



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

WORCESTER TOWNSHIP PLANNING COMMISSION MEETING MINUTES JULY 23, 2026

CALL TO ORDER

The regular meeting of the Worcester Township Planning Commission was called to order at 7:02 PM by Chair Tony Sherr.

ATTENDANCE

Planning Commission Members Present: Tony Sherr, Chair; Michelle Greenawalt, Vice Chair; Lee Koch; Bob Andorn; Jennifer Taylor; Bill McGrane, Alternate Member

Township Representatives Present: Dan DeMeno, Township Manager; John Evarts, Township Engineer; Devin Ralph, Esq., Township Solicitor

APPROVAL OF MINUTES

Approval of June 25, 2026 Meeting Minutes – Tabled

LAND DEVELOPMENT

LD 2026-03 – Variety Vocational Building – Preliminary/Final Land Development

Chris Poterjoy, P.E., representing the applicant, and Dominique Bernardo, Chief Executive Officer of Variety – the Children's Charity of the Delaware Valley, presented the proposed welcome and vocational training center at 2950 Potshop Road.

Ms. Bernardo provided an overview of Variety's mission and operations. She explained that Variety has operated at the site since 1949 and provides social, educational, and vocational programs for children and young adults with disabilities. She stated that the proposed building would serve as the gateway to the campus, consolidate administrative staff, and support year-round vocational programming.

Mr. Poterjoy explained that the approximately 14,000-square-foot building would be constructed in two phases. Phase 1 would include an approximately 8,500-square-foot welcome and administrative center and approximately 70 parking spaces. Phase 2 would add an approximately 5,500-square-foot dining and training area and expand the parking supply to approximately 160 spaces.

The applicant advised that the existing one-way site circulation from Potshop Road would remain. The proposed internal drive would provide bus staging and safer passenger loading. The additional parking was intended to accommodate special events and reduce parking on grass during poor weather.



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The applicant reviewed the requested waivers, including:

1. Waiver of the minimum cartway-width requirements along Potshop Road and North Trooper Road.
2. Waiver of sidewalk and curbing requirements along Potshop Road, North Trooper Road, and Valley Forge Road.
3. Waiver of certain softening-buffer and supplemental-buffer plantings where existing vegetation would remain.
4. Partial waiver permitting privately owned HDPE storm sewer pipe and pipe diameters of less than 15 inches.
5. Waiver of the continuous center planting-island requirement for parking areas containing more than 100 spaces.

The applicant verbally requested the following waiver for review:

1. Combining the Preliminary and Final Land Development approval process.

Township Engineer John Evarts advised that most of the requested waivers had been granted in connection with prior approvals for the property. He stated that staff had reviewed the request to combine Preliminary and Final approval and believed the remaining consultant comments could be addressed through a revised submission.

Commissioner Andorn questioned the two construction phases, replacement of the existing baseball field, tree removal and replacement, delivery access to the future dining facility, building height, utility connections, temporary parking during construction, lighting, stormwater design, and the proposed basin. The applicant agreed to clarify the utility and septic plans, tree information, lighting details, and stormwater design in the next submission. The applicant also agreed to consider fencing around the stormwater basin.

Mr. Evarts clarified that replacement trees are required when 25 percent or more of the trees on a site are disturbed and that the applicant would confirm the applicable calculation. He also advised that relocation of the baseball field had been included in a prior approval but had not yet been constructed.

Commissioner Andorn stated that he could support Preliminary approval but did not support combining Preliminary and Final approval before the revised information returned to the Planning Commission.

A motion was made by Chairman Sherr, seconded by Commissioner Taylor, to recommend approval of the requested waivers, including the waiver permitting the application to proceed as

a combined Preliminary/Final Land Development plan. The motion carried by a vote of 4-1, with Commissioner Andorn voting in opposition.

A motion was made by Commissioner Koch, seconded by Chairman Sherr, to recommend conditional approval of the Preliminary/Final Land Development application to the Board of Supervisors, subject to satisfaction of the consultant review letters and the conditions discussed at the meeting. The motion carried by a vote of 4-1, with Commissioner Andorn voting in opposition.

LD 2026-04 – Methacton High School Renovation – Preliminary Land Development

Eric Fry, Esq., and Chris Jensen, P.E., representing the Methacton School District, presented the revised renovation plan following the zoning approvals granted in June. The presentation was informational, and the applicant did not request a recommendation or action on the proposed waivers.

The applicant explained that the project would demolish and replace approximately 100,000 square feet of the existing building and construct a new classroom wing, main entrance, performing arts space, and natatorium. The plan would also reconfigure site access and internal circulation and increase parking from approximately 610 to 842 spaces.

