

GENERAL FUND

January 1, 2027 balance... \$ 250,000.00

RECEIPTS	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Taxes	\$ 4,414,673.18	\$ 4,137,320.00	\$ 4,260,475.00	\$ 4,231,245.00
Licenses & Permits	\$ 203,369.90	\$ 200,900.00	\$ 203,460.00	\$ 200,900.00
Fines & Forfeits	\$ 2,975.54	\$ 1,600.00	\$ 2,450.00	\$ 1,600.00
Interest & Rents	\$ 257,034.96	\$ 194,991.15	\$ 204,220.00	\$ 199,206.83
Intergovernmental Revenue	\$ 197,855.72	\$ 197,855.72	\$ 197,855.72	\$ 197,855.72
Charges for Services	\$ 202,859.06	\$ 119,930.00	\$ 180,812.00	\$ 141,130.00
Miscellaneous Revenue	\$ 52,123.73	\$ 15,825.00	\$ 34,560.00	\$ 19,400.00
Other Financing	\$ 440.00	\$ 880.00	\$ 550.00	\$ 550.00
	\$ 5,331,332.09	\$ 4,869,301.87	\$ 5,084,382.72	\$ 4,991,887.55

EXPENDITURES	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Legislative	\$ 89,915.23	\$ 97,373.46	\$ 89,973.10	\$ 82,989.62
Management	\$ 382,483.16	\$ 395,276.83	\$ 387,867.16	\$ 393,202.15
Finance	\$ 159,215.95	\$ 177,620.52	\$ 164,115.03	\$ 185,634.13
Tax Collection	\$ 42,193.68	\$ 50,690.55	\$ 44,124.18	\$ 52,521.39
Legal	\$ 203,375.84	\$ 198,063.50	\$ 232,055.00	\$ 192,000.00
Clerical	\$ 299,855.15	\$ 404,817.71	\$ 313,015.88	\$ 333,912.38
Engineering	\$ 74,439.56	\$ 60,000.00	\$ 57,800.00	\$ 60,000.00
Township Building	\$ 31,019.71	\$ 39,870.00	\$ 31,250.00	\$ 41,184.00
Garage	\$ 27,195.40	\$ 35,778.00	\$ 28,611.00	\$ 35,808.00
Community Hall	\$ 9,380.29	\$ 14,076.00	\$ 10,019.00	\$ 14,676.00
Historical Building	\$ 7,572.49	\$ 7,425.00	\$ 5,450.00	\$ 7,210.00
Hollow Road Rental	\$ 1,130.50	\$ 4,402.00	\$ 433.48	\$ 4,402.00
Springhouse	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
Dutchy Church	\$ 677.43	\$ 1,584.00	\$ 800.00	\$ 924.00
Public Safety	\$ 515,352.82	\$ 520,492.43	\$ 516,266.11	\$ 620,492.43
Code Enforcement	\$ 144,664.52	\$ 99,045.00	\$ 99,640.00	\$ 105,210.00
Zoning Hearing Board	\$ 54,307.30	\$ 67,956.40	\$ 49,063.50	\$ 65,835.44
PA One Call	\$ 1,198.81	\$ 2,580.00	\$ 1,190.00	\$ 2,580.00
Public Works	\$ 930,151.04	\$ 1,041,839.66	\$ 968,092.30	\$ 1,084,260.84
Snow Removal	\$ 65,524.28	\$ 49,207.50	\$ 52,354.36	\$ 47,707.50
Traffic Signals	\$ 22,214.56	\$ 25,860.00	\$ 21,060.00	\$ 26,400.00
Machinery & Tools	\$ 104,075.33	\$ 108,160.00	\$ 90,375.00	\$ 97,000.00
Road Maintenance	\$ 84,068.69	\$ 131,026.52	\$ 100,291.00	\$ 128,525.00
Stormwater Management	\$ 8,503.25	\$ 31,000.00	\$ 10,500.00	\$ 26,000.00
Recreation Administration	\$ -	\$ -	\$ -	\$ -
Recreation & Culture	\$ 18,944.62	\$ 24,774.45	\$ 33,745.45	\$ 26,262.00
Parks	\$ 34,133.82	\$ 49,900.00	\$ 40,026.13	\$ 41,030.00
Public Relations	\$ 5,510.55	\$ 13,120.00	\$ 12,281.04	\$ 13,200.00
Other-Insurance/Trans to Gen	\$ 2,048,238.97	\$ 1,120,637.92	\$ 1,112,426.92	\$ 1,301,920.68
	\$ 5,365,342.95	\$ 4,773,577.45	\$ 4,472,825.64	\$ 4,991,887.55

2027 GENERAL FUND \$ 0.00

December 31, 2027 balance... \$ 250,000.00

STATE FUND

January 1, 2027 balance... \$ 112,731.00

RECEIPTS	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Interest	\$ 16,604.83	\$ 6,000.00	\$ 11,100.00	\$ 6,500.00
Licenses	\$ 363,411.52	\$ 350,022.34	\$ 352,054.09	\$ 352,054.09
	\$ 380,016.35	\$ 356,022.34	\$ 363,154.09	\$ 358,554.09

EXPENDITURES	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Public Works	\$ 357,000.00	\$ 360,000.00	\$ 360,000.00	\$ 350,000.00

2027 STATE FUND \$ 8,554.09

December 31, 2027 balance... \$ 121,285.09

SEWER FUND

January 1, 2027 balance... \$ 1,986,591.00

RECEIPTS	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Wastewater	\$ 906,649.09	\$ 872,867.61	\$ 890,478.00	\$ 975,967.22
	\$ 906,649.09	\$ 872,867.61	\$ 890,478.00	\$ 975,967.22

EXPENDITURES	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Wastewater	\$ 817,944.39	\$ 872,887.20	\$ 855,993.28	\$ 977,321.23

2027 SEWER FUND \$ (1,354.01)

December 31, 2027 balance... \$ 1,985,236.99

CAPITAL FUND

January 1, 2027 balance... \$ 18,065,829.00

RECEIPTS	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Interest	\$ 786,544.65	\$ 960,000.00	\$ 725,100.00	\$ 720,000.00
Other Government Levels	\$ -	\$ 161,442.00	\$ 100,000.00	\$ 567,952.36
Fees	\$ 28,061.14	\$ 16,204.00	\$ 28,839.00	\$ 16,204.00
Transfers In	\$ 1,915,704.60	\$ 977,375.62	\$ 977,375.62	\$ 1,149,019.45
	\$ 2,730,310.39	\$ 2,115,021.62	\$ 1,831,314.62	\$ 2,453,175.81

EXPENDITURES	2025 Actual	2026 Budget	2026 Projected	2027 Budget
General Government	\$ 120,748.74	\$ 236,608.85	\$ 194,851.57	\$ 550,056.85
Public Works	\$ 1,101,717.13	\$ 1,952,907.00	\$ 1,887,117.00	\$ 2,007,122.00
Parks & Recreation	\$ 232,943.49	\$ 341,100.00	\$ 284,951.00	\$ 407,594.21
	\$ 1,455,409.36	\$ 2,530,615.85	\$ 2,366,919.57	\$ 2,964,773.06

2027 CAPITAL FUND \$ (511,597.25)

December 31, 2027 balance... \$ 17,554,231.75

GENERAL FUND RECEIPTS

Taxes	code	2025 Actual	2026 Budget	2026 Projected	2026 Budget
property, current	301-100	\$ 51,865.62	\$ 51,540.00	\$ 51,765.00	\$ 51,540.00
property, lien	301-500	\$ 439.11	\$ 510.00	\$ 375.00	\$ 450.00
property, interim	301-600	\$ 212.44	\$ 200.00	\$ 200.00	\$ 200.00
per capita, current	310-010	\$ -	\$ -	\$ -	\$ -
per capita, delinquent	310-030	\$ 36.30	\$ 60.00	\$ 35.00	\$ 45.00
real estate transfer	310-100	\$ 614,457.00	\$ 300,000.00	\$ 423,100.00	\$ 300,000.00
earned income	310-210	\$ 3,747,662.71	\$ 3,785,000.00	\$ 3,785,000.00	\$ 3,879,000.00
earned income, prior year	310-220	\$ -	\$ 10.00	\$ -	\$ 10.00
		\$ 4,414,673.18	\$ 4,137,320.00	\$ 4,260,475.00	\$ 4,231,245.00

Licenses & Permits	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
franchise fees	321-800	\$ 202,099.90	\$ 200,000.00	\$ 202,000.00	\$ 200,000.00
road opening permits	322-820	\$ 318.00	\$ 300.00	\$ 318.00	\$ 300.00
sign permits	322-900	\$ 56.00	\$ 100.00	\$ 84.00	\$ 100.00
yard sale permits	322-910	\$ -	\$ -	\$ -	\$ -
solicitation permits	322-920	\$ 896.00	\$ 500.00	\$ 1,058.00	\$ 500.00
		\$ 203,369.90	\$ 200,900.00	\$ 203,460.00	\$ 200,900.00

Fines & Forfeits	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
ordinance violations	331-120	\$ 2,975.54	\$ 1,600.00	\$ 2,450.00	\$ 1,600.00
		\$ 2,975.54	\$ 1,600.00	\$ 2,450.00	\$ 1,600.00

Interest & Rents	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
interest	341-000	\$ 71,912.00	\$ 8,000.00	\$ 12,700.00	\$ 8,000.00
rents & royalties	342-000	\$ 23,322.77	\$ 22,291.15	\$ 23,000.00	\$ 22,906.83
cell tower rental	342-120	\$ 161,800.19	\$ 164,700.00	\$ 168,520.00	\$ 168,300.00
		\$ 257,034.96	\$ 194,991.15	\$ 204,220.00	\$ 199,206.83

Intergov. Revenue	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
federal entitlements	352-53	\$ -	\$ -	\$ -	\$ -
grants	354-090	\$ -	\$ -	\$ -	\$ -
utility realty tax	355-010	\$ 3,876.59	\$ 3,876.59	\$ 3,876.59	\$ 3,876.59
alcohol license fees	355-040	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
foreign casualty	355-050	\$ 79,988.02	\$ 79,988.02	\$ 79,988.02	\$ 79,988.02
foreign fire	355-070	\$ 113,391.11	\$ 113,391.11	\$ 113,391.11	\$ 113,391.11
		\$ 197,855.72	\$ 197,855.72	\$ 197,855.72	\$ 197,855.72

GENERAL FUND RECEIPTS *(continued)*

Charges for Services	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
land development fees	361-300	\$ 32,083.00	\$ 4,000.00	\$ 30,000.00	\$ 4,000.00
Conditional Use fees	361-330	\$ -	\$ 1,500.00	\$ 1,000.00	\$ 1,500.00
Zoning Hearing Board fees	361-340	\$ 13,000.00	\$ 13,125.00	\$ 11,125.00	\$ 13,125.00
zoning amendment fees	361-350	\$ -	\$ -	\$ -	\$ -
map & publication sales	361-500	\$ -	\$ 5.00	\$ 5.00	\$ 5.00
building permit fees	362-410	\$ 126,886.06	\$ 80,000.00	\$ 115,042.00	\$ 100,000.00
zoning permit fees	362-420	\$ 29,606.00	\$ 20,500.00	\$ 23,400.00	\$ 22,000.00
commercial U&O fees	362-450	\$ 500.00	\$ 200.00	\$ 100.00	\$ 200.00
driveway permit fees	362-460	\$ 784.00	\$ 600.00	\$ 140.00	\$ 300.00
PRPS ticket sales	367-400	\$ -	\$ -	\$ -	\$ -
sports & lesson fees	367-408	\$ -	\$ -	\$ -	\$ -
park trips	367-409	\$ -	\$ -	\$ -	\$ -
		\$ 202,859.06	\$ 119,930.00	\$ 180,812.00	\$ 141,130.00

Miscellaneous Revenue	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
park miscellaneous	367-420	\$ 27,363.00	\$ 14,100.00	\$ 23,565.00	\$ 17,100.00
miscellaneous income	381-000	\$ 24,163.00	\$ 1,500.00	\$ 10,700.00	\$ 2,000.00
service charge fees	381-001	\$ 597.73	\$ 225.00	\$ 295.00	\$ 300.00
		\$ 52,123.73	\$ 15,825.00	\$ 34,560.00	\$ 19,400.00

Other Financing	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
escrow administration	383-200	\$ 440.00	\$ 880.00	\$ 550.00	\$ 550.00
interfund transfer	392-300	\$ -	\$ -	\$ -	\$ -
		\$ 440.00	\$ 880.00	\$ 550.00	\$ 550.00

STATE FUND RECEIPTS

Interest	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
interest	341-000	\$ 16,604.83	\$ 6,000.00	\$ 11,100.00	\$ 6,500.00
		\$ 16,604.83	\$ 6,000.00	\$ 11,100.00	\$ 6,500.00

Licenses	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Liquid Fuel Funds	355-020	\$ 363,411.52	\$ 350,022.34	\$ 352,054.09	\$ 352,054.09
		\$ 363,411.52	\$ 350,022.34	\$ 352,054.09	\$ 352,054.09

SEWER FUND RECEIPTS

Wastewater	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
interest	341-000	\$ 61,553.46	\$ 20,000.00	\$ 42,510.00	\$ 26,000.00
federal entitlements	351-100	\$ -	\$ -	\$ -	\$ -
tapping fees	364-110	\$ 39,910.94	\$ 48,577.62	\$ 72,438.00	\$ 48,577.62
sewer fees, residential	364-120	\$ 624,420.60	\$ 642,964.99	\$ 615,250.00	\$ 734,864.60
sewer fees, commercial	364-130	\$ 169,121.93	\$ 152,000.00	\$ 151,300.00	\$ 157,000.00
late fees	364-140	\$ 10,947.16	\$ 8,300.00	\$ 7,900.00	\$ 8,500.00
certification fees	364-150	\$ 695.00	\$ 1,000.00	\$ 1,080.00	\$ 1,000.00
liens	364-190	\$ -	\$ -	\$ -	\$ -
miscellaneous income	381-000	\$ -	\$ 25.00	\$ -	\$ 25.00
		\$ 906,649.09	\$ 872,867.61	\$ 890,478.00	\$ 975,967.22

CAPITAL FUND RECEIPTS

Interest	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
interest	341-000	\$ 786,544.65	\$ 720,000.00	\$ 725,100.00	\$ 720,000.00
		\$ 786,544.65	\$ 720,000.00	\$ 725,100.00	\$ 720,000.00

Intergov. Revenue	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
federal entitlements	352-530	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -

Other Government Level	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
grants	354-351	\$ -	\$ 161,442.00	\$ 100,000.00	\$ 567,952.36
		\$ -	\$ 161,442.00	\$ 100,000.00	\$ 567,952.36

Fees	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
traffic impact fees	363-100	\$ 19,672.39	\$ 14,204.00	\$ 27,839.00	\$ 14,204.00
miscellaneous	381-000	\$ 8,388.75	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
		\$ 28,061.14	\$ 16,204.00	\$ 28,839.00	\$ 16,204.00

Transfers In	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
General Fund transfer	392-010	\$ 1,915,704.60	\$ 977,375.62	\$ 977,375.62	\$ 1,149,019.45
		\$ 1,915,704.60	\$ 977,375.62	\$ 977,375.62	\$ 1,149,019.45

GENERAL FUND EXPENDITURES

Legislative	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	400-110	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
benefits	400-150	\$ 49,388.52	\$ 53,678.46	\$ 47,372.00	\$ 36,994.62
consultant services	400-312	\$ 24,600.00	\$ 26,000.00	\$ 25,850.00	\$ 28,000.00
mileage reimbursement	400-337	\$ 369.60	\$ 420.00	\$ 258.10	\$ 420.00
dues & subscriptions	400-420	\$ 3,064.00	\$ 4,725.00	\$ 4,250.00	\$ 4,725.00
meetings & seminars	400-460	\$ 4,993.11	\$ 5,050.00	\$ 4,743.00	\$ 5,350.00
		\$ 89,915.23	\$ 97,373.46	\$ 89,973.10	\$ 82,989.62

Management	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	401-120	\$ 279,778.75	\$ 287,110.00	\$ 286,950.00	\$ 287,110.00
benefits	401-150	\$ 90,946.96	\$ 88,311.83	\$ 83,400.00	\$ 92,792.15
consultant services	401-312	\$ -	\$ 9,950.00	\$ 7,500.00	\$ 2,250.00
mobile phone	401-321	\$ 1,276.39	\$ 1,380.00	\$ 1,238.57	\$ 1,380.00
mileage reimbursement	401-337	\$ 5,543.36	\$ 5,820.00	\$ 5,585.00	\$ 5,520.00
meetings & seminars	401-460	\$ 4,937.70	\$ 2,705.00	\$ 3,193.59	\$ 4,150.00
		\$ 382,483.16	\$ 395,276.83	\$ 387,867.16	\$ 393,202.15

Finance	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	402-120	\$ 103,237.54	\$ 125,000.00	\$ 120,984.56	\$ 128,750.00
benefits	402-150	\$ 55,480.32	\$ 51,670.52	\$ 42,545.47	\$ 55,984.13
mobile phone	402-321	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
mileage reimbursement	402-337	\$ 198.09	\$ 250.00	\$ 185.00	\$ 200.00
meetings & seminars	402-460	\$ -	\$ 400.00	\$ 100.00	\$ 400.00
		\$ 159,215.95	\$ 177,620.52	\$ 164,115.03	\$ 185,634.13

