(ALARM - BURGLAR)	ALRMNF(ALARM FALSE NO FAULT CC)	2067 STEELMAN RD [SCHWENKSVILLE CHURCH, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-742235	2026-742235	Jun-07-2026	21:11:10	SEEOFC(SEE OFFICER GO)	SEEOFC(SEE OFFICER GO)	336 SILO MILL LN, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-743512	2026-743512	Jun-08-2026	07:57:19	DOMA (DOMESTIC - IN PROGRESS)	DOMO (DOMESTIC - OTHER GO)	101 GRANT RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-743887	2026-743887	Jun-08-2026	09:00:13	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-744583	2026-744583	Jun-08-2026	11:11:45	PATCHK(PATROL CHECK CC)	CANCEL(CANCELLED BY COMPLAINANT X)	1418 REINER RD, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-746462	2026-746462	Jun-08-2026	16:30:47	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2100 BLOCK BERKS RD, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-746752	2026-746752	Jun-08-2026	17:16:33	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2600 BLOCK CAPRI LN, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-747038	2026-747038	Jun-08-2026	18:06:13	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2700 BLOCK APPLEWOOD DR, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2026-747320	2026-747320	Jun-08-2026	19:05:30	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	N WALES RD / MORRIS RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-748077	2026-748077	Jun-08-2026	22:52:03	DOM (DOMESTIC - INACTIVE)	DOMO (DOMESTIC - OTHER GO)	2712 MORRIS RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-749233	2026-749233	Jun-09-2026	07:48:14	DISM (DISABLED MOTORIST CC)	DISM (DISABLED MOTORIST CC)	W GERMANTOWN PIKE / E ADAIR DR, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-749536	2026-749536	Jun-09-2026	08:28:18	ISTAT (INTERSTATE HIGHWAY - STATIONARY PATROL CC)	ISTAT (INTERSTATE HIGHWAY - STATIONARY PATROL CC)	271 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-749758	2026-749758	Jun-09-2026	09:00:26	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-750118	2026-750118	Jun-09-2026	09:57:33	DISM (DISABLED MOTORIST CC)	DISM (DISABLED MOTORIST CC)	262 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-750707	2026-750707	Jun-09-2026	11:28:20	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	257 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-752276	2026-752276	Jun-09-2026	15:36:45	MVCNR (MVC - NON-REPORTABLE)	MVCNR (MVC - NON-REPORTABLE)	VALLEY FORGE RD / POTSHOP RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-753377	2026-753377	Jun-09-2026	18:55:19	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	275 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-753572	2026-753572	Jun-09-2026	19:38:24	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	274 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-755559	2026-755559	Jun-10-2026	08:54:43	MVCUNK(MVC - UNKNOWN INJURIES)	MVCRNI(MVC - REPORTABLE, NO INJURIES)	W GERMANTOWN PIKE / KRIEBEL MILL RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-755588	2026-755588	Jun-10-2026	09:00:17	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-757257	2026-757257	Jun-10-2026	13:35:55	WELCK (WELFARE CHECK GO)	PATCHK(PATROL CHECK CC)	N WALES RD / LONG MEADOW RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-757732	2026-757732	Jun-10-2026	15:03:55	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	276 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-757961	2026-757961	Jun-10-2026	15:46:59	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2200 BLOCK N WALES RD, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-758612	2026-758612	Jun-10-2026	17:43:02	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	MORRIS RD / I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-758629	2026-758629	Jun-10-2026	17:47:24	ISTAT (INTERSTATE HIGHWAY - STATIONARY PATROL CC)	ISTAT (INTERSTATE HIGHWAY - STATIONARY PATROL CC)	271 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2026-760926	2026-760926	Jun-11-2026	09:00:13	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-761090	2026-761090	Jun-11-2026	09:40:28	ALARMB(ALARM - BURGLAR)	CANCEL(CANCELLED BY COMPLAINANT X)	118 CLYDESDALE CIR, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-761641	2026-761641	Jun-11-2026	11:40:12	MVCUNK(MVC - UNKNOWN INJURIES)	MVCNR (MVC - NON-REPORTABLE)	VALLEY FORGE RD / WATER STREET RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-762613	2026-762613	Jun-11-2026	15:50:12	911 (911 HANG UP CALL GO)	911 (911 HANG UP CALL GO)	3477 STUMP HALL RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-764892	2026-764892	Jun-12-2026	07:37:57	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	271 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-764905	2026-764905	Jun-12-2026	07:45:05	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	255 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-765078	2026-765078	Jun-12-2026	08:24:35	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	VALLEY FORGE RD / HICKORY HILL RD [WORCESTER FD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-765194	2026-765194	Jun-12-2026	08:49:28	SEEOFC(SEE OFFICER GO)	SUSPP (SUSPICIOUS PERSON GO)	3 W ADAIR DR, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-765228	2026-765228	Jun-12-2026	09:00:10	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-765349	2026-765349	Jun-12-2026	09:31:56	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	1600 BLOCK SHEFLEY LN [HEEBNER PARK, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-765559	2026-765559	Jun-12-2026	10:18:41	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	1700 BLK VALLEY FORGE RD [WORCESTER FD VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-767351	2026-767351	Jun-12-2026	17:56:15	911 (911 HANG UP CALL GO)	911 (911 HANG UP CALL GO)	3205 SKIPPACK PIKE [579 CENTER BRIDGE], WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-767568	2026-767568	Jun-12-2026	19:02:49	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	271 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-767959	2026-767959	Jun-12-2026	21:02:05	MVCHR (MVC - HIT AND RUN, NO INJURIES)	MVCHR (MVC - HIT AND RUN, NO INJURIES)	W GERMANTOWN PIKE / VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-769539	2026-769539	Jun-13-2026	07:39:42	SEEOFC(SEE OFFICER GO)	SUSPP (SUSPICIOUS PERSON GO)	2641 TOWNSHIP LINE RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-769794	2026-769794	Jun-13-2026	09:00:11	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-769806	2026-769806	Jun-13-2026	09:01:46	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	3000 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)



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PA 2026-769824	2026-769824	Jun-13-2026	09:12:55	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	1900 BLK VALLEY FORGE RD[VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-769981	2026-769981	Jun-13-2026	09:56:15	PATCHK(PATROL CHECK CC)	SEEOFC(SEE OFFICER GO)	N TROOPER RD / TOWNSHIP LINE RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-771209	2026-771209	Jun-13-2026	16:06:32	911 (911 HANG UP CALL GO)	911 (911 HANG UP CALL GO)	3055 MILL RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-771739	2026-771739	Jun-13-2026	19:04:18	CMR (CRIMINAL MISCHIEF)	CMR (CRIMINAL MISCHIEF)	2009 CEDARS HILL RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-772181	2026-772181	Jun-13-2026	21:29:48	SUSPV (SUSPICIOUS VEHICLE GO)	SUSPP (SUSPICIOUS PERSON GO)	1682 WOOD BRIDGE LN, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-772380	2026-772380	Jun-13-2026	22:33:54	TS (TRAFFIC STOP CC)	TRADUI(TRAF VIOL-DUI ALCOHOL)	2200 BLOCK S VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-772570	2026-772570	Jun-13-2026	23:21:25	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	3440 SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-773145	2026-773145	Jun-14-2026	05:10:17	MVCIE (MVC - INJURIES AND ENTRAPMENT)	MVCDA (MVC - DUI - ALCOHOL)	1540 N WHITEHALL RD, WORCESTER TWP (MONTGOMERY)	Yes	GO & TRACS (CRASH WITH GO)
PA 2026-773758	2026-773758	Jun-14-2026	09:00:14	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-774184	2026-774184	Jun-14-2026	11:34:48	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	3300 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-774272	2026-774272	Jun-14-2026	12:10:11	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	SKIPPACK PIKE / BUSTARD RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-774277	2026-774277	Jun-14-2026	12:12:31	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	SKIPPACK PIKE / SHUTT MILL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-774292	2026-774292	Jun-14-2026	12:18:24	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	S VALLEY FORGE RD / SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-774295	2026-774295	Jun-14-2026	12:18:44	TS (TRAFFIC STOP CC)	THRET (THREATS - ACTOR NOT ON SCENE)	3100 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-774347	2026-774347	Jun-14-2026	12:40:53	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	SKIPPACK PIKE / WENTZ CHURCH RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-774357	2026-774357	Jun-14-2026	12:44:27	DSCHHW(DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC)	DSCHHW(DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC)	SKIPPACK PIKE / HOLLOW RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL



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PA 2026-774365	2026-774365	Jun-14-2026	12:46:18	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	SKIPPACK PIKE / S VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-774378	2026-774378	Jun-14-2026	12:50:29	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	S VALLEY FORGE RD / SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-774383	2026-774383	Jun-14-2026	12:51:39	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2000 BLOCK S VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-775706	2026-775706	Jun-14-2026	20:43:58	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	275 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-776004	2026-776004	Jun-14-2026	23:00:50	MVCNRI(MVC - REPORTABLE, NO INJURIES)	MVCNR (MVC - NON-REPORTABLE)	267 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-776372	2026-776372	Jun-15-2026	04:16:06	DIST (DISTURBANCE/NOISE COMPLAINT GO)	SEE OFC(SEE OFFICER GO)	SKIPPACK PIKE / S VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-776882	2026-776882	Jun-15-2026	07:49:54	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	1500 BLK VALLEY FORGE RD[VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-777235	2026-777235	Jun-15-2026	09:00:15	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-777446	2026-777446	Jun-15-2026	09:48:36	911 (911 HANG UP CALL GO)	911 (911 HANG UP CALL GO)	3032 STUMP HALL RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-777457	2026-777457	Jun-15-2026	09:51:28	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	3000 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-777522	2026-777522	Jun-15-2026	10:02:39	MOTCAS(MOTOR CARRIER SAFETY CC)	MOTCAS(MOTOR CARRIER SAFETY CC)	VALLEY FORGE RD / POTSHOP RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-777525	2026-777525	Jun-15-2026	10:03:05	SPEECH(SPEECH CC)	SPEECH(SPEECH CC)	400 BLOCK MEADOWOOD [MEADOWWOOD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-777697	2026-777697	Jun-15-2026	10:38:05	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	SKIPPACK PIKE / SHUTT MILL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-778415	2026-778415	Jun-15-2026	13:04:58	THEFTF(THEFT - FRAUD/FORGERY)	THEFTF(THEFT - FRAUD/FORGERY)	2102 BUSTARD RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-778545	2026-778545	Jun-15-2026	13:39:21	MOTCAS(MOTOR CARRIER SAFETY CC)	MOTCAS(MOTOR CARRIER SAFETY CC)	3300 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-778621	2026-778621	Jun-15-2026	13:56:16	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	265 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION



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PA 2026-778735	2026-778735	Jun-15-2026	14:23:06	MOTCAS(MOTOR CARRIER SAFETY CC)	MOTCAS(MOTOR CARRIER SAFETY CC)	S VALLEY FORGE RD / SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-779294	2026-779294	Jun-15-2026	16:23:44	MVCNR (MVC - NON-REPORTABLE)	MVCNR (MVC - NON-REPORTABLE)	N WALES RD / MORRIS RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-779828	2026-779828	Jun-15-2026	18:30:31	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	271 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-779930	2026-779930	Jun-15-2026	18:57:05	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	271 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-781962	2026-781962	Jun-16-2026	09:00:26	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-781986	2026-781986	Jun-16-2026	09:01:24	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	CENTER POINT LN / SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-782208	2026-782208	Jun-16-2026	09:45:11	DSCHK (DOMESTIC SECURITY CHECK CC)	DSCHK (DOMESTIC SECURITY CHECK CC)	VALLEY FORGE RD / HICKORY HILL RD [HEEBNER PARK, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-782655	2026-782655	Jun-16-2026	11:01:55	SEEOFC(SEE OFFICER GO)	SEEOFC(SEE OFFICER GO)	2615 WINDSTORM WAY, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-782955	2026-782955	Jun-16-2026	12:08:47	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	1900 BLK VALLEY FORGE RD[VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-786641	2026-786641	Jun-16-2026	13:15:01	RASPEC(REQUEST ASSIST - SPECIALIZED SERVICES GO)	RASPEC(REQUEST ASSIST - SPECIALIZED SERVICES GO)	1716 VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-783903	2026-783903	Jun-16-2026	15:27:07	MVCNR (MVC - NON-REPORTABLE)	MVCNR (MVC - NON-REPORTABLE)	2979 W GERMANTOWN PIKE [DOLLAR TREE PARKING LOT, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-786660	2026-786660	Jun-17-2026	09:00:20	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-788153	2026-788153	Jun-17-2026	14:44:48	TS (TRAFFIC STOP CC)	INTHWY (INTERDICTION - HIGHWAY - NONE)	270 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-788336	2026-788336	Jun-17-2026	15:17:57	THEFTF(THEFT - FRAUD/FORGERY)	THEFTF(THEFT - FRAUD/FORGERY)	800 NORTHILL WAY, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-791048	2026-791048	Jun-18-2026	09:00:16	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2110 BETHEL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-791538	2026-791538	Jun-18-2026	11:10:47	THEFTF(THEFT - FRAUD/FORGERY)	IDTHFT(IDENTITY THEFT)	1630 SHEFLEY LN, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-791934	2026-791934	Jun-18-2026	12:50:48	ALARMB(ALARM - BURGLAR)	ALRMF (ALARM FALSE FAULT CC)	106 JASPER CT, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-792577	2026-792577	Jun-18-2026	15:20:49	911 (911 HANG UP CALL GO)	911 (911 HANG UP CALL GO)	HAWTHORN DR / UMBRELL DR, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE



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PA 2026-793272	2026-793272	Jun-18-2026	18:01:10	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	3400 BLOCK STUMP HALL RD, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-794416	2026-794416	Jun-19-2026	00:17:10	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	KRIEBEL MILL RD / CHADWICK CIR, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-794468	2026-794468	Jun-19-2026	00:43:27	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	MILL RD / KRIEBEL MILL RD [MILL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-795018	2026-795018	Jun-19-2026	07:02:57	MVCUNK(MVC - UNKNOWN INJURIES)	MVCRNI(MVC - REPORTABLE, NO INJURIES)	STUMP HALL RD / HOLLOW RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-796151	2026-796151	Jun-19-2026	12:48:42	RAOGO (REQUEST ASSIST - OTHER AGENCY GO)	FIREXP(FIRE AND EXPLOSION UNIT INVESTIGATION)	2106 BUSTARD RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-796741	2026-796741	Jun-19-2026	15:34:01	MVCUNK(MVC - UNKNOWN INJURIES)	MVCRNI(MVC - REPORTABLE, NO INJURIES)	264 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-796917	2026-796917	Jun-19-2026	16:28:45	MVCNR (MVC - NON-REPORTABLE)	MVCNR (MVC - NON-REPORTABLE)	271 I476 S [I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-797197	2026-797197	Jun-19-2026	17:47:04	SEEOFC(SEE OFFICER GO)	SEEOFC(SEE OFFICER GO)	2106 BUSTARD RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-797495	2026-797495	Jun-19-2026	19:21:15	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	258 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-799670	2026-799670	Jun-20-2026	10:15:14	MVCUNK(MVC - UNKNOWN INJURIES)	MVCRNI(MVC - REPORTABLE, NO INJURIES)	BUSTARD RD / SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-799812	2026-799812	Jun-20-2026	11:05:06	ISTAT (INTERSTATE HIGHWAY - STATIONARY PATROL CC)	ISTAT (INTERSTATE HIGHWAY - STATIONARY PATROL CC)	271 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-800477	2026-800477	Jun-20-2026	14:36:21	WELCK (WELFARE CHECK GO)	WELCK (WELFARE CHECK GO)	A - 3104 SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-800932	2026-800932	Jun-20-2026	16:43:12	911 (911 HANG UP CALL GO)	911 (911 HANG UP CALL GO)	FISHER RD / WENTZ CHURCH RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-801343	2026-801343	Jun-20-2026	18:53:12	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	256 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-801466	2026-801466	Jun-20-2026	19:28:55	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	269 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-802225	2026-802225	Jun-20-2026	23:55:11	911 (911 HANG UP CALL GO)	911 (911 HANG UP CALL GO)	2262 LOCUST DR, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-802844	2026-802844	Jun-21-2026	06:50:16	DOMA (DOMESTIC - IN PROGRESS)	WELCK (WELFARE CHECK GO)	1640 SHEFLEY LN, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE



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PA 2026-803762	2026-803762	Jun-21-2026	12:24:05	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	276 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-804438	2026-804438	Jun-21-2026	16:21:05	DISM (DISABLED MOTORIST CC)	DISM (DISABLED MOTORIST CC)	1577 VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-805402	2026-805402	Jun-21-2026	22:28:58	INFORM(POLICE INFORMATION CC)	INFORM(POLICE INFORMATION CC)	269 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-805438	2026-805438	Jun-21-2026	22:44:51	MVCUNK(MVC - UNKNOWN INJURIES)	MVCGOA(MVC - GONE ON ARRIVAL CC)	GRIFFITH RD / VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-806052	2026-806052	Jun-22-2026	06:30:49	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	254 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-807149	2026-807149	Jun-22-2026	10:49:13	DOM (DOMESTIC - INACTIVE)	DOMO (DOMESTIC - OTHER GO)	2222 OAK TER, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-807425	2026-807425	Jun-22-2026	12:07:32	THEFT (THEFT)	THEFT (THEFT)	2888 HICKORY HILL RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-807975	2026-807975	Jun-22-2026	14:44:10	PFAO (PFA ORDER SERVICE CC)	FIRREL(FIREARM RELINQUISHMENT PFA/MCDV GO)	1570 HOLLOW RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-808587	2026-808587	Jun-22-2026	17:08:52	MVCRNI(MVC - REPORTABLE, NO INJURIES)	MVCNR (MVC - NON-REPORTABLE)	VALLEY FORGE RD / ARTMAR RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-809501	2026-809501	Jun-22-2026	22:52:57	RAOGO (REQUEST ASSIST - OTHER AGENCY GO)	RAOGO (REQUEST ASSIST - OTHER AGENCY GO)	3104 SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-809591	2026-809591	Jun-22-2026	23:40:30	DSCHHW(DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC)	DSCHHW(DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC)	WATER STREET RD / QUARRY HALL RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-812790	2026-812790	Jun-23-2026	16:11:41	PFAO (PFA ORDER SERVICE CC)	PFAO (PFA ORDER SERVICE CC)	1570 HOLLOW RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-813156	2026-813156	Jun-23-2026	17:40:41	MVCNR (MVC - NON-REPORTABLE)	MVCNR (MVC - NON-REPORTABLE)	S VALLEY FORGE RD / SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-813325	2026-813325	Jun-23-2026	18:32:44	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	254 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-813689	2026-813689	Jun-23-2026	20:42:38	ALARMB(ALARM - BURGLAR)	CANCEL(CANCELLED BY COMPLAINANT X)	1190 VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-813960	2026-813960	Jun-23-2026	22:46:40	SEEOFC(SEE OFFICER GO)	SEEOFC(SEE OFFICER GO)	VALLEY FORGE RD / W GERMANTOWN PIKE, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2026-814082	2026-814082	Jun-23-2026	23:52:12	DSCHK (DOMESTIC SECURITY CHECK CC)	DSCHK (DOMESTIC SECURITY CHECK CC)	SKIPPACK PIKE / S VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-816538	2026-816538	Jun-24-2026	13:11:58	MOTCAS(MOTOR CARRIER SAFETY CC)	MOTCAS(MOTOR CARRIER SAFETY CC)	266 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-817305	2026-817305	Jun-24-2026	16:00:49	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2600 BLOCK BEYER LN, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-817779	2026-817779	Jun-24-2026	17:41:28	PATCHK(PATROL CHECK CC)	SUSPV (SUSPICIOUS VEHICLE GO)	3205 SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-817964	2026-817964	Jun-24-2026	18:38:18	DSCHK (DOMESTIC SECURITY CHECK CC)	DSCHK (DOMESTIC SECURITY CHECK CC)	MEADOWOOD / MEADOWLARK PT [MEADOWOOD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-818841	2026-818841	Jun-24-2026	23:16:18	DISM (DISABLED MOTORIST CC)	DISM (DISABLED MOTORIST CC)	2005 S VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-820838	2026-820838	Jun-25-2026	12:36:45	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2900 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-820917	2026-820917	Jun-25-2026	12:58:15	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	270 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-821196	2026-821196	Jun-25-2026	14:02:09	DISM (DISABLED MOTORIST CC)	DISM (DISABLED MOTORIST CC)	259 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-821625	2026-821625	Jun-25-2026	15:36:57	MVCHR (MVC - HIT AND RUN, NO INJURIES)	CANCEL(CANCELLED BY COMPLAINANT X)	WOODLYN AVE / VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-822223	2026-822223	Jun-25-2026	18:28:36	DSCHK (DOMESTIC SECURITY CHECK CC)	DSCHK (DOMESTIC SECURITY CHECK CC)	MEADOWOOD / HOLLY HOUSE [3205 SKIPPACK PIKE MEADOWOOD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-822256	2026-822256	Jun-25-2026	18:38:08	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	ILNZN (INTERSTATE HIGHWAY - CLEAR LINE ZONE CC)	257 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-822281	2026-822281	Jun-25-2026	18:44:46	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	270 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-822349	2026-822349	Jun-25-2026	19:02:16	TS (TRAFFIC STOP CC)	TROTH (TRAFFIC VIOLATION - OTHER CC)	268 I476 S, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-822808	2026-822808	Jun-25-2026	21:33:37	ALARMB(ALARM - BURGLAR)	ALRMF (ALARM FALSE FAULT CC)	2960 SKIPPACK PIKE [WILLIAM & CO JEWELERS, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-824551	2026-824551	Jun-26-2026	10:44:18	ABNVEH(ABANDONED VEHICLE GO)	CANCEL(CANCELLED BY COMPLAINANT X)	2699 CAPRI LN, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-824784	2026-824784	Jun-26-2026	11:33:19	911 (911 HANG UP CALL GO)	911 (911 HANG UP CALL GO)	3425 SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2026-824975	2026-824975	Jun-26-2026	12:01:48	THEFTF(THEFT - FRAUD/FORGERY)	SEEOFC(SEE OFFICER GO)	1324 DELL RD, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-826842	2026-826842	Jun-26-2026	21:02:32	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	MEADOWOOD / MEADOWLARK PT [MEADOWOOD SENIOR COMM MEADOWOOD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-828310	2026-828310	Jun-27-2026	08:30:42	DSCHHW(DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC)	DSCHHW(DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC)	WENTZ CHURCH RD / FISHER RD [WENTZ CHURCH RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-828905	2026-828905	Jun-27-2026	12:31:51	SEEOFC(SEE OFFICER GO)	SEEOFC(SEE OFFICER GO)	2640 SHADY LN, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-828992	2026-828992	Jun-27-2026	13:00:09	MVCI (MVC - INJURIES)	MVCI (MVC - INJURIES)	W GERMANTOWN PIKE / VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-829032	2026-829032	Jun-27-2026	13:15:26	MVCNR (MVC - NON-REPORTABLE)	MVCNR (MVC - NON-REPORTABLE)	951 N PARK AVE [KINETIX SPORTS CLUB PARKING LOT, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-830328	2026-830328	Jun-27-2026	20:34:03	DSCHK (DOMESTIC SECURITY CHECK CC)	DSCHK (DOMESTIC SECURITY CHECK CC)	MEADOWOOD COMMUNITY [MEADOWOOD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-831043	2026-831043	Jun-28-2026	00:45:17	LOCKC (LOCK OUT - CHILD INSIDE CC)	SEEOFC(SEE OFFICER GO)	2601 WINDSTORM WAY, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE
PA 2026-831225	2026-831225	Jun-28-2026	02:26:09	ALARMB(ALARM - BURGLAR)	ALRMF (ALARM FALSE FAULT CC)	2874 DEFFORD RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-832034	2026-832034	Jun-28-2026	09:09:39	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	3300 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-832036	2026-832036	Jun-28-2026	09:11:34	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	DSCHSC(DOMESTIC SECURITY CHECK - SCHOOL CC)	3000 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-832218	2026-832218	Jun-28-2026	10:22:27	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	2200 BLOCK SCHULTZ RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-832344	2026-832344	Jun-28-2026	11:09:13	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2900 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	WARNING (TRAFFIC STOP)
PA 2026-832425	2026-832425	Jun-28-2026	11:40:07	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	1700 BLK VALLEY FORGE RD[VALLEY FORGE RD, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-832651	2026-832651	Jun-28-2026	13:03:55	MVCI (MVC - INJURIES)	MVCI (MVC - INJURIES)	SKIPPACK PIKE / N WHITEHALL RD, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-832752	2026-832752	Jun-28-2026	13:45:52	TS (TRAFFIC STOP CC)	TS (TRAFFIC STOP CC)	2500 BLOCK SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	TRAFFIC CITATION
PA 2026-833894	2026-833894	Jun-28-2026	19:38:07	MVCI (MVC - INJURIES)	MVCNR (MVC - NON-REPORTABLE)	BUSTARD RD / SKIPPACK PIKE, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
PA 2026-833920	2026-833920	Jun-28-2026	19:46:56	MVCRNI(MVC - REPORTABLE, NO INJURIES)	MVCRNI(MVC - REPORTABLE, NO INJURIES)	270 I476 N, WORCESTER TWP (MONTGOMERY)	Yes	TRACS CRASH REPORT
PA 2026-835351	2026-835351	Jun-29-2026	07:55:56	PATCHK(PATROL CHECK CC)	PATCHK(PATROL CHECK CC)	W GERMANTOWN PIKE / E MOUNT KIRK AVE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-838371	2026-838371	Jun-29-2026	19:17:40	BURG (BURGLARY OR ATTEMPTED BURGLARY)	CANCEL(CANCELLED BY COMPLAINANT X)	1467 N TROOPER RD, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-839456	2026-839456	Jun-30-2026	05:14:24	RAOGO (REQUEST ASSIST - OTHER AGENCY GO)	CANCEL(CANCELLED BY COMPLAINANT X)	1300 N PARK AVE, WORCESTER TWP (MONTGOMERY)	Yes	CANCELLED
PA 2026-839541	2026-839541	Jun-30-2026	06:12:38	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	ROAD (ROAD HAZARD - ANIMAL - DEBRIS CC)	951 N PARK AVE, WORCESTER TWP (MONTGOMERY)	Yes	CLOSED CAD CALL
PA 2026-841024	2026-841024	Jun-30-2026	11:22:05	THEFTF(THEFT - FRAUD/FORGERY)	SEE OFC(SEE OFFICER GO)	1650 SHEFLEY LN, WORCESTER TWP (MONTGOMERY)	Yes	GENERAL OFFENSE

Skippack Emergency Medical Services

4058 Mensch Rd
P.O. Box 59
Skippack, PA 19474

Business 610.454.9665
Fax 610.454.9666



Skippack EMS
June 2026 calls
Worcester Township

Calls dispatched	47
Transported	27
Refusals	2
No services *	4
Fire	1
Covered by other squads	10
Lift assist	0
Recall (cover 345B, 308B)	2

* includes: accidental/false alarm for medical alert alarm, no patient found, deceased, or police matters



VMSC
Emergency Medical Services

Worcester Township EMS Report

June 2026

NPV
All 911 Calls

1105



6

Municipal Responses

1m 13s

Chute Time

8m 16s

Response Time

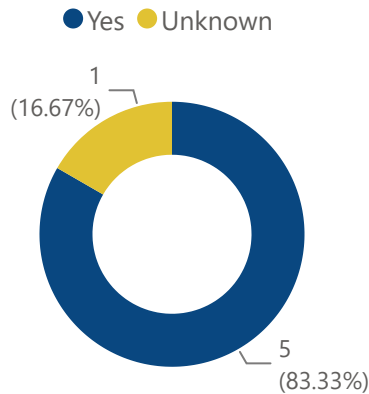
72m 09s

Call Time

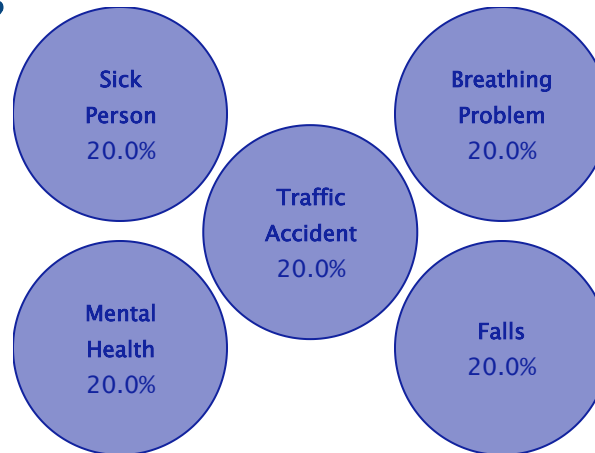
100%

Agency On-Status

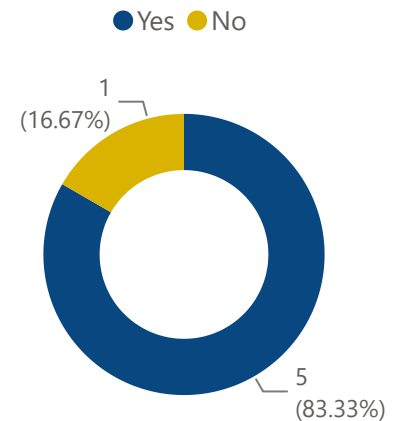
Did the Patient's Condition Improve because of our Care?



Top 5 Call Types



Was the Patient Transported?



VMSC Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.

Cardiac Incidents



0 0 6

Stroke Incidents



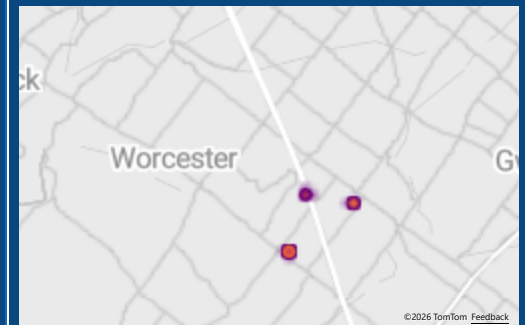
0 0 6

Trauma Incidents



0 3 6

Where are our calls?



VMSC's June Global Scale



Mental Health | Responded to **82** behavioral health-related calls.

Community Harm | Handled **38** Overdoses, down from 46 last month, resulting in **7** Narcan administration by EMS. Also responded to **62** incidents involving deliberate injury, up from 47 last month.

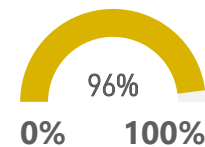


Climate | Dispatched to **3** weather related motor vehicle crashes.

Diversity | **85** patients had language barriers. **36** patients were morbidly obese. **20** were in a state of emotional distress. And **32** were developmentally impaired.



June 2026 Patient Satisfaction Rating



"We felt well cared for and listened to. We... are always extremely pleased with them"

6/18/2026

Mutual Aid

VMSC provided mutual aid for 145 calls this period. NPV Division (84): Chal-Brit - 23, Freedom Valley - 21, Ambler - 11, Horsham - 9, Second Alarmers - 5, Skippack - 2, Plymouth - 1. Delaware County (61): Ridley - 16, Eddystone - 11, Marple - 8, Tinicum - 8, Nether Providence - 3, Ridley Park - 3, Upper Chichester - 3, Brookhaven - 2, Others - 7.

Conversely, VMSC received mutual aid 14 times. Freedom Valley - 6, St. Lukes EMS - 3, Ambler - 2, Chal-Brit - 2, Horsham - 2, Skippack - 1.

Whether it's an emergency, a community event, or anything in between, we're proud to be there when our communities need us.



NORTH PENN WATER AUTHORITY
MINUTES OF THE BOARD OF DIRECTORS' MEETING
May 26, 2026

George E. Witmayer, Chair, called the meeting to order at 7:07 p.m. The following Board members attended the meeting: Amy Cummings-Leight, Arthur C. Bustard, William K. Dingman, Kenneth V. Farrall, Michael R. Filiatrault, Jeffrey H. Simcox., Richard C. Mast and Robert C. McCarney. Franco D'Angelo was absent. Also present were Keith L. Hass, P.E., Executive Director, Ami Tarburton, Director of Finance and Human Resources, Daniel P. Pearce, Director of Information Technology, Daniel C. Preston, P.E., Director of Asset Management and Strategic Initiatives, Jonathan C. Hartzell, Director of Operations and Field Services, and Paul G. Mullin, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, Solicitor.

