

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-01**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Township Manager:	F. Lee Mangan
Secretary:	F. Lee Mangan
Right to Know Officer:	F. Lee Mangan

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-02**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Assistant Township Manager:	Eunice C. Kriebel
Assistant Secretary:	Eunice C. Kriebel
Treasurer:	Eunice C. Kriebel

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard, Chairman,**  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan, Secretary**

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-03**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Road Master:	Bob D'Hulster
Director of Public Works:	Bob D'Hulster

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard, Chairman,**  
Board of Supervisors

Attest:



**F. Lee Mangan, Secretary**

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-04**


**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Zoning Officer:                      Tiffany M. Loomis

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-05**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Building Code Official:                      Keystone Municipal Services, Inc.

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard, Chairman,**  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan, Secretary**

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-06 A**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Professional Consultant:

Township Engineer:                      CKS Engineers, Inc.

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-06 B**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Professional Consultant:

Assistant Zoning Officer(s): CKS Engineers, Inc.

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard, Chairman,**  
Board of Supervisors

Attest:



**F. Lee Mangan, Secretary**

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-06 C**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Professional Consultant:

Township Solicitor: Wisler Pearlstine, LLP

**Be It Resolved This 6th Day Of January, 2014.**

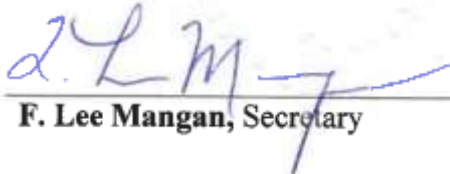
**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard, Chairman,**  
Board of Supervisors

Attest:



**F. Lee Mangan, Secretary**



**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-06 D**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014:**

Professional Consultant:

Professional Auditors: Bee Bergvall & Co., P.C.

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By: \_\_\_\_\_

*Arthur C. Bustard*  
**Arthur C. Bustard, Chairman,**  
**Board of Supervisors**

Attest: \_\_\_\_\_

*F. Lee Mangan*  
**F. Lee Mangan, Secretary**

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-07**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Vacancy Board Chairman:                      Gordon Todd

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-08**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Delegates to the Annual PSATS  
Convention:

Arthur C. Bustard  
Susan G. Caughlan  
Stephen C. Quigley

Voting Delegate:

Arthur C. Bustard

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:



\_\_\_\_\_  
**Arthur C. Bustard, Chairman,**  
Board of Supervisors

Attest:



\_\_\_\_\_  
**F. Lee Mangan, Secretary**

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-09**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

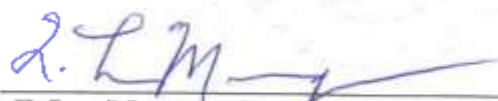
Adoption of the Holiday Schedule:

<b>DATE</b>	<b>DAY</b>	<b>HOLIDAY</b>
February 17, 2014	Monday	President's Day
April 18, 2014	Friday	Good Friday
May 26, 2014	Monday	Memorial Day
July 4, 2014	Friday	Independence Day
September 1, 2014	Monday	Labor Day
November 27, 2014	Thursday	Thanksgiving Day
November 28, 2014	Friday	Friday after Thanksgiving
December 25, 2014	Thursday	Christmas Day
December 26, 2014	Friday	Friday after Christmas
January 1, 2015	Thursday	New Year's Day
January 2, 2015	Friday	Friday after New Year's

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-10**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Adoption of the Board of Supervisors Meeting Schedule:

<u>DATE</u> <u>TIME</u>	<u>BOS W. S.</u> <u>9:00AM</u>	<u>JOINT MTG</u> <u>8:00AM</u>	<u>BOS MTG</u> <u>7:30PM</u>	<u>ZHB MTG</u> <u>6:30PM</u>	<u>PC W. S.</u> <u>7:30PM</u>	<u>PC MTG</u> <u>7:30PM</u>
January	Reorg Mtg 6 11:00AM		15	28	9	23 1721 VF RD
February	3	3	19	25	13	27
March	3		19	25	13	27
April	7		16	22	10	24
May	5	5	21	27	8	22
June	2		18	24	12	26
July	8 (Tues.)		16	22	10	24
August	4	4	20	26	14	28
September	8		17	23	11	25
October	6		15	28	9	23
November	3	3	19	25	No Mtg	13
December	1		17	16	No Mtg	11

**Be It Resolved This 6th Day Of January, 2014.**

(Signature Page Follows)

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2014-12**

**AUTHORIZATION FOR APPROVING FIRE DEPARTMENT ACTIVITIES**

**WHEREAS**, the Worcester Township Volunteer Fire Department has requested permission to engage in the following ancillary activities:

1. Picnics
2. Bar-B-Ques, and in particular:  
Worcester Volunteer Fire Department Annual 5K Race, Worcester Volunteer Fire Department Annual Chick Barbecue, Parades (including the annual Santa Claus community visit)
3. Worcester Volunteer Fire Department Ladies Craft Show, November, Worcester Volunteer Fire Department Santa Visits Township, December 2014.
4. Provide aide and traffic control for the Montgomery County annual flu shots.

**WHEREAS**, the Board of Supervisors of Worcester Township recognizes the importance of these ancillary activities, authorization is also granted for the Fire Department and Fire Police to assist other Montgomery County Fire Departments and other community organizations in any traffic and crowd control needed at emergencies and civic activities. Special authorization for crowd control upon verbal approval of at least one Supervisor can be granted upon request of a Township business or resident as deemed necessary for emergency or safety situations. When doing any of the aforementioned duties, they shall be considered to have been done at the specific request of the Board of Supervisors.

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-11**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Designation of Depositories for Township Funds:

First Niagara  
Univest- Union National Bank  
PLGIT  
TD Bank  
Ambler Savings Bank

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard, Chairman,  
Board of Supervisors**

Attest:



**F. Lee Mangan, Secretary**



**NOW, THEREFORE, BE IT RESOLVED**, that the Worcester Township Board of Supervisors approved and authorizes the Fire Department to participate in the above activities in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Worker's Compensation Act; and further

In accordance with this authorization the Fire Department may only participate in the above-approved ancillary activities through December 31, 2014, after which time the Worcester Township Board of Supervisors will review the ancillary activities.

**APPROVED**, this 6<sup>th</sup> of January, 2014 by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-13**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2014**:

Assistant Right to Know Officer:      Erica Lucey

**Be It Resolved This 6th Day Of January, 2014.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard, Chairman,**  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan, Secretary**

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2014-14**

**WHEREAS**, from time to time Township costs and expenses require the adjustment of Township fees.

**NOW, THEREFORE, BE IT RESOLVED** that the Worcester Township Board of Supervisors accepts and formally amends the fee schedule as set forth in Exhibit "A" which is attached hereto and made a part hereof.