The applicant reviewed the consultant comments and identified remaining issues involving parking, simultaneous use of indoor and outdoor assembly areas, curbing, sidewalks, landscaping, stormwater facilities, utilities, and construction phasing. The applicant acknowledged that another submission would be required before requesting a Planning Commission recommendation.

Commissioner Andorn expressed concern that the full review materials had been received too close to the meeting to permit a detailed review. The applicant stated that the purpose of the presentation was to provide an overview and obtain initial feedback before resubmission.

Vice Chair Greenawalt supported the consultant and Montgomery County Planning Commission recommendations for sidewalks and curbing and emphasized pedestrian safety along Kriebel Mill Road and the surrounding road network. She also supported additional shade trees and tree canopy within the expanded parking areas.

Commissioner Koch requested documentation supporting the need for 232 additional parking spaces, including the number of students, employees, and bus drivers currently unable to park on the site and the number of vehicles using off-site or neighborhood parking. The applicant explained that the estimate was based primarily upon projected student-driver demand and agreed to provide additional supporting information.

Mr. Evarts noted the ordinance provision addressing simultaneous use of indoor and outdoor assembly areas when available parking would be inadequate. The applicant stated that the

School District could manage event scheduling to avoid parking overflow and objected to a plan note that would prohibit simultaneous use in all circumstances.

Commission members also discussed construction staging, temporary parking, contractor access, bus and student circulation, landscape buffering, existing trees, stormwater management, utilities, and site lighting. The applicant agreed to address these matters in the revised plan and consultant-response letters.

Commissioner McGrane raised the site-visit provision associated with the sketch-plan process. The applicant stated that it would accommodate a Planning Commission site visit if the Commission wished to schedule one. No formal action was taken.

OTHER BUSINESS

Draft Data Center Ordinance

Township Manager Dan DeMeno presented the draft Data Center Ordinance by regulatory topic and compared the Township's proposed standards with the Montgomery County and Chester County models. He clarified that the Board of Supervisors had authorized advertisement to preserve the anticipated schedule but had not approved a final draft or committed to adoption.

The Commission discussed the proposed definitions of data center, limited data center, and energy generation facility; permitted zoning districts; minimum tract area; setbacks from property lines and sensitive uses; building height; architecture; landscaping and screening; parking; energy use; emergency generators; water and wastewater; noise and vibration; thermal impacts; construction activity; emergency response; technical review; post-construction verification; and decommissioning.

Several members questioned whether separate data center and limited data center categories were necessary if both uses would be subject to substantially similar standards. The Commission generally supported simplifying the use categories unless meaningful regulatory differences could be established. Members also discussed whether the proposed 10-megawatt threshold for a limited facility was too low.

The Commission asked staff to evaluate including the IR District with the LI District and to confirm that the combined tract-area and setback standards would leave at least one legally feasible location. The Commission also discussed a 25-acre minimum tract and a 200-foot principal-building setback for a smaller facility.

The Commission supported tying building height to the maximum principal-building height of the underlying zoning district. Members asked staff to review the 1,000-foot separation from sensitive uses, the interaction between that separation and property-line setbacks, and whether the standards remained protective without creating an effective prohibition.

Additional discussion addressed retaining the County model's 10 percent renewable-power requirement for further review, testing the proposed ambient-noise limits for feasibility, replacing discretionary terms with clear objective standards, and revisiting the decommissioning and financial-security provisions. The Commission requested examples of recently adopted or pending data center ordinances from nearby municipalities.

Mr. DeMeno advised that staff would revise the draft with the Township Solicitor and Township Engineer and return it to the Planning Commission in August. No formal recommendation was made.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, August 27, 2026.

PUBLIC COMMENT

Jim Mollick commented on the Methacton High School project. His comments addressed the overall project cost and debt, enrollment trends, parking demand, building utilization, the proposed apartment program, the condition and proposed replacement of the pool, the proposed auditorium, and the School District's project schedule.

Adjournment

There being no further business, Chair Sherr adjourned the meeting at 9:58 PM

Respectfully submitted,

Dan DeMeno
Township Manager



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

WORCESTER TOWNSHIP PLANNING COMMISSION MEETING MINUTES AUGUST 27, 2026

CALL TO ORDER

The regular meeting of the Worcester Township Planning Commission was called to order at 7:00 PM by Vice Chair Michelle Greenawalt at the Worcester Township Community Hall. Chair Tony Sherr was absent. Vice Chair Greenawalt requested that Secretary Lee Koch serve as Temporary Chair. A motion was made and seconded to appoint Secretary Koch as Temporary Chair for the meeting. The motion carried unanimously by voice vote.