The following items, by agenda number, were discussed:

1. **MINUTES** – Upon the motion of Mr. McCarney, seconded by Mr. Bustard, the Board approved unanimously the Minutes of the April 28, 2026, Board of Directors meeting as presented.

2. **BIDS:**

- 2.1. Contract 805 – 2026 Main Replacements Projects Group

- 2.1.1. Mr. Preston reviewed the bid tabulation for bids opened May 16, 2026. The recommendation is to award to the lowest responsible Bidder, Anrich, Inc., for the Bid amount of \$2,399,508.44.

Upon the motion of Mr. Dingman, seconded by Mr. Farrall, and after discussion, the Board voted unanimously to award the Bid, dated 4/21/26 and further, authorized the execution of Agreement, pending Solicitor review and approval of all documents.

- 2.2. Authorize Bids

- 2.2.1. Contract 808 – Forest Avenue Main Replacement

Upon the motion of Mr. Mast, seconded by Mr. McCarney, and after discussion, the Board voted unanimously to authorize the advertisement for Bids.

- 2.2.2 Contract 807 – Eyre Avenue Booster Station Upgrades

This project includes budgeted upgrades for the station as part of our overall plan for service improvements. Budget amount is \$74,000. Upon the motion of Mr. McCarney, seconded by Mr. Mast, and after discussion, the Board voted unanimously to authorize the advertisement for Bids.

3. **PUBLIC COMMENTS** – There were no members of the public in attendance at the meeting.

4. **FINANCIALS:**

4.1. The **Statement of Income and Expense** for the period ending April 30, 2026, was highlighted by Ms. Tarburton and discussed. Ms. Tarburton noted that Metered Sales were up 5%, compared to 2025. Total Revenues are down slightly, about \$170,000, compared to 2025 due to decreased non-operating revenues. Operating expenses were 34% of the budget, with 33% of time being elapsed. Debt Service Coverage is at 1.95, which is above the 1.10 required by the Trust Indenture. Total Debt Service Coverage is at 2.91. The Statement of Net Position is up 7.8%, year to year. Capital expenditures are trending upward at 16% of budget and metered sales charts are at or exceeding the 3-year average. The Human Resources and Payroll report was also reviewed and discussed. Following discussion, upon the motion of Mr. Dingman, seconded by Mr. Bustard, the Board voted unanimously to accept the financial reports and file for future audit. The audited 2025 financial statement reports were distributed to the board. Upon the motion of Ms. Cummings-Leight, seconded by Mr. Dingman, and after discussion, the Board authorized unanimously ratification and acceptance of the statements.

4.2. Check Registers for the period April 14, 2026, to May 19, 2026, were distributed and discussed. Upon the motion of Mr. Farrall, seconded by Mr. McCarney, the Board ratified unanimously the payments listed.

5. **OPERATIONS, METER/CUSTOMER SERVICE, STATISTICS AND PUBLIC RELATIONS REPORT** – The Report for the month of April 2026 was presented, highlighted by Mr. Hartzell, and discussed.

6. **ENGINEERING, WATER QUALITY AND COMMUNITY PARTNERSHIPS REPORT** – The Report for the month of April 2026 was presented, highlighted by Mr. Preston, and discussed.

7. **INFORMATION TECHNOLOGY REPORT** – The Report for the month of April 2026 was presented, highlighted by Mr. Pearce, and discussed. Mr. Pearce noted there was Board member training on the new OnBoard software prior to the meeting this evening.

8. **FOREST PARK WATER** – Mr. Dingman, Chair of the Forest Park Water Operating Committee, reported that the committee had not met. Mr. Hass reviewed the Forest Park expansion project schedule and cost summary included with the Board Packet. Also, Mr. Hass reviewed the updated GFT engineering proposal included with the Board Packet outlining cost increases to the preliminary design and associated engineering services discussed at last month's meeting. The NWWA Board of Directors authorized execution of the proposal at their May board meeting. Board discussion followed with the concurrence that NPWA should follow suit. Upon the motion of Mr. Dingman, seconded by Mr. Filiatrault, the Board voted unanimously to accept the GFT Preliminary Design Proposal (Revision No. 1) dated May 12, 2026, in the amount of \$2,475,000, and further, authorized execution of said proposal.

9. **MAIN EXTENSIONS:**

- 9.1 M.E. 1215 -- Clemens' Mill, Jeffrey L. Kelly B. Clemens,
531 & 537 Main Street, Lower Salford Township

9.1.1. Upon the motion of Mr. Dingman, seconded by Mr. McCarney, the Board voted 8-0, with one abstention, to grant Tentative Approval for 14 EDUs. Mr. Mast abstained due to a conflict as further detailed in the attached memorandum, Exhibit A

10. **ITEMS FOR DISCUSSION** – There were no items for discussion.

11. **COMMITTEE REPORTS:**

11.1. Engineering Committee – Mr. Farrall, Chair of the Engineering Committee, reported that the committee had not met since the last Board meeting.

11.2. Executive Committee – Mr. Simcox, Chair of the Executive Committee, reported that the committee had not met.

11.3. Finance Committee – Ms. Cummings-Leight, Chair of the Finance Committee, reported that the committee has not met since the last Board meeting. The minutes of the last committee meeting were presented for Board approval. Upon the motion of Mr. Farrall, seconded by Mr. Dingman, the Board voted unanimously to approve the minutes of the April 28, 2026, Finance Committee meeting.

12. **CORRESPONDENCE** - Various items of correspondence and newspaper articles contained in the Authority meeting booklet were reviewed. There was nothing further to note.

13. **COMING EVENTS:**

13.1. Annual Municipal Banquet
Thursday, May 28, 2026
Indian Valley Country Club
650 Bergey Road, Telford, PA

13.2. Forest Park Operating Committee Meeting
Tuesday, August 18, 2026
North Penn Water Authority
300 Forty Foot Road, Lansdale, PA
6:00 pm

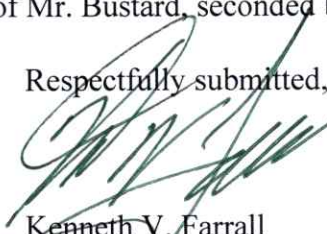
13.3. PMAA 84th Annual Conference and Trade Show
September 13-16, 2026
Erie Bayfront Convention Center
1 Sassafra Pier
Erie, PA 16507

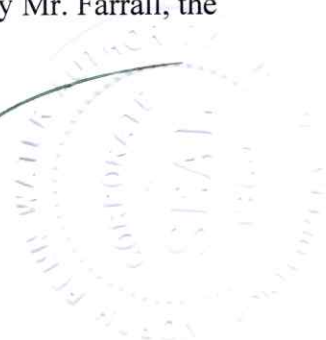
13.4. Forest Park Customer Appreciation Day Golf Outing
Monday, September 28, 2026
The Bucks Club
2600 York Road, Jamison, PA

15. **OLD BUSINESS** – There was no Old Business.
16. **NEW BUSINESS** – There was no New Business.
17. **EXECUTIVE SESSION** – The Board adjourned at 7:59 pm for Executive Session to discuss real estate matters and reconvened at 8:27 pm.

There being no further business, upon the motion of Mr. Bustard, seconded by Mr. Farrall, the Board voted unanimously to adjourn at 8:27 pm.

Respectfully submitted,


Kenneth V. Farrall
Secretary



Public Works Department Report

June 2026

1) Road Maintenance

- A. Cleared inlets and drains throughout the Township**
- B. Filled potholes throughout the Township**
- C. Adding stone to roadway edge erosion areas**
- D. Intersection visibility pruning**
- E. General ROW cleanup and mowing**
- F. Guiderail and control box trimming**
- G. Kriebel Mill Road posted 35MPH (between Fawn Rd. and Stump Hall Rd.)**
- H. Green Hill wooden bridge repairs**

2) Storm Maintenance

- A. No maintenance required due to storm events in June**

3) Parks

- A. Twice weekly cleaning of restrooms, emptying trash receptacles, and stocking dog bags**
- B. Removal of dead trees on Township properties/parks**
- C. Mowing Township properties**
- D. Weed control on Township properties**
- E. Baseball/softball infield maintenance**
- F. Heebner playground repairs**

4) Vehicle Maintenance

- A. Performed weekly maintenance of all Township vehicles**
- B. 64-75/76 builds have begun**

5) Miscellaneous

- A. Setting up and cleaning of Community Hall for rentals and Township events**
- B. Nike Compost facility open to residents twice weekly**
- C. Horse show at Heyser Field**
- D. Evening concert in Heebner Park**
- E. PW Office AC replacement**
- F. Annual TWP generator maintenance completed**

Via Email

May 26, 2026
Ref: # 7546
Escrow File

Worcester Township
PO Box 767
Worcester, PA 19490-0767

Attention: Dan DeMeno, Township Manager

Reference: Hugarir Arden Reserve
Escrow Release #7

Dear Dan:

Attached please find an escrow release request for the Hugarir Land Development Project. We have reviewed this request and are hereby authorizing a reduction of \$48,790.65. Please sign the Escrow Release Certificate at the appropriate place and forward it to the developer's escrow agent for reduction of bond. Attached please also find a breakdown of the escrow amounts which should accompany the the Escrow Release Certificate.

Please contact this office if you have any questions or require any additional information on this matter.

Very truly yours,
ARRO Consulting, Inc.
Authority Engineers

A handwritten signature in black ink, appearing to read "John W. Evarts".

John W. Evarts, P.E.

JWE/paf
Enclosure
cc: Arden Reserve, LLC (w/encl.)(via email)

REQUEST FOR WORK PROGRESS CERTIFICATE

It is hereby requested that the Township issue a Work Progress Certificate reducing the funds available for draw under the Financial Security to the extent of 90% of the amount of the attached invoices for the work performed and the materials supplied as indicated below. It is certified that the work has been completed to the extent of this request in a good workmanlike manner.

SEE ATTACHED BREAKDOWN SHEET

I hereby certify that I have inspected the improvements required for the above project, and I am satisfied that they have been completed to the extent of this Work Progress Certificate in a satisfactory manner.

[Signature]

WORK PROGRESS CERTIFICATE

You are hereby authorized to reduce the funds available for draw under the Letter of Credit, as follows:

Balance Prior to Payments Approved hereunder	\$	322,737.12
Amount of Approved Payments hereunder	\$	48,790.65
Current undrawn balance.....	\$	273,946.47

Township Manager, Worcester Township

WORCESTER TOWNSHIP
HUGANIR PROPERTY
REF: # 7546
ESCROW FILE
DATE: MAY 17, 2023

Release #7
 May 26, 2026

ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	\$ THIS RELEASE	\$ RELEASED TO DATE	BALANCE
A. EROSION CONTROL									
1 Construction Entrances	EA	2	\$ 3,752.81	\$ 7,505.62		2	\$ 0.00	\$ 7,505.62	\$0.00
2 Tree Protection Fence	LF	5190	\$ 2.18	\$ 11,314.20		5190	\$ 0.00	\$ 11,314.20	\$0.00
3 R-3/2B/Compost Rock Filter Outlets	LF	250	\$ 32.34	\$ 8,085.00		250	\$ 0.00	\$ 8,085.00	\$0.00
4 Compost Filter Sock	LF	1275	\$ 11.66	\$ 14,866.50		1275	\$ 0.00	\$ 14,866.50	\$0.00
5 Maintenance of E&S	LS	1	\$ 5,000.00	\$ 5,000.00	0.5	0.5	\$ 2,500.00	\$ 2,500.00	\$2,500.00
6 BMP Notice of Termination	LS	1	\$ 2,500.00	\$ 2,500.00		0	\$ 0.00	\$ 0.00	\$2,500.00
B. CLEARING AND GRUBBING									
1 Clearing and Grubbing	LS	1	\$ 73,994.18	\$ 73,994.18		1	\$ 0.00	\$ 73,994.18	\$0.00
C. BASIN 001/FOREBAY 1A									
1 Clean Out Stake	EA	1	\$ 70.64	\$ 70.64		1	\$ 0.00	\$ 70.64	\$0.00
2 NAG S-75 Matting Basin 001 & Forebay	SY	2825	\$ 2.11	\$ 5,960.75		2825	\$ 0.00	\$ 5,960.75	\$0.00
3 NAG P550 Spillway Matting w/Rip Rap	SY	1300	\$ 26.55	\$ 34,515.00		1300	\$ 0.00	\$ 34,515.00	\$0.00
4 Strip Topsoil & Stockpile Basin 001	CY	1275	\$ 3.65	\$ 4,653.75		1275	\$ 0.00	\$ 4,653.75	\$0.00
5 Cut, Fill & Compact Basin 001	CY	2425	\$ 4.31	\$ 10,451.75		2425	\$ 0.00	\$ 10,451.75	\$0.00
6 Borrow From Roads For Basin 1/Forebay	CY	1750	\$ 4.31	\$ 7,542.50		1750	\$ 0.00	\$ 7,542.50	\$0.00
7 Excavate/Backfill Basin 001 Key Trench	LF	390	\$ 9.22	\$ 3,595.80		390	\$ 0.00	\$ 3,595.80	\$0.00
8 30 Mil Basin Liner w/ Geo Cushion Basin 002	LS	1	\$ 73,033.47	\$ 73,033.47		1	\$ 0.00	\$ 73,033.47	\$0.00
9 Replace Topsoil Sed Basin 001	CY	1475	\$ 5.40	\$ 7,965.00		1475	\$ 0.00	\$ 7,965.00	\$0.00
10 Temp Seed Basin 001	SF	50555	\$ 0.14	\$ 7,077.70		50555	\$ 0.00	\$ 7,077.70	\$0.00
11 Planting Soils	LS	1	\$ 3,000.00	\$ 3,000.00		0	\$ 0.00	\$ 0.00	\$3,000.00
12 Convert to Permanent Basin	LS	1	\$ 7,500.00	\$ 7,500.00		0	\$ 0.00	\$ 0.00	\$7,500.00
D. BASIN 002									
1 Clean Out Stake	EA	1	\$ 70.64	\$ 70.64		1	\$ 0.00	\$ 70.64	\$0.00
2 NAG S-75 Matting Sed Basin 2	SY	1505	\$ 2.11	\$ 3,175.55		1505	\$ 0.00	\$ 3,175.55	\$0.00
3 NAG P550 Spillway Matting w/Rip Rap	SY	200	\$ 49.99	\$ 9,998.00		200	\$ 0.00	\$ 9,998.00	\$0.00
5 Strip Topsoil & Stockpile Basin 002	CY	475	\$ 3.65	\$ 1,733.75		475	\$ 0.00	\$ 1,733.75	\$0.00
6 Cut, Fill & Compact Basin 002	CY	300	\$ 4.31	\$ 1,293.00		300	\$ 0.00	\$ 1,293.00	\$0.00
7 Borrow From Roads For Basin 2	CY	1195	\$ 4.31	\$ 5,150.45		1195	\$ 0.00	\$ 5,150.45	\$0.00
6 Excavate Basin 002 Key Trench	LF	230	\$ 9.22	\$ 2,120.60		230	\$ 0.00	\$ 2,120.60	\$0.00
7 30 Mil Basin Liner w/ Geo Cushion Basin 002	LS	1	\$ 46,461.41	\$ 46,461.41		1	\$ 0.00	\$ 46,461.41	\$0.00
9 Replace Topsoil Sed Basin 002	CY	595	\$ 5.40	\$ 3,213.00		595	\$ 0.00	\$ 3,213.00	\$0.00
10 Temp Seed Basin 002	SF	20540	\$ 0.14	\$ 2,875.60		20540	\$ 0.00	\$ 2,875.60	\$0.00
11 Planting Soils	LS	1	\$ 3,000.00	\$ 3,000.00		0	\$ 0.00	\$ 0.00	\$3,000.00
12 Convert to Permanent Basin	LS	1	\$ 7,500.00	\$ 7,500.00		0	\$ 0.00	\$ 0.00	\$7,500.00