Tax Collection	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	403-110	\$ 2,604.75	\$ 2,612.50	\$ 2,604.75	\$ 2,609.50
benefits	403-150	\$ 199.27	\$ 142.94	\$ 182.68	\$ 142.78
office supplies	403-210	\$ 6,050.41	\$ 6,300.00	\$ 7,092.75	\$ 7,100.00
professional services	403-310	\$ 33,339.25	\$ 41,635.11	\$ 34,244.00	\$ 42,669.11
		\$ 42,193.68	\$ 50,690.55	\$ 44,124.18	\$ 52,521.39

Legal	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
general services	404-310	\$ 200,414.84	\$ 186,063.50	\$ 172,055.00	\$ 162,000.00
RTK services	404-320	\$ 2,961.00	\$ 12,000.00	\$ 60,000.00	\$ 30,000.00
		\$ 203,375.84	\$ 198,063.50	\$ 232,055.00	\$ 192,000.00

GENERAL FUND EXPENDITURES *(continued)*

Clerical	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	405-140	\$ 107,815.33	\$ 189,378.00	\$ 119,032.52	\$ 133,300.00
benefits	405-150	\$ 33,006.73	\$ 63,496.71	\$ 47,250.67	\$ 41,447.38
office supplies	405-210	\$ 5,376.00	\$ 6,000.00	\$ 5,700.00	\$ 6,000.00
payroll services	405-310	\$ 16,463.27	\$ 18,495.00	\$ 18,108.68	\$ 20,439.00
telephone	405-321	\$ 3,640.26	\$ 4,893.00	\$ 3,607.01	\$ 4,080.00
postage	405-325	\$ 3,835.54	\$ 5,835.00	\$ 4,300.00	\$ 5,582.00
auto allowance	405-337	\$ 75.04	\$ 240.00	\$ 25.00	\$ 240.00
advertisement	405-340	\$ 3,493.64	\$ 6,000.00	\$ 4,100.00	\$ 5,400.00
meetings & seminars	405-460	\$ 2,931.85	\$ 2,540.00	\$ 92.00	\$ 2,500.00
computer expense	405-465	\$ 109,900.22	\$ 93,546.00	\$ 95,700.00	\$ 99,720.00
other expense	405-470	\$ 13,317.27	\$ 14,394.00	\$ 15,100.00	\$ 15,204.00
		\$ 299,855.15	\$ 404,817.71	\$ 313,015.88	\$ 333,912.38

Engineering	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
engineering services	408-310	\$ 74,439.56	\$ 60,000.00	\$ 57,800.00	\$ 60,000.00
		\$ 74,439.56	\$ 60,000.00	\$ 57,800.00	\$ 60,000.00

Township Building	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-136	\$ 7,982.64	\$ 13,200.00	\$ 10,500.00	\$ 14,580.00
maintenance & repairs	409-137	\$ 17,325.42	\$ 19,830.00	\$ 15,100.00	\$ 20,292.00
alarm service	409-142	\$ 4,282.21	\$ 4,920.00	\$ 4,800.00	\$ 5,052.00
other expenses	409-147	\$ 1,429.44	\$ 1,920.00	\$ 850.00	\$ 1,260.00
		\$ 31,019.71	\$ 39,870.00	\$ 31,250.00	\$ 41,184.00

Garage	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-236	\$ 13,696.12	\$ 15,540.00	\$ 13,400.00	\$ 15,660.00
maintenance & repairs	409-237	\$ 10,457.53	\$ 15,030.00	\$ 11,200.00	\$ 15,108.00
alarm service	409-242	\$ 2,034.42	\$ 2,604.00	\$ 2,750.00	\$ 3,720.00
other expenses	409-247	\$ 1,007.33	\$ 2,604.00	\$ 1,261.00	\$ 1,320.00
		\$ 27,195.40	\$ 35,778.00	\$ 28,611.00	\$ 35,808.00

Community Hall	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-436	\$ 5,092.39	\$ 7,140.00	\$ 6,050.00	\$ 7,800.00
maintenance & repairs	409-437	\$ 4,008.28	\$ 6,276.00	\$ 3,769.00	\$ 6,396.00
other expenses	409-447	\$ 279.62	\$ 660.00	\$ 200.00	\$ 480.00
		\$ 9,380.29	\$ 14,076.00	\$ 10,019.00	\$ 14,676.00

GENERAL FUND EXPENDITURES *(continued)*

Historical Building	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-536	\$ 3,528.49	\$ 5,433.00	\$ 5,350.00	\$ 5,458.00
maintenance & repairs	409-537	\$ 4,044.00	\$ 1,992.00	\$ 100.00	\$ 1,752.00
		\$ 7,572.49	\$ 7,425.00	\$ 5,450.00	\$ 7,210.00

Hollow Road Rental	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-636	\$ -	\$ 250.00	\$ -	\$ 250.00
maintenance & repairs	409-637	\$ 1,130.50	\$ 4,152.00	\$ 433.48	\$ 4,152.00
		\$ 1,130.50	\$ 4,402.00	\$ 433.48	\$ 4,402.00

Springhouse	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
maintenance & repairs	409-737	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
		\$ -	\$ 1,000.00	\$ -	\$ 1,000.00

Dutchy Church	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-836	\$ 600.51	\$ 624.00	\$ 550.00	\$ 624.00
maintenance & repairs	409-837	\$ 76.92	\$ 960.00	\$ 250.00	\$ 300.00
		\$ 677.43	\$ 1,584.00	\$ 800.00	\$ 924.00

Public Safety	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
hydrant rentals	411-380	\$ 28,031.71	\$ 32,671.32	\$ 28,445.00	\$ 32,671.32
WVFD contributions	411-540	\$ 487,321.11	\$ 487,821.11	\$ 487,821.11	\$ 487,821.11
ambulance contribution	412-001	\$ 76,500.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
		\$ 515,352.82	\$ 520,492.43	\$ 516,266.11	\$ 620,492.43

Code Enforcement	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Fire Marshal payroll	413-110	\$ 5,200.00	\$ -	\$ -	\$ -
Fire Marshal benefits	413-110-150	\$ -	\$ -	\$ -	\$ -
Codes payroll	413-140	\$ -	\$ -	\$ -	\$ -
Codes benefits	413-150	\$ -	\$ -	\$ -	\$ -
supplies	413-210	\$ 8,976.50	\$ 6,545.00	\$ 1,500.00	\$ 5,210.00
consultant services	413-312	\$ 130,277.46	\$ 92,500.00	\$ 98,140.00	\$ 100,000.00
mobile phone	413-321	\$ 210.56	\$ -	\$ -	\$ -
mileage	413-337	\$ -	\$ -	\$ -	\$ -
meetings & seminars	413-460	\$ -	\$ -	\$ -	\$ -
		\$ 144,664.52	\$ 99,045.00	\$ 99,640.00	\$ 105,210.00

GENERAL FUND EXPENDITURES *(continued)*

Zoning Hearing Board	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	414-140	\$ 1,550.00	\$ 4,000.00	\$ 1,850.00	\$ 3,400.00
benefits	414-150	\$ 118.73	\$ 306.40	\$ 175.00	\$ 260.44
professional services	414-310	\$ 7,582.90	\$ 13,300.00	\$ 10,000.00	\$ 13,300.00
engineering	414-313	\$ -	\$ 1,500.00	\$ 238.50	\$ 1,500.00
legal	414-314	\$ 44,440.00	\$ 37,800.00	\$ 36,800.00	\$ 37,800.00
conditional use	414-315	\$ -	\$ 9,500.00	\$ -	\$ 8,700.00
advertising	414-341	\$ 615.67	\$ 1,350.00	\$ -	\$ 675.00
meetings & seminars	414-460	\$ -	\$ 200.00	\$ -	\$ 200.00
		\$ 54,307.30	\$ 67,956.40	\$ 49,063.50	\$ 65,835.44

PA One Call	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
PA One Call	419-242	\$ 1,198.81	\$ 2,580.00	\$ 1,190.00	\$ 2,580.00
		\$ 1,198.81	\$ 2,580.00	\$ 1,190.00	\$ 2,580.00

Public Works	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	430-140	\$ 585,774.79	\$ 687,550.64	\$ 650,174.00	\$ 704,102.20
benefits	430-150	\$ 337,053.85	\$ 345,559.02	\$ 312,628.30	\$ 370,506.64
uniform rental	430-238	\$ 3,716.73	\$ 5,500.00	\$ 3,000.00	\$ 5,500.00
cell phones	430-326	\$ 861.41	\$ 840.00	\$ 820.00	\$ 840.00
meetings & seminars	430-460	\$ 1,009.31	\$ 800.00	\$ 200.00	\$ 700.00
other expenses	430-470	\$ 1,734.95	\$ 1,590.00	\$ 1,270.00	\$ 2,612.00
		\$ 930,151.04	\$ 1,041,839.66	\$ 968,092.30	\$ 1,084,260.84

Snow Removal	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
materials	432-200	\$ 65,524.28	\$ 47,707.50	\$ 52,354.36	\$ 47,707.50
contractor	432-450	\$ -	\$ 1,500.00	\$ -	\$ -
		\$ 65,524.28	\$ 49,207.50	\$ 52,354.36	\$ 47,707.50

Traffic Signals	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
engineering	433-313	\$ 4,553.75	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00
electricity	433-361	\$ 4,194.42	\$ 4,860.00	\$ 5,560.00	\$ 5,400.00
maintenance	433-374	\$ 13,466.39	\$ 14,000.00	\$ 12,000.00	\$ 14,000.00
		\$ 22,214.56	\$ 25,860.00	\$ 21,060.00	\$ 26,400.00

GENERAL FUND EXPENDITURES *(continued)*

Machinery & Tools	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
vehicle maintenance	437-250	\$ 94,011.31	\$ 92,160.00	\$ 80,500.00	\$ 81,000.00
small tools	437-260	\$ 10,064.02	\$ 16,000.00	\$ 9,875.00	\$ 16,000.00
		\$ 104,075.33	\$ 108,160.00	\$ 90,375.00	\$ 97,000.00

Road Maintenance	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
gasoline	438-231	\$ 9,075.38	\$ 6,300.00	\$ 11,226.00	\$ 11,500.00
diesel	438-232	\$ 24,048.69	\$ 29,976.52	\$ 19,465.00	\$ 22,500.00
signs	438-242	\$ 5,355.51	\$ 6,000.00	\$ 3,500.00	\$ 6,000.00
supplies	438-245	\$ 20,175.33	\$ 48,750.00	\$ 36,500.00	\$ 48,525.00
engineering	438-313	\$ 19,215.28	\$ 25,000.00	\$ 23,400.00	\$ 25,000.00
contractor, road program	438-370	\$ 6,198.50	\$ 15,000.00	\$ 6,200.00	\$ 15,000.00
		\$ 84,068.69	\$ 131,026.52	\$ 100,291.00	\$ 128,525.00

Stormwater Management	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
engineering	446-313	\$ 8,503.25	\$ 31,000.00	\$ 10,500.00	\$ 26,000.00
		\$ 8,503.25	\$ 31,000.00	\$ 10,500.00	\$ 26,000.00

Recreation Administration	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	451-140	\$ -	\$ -	\$ -	\$ -
benefits	451-150	\$ -	\$ -	\$ -	\$ -
mobile phone	451-326	\$ -	\$ -	\$ -	\$ -
mileage reimbursement	451-337	\$ -	\$ -	\$ -	\$ -
meetings & seminars	451-460	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -

Recreation & Culture	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
discounted tickets	452-247	\$ -	\$ -	\$ -	\$ -
camps & sport leagues	452-248	\$ -	\$ -	\$ -	\$ -
Community Day	452-250	\$ 9,635.32	\$ 15,000.00	\$ 23,971.00	\$ 16,000.00
library	452-520	\$ 9,309.30	\$ 9,774.45	\$ 9,774.45	\$ 10,262.00
		\$ 18,944.62	\$ 24,774.45	\$ 33,745.45	\$ 26,262.00

GENERAL FUND EXPENDITURES *(continued)*

Parks	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Heebner Park - utilities	454-436	\$ 4,390.73	\$ 4,212.00	\$ 5,120.00	\$ 4,260.00
Heebner Park - fields	454-437-001	\$ 6,185.05	\$ 12,000.00	\$ 7,100.00	\$ 6,000.00
Heebner Park - expenses	454-437-002	\$ 5,139.04	\$ 8,000.00	\$ 5,885.00	\$ 8,000.00
Mt. Kirk Park - fields	454-438-001	\$ 1,316.75	\$ 2,300.00	\$ 1,750.00	\$ 1,150.00
Mt. Kirk Park - expenses	454-438-002	\$ 2,122.49	\$ 1,550.00	\$ 1,400.00	\$ 1,550.00
Mt. Kirk Park - utilities	454-438-003	\$ 3,432.94	\$ 2,420.00	\$ 2,730.00	\$ 2,620.00
Sunny Brook Park - fields	454-439-001	\$ 1,955.20	\$ 3,300.00	\$ 2,850.00	\$ 1,650.00
Sunny Brook Park - expens	454-439-002	\$ 1,651.33	\$ 3,202.00	\$ 2,500.00	\$ 2,800.00
Sunny Brook Park - utilities	454-446	\$ 2,636.57	\$ 2,700.00	\$ 2,600.00	\$ 3,300.00
Heyser Park - horse ring	454-470	\$ -	\$ 500.00	\$ -	\$ 500.00
Heyser Park - expenses	454-471	\$ 176.00	\$ 350.00	\$ 624.13	\$ 350.00
trails	454-480	\$ 740.88	\$ 2,650.00	\$ 1,200.00	\$ 1,900.00
other parks	454-490	\$ 4,386.84	\$ 6,716.00	\$ 6,267.00	\$ 6,950.00
		\$ 34,133.82	\$ 49,900.00	\$ 40,026.13	\$ 41,030.00

Public Relations	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
community newsletter	459-340	\$ 5,510.55	\$ 11,920.00	\$ 11,429.72	\$ 12,000.00
other communications	459-341	\$ -	\$ 1,200.00	\$ 851.32	\$ 1,200.00
		\$ 5,510.55	\$ 13,120.00	\$ 12,281.04	\$ 13,200.00

Other	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
real estate taxes	481-430	\$ -	\$ -	\$ -	\$ -
insurances	486-350	\$ 132,534.37	\$ 143,262.30	\$ 135,051.30	\$ 152,901.23
transfer to Capital Fund	492-300	\$ 1,915,704.60	\$ 977,375.62	\$ 977,375.62	\$ 1,149,019.45
transfer to Sewer Fund	492-080	\$ -	\$ -	\$ -	\$ -
		\$ 2,048,238.97	\$ 1,120,637.92	\$ 1,112,426.92	\$ 1,301,920.68

STATE FUND EXPENDITURES

Public Works	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
road maintenance contract	438-370	\$ 357,000.00	\$ 360,000.00	\$ 360,000.00	\$ 350,000.00
		\$ 357,000.00	\$ 360,000.00	\$ 360,000.00	\$ 350,000.00

SEWER FUND EXPENDITURES

Wastewater Treatment	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
alarm services	429-242	\$ 2,006.57	\$ 2,104.00	\$ 2,128.15	\$ 2,128.00
other expenses	429-300	\$ 246,236.58	\$ 235,824.00	\$ 246,676.00	\$ 285,876.00
engineering	429-313	\$ 9,988.26	\$ 12,000.00	\$ 13,931.73	\$ 14,000.00
legal	429-314	\$ 1,966.51	\$ 3,000.00	\$ 1,773.00	\$ 2,000.00
plant operations	429-316	\$ 74,825.91	\$ 93,818.50	\$ 87,605.00	\$ 98,040.00
telephone	429-321	\$ 1,124.26	\$ 1,200.00	\$ 1,160.70	\$ 1,320.00
utilities	429-361	\$ 131,453.95	\$ 137,520.00	\$ 137,860.00	\$ 143,520.00
equipment & repairs	429-374	\$ 26,019.20	\$ 30,226.00	\$ 27,289.00	\$ 27,408.00
CPF, operations	429-421-001	\$ 5,070.00	\$ 6,636.00	\$ 5,745.00	\$ 7,560.00
CPF, utilities & repairs	429-421-002	\$ 7,451.50	\$ 8,676.00	\$ 7,135.00	\$ 8,856.00
MW, operations	429-422-001	\$ 5,177.00	\$ 6,636.00	\$ 5,945.00	\$ 7,560.00
MW, utilities & repairs	429-422-002	\$ 6,493.61	\$ 7,092.00	\$ 6,455.00	\$ 7,332.00
HV, operations	429-423-001	\$ 5,070.00	\$ 6,636.00	\$ 6,554.00	\$ 7,560.00
HV, utilities & repairs	429-423-002	\$ 5,131.29	\$ 7,236.00	\$ 7,281.00	\$ 7,296.00
FC, operations	429-424-001	\$ 5,337.50	\$ 6,636.00	\$ 5,740.00	\$ 7,560.00
FC, utilities & repairs	429-424-002	\$ 4,708.66	\$ 6,528.00	\$ 4,382.00	\$ 6,876.00
CP, operations	429-425-001	\$ 5,070.00	\$ 6,636.00	\$ 5,745.00	\$ 7,560.00
CP, utilities & repairs	429-425-002	\$ 4,528.98	\$ 6,996.00	\$ 4,746.00	\$ 6,516.00
AD, operations	429-426-001	\$ 5,070.00	\$ 6,636.00	\$ 5,920.00	\$ 7,560.00
AD, utilities & repairs	429-426-002	\$ 5,060.52	\$ 6,216.00	\$ 3,512.00	\$ 5,616.00
Reserve, operations	429-427-001	\$ -	\$ 6,636.00	\$ 4,380.00	\$ 7,560.00
Reserve, utilities & repairs	429-427-002	\$ -	\$ 4,680.00	\$ 3,721.00	\$ 6,180.00
capital improvements	429-700	\$ 88,276.33	\$ 84,680.00	\$ 81,720.00	\$ 120,300.00
GOB - principal	471-200	\$ 130,000.00	\$ 135,000.00	\$ 135,000.00	\$ 145,000.00
GOB - interest	472-200	\$ 33,856.26	\$ 36,556.00	\$ 36,556.00	\$ 28,456.26
GOB - fiscal agent fees	475-000	\$ 1,050.00	\$ 1,100.00	\$ 1,050.00	\$ 1,100.00
insurance	486-350	\$ 6,971.50	\$ 5,982.70	\$ 5,982.70	\$ 6,580.97
		\$ 817,944.39	\$ 872,887.20	\$ 855,993.28	\$ 977,321.23