ATTENDANCE

Planning Commission Members Present: Michelle Greenawalt, Vice Chair; Lee Koch, Secretary; Bob Andorn; Bill McGrane, Alternate Member

Planning Commission Members Absent: Tony Sherr, Chair; Jennifer Taylor

Township Representatives Present: Dan DeMeno, Township Manager; John Evarts, Township Engineer; Wendy McKenna, Township Solicitor

APPROVAL OF MINUTES

Approval of June 25, 2026 Meeting Minutes

Commissioner Andorn noted that he had not attended the June meeting and requested several revisions to the draft minutes. He asked that the record of the May 28, 2026 meeting-minutes vote be clarified to state the vote rather than only that the motion carried by voice vote. He also questioned the date of the Myers Legacy Museum zoning relief, which was confirmed as January 2025, and requested verification of whether the parking area discussed at the June meeting is owned by PECO and used by Allan Myers or is owned by Allan Myers and subject to a PECO easement. Township staff agreed to verify the parcel information and revise the minutes as appropriate.

A motion was made and seconded to approve the June 25, 2026 meeting minutes subject to the revisions requested by Commissioner Andorn. The motion carried unanimously by voice vote.

Approval of July 23, 2026 Meeting Minutes

Commissioner Andorn requested that the draft minutes clarify that the Variety Club's request to combine Preliminary and Final Land Development approval was made verbally at the meeting, while the remaining waiver requests were included in the applicant's written waiver request. He also asked that the record be verified to determine whether the Commission took one motion or separate motions on the waiver requests and the land development recommendation. Township



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staff agreed to confirm the action with Chair Sherr. Commissioner Andorn further requested a copy of the joint Montgomery County and Chester County model data center ordinance referenced during the July meeting.

A motion was made and seconded to table approval of the July 23, 2026 meeting minutes pending verification and revision. The motion carried unanimously by voice vote.

LAND DEVELOPMENT

LD 2022-01 - City View Apartments - Final Land Development

The applicant did not attend the meeting due to an apparent scheduling miscommunication. Township staff stated that they would contact the applicant. No presentation, discussion, or formal action occurred.

OTHER BUSINESS

Minor Plan Process

Mr. DeMeno reviewed the revised draft ordinance establishing a Minor Plan process for small, low-impact, by-right projects. He explained that the proposal would provide a review process proportionate to the scale of qualifying projects without reducing applicable zoning, stormwater, engineering, or other Township standards.

The revised draft would establish a 7,500-square-foot eligibility threshold, consistent with the threshold for a simplified stormwater plan under Chapter 129. An addition to an existing building could not exceed 50 percent of the existing building area. A project requiring zoning relief would be ineligible for the Minor Plan process. The draft also included a five-year lookback to prevent applicants from dividing a larger development into a series of smaller applications and preserved the Board of Supervisors' authority to require the full land development process when warranted.

Mr. DeMeno provided a recent lot-line-adjustment inquiry as an example of a project that could benefit from reduced time and cost under the proposed process. Township Solicitor Wendy McKenna advised that she had reviewed the proposal and believed it complied with the Pennsylvania Municipalities Planning Code.

Commissioner Andorn opposed removing Planning Commission review from qualifying applications. He stated that Planning Commission review provides an additional opportunity for public awareness and comment, noted that few applications during the preceding three years would have qualified for the proposed process, and requested a redline of the revised draft and examples from municipalities using a similar procedure. He supported a reduced fee structure for minor projects but favored retaining Planning Commission review.

Mr. DeMeno explained that the proposal arose from prior requests for waivers of land development, which lacked an objective procedural framework and could proceed without Planning Commission review. He stated that the proposed ordinance would replace that approach with defined eligibility standards, technical review, and Board oversight, and that the fee schedule would be adjusted for qualifying minor projects.

A motion was made and seconded to recommend approval of the proposed Minor Plan ordinance to the Board of Supervisors. The motion carried by a vote of 2-1, with Commissioner Andorn voting in opposition.

Data Center Ordinance

Mr. DeMeno reviewed the revised draft Data Center Ordinance. He explained that the draft was based substantially on the joint Montgomery County and Chester County model ordinance and consolidated the previously proposed data center, limited data center, and separate energy generation classifications into one conditional use. The draft presented to the Commission limited a facility to 100,000 square feet and 10 megawatts of power demand and located the use in the IR district rather than the LI Limited Industrial District.

The proposed ordinance required a default separation of 1,000 feet from residential uses and other sensitive receptors. The separation could be reduced to no less than 500 feet only if the applicant demonstrated compliance with objective standards addressing noise, heat, power demand, water use, and related impacts. Mr. DeMeno stated that operating data centers within the proposed size and power limits exist in commercial use and that the ordinance needed to allow a feasible location to reduce the risk of an exclusionary-zoning challenge.

The Commission discussed whether the proposed limits should be reduced to 25,000 square feet and 5 megawatts, whether a commercially feasible facility could operate within those limits, and the need to retain enforceable performance standards. The draft included mandatory corrective-action provisions and authorized the Township to require operations to cease if a facility failed to comply with the ordinance.

