

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-01

CHITWOOD SUBDIVISION

FINAL SUBDIVISION APPROVAL

WHEREAS, CHITWOOD ESTATES COMPANY, INC. ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Morris Road (the "**Development**"), which is more particularly shown on plans prepared by Robert E. Blue Consulting Engineers, P.C., being plans consisting of sixteen (16) sheets dated March 9, 2000, with a last revision date being December 14, 2000 (the "**Plans**"), setting forth the proposed subdivision of the tract into seven (7) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this Final Subdivision Approval by reference; 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

WHEREAS, the Developer desires to obtain final subdivision 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 final approval of the Development as shown on the Plans subject, however, to the following conditions:

1. 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, 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.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which 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.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution 2000-22 dated September 20, 2000, the Conditional Use Decision and Order of the Worcester Township Board of Supervisors dated May 17, 2000 and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution 2000-22, the Conditional Use Decision and Order of the Worcester Township Board of Supervisors dated May 17, 2000, this Final Approval Resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 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 building lots themselves) 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.

6. 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 Subdivision and Escrow 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 subdivision approval shall expire and be deemed to have been revoked.

7. 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 final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on January 2, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP

RESOLUTION NO. 2001-02

**AUTHORIZING THE REIMBURSEMENT OF A PRIOR EXPENDITURE
OF FUNDS FROM THE PROCEEDS OF BONDS TO BE ISSUED FOR
THE FINANCING OF CERTAIN CAPITAL PROJECTS**

Recitals

WHEREAS, Worcester Township (the "Township") is a political subdivision of the Commonwealth of Pennsylvania and has determined to undertake capital projects consisting of the acquisition and possible improvement of open space properties in the Township (collectively the "Projects"); and

WHEREAS, the Township intends to finance some or all of the costs of the Projects by the issuance of its bonds, notes or other obligations (the "Bonds") and intends to use a portion of the proceeds of the Bonds to reimburse itself for original expenditures made prior to the date of issuance of the Bonds; and

WHEREAS, no portion of the Projects have yet been placed in service; and

WHEREAS, this Resolution is intended to constitute a statement of "Official Intent" pursuant to Treasury Regulations §1.150-2, T.D. 8476 (the "Treasury Regulations").

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township that:

1. In accordance with the Treasury Regulations, the Township hereby states its intention that a portion of the proceeds of the Bonds will be used to reimburse itself for expenditures paid for costs of the Projects prior to the date of issuance of the bonds. All capitalized terms used herein and not otherwise defined have the meanings given to them in the Treasury Regulations.

All original expenditures to be reimbursed will be capital expenditures and other amounts permitted to be reimbursed pursuant to the Treasury Regulation.

The Township intends to reimburse the original expenditures through the Township's incurrence of debt to be evidenced by the Bonds.

The estimated maximum principal amount of the Bonds to be issued to reimburse the costs of the Projects paid prior to their issuance and to complete the Projects is \$15,000,000.00 (fifteen million dollars), including the costs of issuance of the Bonds.

2. Once the Bonds are issued, the Township shall allocate Bond proceeds to reimburse a prior expenditure by making the allocation on its books and records maintained with respect to the Bonds; provided that such costs to be reimbursed were paid not more than 60 days prior to the date hereof, except to the extent that such costs constitute preliminary costs within the meaning of the Treasury Regulations. Such allocation shall specifically identify the actual original expenditure to be reimbursed. Such allocation shall occur not later than 18 months after the later of (i) the date on which the original expenditure is paid, or (ii) the date the particular Project is placed in service or abandoned, but in no event more than 3 years after the original expenditure is paid.

3. The Bond proceeds used to reimburse the Township for original expenditures will not be used within one (1) year after the allocation in a manner that results in the creation of replacement proceeds for the Bonds or for other bonds.

4. The Township will not use the proceeds of the Bonds to reimburse, refinance or refund an original expenditure paid by another obligation (either tax-exempt or taxable).

5. This Resolution shall be effective immediately.

6. All resolutions heretofore adopted to the extent the same are inconsistent herewith are hereby repealed.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

ADOPTED- January 29, 2001

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-03

**STUMP HALL ROAD
LITTLE CREEK LANE**

WHEREAS, STEWART BUILDERS, INC. ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the "Premises") which land is situate on Stump Hall Road.