CAPITAL FUND EXPENDITURES

General Government	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
investing/CD fees	402-470	\$ -	\$ -	\$ -	\$ -
office equipment	405-720	\$ 4,986.89	\$ 80,000.00	\$ 35,875.00	\$ 85,000.00
building improvements	409-600	\$ 16,853.00	\$ 20,700.00	\$ 23,067.72	\$ 329,148.00
debt interest	472-200	\$ 98,908.85	\$ 135,908.85	\$ 135,908.85	\$ 135,908.85
interfund transfer	492-010	\$ -	\$ -	\$ -	\$ -
		\$ 120,748.74	\$ 236,608.85	\$ 194,851.57	\$ 550,056.85

Public Works	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
capital roads	430-600	\$ 668,452.64	\$ 1,571,177.00	\$ 1,498,286.00	\$ 1,885,472.00
equipment purchase	430-740	\$ 406,150.99	\$ 344,730.00	\$ 358,777.00	\$ 81,650.00
traffic signs & signals	433-600	\$ 27,113.50	\$ 37,000.00	\$ 30,054.00	\$ 40,000.00
		\$ 1,101,717.13	\$ 1,952,907.00	\$ 1,887,117.00	\$ 2,007,122.00

Parks & Recreation	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
parks and trails	454-600	\$ 232,943.49	\$ 310,100.00	\$ 274,951.00	\$ 386,594.21
land acquisition	454-710	\$ -	\$ 31,000.00	\$ 10,000.00	\$ 21,000.00
		\$ 232,943.49	\$ 341,100.00	\$ 284,951.00	\$ 407,594.21



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

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING MINUTES
AUGUST 19, 2026**

The Worcester Township Board of Supervisors held its regularly scheduled Business Meeting on August 19, 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; and Christine Steere, Vice Chair.

Board Member Absent: Rick DeLello, Supervisor.

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

ANNOUNCEMENTS

Township Manager Dan DeMeno announced that the meeting was being video recorded for future broadcast.

PUBLIC HEARING

Ordinance 2026-304 - Stormwater Management Ordinance Amendment

Township Solicitor Wendy McKenna opened the public hearing and identified the Township exhibits. The exhibits included the draft July 15, 2026 Board of Supervisors meeting minutes authorizing advertisement, the legal notice, the August 6, 2026 transmittal of the ordinance to the Montgomery County Law Library, the affidavit confirming publication in the Times Herald on August 10, 2026, and the proposed ordinance.

Ms. McKenna explained that the ordinance amended Chapter 129, Stormwater Management, of the Township Code. She stated that it was not an amendment to the Zoning Ordinance or the Subdivision and Land Development Ordinance and therefore did not require review by the Montgomery County Planning Commission. She reported that the Worcester Township Planning Commission had reviewed the amendment and recommended adoption.

Township Engineer John Evarts stated that municipalities are required to renew their MS4 permits every five years and that DEP had directed the Township to make the proposed revisions as part of the current renewal cycle. He explained that the amendment revised Section 129-9 to permit a modification only when an alternative standard or approach would provide equal or better achievement of the ordinance's purpose. The amendment also provided that the Township may not grant a waiver or modification for



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regulated stormwater activity involving more than one acre of earth disturbance unless the Montgomery County Conservation District or DEP approves it.

Mr. Evarts stated that the amendment also revised the list of prohibited discharges in Section 129-44. In response to Chair Betz, Ms. McKenna confirmed that the Township already had a stormwater management ordinance and that the proposed ordinance amended the existing Chapter 129.

A motion was made by Christine Steere, seconded by Lou Betz, to adopt Ordinance 2026-304 amending Chapter 129, Stormwater Management. No public comment was offered. The motion carried unanimously, 2-0.

INFORMATIONAL ITEMS

Montgomery County Prothonotary Office HOPE Card Program Presentation

Montgomery County Prothonotary Noah Marlier presented the HOPE Card Program and described the responsibilities of the Prothonotary's Office. Mr. Marlier stated that the office receives civil filings, including petitions for protection from abuse, and has 28 staff members. He reported that approximately 30 to 50 people each week seek protection-from-abuse orders through the County.

Mr. Marlier reviewed the process for obtaining a temporary and final protection-from-abuse order. He stated that petitioners complete a statewide 28-page packet, work with the Prothonotary's PFA staff, appear before a judge for a temporary order, and return for a final hearing within ten days. He explained that the process can require a petitioner to remain at the courthouse for much of the day and that his office has focused on making it easier for survivors to navigate.

Mr. Marlier explained that the Prothonotary's Office sends a HOPE card with each final protection-from-abuse order. The wallet-sized card identifies the petitioner and respondent and provides the PFA docket number so law enforcement can promptly retrieve the full order. The reverse side lists local resources, including Laurel House, the Women's Center of Montgomery County, the Victim Services Center, and the Montgomery Bar Association. He stated that Montgomery County was the first county in Pennsylvania to implement the program.

Mr. Marlier also described the County's electronic PFA packet. He stated that a petitioner may complete the packet privately from any location with internet access, save progress, and retrieve the completed information at the courthouse for up to four days. He explained that the electronic option does not eliminate the in-person process but can substantially reduce the time a petitioner must spend completing paperwork at the courthouse.

Chair Betz asked how law enforcement uses the card and whether the complete order is available electronically. Mr. Marlier confirmed that an officer can use the docket number on the card to retrieve the order from the statewide system. Vice Chair Steere and Chair Betz thanked Mr. Marlier for the presentation and commended the office for developing practical ways to assist residents and survivors.

PUBLIC COMMENT

Keith Rist stated that he had lived in Worcester Township for approximately 30 years and had submitted a Right-to-Know Law request concerning zoning permits, business activities, signage, surveillance, exterior lighting, and related matters affecting his property in the R-1 District. He stated that he was awaiting the records so that he could understand the Township's position and determine his next steps. Mr. DeMeno stated that the Township would respond to the request as required by law.

No additional public comment was offered.

OFFICIAL ACTION ITEMS

Consent Agenda

The Board considered the consent agenda, including the July 15, 2026 Business Meeting minutes, with a correction to the applicant's name under Escrow Release No. 7, the Treasurer's Report and other monthly reports, and monthly bill payment in the amount of \$370,587.75.

A motion was made by Christine Steere, seconded by Lou Betz, to approve the consent agenda. No public comment was offered. The motion carried unanimously, 2-0.

MOTION ITEMS

Pay Estimate No. 1 - 2026 Road Paving Program

Township Engineer John Evarts presented Pay Estimate No. 1 to James D. Morrissey, Inc. in the amount of \$120,419.10 for the 2026 Road Paving Program. Mr. Evarts stated that the estimate covered work completed through July 31, 2026 and consisted of concrete work associated with the road program. He confirmed that the program was underway.

A motion was made by Christine Steere, seconded by Lou Betz, to approve Pay Estimate No. 1 to James D. Morrissey, Inc. in the amount of \$120,419.10 for the 2026 Road Paving Program. No public comment was offered. The motion carried unanimously, 2-0.

OTHER BUSINESS

Worcester Volunteer Fire Department Chicken Barbecue

Vice Chair Steere announced that the Worcester Volunteer Fire Department would hold its annual chicken barbecue on Saturday, August 22, 2026. She encouraged residents to attend and support the Fire Department.

Heebner Park Concert and Future Pavilion

Chair Betz discussed the Township's summer concert series. Mr. DeMeno announced that the concert postponed because of weather had been rescheduled for September 9, 2026 with the same band at the same location. He invited residents to attend.

Chair Betz stated that he hoped the Board would consider funding in the next budget for a larger or permanent pavilion at Heebner Park that could support concerts and other community and recreational activities.

PUBLIC COMMENT

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

ADJOURNMENT

A motion was made by Christine Steere to adjourn. The meeting was adjourned.

Respectfully submitted,

Dan DeMeno
Worcester Township Secretary

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures - Standard

09/09/2026
12:38 PM

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

Include Non-Anticipated: No

Year To Date As Of: 08/31/26

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

Include Non-Budget: No

Current Period: 08/01/26 to 08/31/26

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	332.00	51,336.76	203.24-	100
001-301-500-000	Property Taxes- Liened	439.11	510.00	15.94	284.72	225.28-	56
001-301-600-000	Property Taxes- Interim	212.44	200.00	11.13	174.88	25.12-	87
	301 Total	52,517.17	52,250.00	359.07	51,796.36	453.64-	99
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	32,994.31	211,870.01	88,129.99-	71
001-310-210-000	Earned Income Taxes	3,747,662.71	3,785,000.00	674,586.15	2,223,267.59	1,561,732.41-	59
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	707,580.46	2,435,144.20	1,649,925.80-	59
001-321-800-000	Franchise Fees	202,099.90	200,000.00	26,007.90	75,659.08	124,340.92-	38
	321 Total	202,099.90	200,000.00	26,007.90	75,659.08	124,340.92-	37
001-322-820-000	Road Opening Permits	318.00	300.00	0.00	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	0.00	1,058.00	558.00	212
	322 Total	1,270.00	900.00	0.00	1,404.00	504.00	156
001-331-120-000	Ordinance Violations	2,975.54	1,600.00	36.81	1,830.26	230.26	114
	331 Total	2,975.54	1,600.00	36.81	1,830.26	230.26	114
001-341-000-000	Interest Earnings	71,912.64	8,000.00	1,523.41	7,431.89	568.11-	93
	341 Interest Earnings	71,912.64	8,000.00	1,523.41	7,431.89	568.11-	92

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026

12:38 PM

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	1,881.14	15,866.59	6,424.56-	71
001-342-120-000	Cell Tower Rental	161,800.19	164,700.00	20,165.56	130,094.77	34,605.23-	79
	342 Rents & Royalties	185,122.96	186,991.15	22,046.70	145,961.36	41,029.79-	78
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	0.00	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	1,750.00	10,625.00	2,500.00-	81
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	1,750.00	40,625.00	21,995.00	218
001-362-410-000	Building Permit Fees	126,886.06	80,000.00	13,710.00	120,942.00	40,942.00	151
001-362-420-000	Zoning Permit Fees	29,606.00	20,500.00	2,329.00	20,062.00	438.00-	98
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	140.00	460.00-	23
	362 Total	157,776.06	101,300.00	16,067.00	141,144.00	39,844.00	139
001-367-420-000	Park Miscellaneous	27,363.00	14,100.00	3,015.00	23,427.50	9,327.50	166
	367 Total	27,363.00	14,100.00	3,015.00	23,427.50	9,327.50	166
001-381-000-000	Miscellaneous Income	24,163.33	1,500.00	0.00	10,500.29	9,000.29	700
001-381-001-000	Service Charge Fees	597.73	225.00	94.22	612.36	387.36	272

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026

12:38 PM

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	381 Miscellaneous Income	24,761.06	1,725.00	94.22	11,112.65	9,387.65	644
001-383-200-000	Escrow Administration	440.00	880.00	110.00	440.00	440.00-	50
	383 Total	440.00	880.00	110.00	440.00	440.00-	50
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	778,590.57	2,939,772.18	1,929,529.69-	60
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	5,040.00	2,460.00	67
001-400-150-000	Legislative- Benefits	49,388.52	53,678.46	48.21	34,004.71	19,673.75	63
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	0.00	258.10	161.90	61
001-400-420-000	Legislative- Dues & Subscriptions	3,064.00	4,725.00	0.00	900.00	3,825.00	19
001-400-460-000	Legislative- Meetings & Seminars	4,993.11	5,050.00	0.00	4,743.00	307.00	94
	400 LEGISLATIVE BODY:	89,915.23	97,373.46	678.21	66,445.81	30,927.65	68
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	178,827.27	108,282.73	62
001-401-150-000	Management- Benefits	90,946.96	88,311.83	2,241.65	61,906.83	26,405.00	70
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	99.58	796.58	583.42	58
001-401-337-000	Management- Mileage Reimbursement	5,543.36	5,820.00	450.00	3,168.90	2,651.10	54

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026

12:38 PM

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	3,193.59	488.59-	118
	401 MANAGER:	382,336.92	395,276.83	24,876.61	247,893.17	147,383.66	63
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	77,715.35	47,284.65	62
001-402-150-000	Finance- Benefits	55,480.32	51,670.52	735.58	29,015.43	22,655.09	56
001-402-321-000	Finance- Mobile Phone	300.00	300.00	25.00	200.00	100.00	67
001-402-337-000	Finance- Mileage Reimbursement	198.09	250.00	36.25	65.25	184.75	26
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	10,412.21	106,996.03	70,624.49	60
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	6,105.04	27,103.38	14,531.73	65
	403 TAX COLLECTION:	42,193.68	50,690.55	6,105.04	36,766.79	13,923.76	73
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	18,597.25	76,862.65	109,200.85	41
001-404-320-000	Legal- RTK Services	2,961.00	12,000.00	10,057.75	56,943.00	44,943.00-	475
	404 LEGAL SERVICES:	203,375.84	198,063.50	28,655.00	133,805.65	64,257.85	68
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	9,918.40	74,399.72	114,978.28	39
001-405-150-000	Clerical- Benefits	33,006.73	63,496.71	1,635.70	31,544.56	31,952.15	50
001-405-210-000	Clerical- Office Supplies	5,376.08	6,000.00	414.04	2,591.81	3,408.19	43

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026

12:38 PM

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	1,377.04	11,912.56	6,582.44	64
001-405-321-000	Clerical- Telephone	3,640.26	4,893.00	311.27	2,361.93	2,531.07	48
001-405-325-000	Clerical- Postage	3,835.54	5,835.00	250.00	2,259.98	3,575.02	39
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	0.00	1,902.35	4,097.65	32
001-405-460-000	Clerical- Meetings & Seminars	2,931.85	2,540.00	0.00	866.90	3,406.90	34
001-405-465-000	Clerical- Computer Expense	109,900.22	93,546.00	4,692.48	51,629.45	41,916.55	55
001-405-470-000	Clerical- Other Expense	13,317.27	14,394.00	1,094.59	11,963.65	2,430.35	83
	405 CLERICAL:	299,855.23	404,817.71	19,693.52	189,706.11	215,111.60	47
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	3,778.25	47,911.54	12,088.46	80
	408 ENGINEERING SERVICES:	74,439.56	60,000.00	3,778.25	47,911.54	12,088.46	80
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	0.00	8,024.70	5,175.30	61
001-409-137-000	Administration- Maintenance & Repairs	11,142.97	19,830.00	1,098.68	8,644.30	11,185.70	44
001-409-142-000	Administration- Alarm Service	4,605.38	4,920.00	301.93	2,564.33	2,355.67	52
001-409-147-000	Administration- Other Expenses	741.11	1,920.00	49.04	326.36	1,593.64	17
001-409-236-000	Garage- Utilities	13,696.12	15,540.00	0.00	9,847.52	5,692.48	63
001-409-237-000	Garage- Maintenance & Repairs	10,457.53	15,030.00	578.68	8,586.78	6,443.22	57
001-409-242-000	Garage- Alarm Service	2,034.42	2,604.00	201.89	1,324.42	1,279.58	51
001-409-247-000	Garage- Other Expenses	1,007.33	1,320.00	95.08	427.14	892.86	32
001-409-436-000	Community Hall- Utilities	5,092.39	7,140.00	339.20	4,066.09	3,073.91	57
001-409-437-000	Community Hall- Maintenance & Repairs	4,008.28	6,276.00	260.00	2,488.00	3,788.00	40
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	75.01	2,750.78	2,682.22	51

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026

12:38 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
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	49.37	348.97	275.03	56
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	3,048.88	49,957.87	52,893.13	49
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	1,097.34	7,737.39	24,933.93	24
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	1,097.34	373,667.39	146,825.04	72
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	0.00	80,141.25	12,358.75	87
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	0.00	81,436.25	17,861.50	82
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	1,250.00	2,750.00	31