**APPROVED** this 6<sup>th</sup> day of January 2016, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP**

By: \_\_\_\_\_

*Arthur C. Bustard*  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_

*F. Lee Mangan*  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING THE LAND USE ASSUMPTIONS REPORT SUBMITTED TO WORCESTER TOWNSHIP TRAFFIC IMPACT FEE ADVISORY COMMITTEE**

**WHEREAS**, Worcester Township Board of Supervisors passed Resolution No. 2013- 30 creating the Township Traffic Impact Fee Advisory Committee ("TIFAC") pursuant to Act 209 of 1990; and

**WHEREAS**, the TIFAC has submitted a Land Use Assumptions Report to the Worcester Township Board of Supervisors for the implementation of impact fees for capital improvements; and

**WHEREAS**, Worcester Township Board of Supervisors desires to take action on the Land Use Assumptions Report.

**NOW THEREFORE**, Worcester Township Board of Supervisors hereby resolves as follows:

1. The Land Use Assumptions Report prepared by the Worcester Township Transportation Impact Fee Advisory Committee, David C. Babbitt, AICP, of David C. Babbitt & Associates, LLC, Daniel P. Olpere, AICP, of Local Government Management Services, LLC, and Ken O'Brien, P.E., of McMahon Associates, Inc. for the Worcester Township Advisory Committee is hereby Approved, with revisions.
2. This Resolution is enacted in order to comply with the requirements of the Pennsylvania Municipalities Planning Code, and in particular Section 504-A(c)(1) of the Code.

**DULY RESOLVED**, this 15<sup>th</sup> day of January 2014, by Worcester Township Board of Supervisors, Montgomery County, Pennsylvania, in lawful session duly assembled.

**WORCESTER TOWNSHIP**

By:

  
\_\_\_\_\_  
Arthur C. Bustard, Chairman,  
Board of Supervisors

Attest:

  
\_\_\_\_\_  
F. Lee Mangan, Secretary  
Worcester Township

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-16**

**RESOLUTION FOR MINOR ACT 537 PLAN REVISION**

RESOLUTION OF THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS**, Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted there under, Chapter 71 of Title 25 of the **Pennsylvania Code**, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality in conformance with a comprehensive program of pollution control and water quality management, and

**WHEREAS**, Worcester Township has prepared the attached Minor Act 537 Sewage Facilities Plan Update Revision which provides for extension of public sewage facilities to a portion of Worcester Township, which is within the Center Point Village Service Area, and which includes seventy-four (74) properties bound by Hickory Hill Drive, Crest Terrace, Valley Forge Road, Landis Road, and Green Briar Drive, and

**WHEREAS**, the alternative of choice to be implemented is construction of and connection to a low pressure sewer system to be owned and operated by Worcester Township, and

**WHEREAS**, Worcester Township finds that the Sewage Facilities Plan described above conforms to applicable zoning, subdivision, other municipal ordinances and plans and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the Worcester Township Board of Supervisors hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality, the above-referenced Sewage Facilities Planning Module, which is attached hereto. The municipality hereby assures the Department of the complete and timely implementation of the said plan as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended).

I, F. Lee Mangan, Secretary,  
Worcester Township Board of Supervisors hereby certify that the foregoing is a true copy  
of the Township Resolution No. 2014-16 adopted January 15, 2014.

AUTHORIZED SIGNATURE:

MUNICIPAL SEAL:



Worcester Township  
1721 Valley Forge Road  
Worcester, PA 19490-0767  
610-584-1410

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014- 17**

**Methacton High School Athletic Field Reconstruction**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, METHACTON SCHOOL DISTRICT** ("Developer") is the owner and developer of a certain tract of land consisting of 62.88± acres situate in Worcester Township with frontage on Kriebel Mill Road, on which the Developer proposed to construct two synthetic turf athletic fields, two softball fields, several track and field areas, supporting outbuildings and stormwater management facilities (the "Development"); and

**WHEREAS,** the Development is more particularly shown on plans prepared by Czop Spector, being plans consisting of forty (40) sheets dated August 27, 2013 with a final revision date of November 6, 2013 (the "Plans"); and

**WHEREAS,** Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS,** the Developer desires to obtain preliminary/final land development approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the land development as shown on the Plans described herein subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

a. Section 130-24.B(4)(f)[4], permitting a maximum depth of 5 feet of water in a detention basin.

b. Section 130-24.B(4)(f)[7], requiring 2 feet of freeboard in the emergency spillway of a detention basin.

c. Section 130-16, requiring roadway frontage improvements.

d. Section 130-24.B(3)(e), requiring storm sewer piping to have a minimum pipe diameter of 15 inches.

e. Section 130-28.G(4), requiring street trees where suitable trees do not exist.

In consideration for the removal of trees in connection with the Development, the Developer shall plant 12 trees at various locations along the subject property's frontage on Mill Road in the area of the proposed javelin throw. The trees shall be planted so as to provide a screen buffer along the subject property's frontage on Mill Road in such area. The location of the trees and effectiveness of the buffer shall be subject to the review and approval of the Worcester Township Planning Commission, the Board of Supervisors and the Township Engineer, prior to the recording of the Plans.

f. Section 130-28.G(5), requiring a buffer along the perimeter of a property being developed.

g. Section 130-28.E(1), requiring the submission of a Tree Survey Plan.



- h. Section 130-28.G(6), requiring landscaping within off-street parking areas.
  - i. Section 130-33.C(1), requiring existing features within 500 feet of a property to be shown on the plans.
  - j. Section 130-33.G, requiring the submission of a Natural Resources Protection Plan.
2. At this time, the installation of sidewalks along the Property's frontage on in accordance with Section 130-18.A shall be deferred until such time as the Township deems it necessary to require the installation of such sidewalks. The Developer shall add a note to the Plans stating that the required sidewalk installation has been deferred. The language of such note shall be reviewed and approved by the Township Engineer and Township Solicitor, prior to the recording of Plans.
  3. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated December 3, 2013 prepared by the Township Engineer, the entire contents of which are incorporated herein by reference.
  4. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with Worcester Township. The Agreement shall be satisfactory to the Township Solicitor and the Board of Supervisors and the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.
  5. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are

located, Developer shall, prior to the Township executing the Plans, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so. The declaration shall be recorded simultaneously with the Plans.

6. Prior to the recording of the Plans, the Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to, the Montgomery County Conservation District and the Pennsylvania Department of Environmental Protection.

7. 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 Preliminary/Final Approval Resolution.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Preliminary/Final Approval Resolution, and the Land Development and Financial Security Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

9. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

10. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Land Development and Financial Security Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

11. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on January 15, 2014.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

By:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-18**

**A RESOLUTION OF THE TOWNSHIP OF WORCESTER,  
COUNTY OF MONTGOMERY, COMMONWEALTH OF  
PENNSYLVANIA FIXING THE TAX RATE FOR THE YEAR 2014.**

**BE IT RESOLVED AND ENACTED**, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property within the Worcester Township subject to taxation for the fiscal year 2014, as follows:

Tax rate for general purposes, the sum of	.05 mills
on each dollar of assessed valuation, or the sum of	.005 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	Mills on each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes	.05 mills	.005 cents
Total	.05 mills	.005 cents

That any resolution, or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

Adopted the 19<sup>th</sup> day of February, A.D. 2014.

(Signature page follows)

Signed: Arthur C. Bustard  
Arthur C. Bustard, Chairman of the Board of Supervisors

CERTIFICATION

*To the Secretary of Community and Economic Development*  
Commonwealth of Pennsylvania  
Harrisburg, Pennsylvania

I hereby certify that the foregoing is a true and correct copy of Resolution No. 2014-18 enacted by the Township of Worcester in the County of Montgomery on the 19<sup>th</sup> day of February, A.D. 2014.