A motion was made and seconded to recommend approval of the proposed Data Center Ordinance to the Board of Supervisors, with a recommendation that the maximum facility size be reduced to 25,000 square feet and the maximum power demand be reduced to 5 megawatts. The motion carried by a vote of 2-1, with Commissioner Andorn voting in opposition.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, September 24, 2026.

PUBLIC COMMENT

Public Commenter(s): Angela Draghici

Residents asked whether a data center operator would possess eminent-domain authority and raised questions regarding setbacks, audible and low-frequency noise, and enforcement if an operating facility failed to meet the ordinance standards. Mr. DeMeno explained that a private data center operator would not ordinarily possess eminent-domain authority, although certain governmental, quasi-governmental, or utility entities may have such authority. He stated that the draft ordinance limited increases over ambient sound levels at the property line, addressed low-frequency noise, required the performance standards to be met regardless of the approved setback, and included mandatory corrective-action and cessation-of-operation provisions.

Adjournment

There being no further business, Temporary Chair Koch adjourned the meeting.

Respectfully submitted,

Dan DeMeno
Township Manager

Via Email

September 17, 2026
Ref: # 7200-51

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Dan DeMeno, Township Manager

Reference: Hughes Residence – 3370 Morris Road
Planning Module Review – Component 1

Dear Dan:

I am in receipt of an email dated September 6, 2026 requesting the Township's review of a planning module submission for 3370 Morris Road. The applicant proposes to install a new on-lot sewer system for a one (1) bedroom apartment within an existing detached garage. Due to the proximity of the new on-lot system, a new potable well is also required due to separation distance from the on-lot sanitary system. The new well will serve both the apartment and existing dwelling.

The Planning Module submission has been prepared by PR Environmental Design Inc, of Chester Springs, Pennsylvania for the applicant. Based on my review of Component 1 Module and supporting documentation, I offer the following comments:

1. Section J, Page 5 of Component 1 requires the Worcester Township Planning Commission to acknowledge review and sign and date this section.
2. Section K, Page 6 is entitled Municipal Action. The Township needs to complete this Section and sign and date as well.
3. The checklist included with the component will need to be signed and dated by the Township.

At this time, the Township should sign the Planning Module as noted and return to the applicant for upload to the DEP's digital upload website. Please contact me if you have any questions or need any additional assistance on this Planning Module submission.

Very truly yours,
ARRO Consulting, Inc.
Township Engineers



John W. Evarts, P.E.

JWE/paf
Enclosure
cc: File

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY PENNSYLVANIA**

Draft Ordinance Illuminated Signage Amendment

ORDINANCE NO 2026-__

AN ORDINANCE

AMENDING CHAPTER 150, ZONING, OF THE CODE OF THE TOWNSHIP OF WORCESTER BY REVISING SECTIONS 150-118H, 150-126H, 150-147A, 150-147C, 150-147J, 150-150.1A(1)(d), 150-152A, AND 150-200A TO PERMIT AND REGULATE STATIC EXTERNALLY AND INTERNALLY ILLUMINATED SIGNS IN THE C COMMERCIAL AND SC SHOPPING CENTER DISTRICTS AND FOR CERTAIN LAWFULLY AUTHORIZED COMMERCIAL USES OUTSIDE RESIDENTIAL DISTRICTS; TO PERMIT SUCH ILLUMINATION ON TOWNSHIP-OWNED PROPERTY, AT SCHOOLS, AND AT PLACES OF RELIGIOUS WORSHIP; TO ESTABLISH OPERATING, GLARE, LIGHT-TRESPASS, HOURS, PERMITTING, ELECTRICAL, AND COMPLIANCE STANDARDS; TO PRESERVE ARTICLE XXIA BILLBOARD LIGHTING REQUIREMENTS AND THE PROHIBITION ON DIGITAL AND ELECTRONICALLY CHANGEABLE SIGNS; AND TO PROVIDE FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes the Township to regulate the size, height, location, construction, maintenance, and use of signs in furtherance of the public health, safety, and general welfare; and

WHEREAS, § 150-147C of the Township Code currently permits only limited external illumination and prohibits backlit signs; and

WHEREAS, the Board of Supervisors desires to permit static illuminated signage in the C Commercial and SC Shopping Center Districts and for certain lawfully authorized commercial uses in other nonresidential districts, while prohibiting illuminated signage in residential districts except as expressly stated in this Ordinance; and

WHEREAS, the Board of Supervisors also desires to permit regulated static illuminated signage on property owned by Worcester Township, at Schools, and at Places of Religious Worship without regard to zoning district; and

WHEREAS, the Board of Supervisors intends to coordinate the new illumination standards with existing district lighting, permit, nonconforming-sign, exterior-lighting, and billboard provisions so that the standards can be consistently administered; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained as follows:

SECTION 1 REVISION OF SIGN ILLUMINATION STANDARDS

Chapter 150, Zoning, Article XXI, Signs, § 150-147C, Illumination, is deleted in its entirety and replaced with the following:

C. Illumination.

(1) Scope and eligibility.