WORCESTER TOWNSHIP
HUGANIR PROPERTY
REF: # 7546
ESCROW FILE
DATE: MAY 17, 2023

Release #7
May 26, 2026

ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	\$ THIS RELEASE	\$ RELEASED TO DATE	BALANCE
E. ROADWAY AND SWALE EARTHWORK									
1 Strip Topsoil & Stockpile Roads/Swales	CY	2995	\$ 3.65	\$ 10,931.75		2995	\$ 0.00	\$ 10,931.75	\$0.00
2 Cut, Fill & Compact Roads/Swales	CY	900	\$ 4.31	\$ 3,879.00		900	\$ 0.00	\$ 3,879.00	\$0.00
3 Fine Grade Swales	LF	690	\$ 2.85	\$ 1,966.50		690	\$ 0.00	\$ 1,966.50	\$0.00
4 Replace Topsoil In Swales	CY	640	\$ 6.22	\$ 3,980.80		640	\$ 0.00	\$ 3,980.80	\$0.00
5 Fine Grade Paving Areas	SY	2900	\$ 1.72	\$ 4,988.00		2900	\$ 0.00	\$ 4,988.00	\$0.00
6 Swale Matting C125/S75	SY	1250	\$ 2.71	\$ 3,387.50		1250	\$ 0.00	\$ 3,387.50	\$0.00
7 Rake & Seed Swales	SF	34295	\$ 0.14	\$ 4,801.30		34295	\$ 0.00	\$ 4,801.30	\$0.00
F. LOT GRADING									
1 Strip Topsoil & Stockpile Lots	CY	3550	\$ 3.65	\$ 12,957.50		3550	\$ 0.00	\$ 12,957.50	\$0.00
2 Cut, Fill & Compact Lots	CY	1425	\$ 4.31	\$ 6,141.75		1425	\$ 0.00	\$ 6,141.75	\$0.00
3 Borrow From Roads/Site For Lots	CY	3895	\$ 4.31	\$ 16,787.45		3895	\$ 0.00	\$ 16,787.45	\$0.00
4 Fine Grade House Lots	EA	8	\$ 397.45	\$ 3,179.60		8	\$ 0.00	\$ 3,179.60	\$0.00
5 Temp. Seed, Hay Mulch & Tack Lots	SF	142471	\$ 0.07	\$ 9,972.97		142,471	\$ 0.00	\$ 9,972.97	\$0.00
G. SANITARY SEWER									
1 Cut Into Existing 8" Main W/ Couplers	LS	1	\$ 3,355.63	\$ 3,355.63		1	\$ 0.00	\$ 3,355.63	\$0.00
2 1-1/4" PVC Force Main Laterals W/ Fittings	LF	309	\$ 68.30	\$ 21,104.70		309	\$ 0.00	\$ 21,104.70	\$0.00
4 1.5" Force Main W/ Fittings	LF	27	\$ 137.25	\$ 3,705.75		27	\$ 0.00	\$ 3,705.75	\$0.00
5 2" PVC Force Main & Fittings	LF	442	\$ 57.16	\$ 25,264.72		442	\$ 0.00	\$ 25,264.72	\$0.00
6 Terminal Cleanout Assembly	EA	1	\$ 4,543.16	\$ 4,543.16		1	\$ 0.00	\$ 4,543.16	\$0.00
7 Insertion Manhole In Existing Road	EA	1	\$ 10,119.47	\$ 10,119.47		1	\$ 0.00	\$ 10,119.47	\$0.00
8 Saw Cut Pavement	LF	30	\$ 2.77	\$ 83.10		30	\$ 0.00	\$ 83.10	\$0.00
9 Temp. Cold Patch	TON	4	\$ 191.58	\$ 766.32		4	\$ 0.00	\$ 766.32	\$0.00
10 Traffic Control - Pipe & Pave	LS	1	\$ 2,445.35	\$ 2,445.35		1	\$ 0.00	\$ 2,445.35	\$0.00
11 Testing - Air Test FM And Vac Test MH	LS	1	\$ 1,404.26	\$ 1,404.26		1	\$ 0.00	\$ 1,404.26	\$0.00
13 Permanent Paving Restoration	LS	8	\$ 103.29	\$ 826.32		0	\$ 0.00	\$ 0.00	\$826.32
H. STORM SEWER									
1 Modify Existing RCP	EA	2	\$ 1,534.74	\$ 3,069.48		2	\$ 0.00	\$ 3,069.48	\$0.00
2 15" RCP w/ Backfill	LF	401	\$ 74.42	\$ 29,842.42		401	\$ 0.00	\$ 29,842.42	\$0.00
3 15" RCP Basin Outlet w/ Concrete Cradle	LF	42	\$ 202.98	\$ 8,525.16		42	\$ 0.00	\$ 8,525.16	\$0.00
4 18" HDPE w/Backfill	LF	179	\$ 64.50	\$ 11,545.50		179	\$ 0.00	\$ 11,545.50	\$0.00
5 18" RCP w/Backfill	LF	28	\$ 103.76	\$ 2,905.28		28	\$ 0.00	\$ 2,905.28	\$0.00
6 24" HDPE w/Backfill	LF	563	\$ 86.00	\$ 48,418.00		563	\$ 0.00	\$ 48,418.00	\$0.00
7 24" RCP w/Backfill	LF	82	\$ 99.90	\$ 8,191.80		82	\$ 0.00	\$ 8,191.80	\$0.00
8 30" RCP w/Backfill	LF	537	\$ 133.97	\$ 71,941.89		537	\$ 0.00	\$ 71,941.89	\$0.00

WORCESTER TOWNSHIP
HUGANIR PROPERTY
REF: # 7546
ESCROW FILE
DATE: MAY 17, 2023

Release #7
May 26, 2026

	ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	\$ THIS RELEASE	\$ RELEASED TO DATE	BALANCE
9	36" RCP Basin Outlet W/ Concrete Cradle	LF	78	\$ 275.26	\$ 21,470.28		78	\$ 0.00	\$ 21,470.28	\$0.00
10	Storm Inlets	EA	14	\$ 4,288.90	\$ 60,044.60		14	\$ 0.00	\$ 60,044.60	\$0.00
11	Storm Manholes	EA	4	\$ 4,679.51	\$ 18,718.04		4	\$ 0.00	\$ 18,718.04	\$0.00
12	Outlet Structures W/ Top & Side Trash Racks	EA	2	\$ 7,796.51	\$ 15,593.02		2	\$ 0.00	\$ 15,593.02	\$0.00
13	Anti-Seep Collars	EA	4	\$ 2,159.25	\$ 8,637.00		4	\$ 0.00	\$ 8,637.00	\$0.00
14	Endwalls	EA	4	\$ 3,499.57	\$ 13,998.28		4	\$ 0.00	\$ 13,998.28	\$0.00
15	R-4/5 Rip Rap Dissipators	EA	4	\$ 4,584.33	\$ 18,337.32		4	\$ 0.00	\$ 18,337.32	\$0.00
16	Saw Cutting Pavement	LF	40	\$ 2.77	\$ 110.80		40	\$ 0.00	\$ 110.80	\$0.00
17	Permanent Trench Paving	SY	4	\$ 103.29	\$ 413.16		3	\$ 0.00	\$ 309.87	\$103.29
18	Traffic Control	LS	1	\$ 2,434.16	\$ 2,434.16		1	\$ 0.00	\$ 2,434.16	\$0.00
I. CONCRETE CURB/SIDEWALK										
1	Excavate and Backfill Curb	LF	1050	\$ 3.54	\$ 3,717.00		1050	\$ 0.00	\$ 3,717.00	\$0.00
2	Concrete Curb	LF	1050	\$ 19.99	\$ 20,989.50		1050	\$ 0.00	\$ 20,989.50	\$0.00
3	Sidewalk and Ramps	SF	2500	\$ 12.00	\$ 30,000.00	2500	2500	\$ 30,000.00	\$ 30,000.00	\$0.00
J. PAVING										
1	Saw Cut & Remove Windy Hill Side Bulb & Dwy	SY	290	\$ 9.36	\$ 2,714.40	145	290	\$ 1,357.20	\$ 2,714.40	\$0.00
2	Excavate Road Widening	SY	275	\$ 15.02	\$ 4,130.50		275	\$ 0.00	\$ 4,130.50	\$0.00
3	Topsoil & Seed	SY	525	\$ 14.97	\$ 7,859.25		525	\$ 0.00	\$ 7,859.25	\$0.00
4	Tie In New Off Windy Hill - 6" 2A/2" 9.5mm	SY	118	\$ 40.05	\$ 4,725.90	30	118	\$ 1,201.50	\$ 4,725.90	\$0.00
5	Stone Subbase (6" 2A Mod.) Site	SY	2900	\$ 10.23	\$ 29,667.00		2900	\$ 0.00	\$ 29,667.00	\$0.00
6	Stone Subbase (6" 2A Mod.) Widening	SY	165	\$ 22.41	\$ 3,697.65		165	\$ 0.00	\$ 3,697.65	\$0.00
7	Paving: 4.5" Base 25 Mm Site	SY	2900	\$ 23.95	\$ 69,455.00		2900	\$ 0.00	\$ 69,455.00	\$0.00
8	Paving: 4.5" Base 25 Mm Widening	SY	165	\$ 34.70	\$ 5,725.50		165	\$ 0.00	\$ 5,725.50	\$0.00
9	Paving: 1.5" Wearing 9.5 Mm Site	SY	2910	\$ 10.84	\$ 31,544.40		0	\$ 0.00	\$ 0.00	\$31,544.40
10	Paving: 1.5" Wearing 9.5 Mm Widening	SY	220	\$ 16.54	\$ 3,638.80		0	\$ 0.00	\$ 0.00	\$3,638.80
11	Tack Coat Site	SY	2910	\$ 0.28	\$ 814.80		0	\$ 0.00	\$ 0.00	\$814.80
12	Tack Coat Widenings	LF	220	\$ 0.28	\$ 61.60		0	\$ 0.00	\$ 0.00	\$61.60
13	Curb Sealing Site	LF	1050	\$ 0.74	\$ 777.00		0	\$ 0.00	\$ 0.00	\$777.00
14	Neat Saw Cut Artmar/Windy Hill	SY	381	\$ 3.93	\$ 1,497.33		381	\$ 0.00	\$ 1,497.33	\$0.00
15	Mill Asphalt Butt Joint @ Windy Hill	SY	10	\$ 36.20	\$ 362.00	10	10	\$ 362.00	\$ 362.00	\$0.00
16	2' Wide Mill On Artmar	EA	55	\$ 43.09	\$ 2,369.95	55	55	\$ 2,369.95	\$ 2,369.95	\$0.00
17	Winterize Of Structures	LS	11	\$ 176.56	\$ 1,942.16		11	\$ 0.00	\$ 1,942.16	\$0.00
18	Grass Pavers for Emergency Access	LS	1	\$ 50,000.00	\$ 50,000.00		0	\$ 0.00	\$ 0.00	\$50,000.00
K. LANDSCAPING										
1	Red Sunset Maple	EA	17	\$ 250.00	\$ 4,250.00	17	17	\$ 4,250.00	\$ 4,250.00	\$0.00
2	Karpick Red Maple	EA	3	\$ 250.00	\$ 750.00	3	3	\$ 750.00	\$ 750.00	\$0.00

WORCESTER TOWNSHIP
HUGANIR PROPERTY
REF: # 7546
ESCROW FILE
DATE: MAY 17, 2023

Release #7
May 26, 2026

	ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	\$ THIS RELEASE	\$ RELEASED TO DATE	BALANCE
3	Shadblow Serviceberry	EA	3	\$ 250.00	\$ 750.00	3	3	\$ 750.00	\$ 750.00	\$0.00

WORCESTER TOWNSHIP
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	ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	\$ THIS RELEASE	\$ RELEASED TO DATE	BALANCE
4	River Birch	EA	7	\$ 250.00	\$ 1,750.00	7	7	\$ 1,750.00	\$ 1,750.00	\$0.00
5	Flowering Dogwood	EA	4	\$ 250.00	\$ 1,000.00	4	4	\$ 1,000.00	\$ 1,000.00	\$0.00
6	Redosier Dogwood	EA	9	\$ 250.00	\$ 2,250.00		0	\$ 0.00	\$ 0.00	\$2,250.00
7	Yellowtwig Dogwood	EA	6	\$ 150.00	\$ 900.00		0	\$ 0.00	\$ 0.00	\$900.00
8	Weeping Forsythia	EA	7	\$ 150.00	\$ 1,050.00		0	\$ 0.00	\$ 0.00	\$1,050.00
9	American Holly	EA	10	\$ 250.00	\$ 2,500.00	10	10	\$ 2,500.00	\$ 2,500.00	\$0.00
10	Winterberry	EA	18	\$ 150.00	\$ 2,700.00		0	\$ 0.00	\$ 0.00	\$2,700.00
11	Eastern Red Cedar	EA	6	\$ 250.00	\$ 1,500.00		0	\$ 0.00	\$ 0.00	\$1,500.00
12	American Sweet Gum	EA	6	\$ 250.00	\$ 1,500.00		0	\$ 0.00	\$ 0.00	\$1,500.00
13	Tulip Tree	EA	3	\$ 250.00	\$ 750.00		0	\$ 0.00	\$ 0.00	\$750.00
14	Black Gum	EA	6	\$ 250.00	\$ 1,500.00		0	\$ 0.00	\$ 0.00	\$1,500.00
15	Norway Spruce	EA	7	\$ 250.00	\$ 1,750.00		0	\$ 0.00	\$ 0.00	\$1,750.00
16	White Pine	EA	18	\$ 250.00	\$ 4,500.00		0	\$ 0.00	\$ 0.00	\$4,500.00
17	Swamp White Oak	EA	4	\$ 250.00	\$ 1,000.00		0	\$ 0.00	\$ 0.00	\$1,000.00
18	Willow Oak	EA	7	\$ 250.00	\$ 1,750.00		0	\$ 0.00	\$ 0.00	\$1,750.00
19	Greenspire Littleleaf Linden	EA	9	\$ 250.00	\$ 2,250.00		0	\$ 0.00	\$ 0.00	\$2,250.00
20	Arrow Wood	EA	33	\$ 150.00	\$ 4,950.00		0	\$ 0.00	\$ 0.00	\$4,950.00
21	Korean Spice Viburnum	EA	7	\$ 150.00	\$ 1,050.00		0	\$ 0.00	\$ 0.00	\$1,050.00
L. SURVEY										
1	Stakeout	LS	1	\$ 16,700.00	\$ 16,700.00		1	\$ 0.00	\$ 16,700.00	\$0.00
2	As-Built	LS	1	\$ 4,000.00	\$ 4,000.00		0	\$ 0.00	\$ 0.00	\$4,000.00
3	Monuments and Pins	LS	1	\$ 5,000.00	\$ 5,000.00		0	\$ 0.00	\$ 0.00	\$5,000.00
SUBTOTAL CONSTRUCTION COSTS					\$ 1,217,802.69			\$ 0.00		
M. CONTINGENCIES										
1	Contingencies	LS	1	\$ 121,780.27	\$ 121,780.27		0	\$ 0.00	\$ 0.00	\$121,780.27
										TOTAL ESCROW REQ.
										\$ 1,339,582.96
										TOTAL THIS RELEASE
										\$ 48,790.65
										RELEASED TO DATE
										\$ 1,065,636.48
										REMAINING BALANCE
										\$ 273,946.47
1.	Engineering/Legal	LS	1	\$ 25,000.00	\$ 25,000.00		0.00	\$ 0.00	\$ 0.00	\$ 25,000.00

**WORCESTER TOWNSHIP
MONTGOMERY COUNTY**

ORDINANCE NO. 304

**AN ORDINANCE OF THE TOWNSHIP OF WORCESTER, MONTGOMERY
COUNTY, PENNSYLVANIA, AMENDING CHAPTER 129 – STORMWATER
MANAGEMENT TO COMPLY WITH THE TOWNSHIP’S NPDES PERMIT FOR
STORMWATER DISCHARGES FROM THE MUNICIPAL SEPARATE STORM
SEWER SYSTEM (MS4).**

WHEREAS, the Township of Worcester is a Township organized and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Township adopted Chapter 129 of the Township of Worcester Code, entitled “Stormwater Management”, to establish guidelines governing stormwater management within the Township; and

WHEREAS, the Township now desires to amend its Stormwater Ordinance, to comply with the requirements of the Township’s NPDES Permit for Stormwater Discharges from the Municipal Separate Storm Sewer System (MS4).