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
12:38 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-414-150-000	Zoning- Benefits	118.73	306.40	15.32	95.75	210.65	31
001-414-310-000	Zoning- Professional Services	7,582.90	13,300.00	0.00	7,318.00	5,982.00	55
001-414-313-000	Zoning- Engineering	0.00	1,500.00	238.50	238.50	1,261.50	16
001-414-314-000	Zoning- Legal	44,440.00	37,800.00	0.00	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	453.82	37,667.25	30,289.15	55
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	69.92	880.77	1,699.23	34
	419 OTHER PUBLIC SAFETY:	1,198.81	2,580.00	69.92	880.77	1,699.23	34
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	46,927.30	400,161.99	287,388.65	58
001-430-150-000	Public Works- Benefits	337,053.85	345,559.02	11,566.65	214,430.84	131,128.18	62
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	676.48	163.52	81
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	65.00	970.41	619.59	61
	430 PUBLIC WORKS - ADMIN:	930,151.04	1,041,839.66	58,643.51	616,454.72	425,384.94	59
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

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
12:38 PM

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	0.00	2,158.75	4,841.25	31
001-433-361-000	Traffic Signal- Electricity	4,194.42	4,860.00	438.21	4,069.42	790.58	84
001-433-374-000	Traffic Signal- Maintenance	13,466.39	14,000.00	0.00	8,390.51	5,609.49	60
	433 TRAFFIC CONTROL DEVICES:	22,214.56	25,860.00	438.21	14,618.68	11,241.32	57
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	4,687.32	33,047.16	59,112.84	36
001-437-260-000	Machinery & Tools- Small Tools	10,064.02	16,000.00	135.99	173.47	15,826.53	1
	437 REPAIRS OF TOOLS AND MACHINERY:	104,075.33	108,160.00	4,823.31	33,220.63	74,939.37	31
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	1,405.75	10,226.49	3,926.49-	162
001-438-232-000	Diesel Fuel	24,048.69	29,976.52	1,753.95	17,465.18	12,511.34	58
001-438-242-000	Road Signs	5,355.51	6,000.00	0.00	2,089.21	3,910.79	35
001-438-245-000	Road Supplies	20,175.33	48,750.00	47.70	2,462.37	46,287.63	5
001-438-313-000	Engineering	19,215.28	25,000.00	1,839.47	11,746.24	13,253.76	47
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	5,046.87	43,989.49	87,037.03	34
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	1,130.75	8,505.50	22,494.50	27
	446 STORM WATER MANAGEMENT:	8,503.25	31,000.00	1,130.75	8,505.50	22,494.50	27
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	3,735.31	21,971.41	6,971.41-	146
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	3,735.31	21,971.41	2,803.04	89

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026

12:38 PM

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	126.88	4,230.80	18.80-	100
001-454-437-001	Heebner Park- Athletic Fields	6,185.05	12,000.00	0.00	1,461.80	10,538.20	12
001-454-437-002	Heebner Park- Expenses	5,139.04	8,000.00	0.00	4,885.65	3,114.35	61
001-454-438-001	Mount Kirk Park- Athletic Fields	1,316.75	2,300.00	0.00	298.70	2,001.30	13
001-454-438-002	Mount Kirk Park- Expenses	2,122.49	1,550.00	0.00	473.10	1,076.90	31
001-454-438-003	Mount Kirk Park- Utilities	3,432.94	2,420.00	0.00	2,330.06	89.94	96
001-454-439-001	Sunny Brook Park- Athletic Fields	1,955.20	3,300.00	0.00	503.50	2,796.50	15
001-454-439-002	Sunny Brook Park- Expenses	1,651.33	3,202.00	0.00	1,093.36	2,108.64	34
001-454-446-000	Sunny Brook Park- Utilities	2,636.57	2,700.00	169.58	1,943.00	757.00	72
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	0.00	243.46	2,406.54	9
001-454-490-000	Other Parks	4,386.74	6,716.00	323.06	3,448.14	3,267.86	51
	454 PARKS:	34,133.72	49,900.00	619.52	21,535.70	28,364.30	43
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
001-481-000-000	EMPLOYER PAID BENEFITS AND WITHHOLDII	0.00	0.00	0.00	0.00	0.00	0
001-481-430-000	Inter Gov- Real Estate Taxes	0.00	0.00	3,685.94-	3,685.94	3,685.94-	0
	481 EMPLOYER PAID BENEFITS AND WITHHC	0.00	0.00	3,685.94-	3,685.94	3,685.94-	0
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	0.00	97,051.30	46,211.00	68

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
12:38 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
	486 INSURANCE:	132,534.37	143,262.30	0.00	97,051.30	46,211.00	68
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
	Fund 001 Expenditure Totals	5,438,589.39	4,872,546.20	169,620.34	2,293,088.54	2,579,457.66	47

001 Fund	Prior	Current	YTD
Revenues:	5,337,421.79	778,590.57	2,939,772.18
Expenditures:	5,438,589.39	169,620.34	2,293,088.54
Net Income:	101,167.60-	608,970.23	646,683.64

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
12:38 PM

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	4,904.89	37,415.03	17,415.03	187
	341 Interest Earnings	61,553.46	20,000.00	4,904.89	37,415.03	17,415.03	187
008-364-110-000	Tapping Fees	8,000.00	48,577.62	2,217.50	69,438.32	20,860.70	143
008-364-120-000	Sewer Fees- Residential	624,420.60	642,964.99	35,428.91	483,512.62	159,452.37-	75
008-364-130-000	Sewer Fees- Commercial	169,121.93	152,000.00	12,405.04	107,932.23	44,067.77-	71
008-364-140-000	Late Fees	10,947.76	8,300.00	1,257.90	5,968.30	2,331.70-	72
008-364-150-000	Certification Fees	695.00	1,000.00	60.00	930.00	70.00-	93
	364 Total	813,185.29	852,842.61	51,369.35	667,781.47	185,061.14-	78
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	56,274.24	705,196.50	167,671.11-	80
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	2,128.15	24.15-	101
008-429-300-000	Other Expenses	246,236.58	235,824.00	21,924.54	159,547.57	76,276.43	68
008-429-313-000	Engineering	9,988.26	12,000.00	0.00	13,931.73	1,931.73-	116
008-429-314-000	Legal	1,966.51	3,000.00	0.00	973.50	2,026.50	32
008-429-316-000	Plant Operations	74,825.91	93,818.50	22,405.00	73,605.67	20,212.83	78
008-429-321-000	Telephone	1,124.26	1,200.00	95.95	723.98	476.02	60
008-429-361-000	Utilities	131,453.95	137,520.00	0.00	86,860.50	50,659.50	63
008-429-374-000	Equipment & Repairs	26,019.20	30,226.03	5,784.49	13,289.19	16,936.84	44
008-429-421-001	Center Point- Operations	5,070.00	6,636.00	1,602.00	4,745.34	1,890.66	72

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
12:38 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
008-429-421-002	Center Point- Utilities & Repairs	7,451.50	8,676.00	140.54	4,320.23	4,355.77	50
008-429-422-001	Meadowood- Operations	5,177.00	6,636.00	1,602.00	4,745.34	1,890.66	72
008-429-422-002	Meadowood- Utilities & Repairs	6,493.61	7,092.00	339.58	3,455.77	3,636.23	49
008-429-423-001	Heritage Village- Operations	5,070.00	6,636.00	1,602.00	4,745.34	1,890.66	72
008-429-423-002	Heritage Village- Utilities & Repairs	5,131.29	7,236.00	48.24	6,981.21	254.79	96
008-429-424-001	Fawn Creek- Operations	5,337.50	6,636.00	1,602.00	4,745.34	1,890.66	72
008-429-424-002	Fawn Creek- Utilities & Repairs	4,708.66	6,528.00	118.05	3,382.34	3,145.66	52
008-429-425-001	Chadwick Place- Operations	5,070.00	6,636.00	1,602.00	4,745.34	1,890.66	72
008-429-425-002	Chadwick Place- Utilities & Repairs	4,528.98	6,996.00	0.00	3,746.64	3,249.36	54
008-429-426-001	Adair Pump- Operations	5,070.00	6,636.00	1,602.00	4,745.34	1,890.66	72
008-429-426-002	Adair Pump- Utilities & Repairs	5,060.52	6,216.00	103.57	2,412.18	3,803.82	39
008-429-427-001	Reserve Pump- Operations	0.00	6,636.00	1,095.00	1,642.50	4,993.50	25
008-429-427-002	Reserve Pump- Utilities & Repairs	0.00	4,680.00	227.60	1,721.71	2,958.29	37
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	61,894.56	425,450.86	268,797.67	61
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	0.00	15,578.13	20,977.87	43
	472 DEBT INTEREST:	33,856.26	36,556.00	0.00	15,578.13	20,977.87	43
008-475-000-000	Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	1,050.00	50.00	95
	475 Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	1,050.00	50.00	95

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
12:38 PM

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	61,894.56	448,061.69	424,825.54	51

008 Fund	Prior	Current	YTD
Revenues:	874,738.75	56,274.24	705,196.50
Expenditures:	992,722.39	61,894.56	448,061.69
Net Income:	117,983.64-	5,620.32-	257,134.81

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
12:38 PM

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	62,271.01	488,583.83	231,416.17-	68
	341 Interest Earnings	786,544.65	720,000.00	62,271.01	488,583.83	231,416.17-	67
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	27,839.00	13,635.00	196
	363 Total	19,672.39	14,204.00	0.00	27,839.00	13,635.00	195
030-381-000-000	Miscellaneous Income	8,388.75	2,000.00	200.00	1,200.00	800.00-	60
	381 Miscellaneous Income	8,388.75	2,000.00	200.00	1,200.00	800.00-	60
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	62,471.01	517,622.83	1,357,398.79-	27
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	2,431.28	28,875.22	51,124.78	36
	405 SECRETARY/CLERK:	4,986.89	80,000.00	2,431.28	28,875.22	51,124.78	36
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	0.00	23,067.72	2,367.72-	111
	409 GOVERNMENT BUILDINGS & PLANTS:	16,853.00	20,700.00	0.00	23,067.72	2,367.72-	111

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
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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	6,760.73	44,861.73	1,526,315.27	3
030-430-740-000	Equipment Purchases	406,150.99	344,730.00	1,434.72	150,777.16	193,952.84	44
	430 Total	1,074,603.63	1,915,907.00	8,195.45	195,638.89	1,720,268.11	10
030-433-600-000	Traffic Signs & Signals	27,113.50	37,000.00	30,054.00	30,054.00	6,946.00	81
	433 Total	27,113.50	37,000.00	30,054.00	30,054.00	6,946.00	81
030-454-600-000	Parks and Trails	232,943.49	310,100.00	12,137.15	74,951.40	235,148.60	24
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	12,137.15	74,951.40	266,148.60	22
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	52,817.88	400,767.41	2,129,848.44	16

030 Fund	Prior	Current	YTD
Revenues:	2,730,310.39	62,471.01	517,622.83
Expenditures:	1,492,409.36	52,817.88	400,767.41
Net Income:	1,237,901.03	9,653.13	116,855.42

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026

12:38 PM

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	1,446.70	9,276.47	3,276.47	155
	341 Interest Earnings	16,604.83	6,000.00	1,446.70	9,276.47	3,276.47	154
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	1,446.70	361,330.56	5,308.22	101

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	1,446.70	361,330.56
Expenditures:	357,000.00	0.00	0.00
Net Income:	23,016.35	1,446.70	361,330.56

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

09/09/2026
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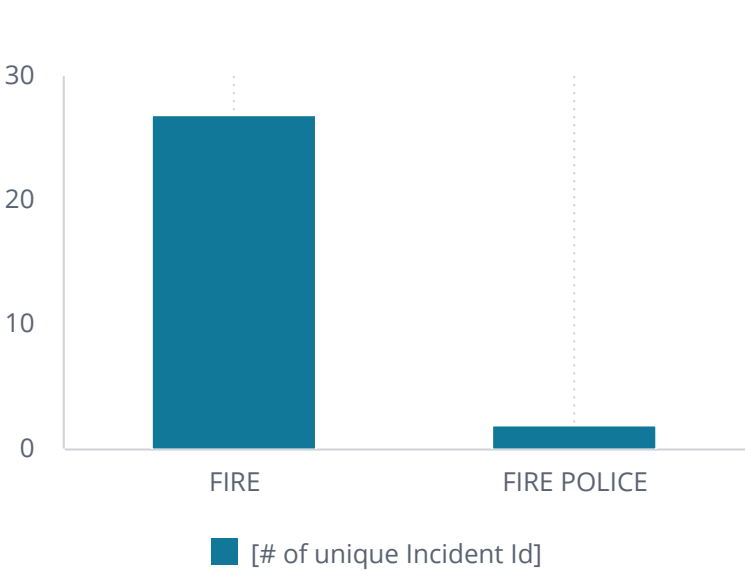
Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
040-341-200-000	Interest Earnings Developers	975.69	0.00	69.90	543.19	543.19	0
	341 Total	975.69	0.00	69.90	543.19	543.19	0
	Fund 040 Revenue Totals	975.69	0.00	69.90	543.19	543.19	0

040 Fund	Prior	Current	YTD
Revenues:	975.69	69.90	543.19
Expenditures:	0.00	0.00	0.00
Net Income:	975.69	69.90	543.19

Grand Totals	Prior	Current	YTD
Revenues:	9,323,462.97	898,852.42	4,524,465.26
Expenditures:	8,280,721.14	284,332.78	3,141,917.64
Net Income:	1,042,741.83	614,519.64	1,382,547.62

July 2026 WVFD Statistics

Incident Data



Core station	# of unique Incident Id
FIRE	27
FIRE POLICE	2
# of unique Incident Id	29