- (a) Except as provided in Subparagraph (b), illumination may be incorporated only into a permanent sign otherwise permitted by this Article. Illumination shall not increase or modify the number, type, area, height, width, location, setback, or other physical allowance applicable to the sign.
- (b) Notwithstanding § 150-147E(1), a lawful nonconforming sign may be illuminated under this subsection if the sign retains lawful nonconforming status, illumination is authorized for the property and use under this subsection, and the work does not enlarge or relocate the sign or increase any dimensional or physical nonconformity. This authorization does not permit replacement of the sign.

- (c) In the C Commercial and SC Shopping Center Districts, a permanent sign otherwise permitted by this Article may use external illumination, internal illumination, backlighting, or halo illumination, subject to this subsection.
- (d) Outside the C Commercial and SC Shopping Center Districts, a permanent sign otherwise permitted by this Article may use external illumination, internal illumination, backlighting, or halo illumination only when the sign is accessory to a principal commercial use lawfully established under this Chapter and the lot is not located in a residential district identified in Subparagraph (e). A use may be lawfully established by right, conditional use, special exception, variance, zoning permit, or lawful nonconforming status. Eligibility shall be based on the approved land use and not on the content of the sign or its message.

For purposes of this subsection, a principal commercial use is a lawfully established principal nonresidential use that provides goods, services, lodging, entertainment, professional or financial services, health care, food, or beverages to customers, clients, patients, guests, or tenants for compensation. The term does not include a home occupation, no-impact home-based business, agricultural use, industrial or manufacturing use, School, Place of Religious Worship, Municipal Use, utility use, billboard, or residential use.

- (e) Except as expressly provided in Subparagraph (f), illuminated signs are prohibited in the R-AG-200, R-AG-175, R-175, R-175-B, R-150, R-100, R-75, AQRC, MR, RO, MHD, R-50, RPD, and LPD Districts, regardless of whether a commercial or other nonresidential use is otherwise lawful on the lot.
- (f) Institutional and municipal exceptions. Notwithstanding Subparagraph (e), a permanent sign otherwise permitted by this Article, or a lawful nonconforming sign qualifying under Subparagraph (b), may use external illumination, internal illumination, backlighting, or halo illumination on the following properties without regard to zoning district:
 - [1] A lot or unified campus owned by Worcester Township and used principally for a Municipal Use, as defined in § 150-9.
 - [2] A lot or unified campus containing a lawfully established School, as defined in § 150-9, as a principal use.
 - [3] A lot or unified campus containing a lawfully established Place of Religious Worship, as defined in § 150-9, as a principal use.
 - [4] For purposes of this Subparagraph, a unified campus means two or more contiguous lots, including lots separated only by a street or utility right-of-way, that are operated together as one municipal, school, or religious facility. The sign must be located on the unified campus and identify a principal use or facility located on that campus.
 - [5] This exception authorizes illumination only. It does not authorize an additional sign or modify the number, type, area, height, width, location, setback, or other physical allowance applicable to the sign. Every illuminated sign authorized by this Subparagraph shall comply with Paragraphs (2) and (3).
- (g) Nothing in this subsection authorizes illumination of a temporary sign, portable sign, neighborhood identification sign, athletic field area sign, or any other sign whose illumination is prohibited elsewhere in this Article.
- (h) Nothing in this subsection authorizes a digital sign, electronic message center, electronically changeable message or illumination, or any sign prohibited by § 150-147F.
- (i) This subsection does not apply to a billboard. Billboards and billboard illumination shall remain governed by Article XXIA, including § 150-152.2G.

(2) Technical standards.

- (a) A light source used to illuminate a sign shall not be visible from a public street right-of-way or adjoining property and shall not create glare that is hazardous or distracting to pedestrians, drivers, or adjoining properties.