WHEREAS, the Township, after due consideration of the proposed ordinance at a duly advertised public meeting, has determined that the health, safety and general welfare of the citizens and residents of the Township will be served by the passing of this ordinance.

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION I. Section 129-9: Modifications is amended to replace the existing text with the following:

§ 129-9. Modification.

The Worcester Township Board of Supervisors may grant a modification of the requirements of one or more provisions of this chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this chapter is observed.

- A. Modification may be considered if an alternative standard or approach will provide equal or better achievement of the purpose of the Ordinance. A request for modifications shall be in writing and accompany the Stormwater Management Site Plan submission. The request shall provide the facts on which the request is based, the

provision(s) of the Ordinance involved and the proposed modification. Cost or financial burden shall not be considered a hardship.

- B. No waiver or modification of any regulated stormwater activity involving earth disturbance greater than or equal to one acre may be granted by the Municipality unless that action is approved in advance by the Department of Environmental Protection (DEP) or the delegated county conservation district.

SECTION II. Section 129-44.C is amended to replace the existing text with the following:

- C. Discharges which may be allowed under the Township's NPDES permit based on a finding by the Township that the discharge(s) do not significantly contribute to pollution to surface waters of the commonwealth by the Township are:
 - 1. Discharges or flows from firefighting activities.
 - 2. Discharges from potable water sources including water line flushing and fire hydrant flushing, if such discharges do not contain detectable concentrations of Total Residual Chlorine (TRC).
 - 3. Non-contaminated pumped ground water and water from foundation and footing drains and crawl space pumps.
 - 4. Non-contaminated irrigation water, water from lawn maintenance, landscape drainage and flows from riparian habitats and wetlands.
 - 5. Non-contaminated HVAC condensation and water from geothermal systems.
 - 6. Residential (i.e., not commercial) vehicle wash water where cleaning agents are not utilized.
 - 7. Springs.
 - 8. Diverted stream flows.
 - 9. Non-contaminated hydrostatic test water discharges, if such discharges do not contain detectable concentrations of TRC.

SECTION III. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Worcester Township Code.

SECTION V. This Ordinance shall be effective five (5) days following its legal enactment.

ENACTED and **ORDAINED** this 17th day of June 2026.

ATTEST:

**BOARD OF SUPERVISORS OF WORCESTER
TOWNSHIP**

Secretary

Chairman

TOWNSHIP OF WORCESTER
Montgomery County, Pennsylvania

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 150, ZONING, OF THE CODE OF THE TOWNSHIP OF WORCESTER TO ADD A NEW ARTICLE XXII ENTITLED “DATA CENTERS,” TO AMEND THE LI LIGHT INDUSTRIAL DISTRICT USE REGULATIONS TO INCLUDE DATA CENTERS, LIMITED DATA CENTERS, AND ENERGY GENERATION FACILITIES AS CONDITIONAL USES, AND TO ADD REGULATIONS GOVERNING ENERGY GENERATION FACILITIES; PROVIDING FOR DEFINITIONS, STANDARDS, AND REGULATIONS; AND PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

SECTION 1. AMENDMENT TO USE REGULATIONS

The LI Light Industrial District provisions of Chapter 150 are hereby amended to include the following uses:

Data Center: Conditional Use, subject to Article XXII.

Limited Data Center: Conditional Use, subject to Article XXII.

Energy Generation Facility: Conditional Use, subject to §150-273.

SECTION 2. AMENDMENT TO CHAPTER 150

Chapter 150 is hereby amended to add a new Article XXII as follows:

ARTICLE XXII

DATA CENTERS

§150-253. Definitions.

DATA CENTER. A facility primarily used for the housing, operation, and maintenance of computer systems and associated equipment, including servers, data storage systems, data processing systems, networking equipment, telecommunications equipment, routers, switches, firewalls, artificial intelligence processing equipment, cloud computing infrastructure, colocation equipment, and related systems. The term includes associated cooling systems, power systems, emergency backup systems, electrical substations, utility infrastructure, security facilities, and other infrastructure necessary to support the operation of the facility.

DATA CENTER CAMPUS. A coordinated development consisting of one or more data center buildings, phases, accessory uses, utility systems, infrastructure, structures,

improvements, or related facilities located on a unified tract and used primarily for data center purposes.

DATA CENTER ACCESSORY USE. A use, structure, facility, system, or improvement customarily incidental to and subordinate to a Data Center or Limited Data Center, including administrative offices, security facilities, fiber optic lines, utility lines, electrical substations, domestic water facilities, non-contact cooling water systems, wastewater treatment facilities, pump stations, water towers, heating, ventilation, air conditioning equipment, cooling equipment, and emergency backup power systems. A Data Center Accessory Use shall not include an Energy Generation Facility or any energy generation system designed or used to supply power to a Data Center or Limited Data Center during normal operations.

LIMITED DATA CENTER. A facility used primarily for the housing, operation, and maintenance of computer servers, data storage systems, networking equipment, and related infrastructure that:

- A. Contains not more than 100,000 square feet of gross floor area;
- B. Utilizes exclusively air-cooled, closed-loop, or other non-evaporative cooling systems;
- C. Does not utilize cooling towers or evaporative water consumption for routine operations;
- D. Has a maximum electrical demand not exceeding 10 megawatts;
- E. Does not include cryptocurrency mining, blockchain transaction validation, digital asset mining, proof-of-work computation, or similar high-intensity computational operations primarily intended for the creation, validation, exchange, or processing of digital currency or blockchain-based assets;
- F. Does not include primary on-site electrical generation facilities except emergency backup generators permitted by this Chapter; and
- G. Is not operated as a hyperscale, campus-style, or phased multi-building data center development.

SENSITIVE RECEPTOR. Residential uses, residential zoning districts, schools, daycare facilities, preschools, hospitals, nursing homes, assisted living facilities, community centers, public parks, places of worship, institutional uses with a residential component, and similar uses determined by the Township to warrant additional protection from noise, heat, emissions, visual impacts, vibration, traffic, or other adverse impacts.

ENERGY GENERATION FACILITY. A facility, structure, system, equipment, or improvement designed, intended, or used to generate electricity for use by a Data Center, Limited Data

Center, or other principal use during normal operations, including solar, wind, fossil fuel, fuel cell, battery-supported, nuclear, turbine, generator, or other energy generation systems. Emergency backup generators used only during emergency outages or limited testing shall not be considered Energy Generation Facilities, provided they comply with this Article.

THERMAL IMPACT. A measurable increase, plume, discharge, or concentration of heat, radiant heat, heated air, or localized heat island effect attributable to a Data Center, Limited Data Center, Energy Generation Facility, or Data Center Accessory Use, whether caused by building design, paved surfaces, cooling equipment, mechanical equipment, exhaust, waste heat, or other operations.

PEAK OPERATING CONDITIONS. The highest reasonably anticipated level of operation of a Data Center, Limited Data Center, Energy Generation Facility, or accessory use, including full electrical load, full cooling demand, full building occupancy, emergency generator testing, summer design temperatures, and all phases of development at full build-out.

Any facility substantially engaged in high-density computational processing, server hosting, cloud computing, colocation services, artificial intelligence model training, blockchain operations, or digital data processing shall be considered a Data Center or Limited Data Center for purposes of this Chapter.

§150-253A. Legislative Findings.

A. The Board of Supervisors finds that Data Centers, Limited Data Centers, Data Center Campuses, Data Center Accessory Uses, and Energy Generation Facilities are high-intensity land uses with impacts that differ materially from conventional light industrial uses.

B. These impacts may include, but are not limited to, large building footprints, substantial and continuous electrical demand, utility and grid infrastructure impacts, backup power generation, electrical substations and transformers, water demand, wastewater generation, heat discharge, localized heat island effects, noise, low-frequency sound, vibration, emergency service demands, hazardous materials, electronic waste, construction traffic, visual impacts, and long-term decommissioning concerns.

C. The Board further finds that these uses may create cumulative and off-site impacts affecting neighboring properties, residential uses, sensitive receptors, public infrastructure, emergency services, water resources, air quality, natural resources, and the general public health, safety, and welfare.

D. The Board further finds that Worcester Township's land use pattern, zoning districts, infrastructure, residential areas, and community character require specific standards for the siting, design, construction, operation, monitoring, and decommissioning of such uses.

E. The Board further finds that the minimum tract area, setbacks, separation distances, conditional use review, full build-out analysis, technical studies, independent review, operational limitations, post-construction verification, monitoring, and decommissioning requirements established by this Article are intended to address the cumulative, long-term, and off-site impacts of these uses.

F. The Board further finds that larger tract areas, increased setbacks, and separation from residential uses and sensitive receptors are necessary to ensure that these uses are reviewed and regulated based upon their full operational intensity, including building scale, accessory infrastructure, emergency power systems, substations, cooling systems, utility infrastructure, construction impacts, and long-term operations, rather than isolated phases, individual buildings, or separate accessory components.

G. The Board further finds that the purpose of this Article is not to prohibit Data Centers, Limited Data Centers, Data Center Campuses, Data Center Accessory Uses, or Energy Generation Facilities, but to establish specific, objective, and enforceable standards under which such uses may be considered where the applicant demonstrates compliance with all applicable requirements.

H. The Board further finds that these regulations are necessary to ensure that any such use is developed, operated, monitored, and decommissioned in a manner that protects Worcester Township residents, neighboring properties, public infrastructure, emergency services, natural resources, and the overall public health, safety, and welfare.

I. The Board further finds that, based upon review of the Township's LI Light Industrial District, land exists within the Township that is capable of accommodating a Data Center use under the standards of this Article, including the minimum tract area requirement. The Board therefore finds that this Article establishes stringent and protective standards, but does not prohibit or exclude the use from the Township.

§150-254. Purpose.

This Article regulates Data Centers, Limited Data Centers, Data Center Accessory Uses, and Energy Generation Facilities as high-intensity industrial uses in order to protect the public health, safety, and welfare; preserve residential neighborhoods and sensitive receptors; protect water resources, air quality, emergency services, public infrastructure, and the electric grid; reduce noise, heat, vibration, visual, traffic, and environmental

impacts; and ensure that any such use is reviewed, designed, constructed, operated, monitored, and decommissioned in a manner compatible with Worcester Township.

§150-255. Use Regulations.

A. Data Centers shall be permitted only by conditional use in the LI Light Industrial District in accordance with §150-215 and this Article.

B. Limited Data Centers shall be permitted only by conditional use in the LI Light Industrial District in accordance with §150-215 and this Article.

C. Data Centers and Limited Data Centers shall not be permitted in any other zoning district.

D. Energy Generation Facilities shall be permitted only by conditional use in the LI Light Industrial District in accordance with §150-273 and shall not be permitted in any other zoning district.

E. The standards of this Article shall supersede all other provisions of this Chapter where more restrictive.

F. The applicant shall bear the burden of proving compliance with all applicable standards.

G. Compliance with one standard shall not create a presumption of compliance with any other standard or a presumption of approval.

H. Where the applicant fails to present credible, competent, and sufficient evidence demonstrating compliance with each applicable standard, the application may be denied.

I. Unless otherwise specified herein, all dimensional, bulk, and area requirements of the LI Light Industrial District shall apply.

J. All Data Center, Limited Data Center, Data Center Campus, and Energy Generation Facility developments shall be subject to land development approval in accordance with Chapter 130.

K. Energy Generation Facilities shall be regulated in accordance with §150-273 and shall not be permitted as an accessory use to a Data Center or Limited Data Center.

L. For purposes of this Article, “adverse impact” shall mean a measurable, probable, or reasonably anticipated negative effect on public health, safety, welfare, infrastructure, emergency services, air quality, water resources, natural resources, residential uses, sensitive receptors, or neighboring properties, as determined by the Township based upon competent evidence.

M. The standards of this Article shall be interpreted cumulatively and in favor of the most protective applicable standard.

N. Limited Data Centers shall comply with all requirements applicable to Data Centers unless expressly modified herein.

O. Notwithstanding §150-256, a Limited Data Center shall require a minimum tract area of 15 contiguous acres under unified control.

P. Notwithstanding the property-line setback otherwise required by §150-257(A), a Limited Data Center shall maintain a minimum setback of 150 feet from all property lines.

Q. Limited Data Centers shall maintain the same minimum separation distance from residential uses and sensitive receptors required under §150-257(B).

R. The maximum permitted gross floor area of a Limited Data Center shall be 100,000 square feet.

S. Any facility exceeding one or more of the thresholds established for a Limited Data Center shall be classified as a Data Center and shall comply with all requirements applicable to Data Centers under this Article. No phased expansion, subdivision, increase in electrical demand, additional principal building construction, or operational modification shall occur that results in exceedance of the Limited Data Center thresholds without approval of a new conditional use application as a Data Center.

T. A conditional use application for a Data Center, Limited Data Center, or Energy Generation Facility shall be submitted concurrently with a preliminary land development application unless waived by the Board of Supervisors.

§150-256. Minimum Tract Requirements.

A. A Data Center or Data Center Campus shall require a minimum of 90 contiguous acres under unified control. The minimum tract area is intended to ensure sufficient area for required setbacks, separation distances, buffering, emergency access, stormwater management, utility infrastructure, thermal mitigation, noise attenuation, and full build-out review. Parcels separated only by an existing public street or utility right-of-way may be considered contiguous where all parcels remain under unified control.

B. Unified control shall be established by a recorded agreement, deed restriction, declaration, or other legally enforceable instrument acceptable to the Township Solicitor, running with the land and prohibiting subdivision, lease, conveyance, condominiumization, lot add-on, easement creation, or other transfer that results in noncompliance with this Article.

C. Direct access to a public street is required.

D. Data Centers, Limited Data Centers, and Energy Generation Facilities shall take primary access from a primary street, unless the Board of Supervisors determines that an alternative access point provides equal or greater protection of public safety, residential areas, and public infrastructure.

E. Access via easements, private streets, or residential streets is prohibited.

F. All studies, plans, reports, and analyses shall evaluate full build-out conditions regardless of proposed phasing.

G. The applicant shall identify all phases, buildings, accessory uses, utility improvements, electrical infrastructure, emergency backup systems, and potential future expansions at the time of conditional use review.

§150-257. Setbacks and Separation.

A. Data Center principal buildings, Limited Data Center principal buildings, Data Center Accessory Uses, cooling equipment, mechanical equipment, electrical infrastructure, substations, transformers, emergency backup generators, truck idling areas, outdoor equipment areas, and similar improvements shall maintain a minimum setback of 250 feet from all property lines, unless a greater setback is required by this Article or a different setback is expressly provided for Limited Data Centers under §150-255(P).

B. A Data Center, Data Center Campus, Limited Data Center, Data Center Accessory Use, Energy Generation Facility, emergency backup generator, electrical substation, cooling system, or similar supporting infrastructure shall maintain a minimum separation of 1,000 feet from any residential use or sensitive receptor.

C. No reduction, waiver, modification, variance by conditional use, or administrative adjustment of the separation distance required by this section shall be permitted through the conditional use process.

D. Roof-mounted equipment shall be set back from the parapet at least as far as the equipment's height above the roof surface and shall be screened from view to the maximum extent feasible.

§150-257A. Scale, Design, Architecture, and Fencing.

A. Principal building facades shall include a horizontal offset of at least 10 feet at intervals of no more than 150 linear feet of principal building facade.

B. No more than 80% of any principal building facade may consist of one building material.

C. No more than 80% of any principal building facade may consist of one color, texture, or pattern.

D. Principal building facades shall include fenestration, step-backs, cantilevers, projections, architectural elements, or similar features extending horizontally across at least 60% of each facade visible from off-site.

E. Each principal building shall include an articulated main entrance. The entrance shall be differentiated from the rest of the building through a change in building material, pattern, texture, color, architectural accent, projection, or recess.

F. Elevations and renderings of all principal building facades visible from off-site shall be submitted with the conditional use application.

G. Fencing shall not include barbed wire, razor wire, concertina wire, or similar security wire unless specifically required by state or federal law. Any security fencing shall be screened from view from adjacent streets, residential uses, and sensitive receptors to the maximum extent feasible.

H. Exterior lighting shall be full cut-off, dark-sky compliant, and designed to prevent glare, light trespass, or adverse impacts upon residential uses, sensitive receptors, and public rights-of-way.