Avg Fire Call Attendance

16.30

Average Fire Police Attendance

3.5

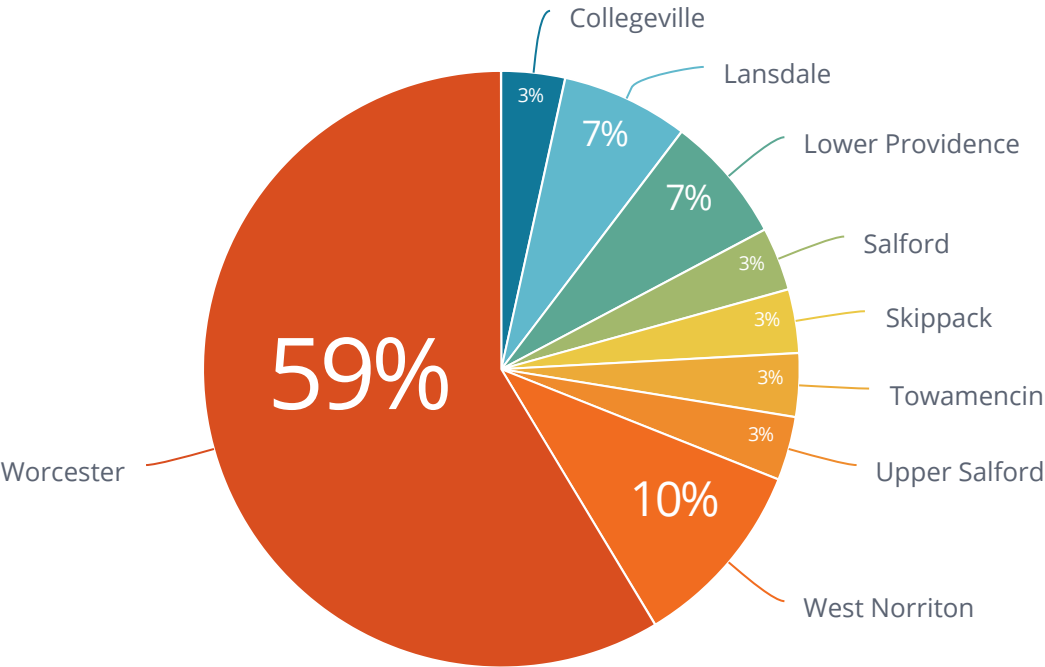
Total Elapsed Time on Calls

18h:09m:42s

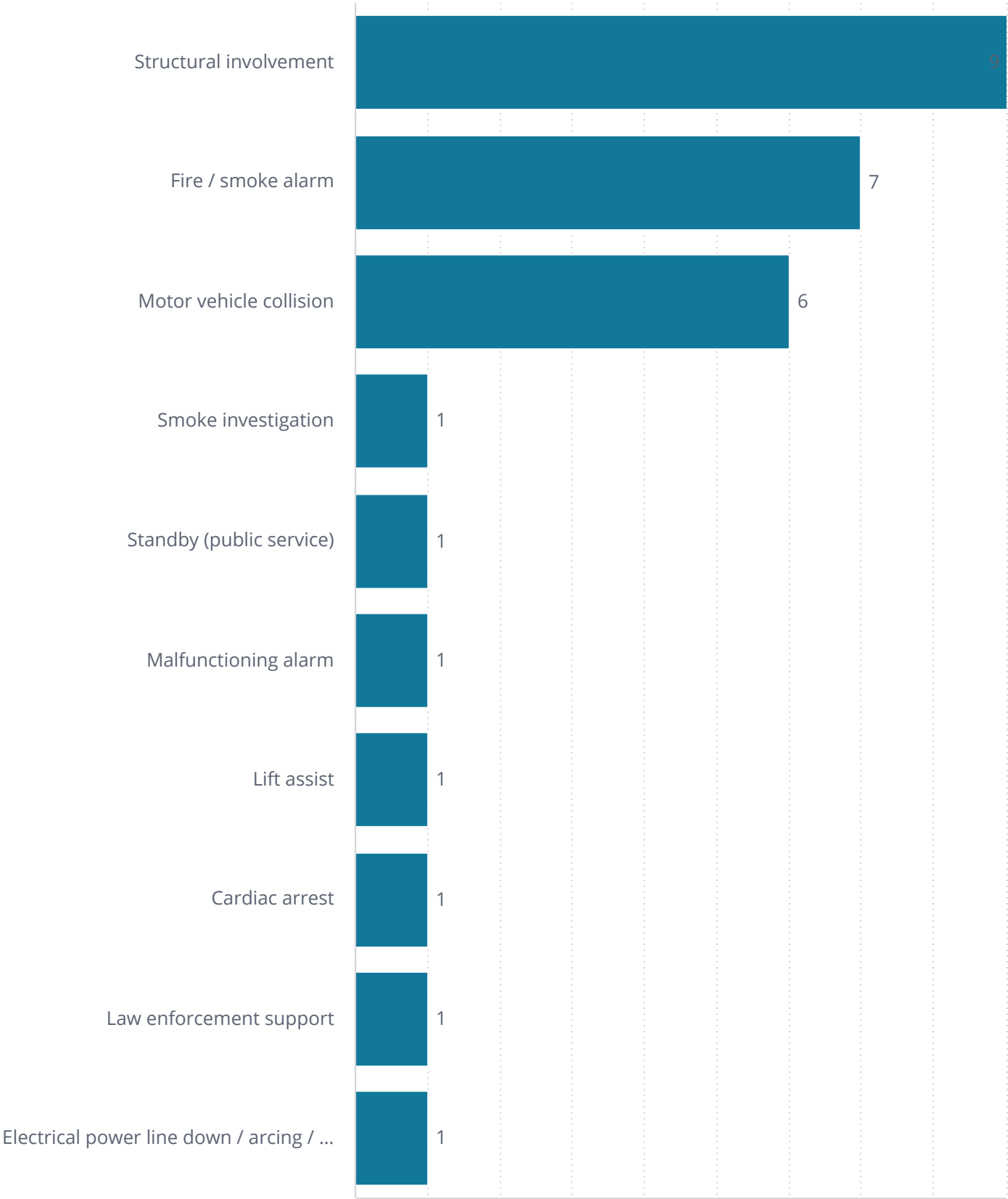
Total Person-Hours (Duration x # Responders)

263h:41m:05s

Response Districts



Incident Response Details



Training Statistics

Drill Details

Session Name	Date	Hours	Members Attending	Person-Hours
Thursday Night Drill	7/2/26	2	29	58
	7/16/26	2	39	78
	7/23/26	2	40	80
	7/30/26	2	38	76
Grand Total			56	448

Average Thursday Drill Attendees

Average Drill Attendees
36.5

Event Details

List of Events

Event Name	Date	Members Attending
Varsity club	7/22/26	8

of Events

of Events
1

Skippack Emergency Medical Services

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

Business 610.454.9665
Fax 610.454.9666



Skippack EMS
August 2026 calls
Worcester Township

Calls dispatched	59
Transported	37
Refusals	8
No services *	3
Fire	0
Covered by other squads	9
Lift assist	0
Recall (assist 308B, nursing staff)	2

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



VMSC
Emergency Medical Services

Worcester Township EMS Report

August 2026

NPV
All 911 Calls

1066



2

Municipal Responses

1m 13s

Chute Time

8m 46s

Response Time

32m 47s

Call Time

100%

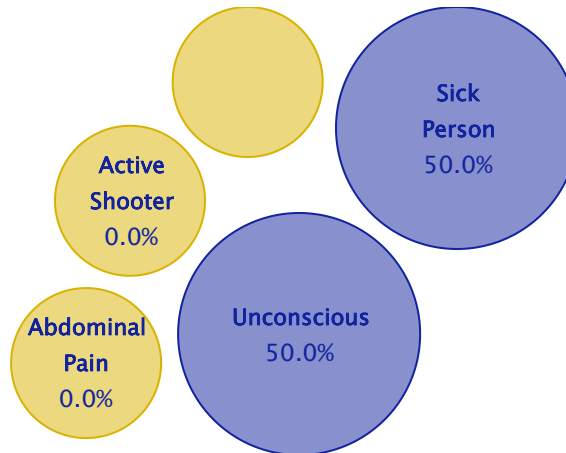
Agency On-Status

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

● Yes

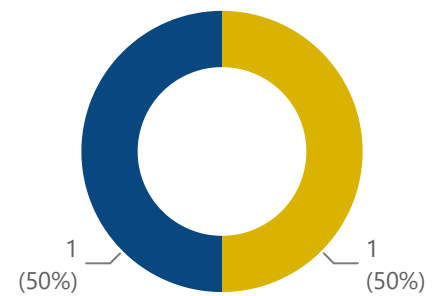


Top 5 Call Types



Was the Patient Transported?

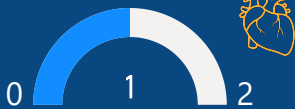
● No ● Yes



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



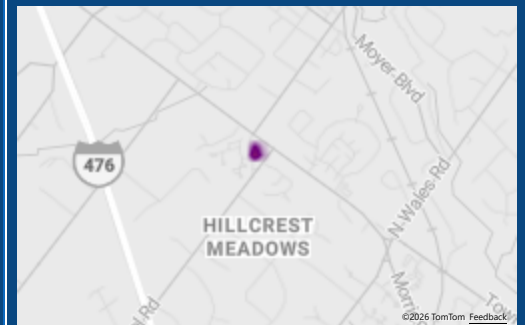
Stroke Incidents



Trauma Incidents



Where are our calls?



VMSC's August Global Scale



Mental Health | Responded to **66** behavioral health-related calls.

Community Harm | Handled **45** overdoses, up from 37 last month, resulting in **7** Narcan administration by EMS. Also responded to **45** incidents involving deliberate injury, up from 37 last month.

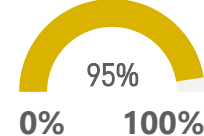


Climate | Dispatched to **5** weather related motor vehicle crashes.

Diversity | **86** patients had language barriers. **27** patients were morbidly obese. **32** were in a state of emotional distress. And **31** were developmentally impaired.



August 2026 Patient Satisfaction Rating



"Your team was caring, kind, professional, personable and easy for me to trust. They listened as I explained how I got injured... Every step they were taking, they explained as they did them."

This month VMSC provided Mutual Aid 88 times: NPV Total= 43, Chal-Brit=10, Ambler=9, Penndel-Middletown=7, Cheltenham=4, Horsham=4, Grandview=3, Others=5. DelCo Total=45, Brookhaven=10, Broomall=7, Ridley Park=5, Eddystone=4, Essington=3, Aston=2, Others=14

This month VMSC received Mutual Aid 19 times in NPV: Grandview=4, Freedom Valley=4, Plymouth=3, Chal-Brit=3, Second Alarmers=2, Ambler=1, Skippack=1

VMSC provides the public with opportunities to learn lifesaving skills throughout our entire service area. Follow us on social media or call to find out when and where you can learn with us!



RECEIVED

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RECEIVED

FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL
OBLIGATION BUDGET FOR 2027NAME OF MUNICIPALITY:
COUNTY:WORCESTER TOWNSHIP
MONTGOMERYNON-UNIFORMED (DB)
PENSION PLAN

1	TOTAL ANNUAL PAYROLL	\$349,116
	Estimated Payroll	
2	NORMAL COST AS A PERCENTAGE OF PAYROLL	8.37%
	(Derived from latest actuarial valuation)	1/1/25
3	TOTAL NORMAL COST	\$29,221
	(Item 1 x Item 2)	
4	AMORTIZATION REQUIREMENT	\$0
	(Derived from latest actuarial valuation)	
5	TOTAL ADMINISTRATIVE EXPENSES	\$13,892
	(Based on Estimate)	
6	FINANCIAL REQUIREMENT	\$43,113
	(+ Item 3 + Item 4 + Item 5)	
7	TOTAL MEMBERS CONTRIBUTIONS	\$0
8	FUNDING ADJUSTMENT	\$16,925
	(Derived from latest actuarial valuation)	
9	MINIMUM MUNICIPAL OBLIGATION	\$26,188
	(+ Item 6 - Item 7 - Item 8)	

Signature of Chief Administrative Officer_____
Date Certified to Governing Body

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL
OBLIGATION BUDGET FOR 2027**

NAME OF MUNICIPALITY:
COUNTY:

WORCESTER TOWNSHIP
MONTGOMERY

NON-UNIFORMED (DC)
DEF. CONT.

1.	TOTAL ANNUAL PAYROLL (Estimated payroll)	870,000
2.	RATE OF CONTRIBUTION AS A % OF PAYROLL (Derived from latest actuarial valuation) 1/1/25	5.00%
3.	TOTAL CONTRIBUTION COST (Item 1 times Item 2)	43,500
4.	TOTAL ADMINISTRATIVE EXPENSES	0
5.	TOTAL FINANCIAL REQUIREMENT (+Item 3 +Item 4)	43,500
6.	MINIMUM MUNICIPAL OBLIGATION	43,500

Signature of Chief Administrative Officer

Date Certified to Governing Body

ARRO CONSULTING, INC.

Page 1 of 2

Date: September 10, 2026

WORCESTER TOWNSHIP
2026 ROADWAY IMPROVEMENT PROGRAM

CONTRACT NO. 7200-208-26

Bid Amount: \$1,079,248.00

Estimate No. Two (2)

Work Performance Cut-Off Date: September 3, 2026

Value of Work Complete to Date Under:		
Materials	\$942,629.66	
Change Orders (Page #)	\$0.00	
Total Value of Work Completed to Date		\$942,629.66
Previous Total Value of Work Completed		\$133,799.00
Value of Work Completed this Estimate		\$808,830.66
Retainage (5% of Total Value of Work Completed to Date)		\$47,131.48
Total Value of Work Completed to Date, less Retainage		\$895,498.18
Total Value of Work Completed, Previously Certified		\$120,419.10
Amount to be Paid to Contractor Under this Estimate		\$775,079.08

The sum of Seven Hundred Seventy-Five Thousand, Seventy-Nine Dollars and Eight Cents (\$775,079.08) is payable to James D. Morrissey, Inc. as a payment for work completed under this Estimate.

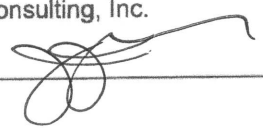
Approved: Date 09-10-2026

Approved: Date 9/10/26

James D. Morrissey, Inc.

ARRO Consulting, Inc.

By: 

By: 

Chris Blount, Project Manager

Approved: Date _____

Worcester Township

By: _____

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2026-_____

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF
VARIETY WELCOME AND VOCATIONAL TRAINING CENTER**

WHEREAS, Variety - The Children's Charity of the Delaware Valley (hereinafter referred to as "Applicant") has submitted a Plan of Land Development to Worcester Township and has made application for Preliminary/Final Plan Approval of a Plan known as Variety Welcome and Vocational Training Center. The Applicant is the legal owner of 2950 Potshop Road, an approximate 53.62 acre tract of land located at Worcester Township, Montgomery County, Pennsylvania in the AGR - Agricultural Zoning District of the Township, being Tax Parcel Nos. 67-00-02845-00-4 and 67-00-02842-00-7 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes construction in two phases with Phase I consisting of a building of 14,000 SF (8,540-sf welcome center and 5,450-sf dining hall). Additional improvements include a new 69-space parking lot including 16 accessible parking spaces, walking trail, two patios, driveway, and stormwater management facility. Phase II will consist of the construction of 80 additional parking spaces and parking lot access. (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on July 23, 2026; and

WHEREAS, the Preliminary/Final Plan for the proposed land development prepared by Pennoni Associates Inc. titled, "Variety Welcome and Vocational Training Center" consisting of 31 sheets, dated May 26, 2026, (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 July 15, 2026, relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of June 26, 2026.
- C. Compliance with all comments and conditions set forth in the Bowman Consulting Group review letter of June 29, 2026, relative to the traffic engineering review.
- D. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to Montgomery County Health Department, North Penn Water Authority, 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.
- E. 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.

- F. 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.
- G. 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.
- H. 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.

- I. 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.
- J. 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.
- K. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- L. 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.
- M. 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.
- N. 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.
- O. 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.

- P. A deed of dedication for the area between the legal and ultimate rights-of-way of Potshop Road and North Trooper Road in form satisfactory to the Township Solicitor and Township Engineer shall be recorded contemporaneously with the Plan.

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

- A. Section 130-11 of the Worcester Township Subdivision and Land Development Ordinance - to allow for a combined preliminary/final land development application submission and approval;
- B. Section 130-16.C. (1)(a)[6] of the Worcester Township Subdivision and Land Development Ordinance - to not provide the required minimum cartway width of 38-feet and 40-feet along Potshop Road (T-345) and North Trooper Road (T-381), respectively;
- C. Section 130-18.A. of the Worcester Township Subdivision and Land Development Ordinance - to not provide sidewalk along the site frontages of Potshop Road (T-345), North Trooper Road (T-381) and Valley Forge Road (S.R. 0363);
- D. Section 130-18.B. of the Worcester Township Subdivision and Land Development Ordinance- to not provide curbing along the site frontages of Potshop Road (T-345), North Trooper Road (T-381) and Valley Forge Road (S.R. 0363);
- E. Section 130-28.G.(5) of the Worcester Township Subdivision and Land Development Ordinance- to not provide softening buffer along Potshop Road and North Trooper Road;

- F. Section 130-28.G.(5) of the Worcester Township Subdivision and Land Development Ordinance- to not provide additional buffer plantings along a portion of the western boundary where there is an existing vegetative buffer;
- G. SMO Section 129-18.C.(2) AND (3) of the Worcester Township Subdivision and Land Development Ordinance- a partial waiver to permit HDPE storm sewer with diameters less than 15 inches; and
- H. Section 130-28 G.(6)(e) of the Worcester Township Subdivision and Land Development Ordinance- to not provide continuous center planting islands perpendicular to the spaces for a parking lot over 100 stalls.

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 this 16th day of September, 2026, by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Lou Betz, Chairman

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.

**VARIETY THE CHILDREN'S CHARITY OF
DELAWARE VALLEY**

Date: _____

By: _____

(PRINT NAME AND TITLE)

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 BY AMENDING §150-134.2, USE REGULATIONS, OF ARTICLE XIXA, INDUSTRIAL RESEARCH DISTRICT; ADDING A NEW ARTICLE XXXI ENTITLED “DATA CENTERS”; PERMITTING DATA CENTERS ONLY AS CONDITIONAL USES IN THE IR INDUSTRIAL RESEARCH DISTRICT; ESTABLISHING MAXIMUM FACILITY SIZE AND ELECTRICAL-DEMAND LIMITS, DEFINITIONS, AND REGULATIONS; PERMITTING ENERGY GENERATION FACILITIES ONLY AS ACCESSORY COMPONENTS OF APPROVED DATA CENTERS; AND PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes the Township to regulate land uses and amend its Zoning Ordinance; and

WHEREAS, the Board of Supervisors desires to establish clear standards for Data Centers and accessory Energy Generation Facilities; and

WHEREAS, the Board has determined that these uses should be permitted only by conditional use in the IR Industrial Research District, subject to standards protecting public health, safety, welfare, neighboring properties, and public infrastructure; and

WHEREAS, the Board has evaluated the limited land area available in the IR Industrial Research District, the existing development pattern, and the location of surrounding residential uses and sensitive receptors, and intends to provide a reasonable and objective siting path for a limited-scale Data Center while requiring enforceable setbacks, sound, thermal, monitoring, emergency-response, and infrastructure protections; and

WHEREAS, the Township has satisfied all applicable notice, referral, and hearing requirements.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, as follows:

SECTION 1. AMENDMENT TO §150-134.2, USE REGULATIONS

Section 150-134.2 of Article XIXA, Industrial Research District, is hereby amended by adding a new Subsection G as follows:

G. A Data Center shall be permitted only when authorized as a conditional use by the Board of Supervisors in accordance with §150-215 and Article XXXI. An Energy Generation Facility

shall be permitted only as an accessory and subordinate component of an approved Data Center in accordance with Article XXXI and shall not constitute a separate principal use.

SECTION 2. ADDITION OF ARTICLE XXXI

Chapter 150 is hereby amended by adding a new Article XXXI, consisting of §§150-253 through 150-273, as follows:

ARTICLE XXXI DATA CENTERS

§150-253. Definitions.