Signed: F. Lee Mangan  
F. Lee Mangan, Township Secretary

(SEAL)

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-19**

**3117 Stump Hall Road – Southfields Farms, LLC**

**PRELIMINARY / FINAL SUBDIVISION APPROVAL**

**WHEREAS, SOUTHFIELDS FARMS, LLC** ("Owner") is the owner of a certain tract of land consisting of 35.9± acres situate in Worcester Township with frontage on Hollow Road, Stump Hill Road, and Valley Forge Road, which parcel is further identified as Montgomery County Tax Parcel No. 67-00-01270-00-4 ("Parcel 'A'"); and

**WHEREAS,** Owner is also the owner of a certain tract of land adjacent to Parcel "A" consisting of 11.2± acres situate in Worcester Township with frontage on Stump Hall Road, which parcel is further identified as Montgomery County Tax Parcel No. 67-00-03539-00-3 ("Parcel 'B'") (Parcel "A" and Parcel "B" are hereinafter referred to collectively as the "Property"); and

**WHEREAS,** Owner has proposed a lot line change between Parcel "A" and Parcel "B" in accordance with the a plan prepared by Woodrow & Associates, Inc., dated June 4, 2013 with a final revision date of January 8, 2014 (the "Plan"); and

**WHEREAS,** Owner has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, the Owner desires to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plan described herein, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

a. Section 130-16, Section 130-18.A, and Section 130-18.B, requiring road frontage improvements, sidewalks, and curbing along each side of all residential, secondary, or commercial roads. In lieu of these requirements, Owner shall donate the sum of Ten Thousand and 00/100 Dollars (\$10,000.00) to the Township, which sum shall available for use by the Township for improvements to its public trail system. Such sum shall be deposited with the Township prior to recording of the Plan. In addition to this contribution, Owner shall (within 90 days of the date of this resolution) arrange for a professional survey and “pinning” of the entire trail easement on Owner’s property, which was granted to the Township by Owner’s predecessor in title, and which easement is dated June 7, 2007 and which easement was recorded in Montgomery County Deed Book 5651, at page 1294 on June 19, 2007.

b. Section 130-23.A, requiring concrete monuments to be placed at all corners and angle points and all right-of-way lines.

c. Section 130-28.G(4), requiring the planting of street trees for all subdivisions.



d. Section 130-28.G(5), requiring landscaped buffers along the entire perimeter of a subdivision.

e. Section 130-28.G(9), requiring certain landscaping on each individual lot of a subdivision.

f. Section 130-33.C(1), requiring preliminary plans to depict all existing resources and conditions on the proposed subdivision and within five hundred feet (500') of the same.

g. Section 130-33.G, requiring a natural resources protection plan.

h. Section 130-35.1, requiring a maximum plan scale for minor subdivisions of 1"=100'.

2. Prior to the recording of the Plan, the Owner shall revise the Plan to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated November 20, 2013, prepared by the Township Engineer, the entire contents of which are incorporated herein by reference.

3. Prior to recording the Plan, a note (utilizing large font and capital letters) shall be placed on the Plan, and specifically on Parcel "B", clarifying that no building permit shall be available for Parcel "B" until all subdivision and land development issues related to such parcel have been resolved to the satisfaction of the Township and its Engineer.

4. Prior to recording the Plan, the Owner shall revise the Plan and the notes on the Plan to include the additional conditions required by the Montgomery County Agricultural Preservation Board for agricultural easements, including but not necessarily limited to deed restrictions, on-lot sewage limitations, and approval by the County Solicitor, as well as a depiction

of the curtilage area for the agricultural easement. Such revision of the Plan and the notes on the Plan shall be subject to the review and approval of the Township Engineer.

5. Prior to recording the Plan, the Owner shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Property, including, but not limited to approval from the Pennsylvania Department of Environmental Protection with regard to the sanitary sewer facilities proposed for Parcel "B".

6. The subdivision of the Property shall be in strict accordance with the content of the Plan, notes on the Plan and the terms and conditions of this Preliminary/Final Subdivision Approval Resolution.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, and this Preliminary/Final Subdivision Approval Resolution shall be borne entirely by the Owner and shall be at no cost to the Township.

8. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the recording of the Plan must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid the final plat or record Plan shall not be signed or recorded. In the event that the fees have not been paid and the final Plan has not been recorded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

9. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be

deemed to have been accepted by the Owner. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on February 19, 2014.

**WORCESTER TOWNSHIP**

By: Arthur C. Bustard  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

By: F. Lee Mangan  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-20**

**A RESOLUTION OF THE TOWNSHIP OF WORCESTER BOARD OF SUPERVISORS AUTHORIZES THE DISPOSITION OF THE BELOW TOWNSHIP PUBLIC RECORDS**

**WHEREAS**, by virtue of Resolution No. 2008-24 adopted the 1<sup>st</sup> day of December, 2008 the Township of Worcester declared its' intent to follow the schedules and procedures as set forth in the Municipal Records Manual approved July 16, 1993 and,

**WHEREAS**, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality;

**NOW THEREFORE, BE IT HEREBY RESOLVED** that the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, in accordance with the above cited Municipal Records Manual hereby authorizes the disposition of the following public records:

**1976-2004**


**Accounting Files for Valley Green/Berwick/General/Liquid Fuels Funds**


- Audit Reports
- Earned Income Tax reports
- Policies/Procedures
- Impact Fee Statements
- PLGIT Statements
- CD Statements
- Escrow Account Statements
- Budget Reports
- Bank Statements
- Check Registers
- Payroll
- Bills/Receipts/Disbursements/Reimbursements
- Copies of Checks/Cancelled Checks/Returned Checks/Invoices
- Accounts Payable
- Purchase Orders/Delivery Tickets
- Petty Cash
- Quarterly Reports
- Correspondence
- Merchant Services
- Commercial Billings
- Connection Fees

- Checkbooks/Rebills
- Journal Entries/Balance Sheets/Analysis Reports
- Treasurer Reports
- Certifications
- Late/Lien Notices

**PRESENTED AND ADOPTED** as a resolution by the Board of Supervisors of Worcester Township in a public meeting held on the 19<sup>th</sup> day of March, 2014.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-21**

**A RESOLUTION OF THE TOWNSHIP OF WORCESTER BOARD OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA APPOINTS THE MUNICIPAL RETIREMENT TRUST CHIEF ADMINISTRATIVE OFFICER (CAO)**

**WHEREAS**, the Municipal Pension Plan Funding Standard and Recovery Act (Act 205 of 1984) requires that pension reports be prepared under the supervision and the direction of the Chief Administrative Officer (CAO) of the Municipality, and

**WHEREAS**, Worcester Township wishes to comply with all the requirements of said Act,

**NOW THEREFORE**, it is resolved that the Board of Supervisors of Worcester Township hereby appoints Eunice C. Kriebel as Chief Administrative Officer of its Non-Uniformed Pension Plan(s).

**DULY PRESENTED AND RESOLVED** by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, this 19<sup>th</sup> day of March, 2014.