- (b) External illumination shall use a steady and stationary light source that is concealed or fully shielded, directed solely at the sign face, and static in color.
 - (c) Internal illumination, including illumination within a sign cabinet, backlighting, and halo illumination, shall remain static in intensity and color while illuminated.
 - (d) No more than 0.2 foot-candle of illumination attributable to a sign shall be detectable at the boundary of any adjoining property. Compliance shall be measured under comparable ambient conditions with the sign illuminated and extinguished. This standard shall control over the prohibition against measurable off-property illumination in § 150-200A solely for sign illumination regulated by this subsection. Billboards remain governed by § 150-152.2G.
 - (e) An illuminated sign may operate only from 5:00 a.m. until 11:00 p.m., or until one-half hour after the close of the principal use or facility identified by the sign, whichever is later. A sign accessory to a principal use or facility lawfully operating 24 hours per day may remain illuminated while that use or facility is open.
 - (f) Each illuminated sign shall be equipped with an automatic timer or comparable control programmed to comply with the permitted hours of operation.
 - (g) Glare and light trespass shall be controlled through cutoff fixtures, shields, baffles, fixture mounting height, wattage, aiming angle, and fixture placement. Vegetation shall not be used as the primary means of achieving compliance.
 - (h) Illumination shall not flash, move, oscillate, vibrate, shimmer, rotate, blink, pulsate, scroll, or change in color or intensity. This provision shall be read together with § 150-147F(3).
- (3) Permit, electrical, application, and compliance requirements.
- (a) No sign illumination may be installed, added, replaced, or materially altered until the Zoning Officer issues a sign permit or amended sign permit under §§ 150-147A and 150-152A. Routine maintenance using equivalent lighting components is not a material alteration.
 - (b) All electrical work shall require any permit required by the Pennsylvania Uniform Construction Code and shall comply with the Uniform Construction Code and all other applicable electrical and building requirements.
 - (c) Electrical service to a sign or its lighting fixtures shall be provided through concealed wiring. Electrical service to a freestanding sign shall be installed underground.
 - (d) An application for an illuminated sign shall identify the illumination type, fixture location, aiming, shielding, hours of operation, electrical supply, timer or control, and method of controlling glare and light trespass.
 - (e) Before issuance of a sign permit, the applicant shall submit a certification from a qualified independent contractor familiar with sign-lighting systems that the proposed illumination will comply with Paragraph (2). The certification shall include manufacturer photometric data, calculations, specifications, or other competent evidence sufficient to demonstrate compliance.
 - (f) After installation, the Zoning Officer may require a field test and additional certification demonstrating compliance with Paragraph (2). If testing demonstrates noncompliance, the illumination shall not be operated until it is corrected and approved by the Zoning Officer.

SECTION 2 COORDINATING AMENDMENTS TO GENERAL SIGN REGULATIONS

Chapter 150, Zoning, Article XXI, Signs, § 150-147A, Permit required, is deleted in its entirety and replaced with the following:

A. Permit required. Except for signs expressly exempt under Subsection B, no sign shall be constructed, erected, placed, rebuilt, reconstructed, moved, illuminated, or have its illumination installed, added, replaced, or materially altered until a permit or amended permit has been obtained from the Zoning Officer. Routine maintenance using equivalent lighting components is not a material alteration. Applications involving illumination shall comply with Subsection C(3).

Chapter 150, Zoning, Article XXI, Signs, § 150-147J, is deleted in its entirety and replaced with the following:

J. The provisions of this Article shall not apply to official federal, state, or municipal signs erected within Worcester Township. Notwithstanding the preceding sentence, illumination of an official sign erected by Worcester Township shall comply with § 150-147C(2) and (3).

SECTION 3 C COMMERCIAL DISTRICT SITE LIGHTING

Chapter 150, Zoning, Article XVII, C Commercial District, § 150-118H, Site lighting, is deleted in its entirety and replaced with the following:

H. Site lighting. Exterior lighting provided in conjunction with any building or use shall be placed not higher than 12 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only color-corrected types of illumination shall be used. Site lighting other than sign illumination shall be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time. Illuminated signs shall comply with § 150-147C, including the hours of operation in § 150-147C(2)(e).

SECTION 4 SC SHOPPING CENTER DISTRICT SITE LIGHTING

Chapter 150, Zoning, Article XVIII, SC Shopping Center District, § 150-126H, Site lighting, is deleted in its entirety and replaced with the following:

H. Site lighting. Exterior lighting provided in conjunction with any building or use shall be placed not higher than 12 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only color-corrected types of illumination shall be used. Site lighting other than sign illumination shall be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time. Illuminated signs shall comply with § 150-147C, including the hours of operation in § 150-147C(2)(e).

SECTION 5 VILLAGE OVERLAY DISTRICT SIGN HOURS

Chapter 150, Zoning, Article XXI, Signs, § 150-150.1A(1)(d), is deleted in its entirety and replaced with the following:

(d) Any illuminated sign shall comply with § 150-147C, including the hours of operation in § 150-147C(2)(e).