I. The Board of Supervisors may impose additional architectural, screening, landscaping, lighting, or design conditions necessary to reduce visual impacts and ensure compatibility with surrounding properties.

§150-257B. Height.

A. Data Center and Limited Data Center principal buildings shall not exceed 35 feet in height.

B. Data Center Accessory Uses, rooftop equipment, parapets, mechanical penthouses, screening, cooling equipment, utility structures, emergency backup power infrastructure, and appurtenances shall be included in the maximum height calculation and shall not cause the total height of any building, structure, equipment, or appurtenance to exceed 60 feet.

C. Energy Generation Facilities and all associated buildings, structures, equipment, stacks, turbines, generators, battery storage systems, screening, utility structures, and appurtenances shall not exceed 60 feet in height, except where a greater height is required by a federal or state law or regulation that preempts municipal zoning authority.

D. The Board of Supervisors may impose a lower maximum height as a condition of conditional use approval where necessary to mitigate visual, noise, thermal, safety, compatibility, or other adverse impacts.

§150-258. Energy Generation and Backup Power.

A. Temporary generators, mobile power generation units, trailer-mounted generation units, or similar temporary or portable energy infrastructure shall be prohibited except during bona fide emergencies or utility outages not exceeding 30 consecutive days.

B. Energy generation for normal operations shall be regulated as a separate principal use and shall not be permitted as an accessory use to a Data Center or Limited Data Center.

C. Backup generators shall be permitted only for emergency use and limited readiness testing.

D. Diesel generators shall meet Tier 4 emission standards of the United States Environmental Protection Agency.

E. Backup generators powered by diesel, gasoline, natural gas, or another fossil fuel shall be used only:

- (1) When the primary source of energy is unavailable due to an emergency outage;
- (2) During routine maintenance or readiness testing; or
- (3) As otherwise required by law during a bona fide emergency.

F. Routine maintenance and readiness testing of backup fossil fuel-powered generators shall be capped at 100 hours per calendar year.

G. Routine maintenance and readiness testing of backup fossil fuel-powered generators shall be restricted to the hours of 9:00 a.m. through 3:00 p.m., Monday through Friday, excluding federal holidays.

H. Backup generators shall not be used for grid supply, peak shaving, cryptocurrency operations, merchant power sales, ordinary facility operations, or participation in demand response programs.

I. Diesel generators shall undergo annual testing, and testing reports shall be provided to the Township to demonstrate that equipment is performing as designed and that emissions do not exceed applicable permit limits.

J. The applicant shall design, locate, screen, and operate backup generators to limit noise, emissions, vibration, odor, and visual impacts to the maximum extent feasible.

K. The applicant shall demonstrate that backup power systems will not create adverse impacts.

L. No Data Center or Limited Data Center shall rely upon an Energy Generation Facility unless such facility is separately approved in accordance with §150-273.

M. Limited Data Centers shall not include on-site primary energy generation facilities.

N. Battery energy storage systems exceeding accessory emergency backup needs shall be prohibited unless separately approved as part of an Energy Generation Facility conditional use.

§150-259. Energy Usage Plan.

A. An Energy Usage Plan prepared and certified by a professional engineer shall be submitted with the conditional use application.

B. The Energy Usage Plan shall identify, at a minimum:

- (1) Annual electricity demand;
- (2) Maximum electricity demand under peak operating conditions;
- (3) Energy supply sources;
- (4) Proposed sources of backup power;
- (5) Energy storage capacity, if applicable;
- (6) Anticipated utility interconnection requirements;
- (7) Proposed electrical substations, transmission improvements, switching stations, transformers, utility corridors, or related infrastructure;
- (8) Documentation of efforts to maximize energy efficiency and reduce electrical demand, including energy-efficient servers, cooling systems, building systems, and operational controls;
- (9) Documentation of efforts to maximize use of renewable or clean energy sources, including on-site solar, rooftop solar, battery storage, off-site renewable energy generation, power purchase agreements, or other mechanisms, where technically feasible and legally permissible;
- (10) Documentation of efforts to reduce or eliminate fossil fuel-powered backup generation through battery storage or other lower-impact technologies;
- (11) Proposed energy efficiency reporting and emissions reporting to the Township; and

(12) Any proposed phasing and the energy demand associated with each phase.

C. Projects shall be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or an equivalent design standard approved by the Township Engineer. Formal LEED certification shall not be required unless imposed as a condition of approval.

D. If interconnecting to the electric grid, the applicant shall provide documentation of the utility interconnection approval process, including:

(1) Documentation that an application for the project has been filed with the electric utility provider and that required fees have been paid;

(2) Documentation of any transmission study, feasibility study, impact study, facilities study, security agreement, or equivalent utility review;

(3) The anticipated date of energization provided by the electric utility provider;

(4) Written confirmation from the applicable utility provider where available; and

(5) Identification of any required grid, transmission, or distribution improvements.

E. The applicant shall demonstrate, through utility documentation and engineering analysis, that sufficient capacity exists without adverse impact to grid reliability, public infrastructure, neighboring users, or emergency services.

F. All analyses shall evaluate full build-out conditions regardless of proposed phasing.

G. Failure to demonstrate adequate power availability or failure to demonstrate no adverse impact shall be grounds for denial.

H. The Energy Usage Plan shall be subject to review and comment by the Township. The Township may require supplemental or amended plans prior to any zoning approval.

§150-260. Water Supply, Cooling Systems, and Hydrogeologic Impact.

A. Public water shall be required where available.

B. No principal use on a Data Center, Limited Data Center, or Energy Generation Facility site shall use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.

C. The routine off-site importation or exportation of water for cooling operations shall be prohibited.

D. Data Centers and Limited Data Centers shall utilize closed-loop, air-cooled, non-evaporative, or other water-efficient cooling systems designed to minimize consumptive water use, wastewater generation, thermal discharge, and adverse impacts to water resources.

E. Once-through cooling systems, open-loop cooling systems, and cooling systems that rely upon continuous withdrawal and discharge of water for routine cooling operations shall be prohibited.

F. Evaporative cooling towers or other evaporative cooling systems shall be prohibited for Limited Data Centers. For Data Centers, evaporative cooling towers or other evaporative cooling systems shall be prohibited unless the applicant demonstrates, to the satisfaction of the Board of Supervisors after review by the Township Engineer and any independent technical consultant retained by the Township, that the proposed system:

- (1) Will use less water than a closed-loop, air-cooled, or non-evaporative alternative under full build-out and peak operating conditions;
- (2) Will not adversely impact public water supply, private wells, groundwater, surface water, wetlands, streams, wastewater systems, or drought response capacity;
- (3) Will not create off-site thermal impacts, plume impacts, vapor impacts, icing, drift, chemical treatment impacts, or other adverse impacts;
- (4) Will comply with all applicable state, federal, regional, and water supplier requirements;
- (5) Will include monitoring, reporting, and operational limitations sufficient to ensure continuing compliance; and
- (6) Will remain subject to modification, operational limitation, or discontinuance if post-construction monitoring demonstrates adverse impacts or noncompliance with this Chapter.

G. Groundwater use is prohibited unless no feasible alternative exists and the applicant demonstrates that no adverse impact will occur.

H. If the proposed water source is a public system, the applicant shall submit certified documentation from the public water supplier demonstrating that the supplier has capacity to supply the water needed for full build-out and peak operating conditions.

I. If the Data Center, Limited Data Center, or Energy Generation Facility will utilize nonpublic water sources, the applicant shall provide a water feasibility study prepared by a qualified professional. The water feasibility study shall include, at minimum:

- (1) Calculations of projected water needs, including seasonal fluctuations and peak operating conditions;
- (2) A geologic map of the proposed project area within a radius of at least one mile from the site property boundary;
- (3) The location of all existing and proposed wells within 1,000 feet of the site property boundary, with a notation of the capacity of all known high-yield wells;
- (4) The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution;
- (5) A determination of the long-term safe yield of the proposed water source;
- (6) A determination that the proposed water supply system poses no adverse impact on the quantity or quality of water in nearby wells, streams, surface waters, wetlands, or the groundwater table;
- (7) Identification of how water will be recycled, treated, reused, or released;
- (8) Identification of drought conditions and seasonal limitations; and
- (9) A statement of the qualifications and signature of the person preparing the study.

J. A drought response plan shall be submitted demonstrating compliance with state, water supplier, and local drought declaration requirements.

K. No building permit, grading permit, land disturbance approval, certificate of occupancy, or authorization to operate shall be issued until all required state, federal, regional, river basin, water supplier, and wastewater approvals required for that stage of development have been obtained.

L. The Township may require peer review of any water, hydrogeologic, drought, or cooling analysis at the applicant's expense.

M. All analyses shall evaluate full build-out conditions regardless of proposed phasing.

N. Failure to demonstrate no adverse impact shall be grounds for denial.

§150-261. Wastewater.

A. Public sewer shall be required where available.

B. The applicant shall submit an analysis of wastewater disposal needs, including sanitary sewage, cooling system discharge, HVAC-related discharge, blowdown water, process wastewater, and any other wastewater generated by the use.

C. If wastewater will be conveyed or treated by a public system, the applicant shall submit documentation certified by the public authority that the public authority can support the conveyance and treatment needed under full build-out and peak operating conditions.

D. If the Data Center, Limited Data Center, or Energy Generation Facility will rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required.

E. A wastewater feasibility study shall include, at minimum:

(1) Calculations of projected wastewater generation, including the sources of wastewater;

(2) Seasonal fluctuations and peak operating conditions;

(3) A geologic map of the area within a radius of at least one mile from the site property boundary;

(4) The location of all existing and proposed wells within 1,000 feet of the property boundary, with reference to the capacity of all known high-yield wells;

(5) The location of all surface waters within 1,000 feet of the property boundary and all known point sources of pollution;

(6) Identification of the process by which water will be recycled, treated, reused, or released;

(7) A determination that the proposed wastewater disposal system has no adverse impact on the quantity or quality of water in nearby wells, surface waters, wetlands, streams, or the groundwater table; and

(8) A statement of the qualifications and signature of the person preparing the study.

F. Any untreated wastewater generated by a Data Center, Limited Data Center, or Energy Generation Facility is prohibited from being discharged to stormwater systems, surface waters, groundwater, or any off-site area.

G. The Township may require peer review of any wastewater analysis at the applicant's expense.

H. Failure to demonstrate adequate wastewater capacity or failure to demonstrate no adverse impact shall be grounds for denial.

§150-262. Construction Activity Regulations.

A. Construction activity associated with a Data Center, Limited Data Center, or Energy Generation Facility shall be limited to the hours of 7:00 a.m. through 7:00 p.m., Monday

through Saturday, unless otherwise approved by the Township for demonstrated public safety or emergency reasons.

B. No construction activity shall occur on Sundays or federally recognized holidays except in cases of emergency.

C. The Township may impose additional construction traffic routing, staging, lighting, dust control, noise control, or scheduling limitations as necessary to protect public infrastructure and adjacent properties.

D. The applicant shall submit a construction management plan identifying anticipated construction phases, truck routes, staging areas, oversized equipment deliveries, crane activity, temporary lighting, temporary utilities, erosion and sedimentation controls, emergency access, and measures to minimize impacts on neighboring properties.

§150-262A. Fiscal and Public Infrastructure Impact Analysis.

A. The Township may require submission of a fiscal impact analysis evaluating anticipated impacts upon emergency services, fire protection, police services, roadway infrastructure, stormwater infrastructure, utility systems, administrative capacity, inspections, code enforcement, and municipal operations.

B. The Township may require mitigation measures, financial security, roadway bonding, inspection escrows, reimbursement agreements, or other legally permissible mechanisms necessary to offset projected public costs attributable to the proposed use.

C. Any mitigation, financial security, bonding, or reimbursement requirement shall be reasonably related to the impacts of the proposed use.

§150-262B. Traffic Impact.

A. A PennDOT-compliant traffic study shall be submitted.

B. The applicant shall fund all required improvements attributable to the proposed use.

C. The applicant shall identify anticipated construction traffic, oversized equipment deliveries, emergency access routes, employee traffic, security traffic, maintenance traffic, and long-term truck traffic associated with equipment replacement and facility operations.

D. The Township may require routing restrictions, roadway improvements, intersection improvements, traffic signal modifications, delivery limitations, traffic management plans, or bonding necessary to protect public infrastructure and safety.

E. Construction traffic shall not be routed through residential streets unless no feasible alternative exists and the Township specifically approves the routing.

§150-263. Noise and Vibration.

A. Pre-Construction Noise Study.

- (1) The applicant shall submit a pre-construction noise and vibration study prepared by an acoustical engineer.
- (2) The study shall establish baseline ambient noise and vibration levels, including daytime, nighttime, weekday, weekend, and seasonal conditions.
- (3) The study shall include a narrative describing anticipated operational impacts to sound and vibration levels.
- (4) The study shall include octave-band analysis, full-spectrum modeling, and evaluation of low-frequency sound.
- (5) The study shall account for all proposed principal buildings, cooling equipment, rooftop equipment, mechanical equipment, electrical substations, transformers, switching stations, backup generators, Energy Generation Facilities, truck idling areas, and other Data Center Accessory Uses that may generate noise or vibration.

B. Post-Construction Noise Study.

- (1) The applicant shall submit a post-construction noise and vibration study of existing operations no sooner than one month and no later than 12 months after issuance of the first certificate of occupancy.
- (2) Additional post-construction studies may be required after each phase, expansion, equipment modification, generator installation, cooling system modification, or increase in electrical load.

C. Sound and vibration shall be measured at all property lines and at any additional locations required by the Township, including nearby residential uses or sensitive receptors.

D. Sound levels attributable to all Data Center, Limited Data Center, Energy Generation Facility, and accessory operations, measured cumulatively, shall not exceed:

- (1) 40 dBA and 50 dBC between 7:00 p.m. and 7:00 a.m.; and
- (2) 45 dBA and 60 dBC between 7:00 a.m. and 7:00 p.m.

E. Sound levels shall not exceed baseline ambient levels by more than 5 dBA or 5 dBC at any property line or sensitive receptor.

F. Where the pre-construction baseline ambient noise level exceeds the maximum sound levels established in this section, the use shall not increase baseline ambient sound levels by more than 3 dBA or 3 dBC.

G. Noise from routine backup generator testing shall comply with this section.

H. The Township may require ongoing permanent acoustic monitoring if the site is near residential uses, sensitive receptors, conservation areas, farms, or other uses determined by the Township to be sensitive to noise or vibration.

I. Noise mitigation measures may be required where noise studies show that the use is generating noise approaching established limits.

J. Any exceedance of the standards in this section shall constitute a violation.

K. The Township may impose operational limitations, equipment modifications, screening, enclosures, barriers, vibration isolation systems, generator testing limitations, or other measures necessary to achieve compliance.

§150-264. Utility Infrastructure.

A. Electrical substations, switching stations, transformers, utility compounds, transmission equipment, and similar infrastructure constructed principally to serve a Data Center or Limited Data Center shall be considered part of the Data Center development for purposes of review and compliance with this Article.

B. All such facilities shall comply with the setback, separation, buffering, screening, noise, thermal, lighting, and operational standards applicable to the principal use.

C. Electric utility substations on the same property as the Data Center or Limited Data Center they serve shall be located on the side or rear of a principal building and shall not be located in a required front yard.

D. Data Center electric utility substations visible from any public street shall include year-round opaque landscaping, screening walls, architectural screening, or a combination thereof to minimize visual impact.

E. On-site power lines of 34.5 kV and below shall be buried.

F. Burying all other on-site power lines, utility lines, and fiber optic lines is strongly encouraged and may be required where necessary to reduce visual impact, protect public safety, or reduce adverse impacts upon adjacent properties.

G. Proposed substations, switching stations, transformers, and utility compounds on a parcel that abuts a zoning district other than industrial, or a property containing a

residential use or sensitive receptor, shall be set back a minimum of 800 feet from the property line unless a greater setback or separation distance is required by this Article.

§150-264A. Buffering and Screening.