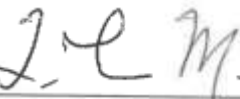
**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2014-22**

**Evangelical Lutheran Church Land Development**  
**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, EVANGELICAL LUTHERAN CHURCH OF THE TRINITY** ("Owner/Developer") is the owner and developer of a certain tract of land consisting of 26.059± acres situate in Worcester Township, with frontage on Trooper Road and Valley Forge Road, further identified as Montgomery County Tax Parcel No. 67-00-03825-27-5 (the "Property"); and

**WHEREAS,** Owner/Developer proposes to construct a 5,430 square foot sanctuary addition to the existing church structure, reconfigure and restripe an existing parking lot, place temporary storage containers adjacent to the existing parking lot, and construct related stormwater management facilities (the "Development") on the Property; and

**WHEREAS,** the Development is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of three (3) sheets dated October 4, 2013 with a final revision date of January 24, 2014 (the "Plans"); and

**WHEREAS,** Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, the Developer desires to obtain preliminary/final land development approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the land development as shown on the Plans described herein, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

a. Sections 130-16, 130-18.A, and 130-18.B , requiring improvements to road frontages, requiring sidewalks along all road frontages, and requiring curbing along all road frontages. As a condition to, and in consideration of the waiver of the requirements of these sections, the Developer shall, at its sole cost and expense, install a pedestrian/bicycle trail up to a maximum width of 12 feet at such time as the construction of a Township trail (regardless of who actually constructs such trail) is brought up to either the northern or southern boundary line of the Property along its frontage on Valley Forge Road. Should the design of the trail, as approved by the Township Engineer, take the path of the trail outside of the ultimate right of way shown on the Plans (which is being dedicated to the entity having jurisdiction), an easement for public access shall be offered to the Township to the extent the trail is outside of the legal right of way of the road (after dedication). With the exception of a maximum width of 12 feet, the trail on the Property shall be constructed with exactly the same specifications and materials as the Township trail being constructed to the Property line(s) by others. This obligation shall be binding upon the Developer, its successors and assigns, and the Developer shall revise the Plans prior to recording



to include a note regarding this obligation, the language of which shall be reviewed and approved by the Township Engineer and Township Solicitor.

- b. Section 130-17.D(10), requiring a five foot (5') radius for all curbs and islands in parking areas.
- c. Section 130-17.D(11), requiring parking stalls to have certain dimensions.
- d. Sections 130-23.A and 130-23.C, requiring monuments to be set on right-of-way lines, and permanent markers to be set at property corners.
- e. Section 130-23.B, requiring all contour and elevation benchmarks shown on plans to be based on Township Sanitary Sewer System Datum.
- f. Section 130-28.G(4), requiring certain plantings along all road frontages. A partial waiver is granted, in that the waiver shall only apply to the Property's frontage on Trooper Road. In consideration of this grant of partial waiver, Owner/Developer shall utilize the planting materials which would otherwise be required along the Property's frontage on Trooper Road to create a cluster of plantings around the Verizon utility box located at the south corner of the Property's frontage on Valley Forge Road. The proposed cluster of plantings shall be subject to the review and approval of the Township Engineer.
- g. Section 130-28.G(5), requiring landscaped perimeter buffers.
- h. Section 130-28.G(6), requiring screening buffers for parking lots.
- i. Section 130-28.G(7), requiring one shade tree for every 50 linear feet of stormwater basin perimeter.

j. Section 130-33.C, requiring preliminary plans to depict all existing conditions on the property, as well as such conditions within five hundred feet (500') of the property.

k. Section 130-33.G, requiring the submission of a natural resources protection plan.

1. Section 130-24.B(4)(e)[2], requiring seepage beds to fully drain within 24 hours.

2. Prior to recording the Plans, Owner/Developer shall revise the Plans to resolve, to the satisfaction of the Township Engineer, all issues set forth in the Township Engineer's review letter dated January 6, 2014, the entire contents of which are incorporated herein by reference.

3. Prior to recording the Plans, Owner/Developer shall execute and record a Conservation Easement covering the approximately 4.98± acres depicted on the Plans as the "Natural Features Conservation Easement". The terms and conditions of the Conservation Easement shall be satisfactory the Township Solicitor.

4. Prior to recording the Plans, Owner/Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be satisfactory to the Township Solicitor and the Board of Supervisors and the Owner/Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

5. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Owner/Developer shall, prior to the Township executing the Plans, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Plans.

6. 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 Preliminary/Final Approval Resolution.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Preliminary/Final Approval Resolution, and the Agreement shall be borne entirely by the Owner/Developer and shall be at no cost to the Township.

8. Owner/Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.


9. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the

Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by the Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

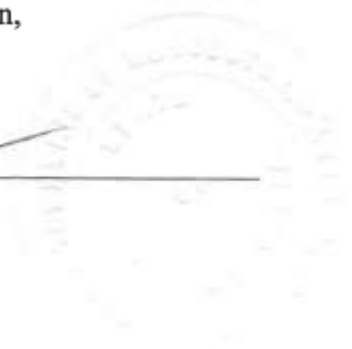
10. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner/Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Owner/Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on March 19, 2014.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard, Chairman,**  
**Board of Supervisors**

By:   
**F. Lee Mangan, Secretary**



**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2014-23**

**A RESOLUTION APPROVING THE PROCEDURES FOR COMPLIANCE WITH THE PROCUREMENT OF PROFESSIONAL SERVICES PURSUANT TO THE PROVISIONS OF ACT 44 OF 2009.**

**WHEREAS**, pursuant to Act 44 of 2009, each municipal pension system is required to develop procedures to select the most qualified person (company) to enter into a professional services contract; and

**WHEREAS**, said procedures are to ensure that the availability of a professional services contract is advertised to potential participants in a timely and efficient manner; and

**WHEREAS**, the procedures are required to include applications and disclosure forms to be used to submit a proposal for review and to receive the award of a professional services contract; and

**WHEREAS**, the Township of Worcester, Montgomery County, Pennsylvania, desires to establish procedures for compliance with the procurement of professional service contracts pursuant to the provisions of Act 44 of 2009; and

**WHEREAS**, there is attached hereto the procedures to be used by the Township of Worcester with respect to said procurement. A copy of said procedures is attached hereto, and made a part hereof, and marked as "EXHIBIT A".

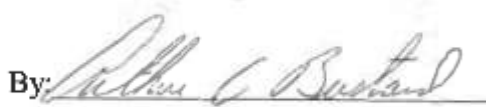
**NOW, THEREFORE, BE IT RESOLVED** and it is hereby resolved by the Board of Supervisors of the Township of Worcester that said Township hereby approves the procedures for compliance with the procurement of professional service contracts pursuant to the provisions of Act 44 of 2009 as set forth in "EXHIBIT A" attached hereto.

ENACTED AND RESOLVED this 20<sup>th</sup> day of May, 2014.

ATTEST:

Township of Worcester

  
Township Secretary

By:   
Chairman, Board of Supervisors

TOWNSHIP OF WORCESTER MUNICIPAL PENSION SYSTEM

PROCEDURES FOR COMPLIANCE WITH THE PROCUREMENT FOR PROFESSIONAL SERVICE CONTRACTS PURSUANT TO THE PROVISIONS OF ACT 44 OF 2009

**Introduction:**

Each municipal pension system shall develop procedures to select the most qualified person to enter into a professional services contract. The procedures shall ensure that the availability of a professional services contract is advertised to potential participants in a timely and efficient manner. Procedures shall include applications and disclosure forms to be used to submit a proposal for review and to receive the award of a professional services contract.