SECTION 6 SIGN PERMIT REQUIREMENTS

Chapter 150, Zoning, Article XXI, Signs, § 150-152A, is deleted in its entirety and replaced with the following:

A. A permit or amended permit shall be obtained from the office of the Zoning Officer before erecting, placing, rebuilding, reconstructing, moving, illuminating, or installing, adding, replacing, or materially altering the illumination system of any sign. Routine maintenance using equivalent lighting components is not a material alteration. Applications involving illumination shall comply with § 150-147C(3). Where multiple signs are allowed, a separate permit shall be obtained for each sign.

SECTION 7 EXTERIOR LIGHTING COORDINATION

Chapter 150, Zoning, Article XXIV, General Regulations, § 150-200A, is deleted in its entirety and replaced with the following:

A. Exterior lighting of a building or grounds, in any district in the Township, shall be color-corrected illumination which shall not be more than 12 feet above grade, shall be screened so as not to permit the source of illumination to be seen from off the premises, shall not cast measurable illumination off the subject property, and shall not create a nuisance or intrusion to the privacy of adjacent property owners or the public. Notwithstanding the preceding sentence, the maximum measurable illumination attributable to sign illumination shall be governed by § 150-147C(2)(d). Billboard illumination shall be governed by § 150-152.2G.

SECTION 8 BILLBOARD REGULATIONS REMAIN UNCHANGED

Article XXIA, Billboard Overlay District, including the billboard illumination requirements in § 150-152.2G, remains unchanged and in full force and effect. This Ordinance does not authorize internal illumination, backlighting, halo illumination, or any other form of billboard illumination not permitted by § 150-152.2G.

SECTION 9 DIGITAL AND ELECTRONIC SIGNS REMAIN PROHIBITED

Section 150-147F(3), including its prohibition on signs with electronically changeable messages or illumination and digital signs, remains unchanged and in full force and effect. This Ordinance authorizes only static illumination complying with § 150-147C.

SECTION 10 LIMITED SCOPE

Except as expressly amended by this Ordinance, all provisions of Chapter 150, including Articles XXI and XXIA and all standards governing sign type, number, area, height, width, location, setback, temporary signs, neighborhood identification signs, athletic field area signs, nonconforming signs, and billboards, remain unchanged and in full force and effect.

SECTION 11 REPEALER

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

SECTION 12 SEVERABILITY

If a court of competent jurisdiction holds any section, subsection, sentence, clause, phrase, or application of this Ordinance invalid or unconstitutional, the remaining provisions and applications shall remain in effect. The Board of Supervisors declares that it would have enacted the remaining provisions without the invalid provision or application.

SECTION 13 EFFECTIVE DATE

This Ordinance shall take effect five days after enactment or as otherwise provided by law.

ENACTED AND ORDAINED this ____ day of _____, 2026, by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania.

ATTEST:

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

Township Secretary

Chair

DRAFT



WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

POLICY FOR NAMING TOWNSHIP-OWNED PROPERTIES

1. Purpose

This policy establishes a consistent process for naming real property owned or controlled by Worcester Township. It preserves established property names, provides a defined advisory role for the Planning Commission when the Township acquires new property, and confirms that the Board of Supervisors retains final naming authority.

2. Scope and Definitions

Covered property. This policy applies to Township-owned or Township-controlled parks, open space, public buildings, grounds, facilities, and other real property.

Naming. For purposes of this policy, naming includes an initial permanent name, renaming, co-naming, a dedication, a secondary title, or another public designation that would reasonably be understood as changing the identity of a Township property.

Existing name. An existing name includes an officially adopted name and a historical or commonly accepted name used by the Township or the public as of the effective date of this policy.

Excluded matters. This policy does not govern street names, temporary program or event names, or the naming of individual rooms, trails, fields, or amenities located within a larger Township property unless the Board specifically refers that matter for review under this policy.

3. Authority and Responsibilities

Board of Supervisors. The Board has final authority over the naming or renaming of Township property. A permanent name or name change shall be approved by resolution at a public meeting.

Planning Commission. The Planning Commission serves in an advisory capacity when a naming matter is referred by the Board. Its recommendation does not bind the Board.

Township administration. The Township Manager or designee shall coordinate the review process, identify relevant property history and acquisition documents, and obtain review by the Township Solicitor when a proposed name involves a deed condition, grant requirement, contract, or acquisition-related naming commitment.

4. Preservation of Existing Property Names

General rule. Existing Township property names shall be preserved. Historical and commonly accepted names shall be given substantial weight because they form part of the Township's identity and public record.

Extraordinary-circumstances threshold. The Board may consider renaming an existing property only when verified evidence establishes that a namesake, whether an individual or organization, engaged in egregious criminal, corrupt, abusive, or comparably grave misconduct and continued use of the name would materially harm public confidence in or the reputation of the Township.