The following words and terms, when used in this Article, shall have the meanings stated in this section:

DATA CENTER. A facility or Data Center Premises primarily used to house or operate computer systems, servers, data storage, networking, telecommunications, artificial-intelligence, cloud, colocation, high-performance-computing, or similar digital-processing equipment, together with supporting cooling, power, utility, security, and emergency systems. A facility or Data Center Premises is a Data Center when more than 50% of its gross floor area or connected electrical load serves such processing. In a multi-tenant building, this determination is made separately for each demised premises, and all affiliated or commonly controlled premises are aggregated. Classification is unaffected by ownership, tenancy, customers, workload, technology, service model, or marketing name. The term Data Center does not include a telecommunications facility, central office, switching facility, cable television headend, broadband or fiber-optic distribution facility, point of presence, network hub, equipment shelter, equipment room, or similar facility primarily used to transmit, switch, route, distribute, or provide voice, video, broadband, wireless, fiber-optic, or other telecommunications services to customers or the public, where data processing, computing, and storage are incidental to the provision of such telecommunications services. This exclusion does not apply to a facility primarily used for cloud computing, colocation, artificial-intelligence processing, high-performance computing, commercial data storage or processing, or other Data Center operations, regardless of whether telecommunications or fiber-optic infrastructure is used to serve the facility.

DATA CENTER CAMPUS. Two or more principal Data Center buildings or facilities under common or affiliated ownership, development, operation, or control, or planned or operated as a coordinated project or with shared material infrastructure. All related parcels, buildings, loads, and improvements shall be aggregated. A Data Center Campus is prohibited.

DATA CENTER ACCESSORY USE. A use or improvement customarily incidental and subordinate to a Data Center, including administrative, security, fiber, utility, electrical, water, wastewater, cooling, emergency-power, renewable-energy, and battery systems. An Energy Generation Facility is accessory only when approved under §150-273 on the same consolidated lot as the Data Center it serves.

DATA CENTER PREMISES. Within a multi-tenant building, the separately enclosed and secured area occupied or controlled by a Data Center and identified on the approved conditional use and land development or development-envelope plans, together with every enclosed area elsewhere in the building exclusively serving the Data Center.

ENERGY GENERATION FACILITY. Equipment used to generate electricity for normal Data Center operations that includes fuel combustion or exceeds five megawatts of aggregate nameplate capacity, including associated battery storage. The term excludes rooftop or building-integrated solar; otherwise-permitted accessory renewable generation not exceeding five megawatts; emergency generators used only for outages and limited testing; uninterruptible power supplies; and batteries used as permitted by §150-258. An Energy Generation Facility is permitted only under §150-273 and never as a standalone principal use.

GROSS FLOOR AREA. The aggregate horizontal area of every enclosed floor of all buildings and Data Center Premises supporting a Data Center, measured to exterior wall faces and including basements, equipment and mechanical floors, mezzanines, offices, storage, loading areas, and enclosed rooftop structures. For Data Center Premises within a multi-tenant building, area is measured to the interior faces of demising walls and the exterior faces of exterior building walls and includes each enclosed area elsewhere in the building used, reserved, powered, cooled, secured, or otherwise dedicated to support the Data Center. Unrelated tenant premises and common areas serving general building operation are excluded. Unenclosed equipment yards, open-air substations, outdoor cooling equipment, parking, and loading areas are excluded.

MAJOR STREET. A street classified as a major street under Chapter 130 or as an arterial or collector on an officially adopted Township, Montgomery County, or Pennsylvania Department of Transportation map.

MAXIMUM FACILITY DEMAND. The greatest aggregate real power, in megawatts, that a facility is designed, configured, authorized, contracted, or capable of accepting or producing simultaneously for normal operations at full build-out and under Peak Operating Conditions, determined from: total utility-service capacity plus normal-operation on-site generation and battery discharge; the greatest load requested or authorized in utility

documents plus such on-site sources; or the sealed electrical basis of design. All meters, points of delivery, and sources serving related facilities shall be aggregated. A redundant feed may be excluded only if sealed design and utility documents establish that it cannot serve load simultaneously. Equipment used solely for bona fide outages and limited readiness testing is excluded.

PEAK OPERATING CONDITIONS. The highest operating level shown in an application, utility document, sealed design, manufacturer specification, or phasing plan, including full build-out, maximum electrical and cooling demand, summer design conditions, and the maximum simultaneous operation or testing proposed for power equipment.

PRACTICABLE. Capable of being achieved on the consolidated lot at full build-out while complying with all mandatory requirements of this Chapter and applicable law, without requiring zoning relief. Applicant preference, phasing, or cost alone does not establish impracticability.

QUALIFIED ACOUSTICAL PROFESSIONAL. A Pennsylvania-licensed professional engineer with education and at least five years of experience in environmental sound, vibration, low-frequency sound, modeling, and mitigation, or an INCE Board Certified Noise Control Engineer working under the responsible charge of a Pennsylvania-licensed professional engineer.

QUALIFIED PROFESSIONAL. An individual holding a current Pennsylvania professional license, registration, or certification applicable to the subject matter; or, when no such credential exists, an individual with relevant education or training and at least five years of documented experience in the applicable field. When another provision of this Article requires a Pennsylvania-licensed professional engineer or another specific credential, that more specific requirement controls.

SENSITIVE RECEPTOR. A residential use or district; school; child-care facility; hospital; nursing or assisted-living facility; community center; public park; place of worship; or another use whose principal function involves persons residing, sleeping, receiving inpatient care, attending instruction or supervised care, or regularly recreating outdoors.

SEPARATION DISTANCE. The shortest horizontal distance from the nearest exterior edge of a regulated building, structure, equipment area, or truck-idling area to the nearest lot line of a parcel containing a residential use or sensitive receptor, or to the nearest residential-district boundary. A street, railroad, easement, or right-of-way does not interrupt the measurement.

§150-254. Purpose.

This Article provides a reasonable, objective, and enforceable siting path for limited-scale Data Centers while protecting public health, neighboring property, infrastructure, emergency services, and natural resources.

§150-255. Use and Scale Regulations.

A. A Data Center is permitted only by conditional use in the IR Industrial Research District under §150-215 and this Article, except that §150-215(F) shall not apply to a Data Center or an accessory Energy Generation Facility. An Energy Generation Facility is permitted only as an accessory component under §150-273 on the same consolidated lot.

B. Except where this Article states a more specific standard for the same subject or impact, all IR District and other applicable Chapter requirements remain in effect. A specific standard in this Article controls over a conflicting general standard elsewhere in Chapter 150 as applied to a Data Center or accessory Energy Generation Facility. For an impact expressly regulated by a specific numerical or performance standard in this Article, compliance with that specific standard constitutes compliance with a more general Chapter standard addressing the same impact, but does not waive an independent requirement governing a different subject or impact. A Data Center is subject to Chapter 130 land development approval when the proposal constitutes land development under Chapter 130 and the Pennsylvania Municipalities Planning Code. When a proposal does not constitute land development, the conditional use application shall include an existing-conditions and development-envelope plan containing the information otherwise required by this Article, and all other applicable permits and approvals remain required.

C. No more than one Data Center may be located on a consolidated lot. Every Data Center is limited to one principal Data Center building or one Data Center Premises; 25,000 square feet of aggregate gross floor area; Maximum Facility Demand of five megawatts; non-evaporative cooling; and no cryptocurrency mining, blockchain validation, digital-asset mining, proof-of-work computation, or similar operation primarily involving digital currency or blockchain assets. A Data Center Campus is prohibited.

D. All related parcels, phases, buildings, tenants, loads, meters, generation, battery discharge, and accessory improvements shall be aggregated. No subdivision, lease, affiliated entity, transfer, separate application, or other arrangement may avoid a requirement or maximum. A facility exceeding a maximum is prohibited and is not eligible for approval by amendment under this Article.

E. A conditional use application may be filed concurrently with a preliminary land development plan, but land development approval shall follow and conform to the conditional use decision.

F. A Data Center may occupy Data Center Premises within a lawful multi-tenant principal building. The owner and operator shall record a declaration approved by the Township Solicitor as to form and legality identifying the approved Data Center Premises, enclosed accessory areas, meters, Maximum Facility Demand, and prohibition against expansion, additional Data Center premises, or circumvention without conditional use amendment approval. Unrelated uses shall remain physically and operationally independent. This subsection does not make a nonconforming building or condition lawful and provides only the limited measurement treatment expressly stated in §150-257(E).

G. Traditional Telecommunications Uses. Nothing in this Article shall prohibit, restrict, reclassify, or impose the requirements of this Article upon a telecommunications use or facility that is otherwise lawfully permitted under this Chapter and that does not constitute a Data Center as defined in §150-253. Telecommunications equipment, fiber-optic facilities, switching equipment, broadband infrastructure, and similar communications infrastructure may continue to be established, operated, expanded, replaced, or modified in accordance with the zoning provisions otherwise applicable to such use.

§150-256. Tract and Access.

A. A Data Center requires at least 50 contiguous acres in the IR District under unified control. Parcels used to meet the minimum shall directly adjoin and be consolidated into one lot of record before the final land development plan is recorded or any permit or site-work authorization is issued. The recorded plan and deed shall prohibit a later division that causes noncompliance and shall be approved by the Township Solicitor as to form and legality. After consolidation, setbacks are measured from the exterior lot boundary.

B. Primary access shall be from a Major Street. The Board of Supervisors may approve another access only upon written findings that Major Street access is not legally and physically available and the alternate route safely accommodates the largest anticipated and emergency vehicles. Any easement or private street shall be perpetual and governed by a recorded access and maintenance agreement approved by the Township Solicitor.

§150-257. Setbacks and Separation.

A. Principal buildings, outdoor cooling and mechanical equipment, substations, transformers, switching stations, generators, Energy Generation Facilities, truck-idling areas, and similar impact-producing improvements shall be at least 250 feet from every property line. Compliant access drives, gates, fences, landscaping, stormwater facilities, underground utilities, and necessary screened utility connection equipment are exempt.

B. Each improvement listed in Subsection A shall maintain a Separation Distance of at least 500 feet and shall be placed to achieve the greatest Separation Distance practicable within a compliant full-build-out development envelope.

C. When an improvement listed in Subsection A will have a Separation Distance of less than 1,000 feet, the applicant shall prove every criterion below. The conditional use decision shall establish the greatest whole-foot Separation Distance between 500 and 999 feet that permits a compliant full-build-out development envelope, and no regulated improvement may be located closer to a residential use, residential district, or sensitive receptor. The property-line setback is not reduced.

(1) A sealed development-envelope plan shall show the consolidated lot, zoning, affected residential and sensitive-receptor parcels, all full-build-out improvements, setbacks, environmental constraints, access, emergency circulation, stormwater, utilities, buffering, and mitigation. The plan shall identify the greatest whole-foot Separation Distance that permits the compliant envelope, and the decision shall state that distance and the site condition requiring a distance below 1,000 feet.

(2) A sealed acoustical analysis shall show that cumulative sound under Peak Operating Conditions remains at least 5 dBA and 5 dBC below each §150-263 limit, increases baseline ambient sound by no more than 3 dBA or 3 dBC, and creates no prominent tonal, impulsive, or low-frequency condition at an affected residential use or sensitive receptor.

(3) A sealed thermal analysis using paired reference and receptor locations shall show a facility-attributable increase below 0.5°F at each affected residential use or sensitive receptor under Peak Operating Conditions.

(4) Generators, cooling and electrical equipment, truck-idling areas, and outdoor compounds shall be placed farthest from affected receptors to the maximum extent practicable. Buildings, berms, walls, or opaque fencing shall immediately screen them from occupied dwellings and principal outdoor receptor areas. No attributable plume, condensate, drift, or icing may cross a property line or affect a street or receptor.

(5) Permanent sound and thermal monitors shall be installed before the first zoning use and occupancy permit at locations identified in the conditional use decision where the owner has lawful access, selected from the approved studies to represent the nearest and modeled worst-case compliance locations, with quarterly reporting.

(6) The Township Engineer and any consultants retained under §150-267 shall review the submission. The decision shall identify corrective triggers, operating limits, verification, and deadlines; nonemergency equipment causing an exceedance shall be reduced or suspended until a sealed retest confirms compliance.

D. Roof-mounted equipment shall be set back from the parapet by at least its height above the roof and screened from ground-level view from adjacent streets, residential uses, and sensitive receptors.

E. For a Data Center approved within Data Center Premises under §150-255(F), the property-line setback and Separation Distance applicable to the principal building shall be measured from the perimeter walls enclosing the approved Data Center Premises, including demising walls, rather than from the exterior walls of the multi-tenant building, only when the building lawfully existed on the effective date of this Article, no building enlargement is proposed, and every intervening area remains physically separated from the Data Center and occupied by or available for a lawful non-Data Center use. Every exterior opening, penetration, exhaust, intake, rooftop improvement, outdoor equipment area, and other impact-producing improvement serving the Data Center shall independently comply with Subsections A through C. Expansion of the Data Center Premises or a change reducing an approved distance requires conditional use amendment approval. This subsection does not waive any sound, vibration, thermal, fire, building, monitoring, or operating standard.

§150-257A. Design, Fencing, and Lighting.

A. A principal facade shall have a horizontal offset of at least 10 feet at intervals not exceeding 150 feet. No more than 80% of an off-site-visible facade area may consist of a single material or a single color, texture, or pattern. Architectural features, including changes in plane, material, texture, fenestration, canopies, pilasters, reveals, or similar elements, shall be distributed along at least 60% of the horizontal length of each off-site-visible facade. The main entrance shall be distinguished by a canopy, recess, projection, material change, or comparable architectural treatment. Off-site-visible elevations and renderings shall be submitted.

B. Barbed, razor, concertina, or similar security wire is prohibited unless required by federal or state law. Visible security fencing shall satisfy §150-264A.

C. Exterior lighting shall comply with §§150-134.8(H) and 150-200, except that the numerical light-trespass limits in this subsection control over the prohibition on measurable off-site illumination in §150-200(A). Fixtures shall be full-cutoff and shielded, and illumination shall not exceed 0.1 foot-candle at a property line abutting a residential use or sensitive receptor or 0.2 foot-candle at any other property line. All other applicable fixture-height, source-screening, color-correction, and operating-hour requirements remain in effect. A sealed photometric plan shall use property-line points spaced no more than 25 feet apart.

D. An additional design condition may be imposed only when competent evidence shows it is needed to meet an identified Chapter provision; the decision shall state the evidence, improvement, verifier, and deadline.

§150-257B. Height.

A. A principal Data Center building shall not exceed 45 feet. Accessory structures, rooftop equipment, screening, and Energy Generation Facility equipment shall not exceed 60 feet, except where greater height is required by preemptive federal or state law. No separate approval under §150-134.6 is required for equipment approved with the Data Center.

§150-258. Energy Generation, Backup Power, and Batteries.

A. Temporary or portable generation is prohibited except during a bona fide emergency or utility outage lasting no more than 30 consecutive days. Generation for normal operations is permitted only as an Energy Generation Facility under §150-273 or as rooftop or building-integrated solar or otherwise-permitted accessory renewable generation expressly excluded from the definition of Energy Generation Facility. All normal-operation generation and battery discharge is included in Maximum Facility Demand.

B. An emergency generator may operate only during a bona fide outage, legally required emergency operation, or readiness testing. Fossil-fuel generator testing is limited to 100 hours per calendar year and 9:00 a.m. to 3:00 p.m., Monday through Friday, excluding federal holidays. Emergency generators shall not provide ordinary operations, grid supply, merchant sales, peak shaving, demand response, or cryptocurrency operations.

C. Each engine shall meet all applicable federal and state emissions, permit, fuel, monitoring, recordkeeping, and operating requirements. The application shall identify each generator's make, model, fuel, load, exhaust, storage, simultaneous testing load, testing schedule, and applicable permits, and shall include sealed noise and air-emission analyses.

D. Each generator shall use vibration isolation and an acoustically rated building or enclosure, be screened under §150-264A, discharge exhaust vertically away from property lines, and comply with §§150-257 and 150-263.

E. Battery systems may be used for emergency backup, ride-through, power quality, or on-site load management when they meet applicable building, fire, hazardous-material, screening, noise, and emergency-response requirements. A system used in normal operations shall be charged only by utility service or permitted accessory renewable energy, and its maximum discharge shall be included in Maximum Facility Demand. Export, merchant service, demand response, and grid supply are prohibited.

§150-259. Energy Usage and Utility Documentation.

A. A Pennsylvania-licensed professional engineer shall certify an Energy Usage Plan identifying annual consumption; Maximum Facility Demand and supporting calculation; utility and on-site sources; information-technology and other loads; cooling and power-usage-effectiveness assumptions; backup power and storage; substations, utility corridors, and interconnection improvements; phasing; and proposed efficiency, metering, and reporting measures at full build-out.

B. The applicant shall submit utility documentation showing the requested load, service voltage, point of interconnection, filed application and fees, study stage and results, required improvements, and estimated energization. A written utility determination that the requested service cannot be provided, or a required improvement that violates this Chapter, requires denial. Final utility authorization is required before a zoning use and occupancy permit.

C. Permanent revenue-grade meters shall record, at intervals not exceeding 15 minutes, each utility point of delivery, information-technology load, and normal-operation on-site source or battery discharge. Data shall be retained for five years. Within 60 days after each calendar year, a Pennsylvania-licensed professional engineer shall certify the highest simultaneous nonemergency demand, information-technology load, annual power usage effectiveness, included sources, and compliance with approved Maximum Facility Demand, with current utility service authorizations.

D. The facility shall not request, accept, install, or operate service or equipment that causes or authorizes Maximum Facility Demand above five megawatts. A change of more than 10% in approved demand, primary energy source, substation, switching station, utility corridor, or phasing requires conditional use amendment approval unless prohibited by §150-255.