The following represents the procedures adopted by this municipality for the purchase or provision of professional services for the Township of Worcester Municipal Pension System including, but not limited to the following services; investment management, legal, actuarial and other consulting services.

**1) Request for Proposal (RFP) Application(s) including disclosures:**

Applications will be drafted at the time services are needed. The applications will address the applicant's qualifications, experience, expertise and compensation to be charged. An Act 44 compliant Disclosure Form will be included as part of the application. The award of a professional services contract is not subject to a requirement that the lowest bid be accepted.

**2) Advertisement:**

The Municipality shall advertise the availability of a Request for Proposal for a professional services contract to potential participants or candidates in a timely and efficient manner. An advertisement of such will include the following:

- a. The services that are the subject of the proposed contract;
- b. Specifications relating to the services;
- c. Procedures to compete for the contract;
- d. Required disclosures and additional information desired.

**3) Review:**

The evaluation process will involve several steps. The municipality will evaluate the initial responses to the RFP. The municipality will determine a list of finalists, interview finalists if desired and make a final decision. The criteria to be used in the evaluation process may differ depending on the type of professional services requested but all will include the following:

- a. The applicant's qualifications, experience, and expertise related to Pennsylvania municipal pension systems;
- b. The applicant's knowledge of Act 205 and other Pennsylvania municipal pension legislation;
- c. The applicant's approach to managing risk and research capabilities;
- d. The quoted fee(s) associated with the desired service(s) sought;
- e. The applicant's availability to meet with the municipal pension system's representatives for periodic reviews;
- f. The recommendations by other municipal pension systems serviced by the applicant;
- g. The ultimate confidence of the municipality as represented by the vote to accept the applicant in contract.

**4) Personnel:**

Prior to entering into a professional services contract, the contractor shall disclose the names and titles of each individual who will be providing professional services to the municipal pension system, including advisors or subcontractors of the contractor. Please note, existing service providers shall submit annual Act 44 related disclosures. Disclosures will include all of the following:

- a. Whether the individual is a current or former official or employee of the municipality;
- b. Whether the individual is a current or former registered Federal or State lobbyist;
- c. A description of the responsibilities of each individual with regard to the services provisions of the contract;
- d. The resume of an individual listed in the aforementioned disclosures shall be provided to the municipality upon request.

**5) Conflict of Interest:**

All RFP proceedings shall include a minimum restriction of **one year** on the:

- a. Participation by a former employee of a contractor or potential contractor in the review of a proposal or negotiation of a contract with that contractor;
- b. Participation by a former employee of the municipality in the submission of a proposal or the performance of a contract.

Additionally, all RFP proceedings shall include disqualification for:

- a. Any individual or entity that currently holds a professional services contract, which responds to, applies for, or otherwise solicits, a professional services contract, that has conveyed a gift having more than a nominal value to any municipal official or employee of this municipality since December 17, 2009; or
- b. Any individual or entity that currently holds a professional services contract, which responds to, applies for, or otherwise solicits, a professional services contract, that has



made a political contribution to any parties, candidates or current office holders of or for this municipality since December 17, 2009.

Furthermore, all RFP proceedings shall include the following:

- a. A person or an affiliated entity that enters into a professional services contract with a municipal pension system may not have a direct financial, commercial or business relationship with any official of the municipal pension system or the municipality which controls the municipal pension system unless the municipal pension system consents in writing to the relationship following full disclosure;
- b. If a person that enters into, or has applied for, submitted an offer or bid for, responded to a RFP on or otherwise solicited, a contract with a municipal pension system or an officer, director or employee of a municipal pension system is aware, or reasonably should be aware, of an apparent, potential or actual conflict of interest, the person shall disclose the conflict and promptly eliminate the conflict.

**6) Public Information:**

Following the award of a professional services contract, all applications and disclosure forms shall be made public except for proprietary information or other information protected by law.

**7) Notification and Posting of Proceedings:**

Following the decision by the municipality of a finalist, the relevant factors that resulted in the selection for award of the professional services contract must be summarized in a written statement and included or attached to the documents awarding the contract. Within 10 days of the selection for award of the professional services contract, the original application, the RFP summary of proceedings and selection statement and all disclosure forms must be transmitted to all unsuccessful applicants and posted on the municipal pension system's website, if a website is maintained, at least seven days prior to the execution of the professional services contract.

**8) Increase:**

A professional services contract shall not be amended to increase the cost of the contract by more than 10% or \$10,000, whichever is greater, unless the increase and a written justification for the increase are public and posted on the municipal pension system's website, if a website is maintained, at least seven days prior to the effective date of the amendment.

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2014- 24**  
**Frog Hollow Racquet Club**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, R&H SPORTS, L.P.** ("Developer") is the owner and developer of a certain tract of land known as the "Frog Hollow Racquet Club", consisting of 11.5± acres situate in Worcester Township with frontage on Weber Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-03931-00-7; and

**WHEREAS,** Developer intends to construct a 10,393 square foot, 31 space parking lot and related improvements (the "Development") as more particularly shown on plans prepared by Czop/Specter, consisting of six (6) sheets, dated February 3, 2014 with a last revision date of April 29, 2014 (the "Plans"); and

**WHEREAS,** Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS,** the Developer desires to obtain preliminary/final land development approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the land development as shown on the Plans described herein, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

a. Section 130-16, requiring certain improvements along a property's frontage on roadways.

b. Section 130-17.B, requiring a driveway stopping area twenty feet behind the right-of-way line, which stopping area shall not exceed four percent grade. The grade at such location shall not exceed 4.35%, in accordance with the Plans.

2. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated May 1, 2014, prepared by the Township Engineer, the entire contents of which are incorporated herein by reference.

3. Prior to recording the Plans, the Developer shall provide the Township with all necessary permits and approvals from all authorities, agencies, municipalities and duly constituted public authorities having jurisdiction in any way over the Development.

4. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be satisfactory to the Township Solicitor and the Board of Supervisors and the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public

improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

5. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the Township executing the Plans, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of lot owner is not fulfilled after reasonable notice to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Plan.