Insufficient grounds. The following shall not, by themselves, justify renaming an existing property:

- A desire to honor a different person, family, group, or organization.
- A change in political, organizational, or community preference.
- The availability of a more popular or more current name.
- An offer of money, services, or other consideration made after the property has already been named.
- The absence of a formal dedication document for a historical or commonly accepted name.

Evidence and findings. Controversy, disagreement, or an unverified allegation is not sufficient. Before beginning an advisory or public renaming process, the Board must first determine that reliable evidence could satisfy the extraordinary-circumstances threshold. Any final renaming resolution shall state the basis for the Board's decision.

5. Naming Newly Acquired Property

Timing. A permanent name should be selected when the property is acquired or before it is opened for public use, when practicable. Staff may use a temporary working name during acquisition, planning, or development. A temporary working name does not create a permanent name.

Planning Commission referral. Unless the acquisition-related exception in Section 7 applies, the Board shall refer the naming of a newly acquired property to the Planning Commission for consideration at a public meeting.

Recommendation period. The Planning Commission should recommend one name, or no more than three alternatives, within 45 days after referral. The Commission may consider suggestions presented during its public meeting. If the Commission does not provide a recommendation within that period, the Board may proceed without one.

Final action. The Board shall consider the Planning Commission's recommendation but may select another name that complies with this policy. The permanent name shall be established by resolution.

6. Naming Criteria

Names for newly acquired property should have a clear and lasting connection to Worcester Township. Preference should be given to:

- The property's established historical or commonly used name.
- Its geographic location, neighborhood, or a prominent natural or physical feature.
- A person, family, place, event, or subject of documented significance to Worcester Township history.
- A prior owner or family with a meaningful and documented connection to the property.
- An individual, group, or organization that made an extraordinary contribution directly connected to the acquisition, preservation, or public use of the property.

A proposed name should be concise, suitable for maps and signage, and readily distinguishable for public-safety and administrative purposes. A name shall not:

- Duplicate or create confusion with another Township or nearby public property.
- Serve as a partisan endorsement or commercial advertisement, except as expressly permitted by Section 7.
- Be derogatory, discriminatory, profane, or otherwise inconsistent with the public character of Township property.
- Honor a current Township elected official, appointed official, or employee.
- Imply private ownership, control, or exclusive use of public property by a person or organization.

7. Acquisition-Related Naming Commitments

Exception from Planning Commission review. Planning Commission review is not required when the Board, as part of accepting a donation or approving an acquisition, expressly approves a written naming commitment that is a material term or benefit of the transaction.

Required public benefit. The commitment should be supported by a donation, below-market purchase, grant assistance, or another material acquisition benefit or condition. The Board shall determine that the public benefit justifies the commitment before approving it.

Board approval required. A donor, seller, grantor, or other private party does not obtain unilateral authority to name Township property. Only the exact name and terms approved by the Board shall be effective.

Written terms. The acquisition documents or a related agreement should address, as applicable:

- The exact name and the duration of the naming commitment.
- Responsibility for signage, maintenance, and replacement costs.
- The effect of a sale, substantial alteration, repurposing, or discontinuance of the property.
- The Township's ability to suspend or remove the name for egregious misconduct or other material cause, to the extent legally permissible.

Limited exception. This section does not establish a general commercial sponsorship or naming-rights program and shall not be used to rename an established property after acquisition.

8. Requests to Rename Existing Property

Written request. A person or organization requesting renaming shall submit the request in writing to the Township Manager. The request must identify the property, its existing name, the proposed change, the reason for the change, and the reliable evidence supporting the extraordinary-circumstances threshold in Section 4.

Initial Board review. The Township Manager shall transmit the request to the Board. No Planning Commission referral, community naming process, or additional study is required unless the Board first determines that the submitted evidence could satisfy Section 4. The Board may decline a request without further action.

Restrictions. Before approving a name change, the Township Solicitor shall review any applicable deed restriction, grant condition, contract, easement, or other legal obligation affecting the property or its name.

9. Recognition Markers and Secondary Designations

No circumvention. A plaque, monument, sign, dedication, or name assigned to a subordinate feature shall not be used to circumvent this policy or be displayed in a manner that would reasonably be understood as renaming or co-naming the underlying property.

Public ownership. Private recognition placed on Township property shall not imply private ownership, control, or exclusive use. Permanent recognition requires Board approval unless it is authorized through a separate Township program or policy.

10. General Provisions

No entitlement. This policy creates no right or entitlement to have Township property named, renamed, dedicated, or otherwise designated for any person or organization.

Controlling requirements. Applicable law and any binding deed restriction, grant condition, court order, or contractual obligation shall control in the event of a conflict with this policy.

Administration. The Board may interpret, amend, or repeal this policy by resolution. The Township Manager may establish administrative procedures consistent with this policy.

BOARD OF SUPERVISORS ADOPTION

Adopted on _____ by Resolution No. _____.