- A. A minimum 50-foot buffer yard shall be provided along all property lines.
- B. Buffers shall include berms, evergreen plantings, canopy trees, understory plantings, fencing, walls, and other screening sufficient to mitigate impacts year-round.
- C. Buffers shall be designed to provide visual screening during all seasons and shall be maintained in perpetuity.
- D. No activity shall occur within buffer areas except landscaping, security fencing, and utilities expressly approved by the Township.
- E. Outdoor storage, outdoor equipment staging, storage containers, and outdoor mechanical equipment not expressly approved by the conditional use decision shall be prohibited.
- F. Mechanical equipment, cooling infrastructure, transformers, substations, emergency power infrastructure, loading areas, truck idling areas, and similar facilities shall be screened from view from adjacent streets, residential properties, and sensitive receptors to the maximum extent feasible as determined by the Township.
- G. The Township may require enhanced buffers, increased buffer width, additional berming, masonry walls, evergreen screening, or other measures where necessary to protect residential uses, sensitive receptors, scenic views, or adjoining properties.

§150-264B. Parking.

- A. One parking space shall be required for each employee based upon the number of employees projected to work during the largest shift, plus five spaces for visitors.
- B. The Township may require up to 25% of required parking spaces to be held in reserve.
- C. Reserve parking areas shall be shown on the land development plan but shall not be constructed unless required by the Township.
- D. Parking areas shall be designed to minimize impervious coverage while maintaining adequate emergency access and site functionality.

§150-265. Thermal Impacts and Heat Island Effect.

- A. A Thermal Impact Study and Thermal Impact Mitigation Plan shall be submitted with the conditional use application.

B. The Thermal Impact Study and Thermal Impact Mitigation Plan shall be prepared and certified by a professional engineer or other qualified professional acceptable to the Township.

C. The Thermal Impact Study and Thermal Impact Mitigation Plan shall include, at minimum:

- (1) Identification of all primary sources of waste heat, including air-based, water-based, mechanical, electrical, rooftop, generator, battery, transformer, cooling, and building-related sources;
- (2) Baseline pre-construction monitoring conducted in accordance with a methodology acceptable to the Township Engineer;
- (3) Evaluation of potential off-site thermal impacts, including plume discharge, heat discharge, radiant heat, localized heat islands, heated air movement, and seasonal effects;
- (4) Evaluation of representative seasonal conditions, including summer peak temperatures, drought conditions, full build-out conditions, and peak operating conditions;
- (5) Evaluation of cumulative thermal impacts from all buildings, paved surfaces, cooling systems, substations, transformers, emergency generators, Energy Generation Facilities, and accessory infrastructure;
- (6) Identification of impacts at all property lines, residential uses, sensitive receptors, public streets, and other locations required by the Township;
- (7) Description of design measures to minimize heat impacts, including equipment siting, equipment shielding, landscaping, tree canopy, cool roofs, cool paving, green roofs, vegetative cover, reduced pavement, building orientation, heat recovery systems, and other site design modifications;
- (8) Evaluation of feasible opportunities for waste heat reuse, including space heating, water pre-heating, district heating, agricultural use, institutional use, or other nearby heat reuse opportunities;
- (9) Where waste heat reuse is not feasible, identification of reasons why reuse is not feasible and identification of alternative mitigation measures;
- (10) Identification of monitoring and verification procedures; and
- (11) Identification of operational limitations that may be necessary to prevent off-site thermal impacts.

D. No off-site thermal impact shall be permitted.

E. For purposes of this section, an off-site thermal impact shall include any facility-attributable increase in ambient air temperature, radiant heat exposure, heat plume, heat discharge, or localized heat island effect at or beyond the property line or at a residential use or sensitive receptor, as determined through the approved study methodology.

F. Waste heat shall be controlled, contained, reduced, or reused to the maximum extent feasible.

G. Water-based cooling, evaporative cooling, or cooling towers shall not be used as the primary means of thermal mitigation unless the applicant demonstrates that no feasible lower-impact alternative exists and that the proposed system will not adversely impact water resources, wastewater systems, drought response capacity, off-site thermal conditions, or sensitive receptors.

H. Limited Data Centers shall not utilize evaporative cooling towers or other evaporative cooling systems.

I. The Thermal Impact Study and Thermal Impact Mitigation Plan shall be subject to review and comment by the Township. The Township may require supplemental or amended plans prior to any zoning approval.

J. The Township may require post-construction thermal monitoring, permanent monitoring stations, periodic reporting, or operational limitations where necessary to ensure compliance.

§150-266. Integrated Performance Standards.

A. All performance standards shall be met simultaneously.

B. Compliance with one standard shall not result in noncompliance with another.

C. All analyses shall reflect full build-out and peak operating conditions.

D. The applicant shall demonstrate compliance with all applicable standards concurrently under peak operating conditions.

E. Failure to demonstrate simultaneous compliance shall be sufficient grounds for denial.

§150-267. Independent Technical Review.

A. The Township may retain independent consultants to review all technical submissions, including but not limited to studies, reports, plans, engineering analyses, hydrogeologic analyses, traffic studies, energy plans, thermal impact studies, noise studies, emergency response plans, fire protection plans, air quality submissions, utility plans, environmental submissions, decommissioning plans, and fiscal impact analyses.

- B. All costs shall be borne by the applicant.
- C. The Township may require escrow funding and replenishment.
- D. No application shall be deemed complete until required escrow funds have been deposited.
- E. Additional data, revised analyses, supplemental studies, or amended plans may be required.
- F. The applicant shall provide all requested technical information, supplemental materials, escrow funding, and review period extensions reasonably necessary for completion of Township technical review. Failure to provide such information, materials, funding, or extensions may constitute grounds for denial where the Township lacks sufficient evidence to determine compliance with this Article.
- G. Failure to comply with Township requests for information, technical review materials, escrow funding, or review period extensions may be considered by the Board of Supervisors in determining whether the applicant has satisfied its burden of proof under this Article.

§150-268. Post-Construction Verification and Certificate of Occupancy.

- A. No certificate of occupancy shall be issued until compliance with all standards is demonstrated.
- B. Testing shall be conducted under conditions reasonably approximating maximum permitted operational capacity, full build-out conditions, and peak operating conditions.
- C. The Township may require independent verification at the applicant's expense.
- D. The Township may require ongoing monitoring and reporting.
- E. The Township may impose operational limitations necessary to achieve compliance, including limitations on electrical load, cooling operations, generator testing, equipment operation, hours of activity, or phased occupancy.
- F. Construction or installation shall not create a right to operate in violation of this Chapter.
- G. Failure to demonstrate compliance shall result in denial of occupancy or limitation of operations. Such limitations may remain in effect until compliance is demonstrated to the satisfaction of the Township.

H. The Township may require follow-up testing after any change in equipment, cooling systems, energy systems, building area, electrical demand, operating profile, or other condition that may affect compliance.

§150-269. Emergency Services.

A. An Emergency Response Plan shall be required as part of the conditional use application and shall be prepared by a qualified professional.

B. The Emergency Response Plan shall:

(1) Evaluate the impacts, both positive and negative, of the proposed Data Center, Limited Data Center, or Energy Generation Facility upon emergency services, fire protection, emergency medical services, police services, emergency management, and public safety communications;

(2) Be reviewed by and acceptable to the Township Fire Marshal, local fire department, emergency medical services, and emergency management personnel as part of the conditional use process;

(3) Include detailed procedures for fire suppression, containment, ventilation, evacuation, utility shutoff, hazardous material response, battery incidents, cooling system incidents, generator incidents, and extreme weather events;

(4) Ensure that all first responders receive adequate training specific to the installed systems at the expense of the applicant;

(5) Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards, to be performed by a qualified professional on behalf of the applicant or operator;

(6) Identify the quantity, location, and type of all hazardous materials, battery systems, cooling agents, suppression systems, fuels, refrigerants, and related materials proposed for use at the facility;

(7) Identify site access, emergency access, staging areas, building access, Knox Box locations, gate access, and emergency contact procedures; and

(8) Demonstrate that the facility will not adversely impact emergency response capabilities.

C. Each Data Center, Limited Data Center, and Energy Generation Facility shall provide 24-hour emergency contact signage visible at the main entrance. Such signage shall include

the company name, owner or operator representative, emergency telephone number, and corresponding local power company contact information.

D. The applicant shall coordinate with the Township Emergency Management Coordinator to ensure adequate radio coverage for emergency responders within all on-site buildings and facilities, based upon existing coverage levels of the public safety radio communications system exterior to on-site buildings. The applicant shall install enhancement systems as needed to achieve compliance.

E. Data Centers, Limited Data Centers, Data Center Accessory Uses, and Energy Generation Facilities proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time shall demonstrate compliance with National Fire Protection Association Standard 855, Installation of Stationary Energy Storage Systems, or similar standards approved by the Township Fire Marshal.

F. Fire suppression systems and hazardous material containment systems shall be designed to prevent contaminated runoff, groundwater contamination, surface water contamination, or uncontrolled off-site discharge during emergency events.

G. No Data Center, Limited Data Center, or Energy Generation Facility shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, evacuation, hazardous material control, emergency access, and emergency response are sufficiently protective of public health, safety, and welfare.

H. The Township may require review by the Township Fire Marshal, emergency management personnel, fire protection engineers, hazardous materials specialists, or independent fire protection consultants at the applicant's expense.

§150-269A. Electronic Waste and Hazardous Materials Plan.

A. An Electronic Waste and Hazardous Materials Plan shall be submitted with the conditional use application.

B. The plan shall identify procedures for safe removal, storage, recycling, and disposal of server infrastructure, computer equipment, batteries, hazardous materials, refrigerants, fuels, electronic waste, fire suppression materials, and related products.

C. The plan shall apply during normal equipment replacement, facility upgrades, partial closure, full closure, abandonment, decommissioning, or casualty events.

D. The plan shall demonstrate compliance with all applicable federal, state, county, and local requirements.

E. The plan shall be subject to review and comment by the Township. The Township may require supplemental or amended plans prior to any zoning approval.

F. Failure to comply with the approved plan shall constitute a violation of this Chapter.

§150-270. Decommissioning.

A. A Decommissioning Plan prepared by a qualified professional shall be submitted with the conditional use application.

B. The Decommissioning Plan shall outline procedures for safe shutdown, removal of equipment, disposal or recycling of materials, hazardous material management, disconnection of utilities, demolition, and site restoration.

C. Financial security shall be posted and maintained in a form acceptable to the Township.

D. The amount of financial security shall be based upon the estimated cost of decommissioning, demolition, removal, disposal, recycling, utility disconnection, environmental remediation, and site restoration, as reviewed by the Township Engineer or other Township consultant.

E. The Township may require periodic updates to the Decommissioning Plan and financial security amount.

F. The owner or operator shall submit written notification of closure if operations are permanently ceased.

G. Decommissioning shall begin within one year of cessation of Data Center, Limited Data Center, or Energy Generation Facility operations, or upon notice of abandonment by the Township, whichever occurs first.

H. An extension of one year may be granted by the Township if the property owner demonstrates that the site is being actively marketed for a compatible replacement use and that no adverse impact will result from the extension.

I. Decommissioning shall be completed within 18 months after commencement unless extended by the Township for good cause.

J. Decommissioning shall include, at minimum:

(1) Removal of all above-ground structures, equipment, and accessory facilities unless otherwise approved by the Township;

(2) Removal or safe abandonment of foundations, utility connections, and underground infrastructure as directed by the Township;

(3) Disposal of hazardous materials, including batteries, fuel, refrigerants, suppression materials, and electronic waste in compliance with applicable law;

(4) Stabilization and revegetation of disturbed soils;

(5) Safe disconnection and capping of utility connections;

(6) Removal of fencing, security infrastructure, lighting, and outdoor equipment unless otherwise approved by the Township; and

(7) Restoration of the site to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district, as determined by the Township.

K. The Township may enforce removal upon failure to comply, cessation of operations, or abandonment.

§150-271. Abandonment.

A. A Data Center, Limited Data Center, or Energy Generation Facility shall be deemed abandoned after 12 months of inactivity.

B. Conditional use approval shall expire if construction does not commence within 18 months of approval unless extended by the Board of Supervisors for good cause.

C. Restoration may be required upon abandonment.

D. Reduction of operations below 25% of approved operational capacity for a continuous period of 12 months may constitute evidence of abandonment as determined by the Township based upon competent evidence.

E. Upon abandonment, all equipment, utility infrastructure, foundations, fencing, lighting, security infrastructure, and related improvements shall be removed unless otherwise approved by the Township.

F. Abandonment shall trigger the Decommissioning Plan and financial security requirements of §150-270.

§150-272. Conditional Use Findings.

Approval shall be granted only upon determination by the Board of Supervisors that all standards are satisfied. The Board may rely upon the reports, testimony, and conclusions of Township consultants in making such determination. Failure to satisfy any requirement shall be sufficient grounds for denial. The burden of proof shall remain with the applicant at

all times. The Board of Supervisors may attach such reasonable conditions and safeguards as necessary to implement the purposes of this Article and the Township Code.

§150-272A. Public Engagement.

A. The applicant shall hold a public meeting prior to the first Planning Commission meeting at which the proposed land development or conditional use application is discussed.

B. The purpose of the public meeting shall be to inform the public about the nature of the proposed development, including the location, scale, use, general characteristics, anticipated impacts, proposed mitigation, and approval process.

C. A representative of the applicant with knowledge of the project and authority to answer general questions shall attend and participate in the public meeting.

D. The public meeting shall be advertised consistent with public notice as defined by the Pennsylvania Municipalities Planning Code.

E. The applicant shall create and maintain a project website for viewing by the general public beginning at least two weeks prior to the public meeting required by this section and continuing until final land development approval.

F. The project website shall provide, at minimum:

- (1) A description of the proposed use;
- (2) Site plans, maps, elevations, and renderings;
- (3) Proposed building square footage, electrical demand, cooling system type, water demand, and emergency backup systems;
- (4) Construction timelines and phasing plans;
- (5) Dates of public meetings with Township bodies;
- (6) Status of required permits and approvals;
- (7) Non-confidential and non-security-sensitive technical submissions filed with the Township; and
- (8) Contact information for the applicant.

G. Nothing in this section shall reduce or replace any public hearing, public notice, land development, conditional use, or other procedural requirement imposed by law.

§150-272B. Internal Severability and Savings Clause.

If any provision, subsection, standard, condition, requirement, or application of this Article is held to be invalid, illegal, unconstitutional, preempted, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining provisions, subsections, standards, conditions, requirements, or applications of this Article. The Board of Supervisors declares that it would have adopted each provision of this Article independently and that the remaining provisions shall continue in full force and effect to the maximum extent permitted by law.

SECTION 3. ADDITION OF §150-273. ENERGY GENERATION FACILITIES

§150-273. Energy Generation Facilities.

A. Purpose. This section regulates large-scale Energy Generation Facilities to protect public health, safety, and welfare; preserve residential areas and sensitive receptors; protect air quality, water resources, emergency services, and public infrastructure; and ensure compatibility with surrounding land uses.

B. Applicability. Energy Generation Facilities shall be permitted only by conditional use in the LI Light Industrial District and shall not be permitted in any other zoning district. Energy Generation Facilities shall remain subject to all applicable federal, state, county, and local laws, regulations, permits, and approvals.

C. Relationship to Data Centers.

(1) An Energy Generation Facility proposed to serve a Data Center or Limited Data Center shall not be approved unless the Data Center or Limited Data Center independently complies with this Chapter.

(2) Approval of an Energy Generation Facility shall not create a presumption of approval for a Data Center or Limited Data Center.

(3) An Energy Generation Facility shall not be approved as a precursor to, or in anticipation of, a Data Center or Limited Data Center that has not received conditional use approval.

(4) An Energy Generation Facility designed or used to supply power directly to a Data Center or Limited Data Center during normal operations shall be considered a separate principal use and shall not be considered an accessory use.

D. Minimum Tract. An Energy Generation Facility shall require a minimum tract area of 50 acres. Where an Energy Generation Facility is proposed to serve a Data Center, the tract shall meet the minimum tract requirements applicable to Data Centers.

E. Setbacks and Separation.

(1) Energy Generation Facilities shall maintain a minimum setback of 300 feet from all property lines.

(2) Energy Generation Facilities shall maintain a minimum separation distance of 1,000 feet from residential uses, residential zoning districts, and sensitive receptors.

(3) Greater setbacks may be required where necessary to avoid adverse impacts.