6. 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 Preliminary/Final Approval Resolution.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Preliminary/Final Approval Resolution, and the Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

8. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

9. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

10. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

[Signature page to follow]

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on this 20<sup>th</sup> day of May, 2014.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

By:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-25**

**A RESOLUTION OF THE TOWNSHIP OF WORCESTER BOARD OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA PARTICIPATION IN THE DELAWARE VALLEY REGIONAL PLANNING COMMISSION'S TRANSPORTATION & COMMUNITY DEVELOPMENT INITIATIVE (TCDI) GRANT PROGRAM**

**WHEREAS**, Worcester Township, Montgomery County supports the request for planning grant dollars from the Delaware Valley Regional Planning Commission; and

**WHEREAS**, Worcester Township, Montgomery County understands the grant amount requested must provide 20% of the total project costs as match in local, county, state or private funds or documented in-kind services; and

**WHEREAS**, Worcester Township, Montgomery County fully understands the application requirements and contracting process if awarded the planning grant dollars; and

**NOW THEREFORE, BE IT RESOLVED**, that Worcester Township, Montgomery County **HEREBY AUTHORIZES** Mr. F. Lee Mangan, Township Manager & Secretary, to submit an application to DVRPC for a TCDI planning grant; and

**BE IT FURTHER RESOLVED**, that Worcester Township, Montgomery County agrees to, if selected for the TCDI grant, to:

- Engage in contracting procedures including the Request for Proposals and budget allocation;
- Sign grant agreement documents;
- Agree to submit reimbursement invoices and progress reports along with necessary supporting documentation on a quarterly basis;
- Take all necessary action to complete the project associated with the grant agreement within the 24 month timeframe, and submit the final deliverable to DVRPC; and

Provide proof of adoption or acceptance by the governing body through a resolution that must be submitted no later than June 30<sup>th</sup>, 2014 to DVRPC. DVRPC will reserve payment of the last 10% of the grant award until such resolution and final deliverable is received.

**DULY PRESENTED AND RESOLVED** by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, this 21<sup>st</sup> day of May, 2014.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangano**, Secretary



**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014- 26**

**Stony Creek Farms**

**A RESOLUTION APPROVING A WAIVER OF FORMAL  
SUBDIVISION AND LAND DEVELOPMENT REVIEW**

**WHEREAS, STONY CREEK FARMS, INC.** ("Developer") is the developer of an approved development known as "Stony Creek Farms" (the "Development") located on North Wales Road in Worcester Township, Montgomery County, Pennsylvania; and

**WHEREAS,** the Development was approved by the Worcester Township Board of Supervisors by Resolution No. 06-15, and is more particularly shown on plans prepared by Bohler Engineering, Inc., being plans dated November 3, 2003, last revised June 4, 2007, containing fifty-seven (57) sheets (the "Plans"); and

**WHEREAS,** the Developer has submitted a request for a waiver of formal Subdivision and Land Development review ("Waiver Request") of a plan prepared by Bohler Engineering, Inc., dated July 10, 2007, last revised November 27, 2013 ("Waiver Plan"); and

**WHEREAS,** the Waiver Plan proposes to create "Estate Lot, D", as more particularly depicted on the Waiver Plan, which will contain the existing house and barn at 1525 North Wales Road in the Development and which were initially required to be a bed and breakfast facility by the Final Approval Resolution No. 06-15; and

**WHEREAS,** pursuant to the Waiver Request, the house and barn on Estate Lot D would be used for a normal residential use (1 Unit) subject to all use restrictions stated in the Stony

Creek Farms Declaration, including, but not limited to, restrictions related to the age of the permitted residents; and

**WHEREAS**, no other provisions of the originally approved plan are proposed to be changed; and

**WHEREAS**, the Developer desires to obtain approval of the Waiver Request and Waiver Plan from Worcester Township.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants approval of the Waiver Request and Waiver Plan subject, however, to the following conditions:

1. The Developer shall revise the Waiver Plan to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letters dated March 5, 2014 and March 13, 2014, the entire contents of which are incorporated herein by reference.

2. Developer shall record a deed restriction against Estate Lot D which places the following agreed upon limits for accessory uses on such lot:

a. In-law suites shall be prohibited.

b. Agricultural uses, structures or activities shall be prohibited.

c. The keeping of horses, livestock, cattle, goats, sheep, ponies, donkeys, llamas or similar animals shall be prohibited.

d. In addition to the foregoing, all accessory uses and accessory structures shall be prohibited except: (i) private swimming pool and related accessory structures; (ii) private garage (attached or detached); (iii) shed; and (iv) private driveway and parking spaces.

3. The private well currently serving the dwelling on Estate Lot D shall be tested by the Developer. If the test results indicate to the satisfaction of the Township Engineer that the private well is suitable for use, the private well may remain, and shall be maintained by the Developer, its successors and assigns. If the test results indicate that the well is not suitable

for continued use, the private well shall be abandoned to the satisfaction of the Township Engineer, and Estate Lot D shall be connected to public water.

4. The Developer shall not be required to remove the existing driveway connecting Estate Lot D to North Wales Road.

5. The dwelling on Estate Lot D shall be connected to public sanitary sewer. The existing septic system shall be decommissioned to the satisfaction of the Township Engineer.

6. The curb cut and proposed connection of Estate Lot D to the cul-de-sac as shown on the Plans shall not be required. Any existing curb cut shall be replaced with regular curbing.

7. Prior to commencing any work in connection with the development of Estate Lot D, Developer shall have Estate Lot D surveyed and revise the Waiver Plan so that the corners of Estate Lot D shall be "pinned" in a manner deemed sufficiently permanent by the Township Engineer.

8. Prior to commencing any work in connection with the development of Estate Lot D in accordance with the Waiver Request, Waiver Plan and this Resolution, Developer shall submit a sketch of the stormwater drainage plan for Estate Lot D, which shall be reviewed and approved by the Township Engineer.

9. The Development shall be constructed in strict accordance with the content of the Waiver Request, Waiver Plan and the terms and conditions of this Resolution.

10. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Waiver Request, Waiver Plan and this Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

11. Failure to comply with the conditions of this Resolution shall subject the Waiver Plan to a full land development review and analysis by the Township.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on March 19, 2014.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014- 27**

**Multimodal Transportation Fund (MTF)**

**A RESOLUTION APPROVING THE SUBMISSION OF A  
\$2,999,100 GRANT FOR SOUND BARRIER INSTALLATION  
ALONG THE NORTHEAST EXTENSION OF THE  
PENNSYLVANIA TURNPIKE**

**Be it RESOLVED**, that the Township of Worcester of Montgomery County hereby requests a Multimodal Transportation Fund grant of \$2,999,100 from the Commonwealth Financing Authority to be used for installation of sound barriers along the Pennsylvania Turnpike Northeast Extension.

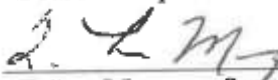
**Be it FURTHER RESOLVED**, that the Applicant does hereby designate Arthur C. Bustard (Chairman, Board of Supervisors) and F. Lee Mangan (Township Manager) as the official(s) to execute all documents and agreements between the Township of Worcester and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, F. Lee Mangan, duly qualified Secretary of the Township of Worcester, Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held July 1, 2014 and said Resolution has been recorded in the Minutes of the Township of Worcester and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Worcester, this  
1<sup>st</sup> day of July, 2014.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary  
**Worcester Township**

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014- 28**

**Multimodal Transportation Fund (MTF) – Pennsylvania Department of Transportation**

**A RESOLUTION APPROVING THE SUBMISSION OF A  
\$2,999,100 GRANT FOR SOUND BARRIER INSTALLATION  
ALONG THE NORTHEAST EXTENSION OF THE  
PENNSYLVANIA TURNPIKE**

**Be it RESOLVED**, that the Township of Worcester of Montgomery County hereby requests a Multimodal Transportation Fund grant of \$2,999,100 from the Pennsylvania Department of Transportation to be used for installation of sound barriers along the Pennsylvania Turnpike Northeast Extension.