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00) desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment, that portion of its property lying between the title line and the ultimate right-of-way line along Stump Hall Road and the area comprising Little Creek Lane; and

WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcels of ground, more particularly described in Exhibits "A" and "B" which are attached hereto and made a part hereof, as and for public roads or highways.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 21st day of February, 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: _____

Frank L. Davey
**FRANK L. DAVEY, Chairman
Board of Supervisors**

Attest: _____

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A"

STUMP HALL ROAD

Right -of- Way

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, bounded and described according to a survey performed by Polaris Surveying in February, 1995, and plan thereof made by Grande Engineering of Norristown, Pa., plan dated April 18, 1991, last revised February 22, 1995, as follows:

BEGINNING at a spike in the title line in the bed of Stump Hall Road, a corner of land of Herbert E. & Charlotta A. Schultz (TMP 67-010-026); thence along the title line in the bed of Stump Hall Road, South thirty-five degrees nineteen minutes East two hundred thirty-four and sixty-four one hundredths feet to a spike; thence continuing in the bed of Stump Hall Road, along said title line, South fifty degrees five minutes seventeen seconds East one hundred seventy-four and thirty-three one hundredths feet to a spike in the center line thereof; thence leaving the bed of Stump Hall Road, and along land of Scott W. & Helen L. Banister (TMP 67-010-012) South thirty-seven degrees thirty-four minutes one second West sixty-two and ninety-six one hundredths feet to a point on the southeast right-of-way line of Little Creek Lane; thence crossing Little Creek Lane, North fifty two degrees twenty-five minutes fifty-nine seconds West fifty feet to a concrete monument a corner of Lot # 1 and the northwest right-of-way line of Little Creek Lane; thence in a northeasterly direction along a curve to the left having a length of thirty-eight and fifteen one hundredths feet, internal angle of eighty-seven degrees twenty-six minutes thirty-five seconds, radius of twenty-five feet to a point; thence continuing in a northeasterly direction along a curve to the right having a length of three hundred fifty-nine and twenty-two one hundredths feet, internal angle of twenty-three degrees twenty-three minutes seventeen seconds, radius of eight hundred eighty feet to a concrete monument being the northeast corner of Lot # 1 and land of Herbert E. & Charlotta A. Schultz; thence along land of Herbert E. & Charlotta A. Schultz, North seventy-seven degrees eleven minutes East thirty-three and twenty-five one hundredths feet to a spike in the title line in the bed of Stump Hall Road, being the point and place of beginning.

EXHIBIT "B"
LEGAL DESCRIPTION

LITTLE CREEK LANE

Right-of-Way

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, bounded and described according to a survey performed by Polaris Surveying in February, 1995, and plan thereof made by Grande Engineering of Norristown, Pa., plan dated April 18, 1991, last revised February 22, 1995, as follows:

BEGINNING at a point a concrete monument, said monument being located the following two courses and distances from a spike in the center line in the bed of Stump Hall Road, a corner of land of Scott W. & Helen L. Banister (TMP 67-010-012); (1) South thirty-seven degrees thirty-four minutes one second West sixty-two and ninety-six one hundredths feet to a point; (2) North fifty-two degrees twenty-five minutes fifty-nine seconds West fifty feet; **THENCE** crossing Little Creek Lane South fifty-two degrees twenty-five minutes fifty-nine seconds East fifty feet to a point on the line of land of Scott W. & Helen L. Banister; thence along same land South thirty-seven degrees thirty-four minutes one second West five hundred ninety-seven and fifty-five one hundredths feet to an iron pin; thence traversing through the proposed subdivision, the following nine courses and distances; (1) in a southeasterly direction, along a curve to the left having a radius of one thousand one hundred feet, internal angle of fourteen degrees thirty minutes, a curve length of two hundred seventy-eight and thirty-eight one hundredths feet to a point; (2) South twenty-three degrees four minutes one second West fifty feet to a point; (3) in a southwesterly direction along a curve to the right having a radius of one thousand one hundred fifty feet, internal angle of twelve degrees twenty-eight minutes fifty seconds, a curve length of two hundred fifty and fifty one hundredths feet to a point; (4) in a southern direction along a curve to the left having a radius of fifty feet, internal angle of sixty-six degrees twelve minutes thirty-one seconds, a curve length of fifty-seven and seventy-eight one hundredths feet to a point; (5) in a southwesterly direction along a curve to the right having a radius of sixty feet, internal angle of two hundred fifty-one degrees eleven minutes ten seconds, a curve length of two hundred sixty-three and three one hundredths feet to a concrete monument; (6) in a northeasterly direction along a curve to the left having a radius of one thousand one hundred feet , internal angle of seventeen degrees twenty-seven minutes thirty seconds, a curve length of three hundred thirty-five and eighteen one hundredths feet to a concrete monument; (7) North twenty-three degrees four minutes one second East fifty feet; (8) in a northeasterly direction along a curve to the right having a radius of one thousand one hundred fifty feet, internal angle of fourteen degrees thirty minutes, a curve length of two hundred ninety-one and three one hundredths feet to a concrete monument; (9) North thirty-seven degrees thirty-four minutes one second East five hundred ninety-eight and twenty-six one hundredths feet to a concrete monument being the point and place of beginning.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 01-04

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 adopts the fee schedule as set forth in Exhibit "A" which is attached hereto and made a part hereof.