F. Location. Where an Energy Generation Facility is proposed on the same tract as a Data Center or Limited Data Center, the Data Center or Limited Data Center principal building shall be located between the Energy Generation Facility and any residential district, residential use, or sensitive receptor to the maximum extent feasible.

G. Noise and Vibration. Energy Generation Facilities shall comply with §150-263.

H. Air Emissions. Energy Generation Facilities shall comply with all applicable federal and state air quality requirements. The applicant shall provide copies of all required air quality permits, applications, emissions calculations, and supporting documentation to the Township.

I. Air Quality Monitoring. The Township may require air quality monitoring, emissions reporting, or independent review where necessary to determine compliance or evaluate impacts to public health, safety, and welfare.

J. Water Supply and Wastewater. Energy Generation Facilities shall comply with §§150-260 and 150-261 where applicable.

K. Traffic. A traffic study shall be required, and the applicant shall fund all required improvements attributable to the proposed use.

L. Buffering. A minimum 75-foot buffer shall be provided along all property lines. The Township may require enhanced buffering, berming, masonry walls, evergreen screening, or additional setbacks where necessary to protect adjacent properties.

M. Emergency Services. Energy Generation Facilities shall comply with §150-269.

N. Hazardous Materials. The applicant shall disclose all fuels, chemicals, batteries, cooling agents, suppression systems, hazardous materials, and related materials proposed for use or storage at the facility.

O. Operations. The Township may impose reasonable operational limitations necessary to ensure compliance with the standards of this Chapter.

P. Integrated Performance. All standards must be met simultaneously, including standards applicable to Data Centers where relevant.

Q. Independent Review. Energy Generation Facilities shall be subject to §150-267.

R. Conditional Use Findings. Failure to meet any requirement shall result in denial. The burden of proof shall remain with the applicant at all times.

S. Enforcement. Energy Generation Facilities shall be subject to all enforcement provisions of this Chapter, including operational limitations where necessary to ensure compliance.

SECTION 4. REPEALER

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 5. SEVERABILITY

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect upon enactment as provided by law.

ENACTED AND ORDAINED this ____ day of _____, 2026.

TOWNSHIP OF WORCESTER
BOARD OF SUPERVISORS

**WORCESTER TOWNSHIP
MONTGOMERY COUNTY**

ORDINANCE NO. 304

**AN ORDINANCE OF THE TOWNSHIP OF WORCESTER, MONTGOMERY
COUNTY, PENNSYLVANIA, AMENDING CHAPTER 129 – STORMWATER
MANAGEMENT TO COMPLY WITH THE TOWNSHIP’S NPDES PERMIT FOR
STORMWATER DISCHARGES FROM THE MUNICIPAL SEPARATE STORM
SEWER SYSTEM (MS4).**

WHEREAS, the Township of Worcester is a Township organized and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Township adopted Chapter 129 of the Township of Worcester Code, entitled “Stormwater Management”, to establish guidelines governing stormwater management within the Township; and

WHEREAS, the Township now desires to amend its Stormwater Ordinance, to comply with the requirements of the Township’s NPDES Permit for Stormwater Discharges from the Municipal Separate Storm Sewer System (MS4).

WHEREAS, the Township, after due consideration of the proposed ordinance at a duly advertised public meeting, has determined that the health, safety and general welfare of the citizens and residents of the Township will be served by the passing of this ordinance.

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION I. Section 129-9: Modifications is amended to replace the existing text with the following:

§ 129-9. Modification.

The Worcester Township Board of Supervisors may grant a modification of the requirements of one or more provisions of this chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this chapter is observed.

- A. Modification may be considered if an alternative standard or approach will provide equal or better achievement of the purpose of the Ordinance. A request for modifications shall be in writing and accompany the Stormwater Management Site Plan submission. The request shall provide the facts on which the request is based, the

provision(s) of the Ordinance involved and the proposed modification. Cost or financial burden shall not be considered a hardship.

- B. No waiver or modification of any regulated stormwater activity involving earth disturbance greater than or equal to one acre may be granted by the Municipality unless that action is approved in advance by the Department of Environmental Protection (DEP) or the delegated county conservation district.

SECTION II. Section 129-44.C is amended to replace the existing text with the following:

- C. Discharges which may be allowed under the Township's NPDES permit based on a finding by the Township that the discharge(s) do not significantly contribute to pollution to surface waters of the commonwealth by the Township are:
 - 1. Discharges or flows from firefighting activities.
 - 2. Discharges from potable water sources including water line flushing and fire hydrant flushing, if such discharges do not contain detectable concentrations of Total Residual Chlorine (TRC).
 - 3. Non-contaminated pumped ground water and water from foundation and footing drains and crawl space pumps.
 - 4. Non-contaminated irrigation water, water from lawn maintenance, landscape drainage and flows from riparian habitats and wetlands.
 - 5. Non-contaminated HVAC condensation and water from geothermal systems.
 - 6. Residential (i.e., not commercial) vehicle wash water where cleaning agents are not utilized.
 - 7. Springs.
 - 8. Diverted stream flows.
 - 9. Non-contaminated hydrostatic test water discharges, if such discharges do not contain detectable concentrations of TRC.

SECTION III. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Worcester Township Code.

SECTION V. This Ordinance shall be effective five (5) days following its legal enactment.

ENACTED and **ORDAINED** this 17th day of June 2026.

ATTEST:

**BOARD OF SUPERVISORS OF WORCESTER
TOWNSHIP**

Secretary

Chairman

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2026-09

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF
ALLAN MYERS EQUIPMENT MUSEUM**

WHEREAS, A. ROSS MYERS (hereinafter referred to as "Applicant") has submitted a Plan of Preliminary/Final Minor Land Development Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a Plan known as Allan Myers Equipment Museum. The Applicant is the owner of an approximate 32.639-acre (gross) tract located at 1805 Berks Road, Worcester Township, Montgomery County, Pennsylvania in the AGR - Agricultural Zoning District of the Township, being Tax Parcel No. 67-00-00286-00-7 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes an 11,844-s.f. vehicle and construction equipment museum with a twenty-five (25) space parking lot including two accessible parking spaces. The building will be serviced by a private on-site sewage disposal area (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on June 25, 2026; and

WHEREAS, the Preliminary/Final Plan for the proposed land development prepared by Howell Engineering, titled, "Preliminary/Final Minor Land Development Plan of Allan Myers Equipment Museum" consisting of 17 sheets, dated March 10, 2025, last revised January 11, 2026, and a Post Construction Stormwater Report dated March 10, 2025, and Architectural Elevations and Floor Plan dated October 30, 2023, with no prior revisions, prepared by Marh & Myers (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 ARRO Consulting, Inc. letter of June 15, 2026, relative to the Plan, as well as satisfying their prior reviews for the project.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of June 11, 2026.
- C. Compliance with the Decision and Order of the Worcester Township Zoning Hearing Board entered on January 29, 2025 regarding Application No. 2024-26
- D. Compliance with all comments and conditions set forth in the Bowman Consulting Group letter #3 of June 3, 2026, as well as satisfying their prior reviews for the project. .
- E. Compliance with all comments and conditions set forth in the Fire Marshal review letter of March 24, 2026.
- F. The building shall not be open to the general public but may be utilized for class trips, scout troops and similar educational visits. There shall be no third party events or rentals, such as weddings, parties or similar uses.
- G. The applicant shall provide confirmation, satisfactory to the Township Solicitor, that the

existing conservation easement will be revised to permit the Development prior to recording of the Preliminary/Final Plan.

- H. 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, and duly constituted public bodies having jurisdiction in any way over the development.
- I. Prior to recording the Preliminary/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 in an amount satisfactory to the Township Engineer as required by the Pennsylvania Municipalities Planning Code, and in form satisfactory to the Township Solicitor.
- J. 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.
- K. The Applicant's obligation to install curbing and sidewalks 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.

- L. 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.
- M. 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.
- N. 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.
- O. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- P. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- 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, and the Agreement 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 record 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.

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

- A. Section 130-10 and 130-11A, B, and C of the Worcester Township Subdivision and Land Development Ordinance requiring separate plans for preliminary and final submission to the Township;
- B. Section 130-16.C(2)(c) of the Worcester Township Subdivision and Land Development Ordinance requiring the area between the existing right-of-way and ultimate right-of-way line should be offered for dedication to the Authority having jurisdiction over the road developed;
- C. Section 130-28.G.6.f of the Worcester Township Subdivision and Land Development Ordinance requiring concrete curbing around planting islands;
- D. Section 129-18.C(3) of the Worcester Township Stormwater Management Ordinance requiring the minimum pipe size of 15-inch diameter;
- E. Section 130-16.C(I)(a)[6][a] of the Worcester Township Subdivision and Land Development Ordinance

requiring secondary feeder streets to have a minimum paved width of 38 feet and a minimum right-of-way of 60 feet.

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 day of , 2026 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Lou Betz, 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.

Date: _____

By: _____
A. ROSS MYERS

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2026-10

**A RESOLUTION TO GRANT FINAL LAND DEVELOPMENT APPROVAL
OF TROOPER RIDGE SUBDIVISION**

WHEREAS, Commerce Pursuit Capital, LP (hereinafter referred to as "Applicant") has submitted a Plan of Subdivision and Land Development Plan to Worcester Township and has made application for Final Plan Approval of a plan known as Trooper Ridge Subdivision Plan. The Applicant is the equitable owner of a 15.11 acre parcel, split zoned in the R-100 Residential Zoning District and C-Commercial Zoning District as well as the MR Multi-Residential Overlay District, said parcel being Tax Parcel No. 67-00-01540-004, as more fully described in a Deed recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, the Applicant proposes to subdivide the existing 15.11 acre parcel to create two lots. Lot 1 will be a 1.45 acre (gross) lot to contain an existing single-family dwelling with a detached garage located entirely in the R-100 Residential Zoning District. Lot 2 will be a 13.66 acre (gross) lot to contain 45 townhouses in nine building clusters pursuant to the MR Multi-Residential Overlay Zoning District (the "Development"); and

WHEREAS, pursuant to Resolution No. 2025-13, the Worcester Township Board of Supervisors granted conditional Preliminary Approval of the Plan on June 18, 2025; and

WHEREAS, said plan received a recommendation for Final Plan Approval by the Worcester Township Planning Commission at their meeting on June 25, 2026; and

WHEREAS, the Final Plan for the proposed Trooper Ridge Subdivision and Land Development, prepared by T & M Associates,, titled, "Trooper Ridge Subdivision" consisting of 51 sheets, dated December 19, 2024, with latest revisions dated May 12, 2026, together with Post Construction Stormwater Management and Erosion and Sediment Control Report dated December 18, 2024, last revised December 17, 2025, prepared by T & M Associates, Architectural Elevations and Building Compliance Documents dated February 11, 2026, with no prior revisions, prepared by Pulte Group; Sanitary

Sewer Design Engineers Report dated January 30, 2026, prepared by Ebert Engineering, Inc., with no prior revisions; and Retaining Wall Desing Plans, Calculations, and Estimate Material Quantities all prepared by Shippe Engineering, Inc. and dated December 24, 2025 and last revised February 6, 2026 (the "Plan(s)" or "Final Plan") is now in a form suitable for 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 Final Plan prepared by T & M Associates as described above, is hereby approved, subject to the conditions set forth below.

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

- A. Compliance with all comments and conditions set forth in the Arro Consulting Inc. letter of June 15, 2026 relative to the Plan, as well as satisfying their prior reviews for the project.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of June 15, 2026.
- C. Compliance with all comments and conditions set forth in the Bowman Consulting Group traffic review letter #6 dated June 1, 2026, as well as satisfying their prior reviews for the project.
- D. Compliance with all comments and conditions set forth in the Fire Marshal review letter dated March 6, 2025 to the satisfaction of the Fire Marshal.
- E. No parking shall be permitted along West Germantown Pike or North Trooper Road (S.R. 3002); no parking signs shall be placed along West Germantown Pike in such areas deemed appropriate by the Township traffic engineer.

- F. Compliance with the Decision and Order of the Worcester Township Zoning Hearing Board entered on May 21, 2026 regarding Application No. 2026-03.
- G. Payment to the Township of a Traffic Impact Fee, in the amount of \$81,250.00
- H. Prior to recording the Final Plan, Applicant shall purchase 45 EDUs in the amount of \$3,200 per EDU, for a total amount due of \$144,00.00.
- I. Prior to recording the Final Plan, payment to the Township of a voluntary fee in lieu of recreation amenities in the amount of \$1,500.00 per unit, for a total amount due of \$67,500.00.
- J. A covenant, in form satisfactory to the Township Solicitor, regarding the use of the barn or Lot 1 shall be recorded contemporaneously with the Plan.
- K. Prior to recording the Final Plan, the Applicant shall pay a fee in lieu of the installation of sidewalks in the amount \$12,000.00.
- L. 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, Montgomery County Roads & Bridges, East Norriton Township (for Germantown Pike/Trooper Road signal plan), 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.
- M. In the event the Applicant elects to proceed with construction of the Development in phases, the record Plan shall be revised to reflect only the applicable phase or phases ("Phase Plan"); prior to recording the Preliminary/Final Plan or any Phase Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with

the Township for the applicable phase or phases. 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, and in form satisfactory to the Township Solicitor.

- N. 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, and in form satisfactory to the Township Solicitor.
- O. 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.
- P. The Homeowners Association shall maintain the stormwater management facilities/storm sewer system, low pressure sanitary sewer system outside of the Germantown Pike right of way, access roads for the multi family dwelling units, open space and common areas within the Development. The Declaration of Covenants and Restrictions setting forth the Homeowners Association's obligations regarding same shall be in form satisfactory to the Township Solicitor.

- Q. Applicant shall execute a Stormwater Maintenance Agreement with the Township regarding the facilities permitted by PennDot and/or Montgomery County and a Stormwater Management BMP Operations and Maintenance Agreement and Declaration of Stormwater Easement in favor of the Township, each satisfactory to the Township Solicitor, which shall be recorded simultaneously with the Plan.
- R. 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.
- S. 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.
- T. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- U. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- V. 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.
- W. 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.

Applicant understands that it will not be granted Township building or grading permits until the record 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.

3. **Waivers.** The Worcester Township Board of Supervisors hereby confirms the waivers from the provisions of the Township Subdivision and Land Development Ordinance as specifically set forth in Resolution No.2025-13 granting Preliminary Plan Approval.

- A. §129-18.C.(2) of the Worcester Township Stormwater Management Ordinance - a partial waiver to permit HDPE storm pipe for structures S9 to S2 and T12 to T9.
- B. §129-18-H.(12) of the Worcester Township Stormwater Management Ordinance - a waiver to allow for the basin emergency spillway to be vegetated with a permanent liner.
- C. §129-18.H.(19) of the Worcester Township Stormwater Management Ordinance - a waiver for the freeboard of 100-year water elevation to top of outlet structure. The additional freeboard to emergency spillway requires a waiver as the primary spillway is a weir in the lower chamber.
- D. §130-16.B.2.a of the Worcester Township Subdivision and Land Development Ordinance - to permit the internal private access street to have radii less than 150 feet;
- E. §130-16.C.1.a.4 of the Worcester Township Subdivision and Land Development Ordinance - to permit a 40 foot right-of-way rather than the required 50 foot right-of-way as the internal street will be a private street,

and to permit the internal access street to have a width of 24 feet;

- F. § 130-17.B.2. of the Worcester Township Subdivision and Land Development Ordinance - to permit less than a 40 foot distance from street intersections to driveways at units 1, 10 and 45;
- G. § 130-17.D.2 of the Worcester Township Subdivision and Land Development Ordinance - to permit the proposed guest parking direct access to the internal access way;
- H. § 130-18.A.3 of the Worcester Township Subdivision and Land Development Ordinance - to permit sidewalks to be 4 feet from the curblines; and
- I. § 130-18.B.1.a of the Worcester Township Subdivision and Land Development Ordinance - to permit Belgian Block curb along the internal access drives of the public rights-of-way.

The Board of Supervisors hereby grants the following additional waiver requested with respect to the Plan:

- A. § 130-16.C(1)(a)[6][b] - requiring a minimum cartway width of 40 feet along the North Trooper Road (S.R. 3002) site frontage.

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 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 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 day of , 2026 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Lou Betz, 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.

Commerce Pursuit LP

Date: _____

By: _____

(PRINT NAME AND TITLE)