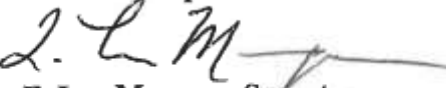
**Be it FURTHER RESOLVED**, that the Applicant does hereby designate Arthur C. Bustard (Chairman, Board of Supervisors) and F. Lee Mangan (Township Manager) as the official(s) to execute all documents and agreements between the Township of Worcester and the Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested grant.

I, F. Lee Mangan, duly qualified Secretary of the Township of Worcester, Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held July 1, 2014 and said Resolution has been recorded in the Minutes of the Township of Worcester and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Worcester, this  
1<sup>st</sup> day of July, 2014.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard, Chairman,  
Board of Supervisors**

Attest:   
**F. Lee Mangan, Secretary  
Worcester Township**



**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014- 29**

**WHEREAS**, the PA Route 363 (Valley Forge Road) Corridor in Worcester Township has received increased traffic activity; and,

**WHEREAS**, Worcester Township, has recently completed a "Vision for Center Point Village" plan with the Montgomery County Planning Commission (MCPC) which anticipates increased development activity; and,

**WHEREAS**, the use of adaptive signal control would help to improve traffic flow and efficiency along the corridor, reduce traffic congestion and greenhouse gases along the corridor, without creating additional impervious surfaces and additional roadway widening; and,

**WHEREAS**, said signal control management would help to upgrade the local transportation system, Worcester and Whitpain Townships have jointly applied to upgrade the North Wales Road Corridor at Morris Road and Skippack Pike (Route 73)

**THEREFORE, BE IT RESOLVED**, the Board of Supervisors of Worcester Township hereby authorizes submission of a grant application to the Automated Red Light Enforcement (ARLE) Grant Program, under the Project Title, "Worcester/Whitpain Townships Traffic Signal Upgrade". The estimated total project cost is \$652,800.00, of which a local (Worcester/Whitpain Townships) match is estimated to be \$48,000 to cover engineering cost and inspection costs.

**DULY RESOLVED**, this 8th day of July, 2014.

**WORCESTER TOWNSHIP**

By: \_\_\_\_\_

**Arthur C. Bustard, Chairman,  
Board of Supervisors**

Attest: \_\_\_\_\_

**F. Lee Mangan, Secretary  
Worcester Township**

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-30**

**Nelson Simple Conveyance Plan – Berks Road**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, RICHARD J. NELSON AND LISA R. NELSON** ("Richard and Lisa") are the owners of a certain tract of land consisting of 2.2199± acres situate in Worcester Township with frontage on Berks Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-00207-30-2 ("2048 Berks Road"); and

**WHEREAS, JOHN R. NELSON AND BEVERLY A. NELSON** ("John and Beverly") are the owners of a certain tract of land consisting of 4.2673± acres situate in Worcester Township with frontage on Berks Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-00207-00-5 ("2062 Berks Road") (Richard and Lisa, and John and Beverly are hereinafter sometimes collectively referred to as the "Owners"; 2048 Berks Road and 2062 Berks Road are hereinafter sometimes referred to collectively as the "Tracts"); and

**WHEREAS,** John and Beverly are also the owners of a certain strip of land between the Tracts, which strip has been assigned Montgomery County Tax Parcel No. 67-00-00207-10-4 (the "Intermittent Parcel"); and

**WHEREAS,** upon information and belief, the Intermittent Parcel has been consolidated with 2062 Berks Road by the deed which conveyed ownership of 2062 Berks Road to John and Beverly; and

**WHEREAS**, notwithstanding such consolidation, the records of the Montgomery County Board of Assessments do not indicate the consolidation of the Intermittent Parcel and 2062 Berks Road; and

**WHEREAS**, Owners propose to subdivide a 99,017.4 square foot portion of the land from 2062 Berks Road, a portion of which is presently reflected on the Montgomery County Board of Assessments' records as being part of the Intermittent Parcel, and convey the same to Richard and Lisa to be merged in common deed with 2048 Berks Road, in accordance with plans prepared by Grande Engineering, consisting of two (2) sheets, dated April 24, 2014 (the "Plans"); and

**WHEREAS**, the Owners desire to obtain preliminary/final approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the lot line adjustment as shown on the Plans described herein, subject, however, to the following conditions:

1. Prior to the recording of the Plans, the Owners shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated June 10, 2014, prepared by the Township Engineer, the entire contents of which are incorporated herein by reference.

2. Prior to recording of the Plans, Owners shall either prepare and record a deed of consolidation for the Intermittent Parcel and 2062 Berks Road, or, demonstrate, to the satisfaction of the Township Solicitor, that the Intermittent Parcel and 2062 Berks Road are in fact already consolidated, and the Montgomery County Board of Assessments' records are inaccurate.

3. The lot line adjustment of the Tracts shall be in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary/Final Approval Resolution.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, and this Preliminary/Final Approval Resolution shall be borne entirely by the Owners and shall be at no cost to the Township.

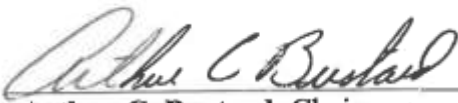
5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the recording of the Plans must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plans shall not be signed or recorded. In the event that the fees have not been paid and the final Plans have not been recorded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owners have the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Owners.

[Signature page to follow]

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on July 16, 2014.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

By:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014- 31**

**A Resolution Authorizing Application to the 2014 PECO Green Region 10th Anniversary Bonus Round for the Zacharias' Interactive Education Project**

**WHEREAS**, the Township of Worcester ("Township") desires to undertake the Zacharias' Interactive Education Project; and

**WHEREAS**, the Township desires to apply to the PECO Green Region 10<sup>th</sup> Anniversary Bonus Round for a grant for the purpose of carrying out this project; and

**WHEREAS**, the Township of Worcester has received and understands the 2014 PECO Green Region 10<sup>th</sup> Anniversary Bonus Round Program Guidelines.

**THEREFORE, BE IT RESOLVED THAT**, the Township of Worcester Board of Supervisors hereby approves this project and authorizes application to the PECO Green Region 10<sup>th</sup> Anniversary Bonus Round in the amount of \$10,000.00; and

**BE IT FURTHER RESOLVED THAT**, the Township of Worcester commits to the expenditure of any additional funds necessary for the project's success.

**SO RESOLVED**, this 17<sup>th</sup> day of September, 2014.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-32**

**A Resolution authorizing formal approval of the Master Plan for Center Point Village**

**WHEREAS**, the Township of Worcester ("Township") recently endorsed a "Vision for Center Point Village" proposing a Master Plan for the Village as jointly envisioned by the Worcester Township Planning Commission, the Montgomery County Planning Commission (MCPC) and John Kennedy & Associates, LLC; and

**WHEREAS**, the Township desires to formally approve the Master Plan for Center Point Village as a supplement to the Worcester Township Comprehensive Plan; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of Worcester Township hereby authorizes formal approval of the Master Plan for Center Point Village as a supplement to the Worcester Township Comprehensive Plan.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on October 15<sup>th</sup>, 2014

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-33**

**A Resolution authorizing the attempted development of zoning ordinance amendments to reflect the Master Plan for Center Point Village**

**WHEREAS**, the Township of Worcester ("Township") recently endorsed the Master Plan for Center Point Village developed by the Worcester Township Planning Commission, the Montgomery County Planning Commission (MCPC) and John Kennedy & Associates, LLC; and

**WHEREAS**, the Township desires to develop zoning ordinance amendments to reflect the Master Plan for Center Point Village, and wishes to authorize the Worcester Township Planning Commission the MCPC and John Kennedy & Associates, LLC to develop the initial draft of the zoning ordinance amendments; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of Worcester Township hereby authorizes the development of zoning ordinance amendments to reflect the Master Plan for Center Point Village prepared jointly by the Worcester Township Planning Commission, the MCPC and John Kennedy & Associates, LLC.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on October 15<sup>th</sup>, 2014.