§150-260. Water Supply and Cooling.

A. Public water is required under §150-134.8(D). Routine cooling or process water shall not use groundwater, a direct surface-water withdrawal, routine off-site water import or export, once-through or open-loop cooling, an evaporative cooling tower, or any other evaporative cooling system. Only air-cooled, closed-loop, or other non-evaporative cooling is permitted.

B. The public supplier shall certify capacity for full-build-out and Peak Operating Conditions. If lawful zoning relief permits a nonpublic source for domestic, sanitary, or emergency fire service, a Qualified Professional shall document demand, source and safe

yield, nearby wells and surface waters, water-quality and quantity effects, drought limits, reuse, and all required approvals.

C. Required water and cooling submissions are subject to §150-267. Each permit or operating authorization requires all outside-agency approvals applicable to that stage.

§150-261. Wastewater.

A. Public sewer is required under §150-134.8(D), and the authority shall certify full-build-out conveyance and treatment capacity. If lawful zoning relief permits a nonpublic system, a Qualified Professional shall document peak wastewater sources and volumes, disposal or treatment, nearby wells and surface waters, water-quality and quantity effects, and all required approvals.

B. Untreated wastewater shall not be discharged to stormwater, surface water, groundwater, or off-site land. Required wastewater submissions are subject to §150-267.

§150-262. Construction Activity.

A. Construction is limited to 7:00 a.m. through 7:00 p.m., Monday through Saturday, excluding federal holidays. The Zoning Officer may authorize other hours for a specific emergency or immediate public-safety condition for no more than 72 hours.

B. An approved Construction Management Plan shall govern phases, truck routes, staging, delivery hours, oversized deliveries, cranes, temporary lighting and utilities, dust, noise, erosion controls, and emergency access. A material change requires written Zoning Officer approval based on continued Code compliance.

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

The application shall analyze full-build-out effects on emergency, police, fire, road, stormwater, utility, inspection, code-enforcement, and municipal services. The decision may require only mitigation, security, bonding, or reimbursement authorized by law and proportionate to the identified project impact; an off-site transportation improvement may be required only as authorized by the Pennsylvania Municipalities Planning Code, Chapter 130, an applicable impact-fee ordinance, or voluntary agreement.

§150-262B. Traffic.

A. A Pennsylvania-licensed professional engineer shall submit a traffic study using professionally recognized traffic-engineering methods and a written scope approved by the Township Traffic Engineer that is limited to the subjects identified in this subsection and, for a state highway, coordinated with PennDOT. It shall evaluate existing, construction, full-

build-out, and Peak Operating Conditions, including oversized deliveries, emergency access, employees, maintenance, security, and equipment-replacement traffic.

B. The applicant shall construct or secure each on-site improvement required by Chapter 130 and each off-site measure lawfully imposed under the Pennsylvania Municipalities Planning Code or an applicable impact-fee ordinance.

C. Construction traffic shall not use residential streets. If no Major Street route is legally and physically available, the Board may approve a residential route only by written findings stating the unavailable alternatives, route, vehicle limits, hours, duration, preconstruction road survey, and security.

§150-263. Noise and Vibration.

A. A Qualified Acoustical Professional shall submit a sealed preconstruction study establishing representative daytime, nighttime, weekday, weekend, and seasonal ambient sound and vibration and modeling cumulative full-build-out sources, including buildings, cooling and rooftop equipment, electrical equipment, generators, Energy Generation Facilities, and truck-idling areas. A sealed postconstruction study shall be submitted between one and 12 months after initial operation and within 90 days after a phase or equipment change predicted to increase a compliance-location level by 3 dBA or 3 dBC.

B. Studies shall use calibrated Class 1 integrating meters and professionally recognized methods; evaluate dBA, dBC, one-third-octave low-frequency sound, tonal and impulsive characteristics, and three-axis vibration; document operating load, equipment status, weather, locations, calibration, background correction, uncertainty, raw data, and modeling files; and measure at worst-case property-boundary locations and affected receptors where lawful access is available.

C. Cumulative facility-attributable sound, measured as consecutive 15-minute equivalent continuous levels, shall not exceed 40 dBA and 50 dBC from 7:00 p.m. to 7:00 a.m. or 45 dBA and 60 dBC from 7:00 a.m. to 7:00 p.m.

D. Facility-attributable sound shall not increase the corresponding baseline by more than 5 dBA or 5 dBC; where baseline already exceeds a Subsection C limit, the increase shall not exceed 3 dBA or 3 dBC.

E. At a residential use or sensitive receptor, attributable steady-state vibration shall not exceed peak particle velocity of 0.02 inch per second from 7:00 a.m. to 9:00 p.m. or 0.01 inch per second from 9:00 p.m. to 7:00 a.m.; at any other property line it shall not exceed 0.03 inch per second. At an occupied residential building or sensitive receptor, attributable

root-mean-square vibration shall not exceed 65 VdB or increase baseline by more than 3 VdB, whichever is more protective.

F. The approved design shall provide a 3 dBA and 3 dBC margin below each Subsection C limit under Peak Operating Conditions. Permanent monitoring with quarterly reports is required where the model predicts a level within 3 dBA or 3 dBC of a limit.

G. Routine generator testing is subject to this section. Nonemergency operation causing an exceedance shall cease until correction and sealed retesting; a corrective plan is due within 10 business days after notice. Emergency generator operation during a bona fide outage shall be reported within two business days.

§150-264. Utility Infrastructure.

A. Applicant-owned or controlled substations, switching stations, transformers, compounds, and similar infrastructure principally serving the Data Center are part of the development and shall meet applicable setback, separation, screening, noise, thermal, lighting, and operational standards. A public utility facility is regulated only to the extent permitted by applicable law.

B. On-lot electrical equipment shall be placed behind or beside the principal building, outside the front yard, and farthest from an affected nonindustrial district, residential use, or sensitive receptor to the maximum extent practicable, with year-round opaque screening from streets.

C. Utilities shall be underground as required by §150-134.8(D), unless prohibited by controlling utility requirements or federal or state law; any exception shall identify the governing requirement and provide maximum practicable screening and safety measures.

§150-264A. Buffering and Screening.

A. A 50-foot buffer shall extend along every property line and provide a year-round screen at least six feet high, 80% opaque at installation and 100% within three growing seasons, using berms, evergreen and deciduous planting, opaque fencing, or masonry. Dead or diseased plants shall be replaced during the next planting season. This 50-foot buffer is a minimum Data Center requirement and does not reduce any greater yard, buffer, or screening requirement otherwise applicable, including §150-134.8(C).

B. Only landscaping, approved security fencing, and necessary utility crossings may occupy the buffer. A crossing shall be perpendicular where physically possible and disturbed screening shall be replaced.

C. Outdoor equipment, loading, and idling areas shall meet Subsection A opacity from an adjacent street, residence, or sensitive receptor. Structural screening shall be at least equipment height or 12 feet, whichever is less. Unapproved outdoor storage, staging, containers, or mechanical equipment is prohibited.

D. If the required opacity cannot be achieved within 50 feet, the buffer shall be widened or supplemented by a berm, masonry wall, or opaque fence until the plan demonstrates compliance.

§150-264B. Parking.

A. Required parking equals one space per employee on the largest shift plus five visitor spaces. Seventy-five percent, rounded up, shall be constructed initially; the balance shall remain unpaved reserve parking.

B. Reserve parking may be constructed only by zoning permit after counts show at least 85% occupancy of constructed spaces on five days within 30 consecutive days.

C. Paving shall be limited to required spaces and access. Fire-apparatus templates and Fire Marshal review shall demonstrate emergency circulation.

§150-265. Thermal Impacts.

A. A Pennsylvania-licensed professional engineer experienced in mechanical cooling, heat transfer, or computational fluid dynamics shall submit a sealed Thermal Impact Study and Mitigation Plan identifying all heat sources and modeling cumulative full-build-out effects at property lines, streets, residential uses, and sensitive receptors under representative seasonal and Peak Operating Conditions.

B. The study shall include at least 30 consecutive days of paired on-site and unaffected-reference monitoring between June 1 and August 31; disclose instruments, accuracy, locations, weather, methods, and uncertainty; and evaluate plume, radiant heat, heated-air movement, and heat-island effects.

C. The plan shall quantify heat generated, recovered, discharged, and mitigated; require non-evaporative siting, shade, vegetation, cool surfaces, reduced pavement, shielding, or recovery measures; and state monitoring, load reductions, equipment shutdown, and other actions triggered when an increase reaches 0.5°F below the Subsection D limit.

D. An off-site thermal impact occurs when approved modeling or paired monitoring, adjusted for weather and instrument uncertainty, shows an attributable ambient-air or radiant-temperature increase of at least 1.0°F, averaged over 15 minutes for two consecutive periods, at or beyond a property line or at a residential use or sensitive

receptor, or when attributable plume, icing, drift, or condensate crosses a property line. Such impact is prohibited.

E. Postconstruction monitoring shall occur between 30 days and 12 months after initial operation and after each phase. Permanent monitoring with quarterly reports is required where the model predicts an increase of at least 0.5°F at a compliance location.

§150-266. Full-Build-Out Standard.

Every application, plan, study, model, and test shall evaluate all related parcels, buildings, phases, loads, equipment, and accessory uses cumulatively at full build-out and under Peak Operating Conditions, and shall demonstrate simultaneous compliance with every applicable standard.

§150-267. Independent Technical Review.

A. The Township may retain qualified consultants to review energy, thermal, acoustical, water, wastewater, traffic, emergency, air-quality, decommissioning, full-build-out, and scale-limit compliance. The applicant shall reimburse reasonable and necessary costs, and post and replenish any escrow, only as authorized by the fee schedule and applicable law.

B. A request for additional data shall be written and identify the controlling provision, missing or inconsistent information, and reason it is needed. If the hearing closes with an incomplete record, the Board shall decide on the record presented. A fee dispute or refusal to extend a statutory deadline creates no adverse inference and does not extend the deadline without written applicant agreement.

C. An itemized escrow request shall identify the consultant, work, billing period, amount, and available dispute procedure. Nothing in this section expands Township fee authority.

§150-268. Commissioning and Use Authorization.

A. No zoning use and occupancy permit or normal-operation authorization shall issue until compliance with zoning standards and conditional use conditions is demonstrated. This section does not replace a Uniform Construction Code certificate of occupancy.

B. The Zoning Officer may issue a temporary zoning commissioning authorization for no more than 60 days solely for startup and testing. The application and authorization shall identify equipment, dates, hours, maximum load, simultaneous power equipment, expected impacts, supervising Pennsylvania-licensed professional engineer, required permits, emergency contacts, and protective conditions. The authorization may be

suspended upon a violation, exceedance, or imminent threat and does not authorize occupancy or commercial operations.

C. Testing shall occur under Peak Operating Conditions. If not, operation remains limited to the verified load, phase, and equipment until a sealed retest demonstrates compliance at the higher level.

D. Noncompliant equipment or a phase shall remain at the last verified compliant condition until correction and sealed retesting reviewed under §150-267. Construction or installation creates no right to operate unlawfully.

E. Follow-up testing is required after an increase over 10% in electrical demand or building area and after a change in cooling, energy source, generator bank, or equipment configuration predicted to reduce an approved compliance margin.

§150-269. Emergency Services.

A. A Qualified Professional shall prepare an Emergency Response Plan addressing fire, medical, police, emergency management, communications, fire suppression and containment, ventilation, evacuation, utility shutoff, batteries, generators, cooling systems, hazardous materials, extreme weather, access, staging, gates, Knox Boxes, contacts, and the quantity and location of hazardous materials.

B. The Fire Marshal, Emergency Management Coordinator, fire department, and emergency medical services shall review the plan. A written deficiency shall cite the controlling adopted code or Article provision, facts, and correction. Before occupancy and annually thereafter, the operator shall provide documented site-specific training for designated responders at its expense and obtain an annual review by a Qualified Professional of continued compliance with the approved Emergency Response Plan and applicable adopted building and fire-code requirements.

C. Before occupancy, in-building public-safety radio testing shall be completed under the applicable Uniform Construction Code and fire code; deficient coverage shall be corrected by an approved system and retested. The main entrance shall display 24-hour operator and local electric-utility emergency contacts.

D. Battery energy storage shall comply with NFPA 855 only to the extent, and in the edition, incorporated into the Pennsylvania Uniform Construction Code then in effect or another fire code lawfully adopted and applicable to the permit, together with every other applicable building and fire-code provision. No unincorporated NFPA 855 edition is adopted by this subsection.

E. Fire suppression and hazardous-material containment shall prevent uncontrolled or contaminated off-site, surface-water, or groundwater discharge. A system not addressed by an adopted code shall receive specialized independent review when the Fire Marshal identifies the review in writing. Such review may evaluate compliance with this Article and applicable law but shall not impose a construction-code standard that has not been lawfully adopted or incorporated into the Pennsylvania Uniform Construction Code.

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

A. The application shall include a plan for lawful storage, removal, recycling, and disposal of computer equipment, batteries, refrigerants, fuel, suppression materials, electronic waste, and other hazardous materials during replacement, casualty, closure, abandonment, and decommissioning.

B. The plan shall be revised before a new hazardous-material category is stored or an approved maximum quantity is increased. Noncompliance is a Chapter violation.

§150-270. Decommissioning.

A. A Qualified Professional shall prepare a Decommissioning Plan for safe shutdown; equipment and material removal or recycling; hazardous-material management; utility disconnection; demolition or approved adaptive reuse; environmental remediation; stormwater stabilization; and site restoration.

B. Before the final land development plan is recorded or, when no land development plan is required, before issuance of a zoning use and occupancy permit, the owner shall record a Decommissioning Agreement approved by the Township Solicitor as to form and legality. It shall run with the land; bind the owner, operator, successors, assigns, and any tenant responsible for the Data Center; require compliance with this section; grant access for inspection and work after default and applicable notice; authorize Township entry and completion to the extent permitted by law; permit recovery, to the extent authorized by law, of costs, professional fees, and reasonable attorneys' fees as a municipal claim or by other lawful means; require annual notice to the Township of current responsible parties and secured parties; and require each mortgagee or other secured party whose interest could extinguish or materially impair the Agreement upon foreclosure or other enforcement to execute a recordable recognition, joinder, subordination, or nondisturbance instrument reasonably necessary to preserve the Agreement, approved by the Township Solicitor as to form and legality.

C. Security shall equal 120% of an estimate prepared and sealed by a Pennsylvania-licensed professional engineer for third-party shutdown, demolition, removal, disposal, recycling, disconnection, investigation, remediation, professional services, permits, and

restoration, without salvage credit. The Township Engineer or consultant shall review the estimate.

D. The plan and security shall be updated every three years, after an increase in building or equipment capacity, when estimated cost rises at least 10%, when existing security will expire within 90 days, or when it ceases to satisfy the approved Decommissioning Agreement requirements for amount, term, issuer, or enforceability. The updated estimate shall be based on then-current actual costs. In no event shall the updated estimate be less than the most recently approved estimate increased by the cumulative percentage change in the Engineering News-Record Construction Cost Index, or a successor index, since that estimate was approved. Added or replacement security is due within 30 days after approval.

E. Decommissioning shall begin within one year after permanent cessation or Township notice of abandonment and finish within 18 months. The Board may grant one commencement extension up to one year for documented active marketing with an approved maintenance and security plan, and one completion extension up to 12 months for severe weather, uncontrollable government or utility delay, or documented remediation, if work remains continuous and security sufficient.

F. Specialized equipment, outdoor improvements, hazardous materials, utilities, contaminated material, and structures not incorporated into an approved lawful replacement use shall be removed or lawfully abandoned, and disturbed land and drainage shall be permanently stabilized under Chapters 129 and 130.

G. A structurally sound principal building may remain only with a sealed structural assessment, continued building, fire, property-maintenance, zoning, insurance, utility, and security compliance, and an approved lawful replacement-use land development plan or Board-approved adaptive-reuse and active-marketing plan. Retention does not authorize a new use or waive land development approval.

§150-271. Abandonment.

A. A rebuttable presumption of abandonment arises after 12 consecutive months with no lawful operations, or with nonemergency electrical demand below 10% of approved Maximum Facility Demand and no active customer contract, computational operation, or regular operational staffing. Conditional use approval otherwise expires under §150-215.1.

B. Before an abandonment enforcement notice, the Zoning Officer shall give at least 30 days to respond. Utility, contract, staffing, or operating records may rebut the presumption. The Board of Supervisors may by written decision accept a dated recommissioning plan and suspend the determination for no more than six months, subject to stated

maintenance, security, insurance, tax, utility, and financial-security conditions. Failure to resume lawful operations confirms abandonment.

C. Abandonment triggers the Decommissioning Plan, Agreement, security, removal, and restoration requirements of §150-270.

§150-272. Conditional Use Findings and Enforcement.