**WORCESTER TOWNSHIP**

By: 

**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest: 

**F. Lee Mangan**, Secretary



**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2014- 34**

**3040 Woodlyn Avenue Lot Line Adjustment**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, A. KENT GEHRET and CYNTHIA GEHRET** (the “Gehrets”) are the owners of a certain tract of land consisting of 4.64± acres situate in Worcester Township with frontage on Woodlyn Avenue and Dell Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-04206-80-3 (“3040 Woodlyn Avenue”); and

**WHEREAS, ALLAN KENT GEHRET, JR.** (“Junior”), is the owner of a certain tract of land consisting of 3.5± acres situate in Worcester Township with frontage on Dell Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-00776-00-3 (“1270 Dell Road”), which parcel adjoins 3040 Woodlyn Avenue (the Gehrets and Junior are hereinafter collectively referred to as the “Owners”; 3040 Woodlyn Avenue and 1270 Dell Road are hereinafter sometimes referred to collectively as the “Tracts”); and

**WHEREAS,** Owners propose to subdivide an approximately 1.1± acre portion of land from 1270 Dell Road, and convey the same to the Gehrets to be merged in common deed with 3040 Woodlyn Avenue, in accordance with a plan prepared by Woodrow & Associates, Inc., dated July 18, 2014 (the “Plan”); and

**WHEREAS,** the Owners desire to obtain preliminary/final approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the lot line adjustment shown on the Plan described herein, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-16, requiring certain road frontage improvements.
- b. Section 130-18.A, requiring sidewalks along all streets.
- c. Section 130-18.B, requiring curbing along all residential, secondary, or commercial streets or roads.
- d. Section 130-28.G(4), requiring the planting of street trees for any subdivision.
- e. Section 130-28.G(5), requiring perimeter buffers for property being subdivided.
- f. Section 130-28.G(9), requiring certain individual lot landscaping.
- g. Section 130-33.C(1), requiring plans to contain all existing conditions within five hundred feet (500') of the tract being subdivided.
- h. Section 130-33.G, requiring a natural resource protection plan.

2. Prior to the recording of the Plan, the Owners shall revise the Plan to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated September 5, 2014, the entire contents of which are incorporated herein by reference.

3. Prior to the recording of the Plan, Owners shall provide to the Township Solicitor for review and approval a deed of consolidation transferring the portion of 1270 Dell Road to 3040 Woodlyn Avenue, consistent with the Plan. The deed of consolidation shall be recorded simultaneously with the Plan.

4. Prior to the recording of the Plan, the Plan shall be revised to the satisfaction of the Township Solicitor to properly identify the ownership information for the Tracts.

5. The lot line adjustment of the Tracts shall be in strict accordance with the content of the Plan, notes on the Plan and the terms and conditions of this Preliminary/Final Approval Resolution.

6. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan, notes to the Plan, and this Preliminary/Final Approval Resolution shall be borne entirely by the Owners and shall be at no cost to the Township.

7. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the recording of the Plan must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the final Plan has not been recorded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owners have the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be

deemed to have been accepted by the Owners. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on October 15, 2014.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-35**

**A RESOLUTION OF THE TOWNSHIP OF WORCESTER,  
COUNTY OF MONTGOMERY, COMMONWEALTH OF  
PENNSYLVANIA FIXING THE TAX RATE FOR THE YEAR 2015.**

**BE IT RESOLVED AND ENACTED**, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property within the Worcester Township subject to taxation for the fiscal year 2015, as follows:

Tax rate for general purposes, the sum of .05 mills  
on each dollar of assessed valuation, or the sum of .005 cents  
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	Mills on each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes	.05 mills	.005 cents
Total	.05 mills	.005 cents

That any resolution, or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

Adopted the 17<sup>th</sup> day of December, A.D. 2014.

(Signature page follows)

Signed: Arthur C. Bustard  
Arthur C. Bustard, Chairman of the Board of Supervisors

CERTIFICATION

*To the Secretary of Community and Economic Development*  
Commonwealth of Pennsylvania  
Harrisburg, Pennsylvania

I hereby certify that the foregoing is a true and correct copy of Resolution No. 2014-xx enacted by the Township of Worcester in the County of Montgomery on the 17<sup>th</sup> day of December, A.D. 2015.

Signed: F. Lee Mangan  
F. Lee Mangan, Township Secretary

(SEAL)

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014- 36**

**1207 Hollow Road Lot Line Adjustment**

**PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, ARTHUR H. and DEBORAH C. S. KAVANAUGH** (the “Kavanaughs”) are the owners of a certain tract of land consisting of 5.72± acres situate in Worcester Township with frontage on Hollow Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-01304-00-6 (“1207 Hollow Road”); and

**WHEREAS, RICHARD W. and MARGARET R. SCHAFER** (the “Schafers”) are the owners of a certain tract of land adjoining 1207 Hollow Road consisting of 9.87± acres situate in Worcester Township with frontage on Hollow Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-01303-00-7 (“1205 Hollow Road”) (the Kavanaughs and the Schafers are hereinafter collectively referred to as the “Owners”; 1207 Hollow Road and 1205 Hollow Road are hereinafter sometimes referred to as the “Tracts”); and

**WHEREAS,** Owners propose to subdivide a 0.342 acre portion of land from 1205 Hollow Road, and convey the same to the Kavanaughs to be merged in common deed with 1207 Hollow Road, in accordance with a plan prepared by George B. Standbridge Associates, dated September 25, 2014 (the “Plan”); and

**WHEREAS,** the Owners desire to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plan described herein subject, however, to the following conditions:

1. Prior to the recording of the Plan, the Owners shall revise the Plan to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated November 6, 2014, the entire contents of which are incorporated herein by reference.

2. Prior to the recording of the Plan, the Owners shall provide to the Township Solicitor for review and approval a deed transferring the portion of 1205 Hollow Road to 1207 Hollow Road, consistent with the Plan. The deed shall be recorded simultaneously with the Plan.

3. The subdivision shall be in strict accordance with the content of the Plan, notes on the Plan and the terms and conditions of this Preliminary/Final Approval Resolution.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and notes to the Plan and this Preliminary/Final Approval Resolution shall be borne entirely by the Owners and shall be at no cost to the Township.

5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the recording of the Plan must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the Plan has not been recorded within ninety (90) days of this Resolution (or any written

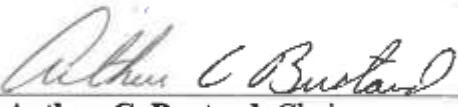


extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owners have the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Owners.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on December 17, 2014.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisor

Attest:   
**F. Lee Mangan**, Secretary