The applicant bears the burden of proving compliance with each specific, objective standard applicable to the Data Center or accessory Energy Generation Facility by credible and competent evidence. Evidentiary duties and burdens concerning any generally stated health, safety, welfare, compatibility, or detrimental-effect criterion shall be allocated in accordance with the Pennsylvania Municipalities Planning Code and controlling Pennsylvania law; nothing in this Article shifts an evidentiary duty or burden contrary to law. A denial shall identify each unsatisfied standard and supporting finding. A condition shall identify the standard or representation enforced, required action, verifier, and deadline, and shall not defer proof of a core entitlement. Violations are subject to Article XXVII; nonemergency equipment causing a documented exceedance shall be reduced or suspended until correction and sealed retesting.

§150-273. Accessory Energy Generation Facilities.

A. An Energy Generation Facility may be approved only with, or by amendment to, a Data Center conditional use, on the same consolidated lot, as an accessory subordinate use. A standalone facility, a facility serving another lot or customer, export, merchant service, grid supply, and demand response are prohibited. Aggregate nameplate generation shall not exceed five megawatts, and maximum simultaneous output is included in Maximum Facility Demand.

B. The facility shall not operate before Data Center approval, create an independent entitlement, or continue normal operations after the Data Center ceases. It shall be decommissioned with the Data Center unless incorporated into another lawful use after all required approvals.

C. Every Energy Generation Facility shall be at least 300 feet from each property line and comply with the §150-257(B) Separation Distance and every applicable §150-257(C) criterion, and shall never be less than 500 feet from a residential use, residential district, or sensitive receptor. If a sealed noise, air-emission, thermal, or safety analysis shows that a greater distance is necessary for Chapter compliance, the required distance shall be the minimum greater distance shown; the decision shall identify the affected standard and analysis.

D. The facility shall be placed behind or on the side of the principal building farthest from affected residential districts, residential uses, and sensitive receptors to the maximum extent practicable, with buildings, berms, walls, or permanent screening used to maximize protection. A 75-foot property-line buffer shall meet §150-264A opacity and maintenance standards.

E. The facility shall comply with §§150-260, 150-261, 150-262B, 150-263, 150-265, 150-267, 150-269, 150-269A, 150-270, and all applicable federal and state air-quality requirements. The applicant shall submit required air permits, applications, and emission calculations; provide the Township each required compliance report within 15 days after filing; and disclose all fuels, chemicals, batteries, refrigerants, suppression agents, and hazardous materials.

F. If monitoring or testing documents noncompliance, the equipment causing the violation shall be reduced or suspended until corrective work and sealed retesting demonstrate compliance.

SECTION 3. REPEALER

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

SECTION 4. 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 5. 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

BY: _____

Chair

ATTEST: _____

Township Secretary

APPROVED AS TO FORM: _____

Township Solicitor

**WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026-__
SMALL PROJECT AND MINOR PLAN PROCESS AMENDMENT**

AN ORDINANCE OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 21, PLANNING COMMISSION, AND CHAPTER 130, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF WORCESTER TOWNSHIP TO ESTABLISH A STREAMLINED MINOR-PLAN PROCESS FOR CERTAIN LIMITED, BY-RIGHT SUBDIVISIONS AND LAND DEVELOPMENTS; TO EXCLUDE ELIGIBLE MINOR PLANS FROM TOWNSHIP PLANNING COMMISSION REVIEW; TO ESTABLISH ELIGIBILITY, SUBMISSION, REVIEW, REFERRAL, AND COMBINED PRELIMINARY AND FINAL APPROVAL PROCEDURES; TO PROHIBIT SEGMENTATION; AND TO PROVIDE FOR CONDITIONAL APPROVALS, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended (the "MPC"), 53 P.S. § 10101 et seq., authorizes the Township to regulate subdivision and land development and to establish plan-submission, review, and approval procedures; and

WHEREAS, the Board of Supervisors desires a predictable and proportionate process for limited, by-right projects, subject to cumulative eligibility limits, protection against segmentation, continued compliance with substantive standards, final approval by the Board, and referral to the regular plan process when appropriate; and

WHEREAS, the proposed amendment was submitted to the Worcester Township Planning Commission and the Montgomery County Planning Commission for recommendations, and the Board held a duly noticed public hearing, as required by the MPC.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, as follows:

Section 1. Definitions.

Chapter 130, § 130-6 is amended by adding the following definitions in alphabetical order. All other definitions remain unchanged:

COMMON OWNERSHIP OR CONTROL

Direct or indirect ownership, equitable ownership, contractual or development control by the same or affiliated persons or entities, or by persons or entities acting jointly concerning the land or project.

CONSOLIDATION

The combination of two or more legally approved and recorded lots into one lot, including a reverse subdivision, processed as a subdivision under this chapter.

LOT LINE ADJUSTMENT

The relocation of a common boundary between adjoining, legally approved and recorded lots that creates no additional lot and does not alter their combined exterior perimeter, processed as a subdivision under this chapter.

MINOR PLAN

A subdivision or land development plan that satisfies § 130-35.3 and is accepted by the Township Manager or designee for processing under §§ 130-35.1 through 130-35.3. Minor-plan classification affects procedure only and waives no substantive requirement.

RELATED PROJECT

A subdivision, land development, permit, approval, or construction activity connected to the current proposal by common ownership or control, contiguous land, shared use, access, utilities, stormwater facilities, financing, timing, phasing, or other evidence of a common development plan.

SIMPLE CONVEYANCE

The transfer of part of one legally approved and recorded lot to an adjoining legally approved and recorded lot when no additional lot is created, the transferred area cannot be an independent building lot, and the area is merged with the receiving lot, processed as a subdivision under this chapter.

Section 2. Conforming Amendments to Planning Commission and Plan Procedures.

A. Section 21-7 is repealed and replaced with the following:

Except for a subdivision or land development application submitted for minor-plan processing under §§ 130-35.1 through 130-35.3, all subdivision, land development, and rezoning applications shall be referred to the Planning Commission for a recommendation in time for the Board to comply with applicable deadlines. An application referred under § 130-35.3E shall then be referred to the Planning Commission.

B. Section 130-10 is amended by adding the following sentence:

A plan submitted for minor-plan processing shall initially be governed by §§ 130-35.1 through 130-35.3 and the conforming provisions of this article and, upon referral under § 130-35.3E, by the regular plan process.

C. Section 130-11 is amended by adding a new subsection D as follows:

D. Minor plan phase. An eligible minor plan may be submitted as a combined preliminary and final plan without separate sketch, preliminary, improvement construction, final, or record plans. It shall be processed under §§ 130-35.1 through 130-35.3 without Township Planning Commission review or recommendation and shall conclude with Board of Supervisors action.

E. Section 130-12 is amended by adding a new subsection E as follows:

F. Minor plans. The preapplication meeting, existing resources and site analysis plan, site visit, pre-sketch conference, and sketch-plan requirements of this section do not apply to a plan submitted for minor-plan processing.

G. Section 130-13 is amended by adding new subsections D and E as follows:

H. Minor plans. Notwithstanding subsection C(2)(b) and C(4), a plan submitted with a request for minor-plan processing shall not be distributed to or reviewed by the Worcester Township Planning Commission unless referred under § 130-35.3E. No Planning Commission recommendation is required while the plan is processed as a minor plan.

I. Conditional approvals. Within 15 calendar days after receiving conditional approval, the applicant shall accept or reject the conditions in writing. The approval is automatically rescinded if the applicant rejects any condition or fails to respond within that period. The decision shall state the deadline and consequence.

J. Section 130-15C is amended by adding the following sentence:

This subsection does not apply to a plan submitted with a request for minor-plan processing unless the plan is referred under § 130-35.3E.

K. The introductory sentence of § 130-33 is amended to read as follows:

Except for a plan submitted for minor-plan processing under § 130-35.1, a preliminary plan shall show or be accompanied by the following information:

L. Section 130-34 is amended by adding the following sentence to its opening paragraph:

An eligible minor plan is governed by § 130-35.1 in lieu of separate preliminary- and final-plan submissions.

M. Section 130-35A is repealed and replaced with the following:

N. Except for an eligible minor land development under §§ 130-35.1 through 130-35.3, preliminary and final land development plans shall be required under §§ 130-33 and 130-34. An eligible minor land development may be submitted as a combined preliminary and final plan under § 130-35.1.

Section 3. Minor Plan Submission Requirements.

Section 130-35.1 is repealed and replaced in its entirety with the following:

§ 130-35.1. Minor plan submission requirements.

O. Required submission. A minor-plan submission shall include:

The completed Township application form, required fee and review escrow, and the number and format of copies identified on the current application form.

A plan prepared, signed, and sealed by the professional or professionals required by law, at a standard engineering scale, showing the plan title, dates and revisions, north arrow, scale, tax parcel number, address, deed reference, zoning district, owner, applicant, and plan preparers.

A location map; tract boundaries, bearings, dimensions, and area; relevant adjoining land under common ownership or control; and existing and proposed lot lines, monuments, buildings, site improvements, streets, rights-of-way, easements, utilities, and natural or regulated features material to review.

A table showing existing and proposed lot area, dimensional standards, uses, dwelling units and nonresidential occupants, parking, building and impervious coverage, gross floor area, earth disturbance, by-right zoning compliance, and lawful existing nonconformities. It shall separately state the current and five-year cumulative additional impervious surface area, added gross floor area, and earth disturbance, together with any longer calculation required by Chapter 129.

Existing and proposed access, parking, loading, pedestrian and vehicular circulation, emergency access, sight distance, traffic or access improvements, and required highway access notes or approvals.

Existing and proposed water, sewage, electric, gas, communications, and other utility service, with applicable agency applications, permits, approvals, or status information.

Existing and proposed drainage patterns and stormwater facilities, together with all calculations, plans, exemption documentation, operation and maintenance documents, and other information required by Chapter 129.

Natural-resource delineations; easements, covenants, restrictions, plan notes, dedications, prior approvals, and implementing instruments; and all final-plan certifications, acknowledgments, signatures, and recording information needed to approve and record the plan.

For a subdivision creating a new lot, a reasonable development envelope for each resulting lot showing the building, access, parking, utility, water, sewage, stormwater, gross floor area, impervious surface, and earth-disturbance assumptions used to determine eligibility. The envelope shall be incorporated into the recorded plan under subsection C.

A signed applicant certification identifying all related projects and land under common ownership or control during the preceding five years, including known permits, approvals, applications, and construction activity.

For a simple conveyance, the conveyed area, before-and-after lot areas and lot lines, a statement that the conveyed area is not a separate building lot, and an instrument requiring its simultaneous transfer and merger with the receiving lot.

P. Reduced submission; no waiver of standards.

An applicant may identify an item as not applicable. After consultation with the Zoning Officer and Township Engineer, the Township Manager or designee may confirm in writing that the item is objectively unrelated to the proposal or is shown elsewhere with sufficient accuracy.

Treating an item as not applicable is not a waiver or modification. No Township employee, consultant, official, or body may waive or modify a substantive requirement through the minor-plan process.

Q. Plan status and recorded limitations.

The Board of Supervisors may grant concurrent preliminary and final approval at a public meeting.

For a subdivision creating a new lot, the recorded plan shall state the maximum added gross floor area, additional impervious surface area, and earth disturbance allocated to each resulting lot for purposes of minor-plan eligibility. Later development exceeding a stated limit or materially departing from the approved development envelope requires new or supplemental Township review under the ordinances then applicable.

The stated limits do not authorize later development or waive any permit, approval, or ordinance requirement.

Section 4. Plan Submission and Revision Deadlines.

Section 130-35.2 is repealed and replaced in its entirety with the following:

§ 130-35.2. Plan submission and revision deadlines.

- R. Initial submissions.** A regular plan shall be submitted at least 30 calendar days before the Planning Commission meeting requested for review, and a minor plan at least 45 calendar days before the Board meeting requested for action. These deadlines do not guarantee agenda placement or alter a statutory review period.
- S. Intake and classification.** Within 10 business days after receipt, the Township Manager or designee shall identify in writing any missing or materially deficient required item and, for a requested minor plan, issue either the eligibility determination under § 130-35.3D or a referral under § 130-35.3E. If an identified deficiency prevents classification, the determination or referral is due within 10 business days after the item is received. The filing date and statutory review period shall be determined under the MPC; these notices do not toll or extend them.
- T. Revisions.** A revised plan and complete response to review comments shall be submitted at least 30 calendar days before the meeting requested for further review or action. After consultation with the Township Engineer, the Township Manager may accept a later revision when required review will not be impaired.

Section 5. Minor Plan Eligibility and Review.

Chapter 130 is amended by adding a new § 130-35.3 as follows:

§ 130-35.3. Minor plan eligibility and review.

U. Eligible plan classes. A proposal may be considered only if it is:

A lot line adjustment, simple conveyance, or consolidation that creates no additional lot or independent building lot.

The division of one existing lot into no more than two total lots, each with lawful frontage and access and requiring no new street, private road, or shared access tract.

A land development on one existing lot limited to an addition to an existing principal building, an accessory building, or parking, circulation, utility, drainage, or similar improvements serving a lawful principal use. It shall not establish or change a principal use, add a second principal use or principal building, increase dwelling units, or add a nonresidential occupant.

V. Mandatory eligibility criteria. The proposal shall satisfy every applicable criterion:

All proposed uses are permitted by right; the proposal creates or increases no zoning nonconformity and does not rely on an expansion or change of a lawful nonconformity requiring discretionary approval; and it requires no modification, waiver, adjustment, appeal, interpretation, special exception, variance, or other discretionary relief under this chapter, Chapter 81, Chapter 129, Chapter 150, or another applicable development ordinance.

It requires no new or materially extended street, private road, shared access tract, public or community utility main, or other major public improvement. Individual laterals, wells, and on-lot sewage facilities are not main extensions when all required approvals are demonstrated.

The five-year cumulative additional proposed impervious surface area, added gross floor area, and earth disturbance each do not exceed 7,500 square feet. For an addition to a principal building, the cumulative added gross floor area also shall not exceed 50% of the building's gross floor area immediately before the earliest related addition. Gross floor area is the aggregate horizontal area of all floors measured from the exterior faces of exterior walls.

It complies with Chapter 129. Required Chapter 129 review, documentation, facilities, agreements, or security do not themselves disqualify a plan.

It requires no traffic impact study, traffic signal, off-site traffic improvement, or material alteration of access or circulation. A new driveway shall provide safe and lawful access.

It involves no regulated disturbance of a floodway, wetland, riparian buffer, steep slope, or other protected natural resource requiring discretionary relief or review that cannot be completed within the minor-plan process.

It is consistent with prior Township approvals and with recorded easements, covenants, restrictions, and agreements that the Township is authorized to administer or enforce.

W. Cumulative review and prohibition against segmentation.

Eligibility thresholds shall combine the current proposal with all related projects on the same tract or contiguous land under common ownership or control during the preceding five years. A project or reasonably foreseeable common development plan shall not be divided, phased, or sequenced to obtain eligibility; combined work exceeding a criterion shall use the regular plan process.

For a subdivision creating a new lot, each development envelope required by § 130-35.1A(9) shall be included in the current proposal's threshold calculations and recorded. The five-year lookback does not supersede a longer calculation required by Chapter 129 or other law.

X. Written eligibility determination.

After consultation with the Zoning Officer and Township Engineer, the Township Manager or designee may accept an eligible proposal for minor-plan processing. The written determination required by § 130-35.2B shall identify the eligible plan class, applicable criteria, cumulative quantities, and submission items treated as not applicable.

The determination authorizes the minor-plan procedure only and does not bind the Board concerning compliance or lawful conditions.

Y. Referral to the regular plan process.

Minor-plan processing is optional and not an applicant entitlement. At any time before final Board action, the Township Manager or designee may refer a proposal to the regular plan process whenever, in the Manager's administrative judgment, regular review is appropriate for a consideration relevant to Township review or administration. Failure of a specific eligibility criterion is not required.

The referral shall be in writing, briefly state its administrative basis, and identify additional material required for regular review. It determines procedure only and does not deny the application or decide its merits.

No separate internal appeal or request for Board review of classification or referral is provided. The application shall proceed under the regular plan process within the applicable statutory period unless the applicant accepts a written extension.

Township officials, employees, and consultants may provide information and recommendations concerning minor-plan classification or referral. The Board of Supervisors, acting as a body, may direct at any time before final action that a proposal proceed under the regular plan process.

Section 6. Continued Applicability and Coordination.

Z. Except as expressly provided, all other requirements of Chapters 81, 129, 130, and 150 remain in effect. A specific minor-plan procedure controls an inconsistent procedural provision of Chapter 130, but no substantive requirement is waived.

AA. Chapter 129 applies independently. The need for its review, facilities, agreements, or security does not by itself make a plan ineligible.

Section 7. Repealer.

All ordinances or parts of ordinances inconsistent with this Ordinance are repealed to the extent of the inconsistency only.

Section 8. Severability.

If any provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in effect. The Board declares that it would have enacted them without the invalid provision.

Section 9. Applicability to Pending Applications.

This Ordinance applies to applications filed on or after its effective date. At an applicant's written request, the Township Manager or designee may accept a pending application for minor-plan processing if it satisfies § 130-35.3. Acceptance creates no entitlement to continued minor-plan processing and does not toll or extend the statutory period absent an accepted written extension.

Section 10. Effective Date.

This Ordinance shall become effective immediately upon enactment as provided by law.

DULY ENACTED AND ORDAINED this ____ day of _____, 2026, by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

BOARD OF SUPERVISORS
WORCESTER TOWNSHIP

Chair

ATTEST:

Township Manager/Secretary