APPROVED this 21st day of February 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP
By: Frank L. Davey
FRANK L. DAVEY, CHAIRMAN

Attest: Chase E. Kneeland
CHASE E. KNEELAND, SECRETARY

EXHIBIT "A"

WORCESTER TOWNSHIP Building Permit Fee Schedule:

Residential Fees:

Resale U & O Inspection:

\$ 75.00

New Dwelling Units:

\$ 600.00 per first 2000 S.F. of combined floor areas measured outside wall to outside wall plus,
\$ 50.00 per each additional 500 S.F. or fraction thereof

(Electrical, Mechanical & Plumbing Fees Separate)

Building Additions & Renovations:

\$ 200.00 per first 500 S.F. of combined floor areas measured outside wall to outside wall plus,
\$ 75.00 per each additional 500 S.F. or fraction thereof.

(Electrical, Mechanical & Plumbing Fees Separate)

Accessory Structures over 400 S.F.:

\$ 70.00 per first 100 S.F. of combined floor areas measured outside wall to outside wall plus,
\$ 10.00 per each additional 100 S.F. or fraction thereof.

(Electrical, Mechanical & Plumbing Fees Separate)

Fire Suppression Systems, Standpipes-Hose Cabinets:

\$ 75.00 per the first \$1000 of total cost plus,
\$ 10.00 per each additional \$1000 or fraction thereof.

Fire Detection Systems:

\$ 75.00 per the first \$1000 of total cost plus,
\$ 10.00 per each additional \$1000 or fraction thereof.

Non Residential Fees:

Resale U & O Inspection:

\$250.00 per first 5000 S.F. of combined floor areas measured outside wall to outside wall plus,
\$ 20.00 per each additional 1000 S.F. or fraction thereof.

New Buildings:

\$ 500.00 per first 1000 S.F. of combined floor areas measured outside wall to outside wall plus,
\$ 200.00 per each additional 500 S.F. or fraction thereof.

(Electrical, Mechanical & Plumbing Fees Separate)

Building Additions & Renovations:

\$ 250.00 per first 500 S.F. combined floor level area measured outside wall to outside wall, plus
\$ 200.00 per each additional 500 S.F. or fraction thereof.

(Electrical, Mechanical & Plumbing Fees Separate)

Accessory Structures over 400 S.F. enclosed patios, decks & porches:

\$ 100.00 per first 400 S.F. combined floor level area measured outside wall to outside wall, plus
\$ 10.00 per each additional 100 S.F. or fraction thereof.

(Electrical, Mechanical & Plumbing Fees Separate).

Accessory Buildings 400 S.F. & under, non enclosed patios, decks & porches:

\$ 70.00 per first 100 S.F. combined floor level area measured outside wall to outside wall, plus
\$ 10.00 per each additional 100 S.F. or fraction thereof.

(Electrical, Mechanical & Plumbing Fees Separate).

Windows, Doors & Driveway Gates:

\$ 75.00 per first 5 units, plus
\$ 10.00 per each additional unit thereafter.

Fire Suppression Systems, Standpipes-Hose Cabinets & Fire Detection Systems:

\$ 100.00 per the first \$1000 of total cost plus,
\$ 25.00 per each additional \$1000 or fraction thereof.

Fire Detection Systems:

\$ 75.00 per the first \$1000 of total cost plus,
\$ 10.00 per each additional \$1000 or fraction thereof.

All other Permits, Plan Review & Inspection Fees
All Use Groups:

Driveway Permit:

\$ 40.00

Mechanical New:

\$ 50.00 per the first \$1000 of total cost plus,
\$ 10.00 per each additional \$1000 or fraction thereof.

Electrical New:

\$ 50.00 per first \$1000 in total cost plus,
\$ 10.00 per each additional \$1000 or fraction thereof.

Plumbing:

2- Alterations or Repairs:

\$75.00 per the first 5 plumbing fixtures
\$ 5.00 per each additional plumbing fixture thereafter

3- Miscellaneous:

\$ 75.00 per the first \$1000 of cost
\$ 10.00 per each additional \$1000 or fraction thereof.

4-Ext Water Service (New or Replacement)

\$ 50.00

5-Sewer Lateral (New or Replacement)

\$ 100.00

Fencing: (All use Groups)

\$ 50.00 per the first 500 feet of fence
\$ 10.00 per each additional 100 feet or fraction thereafter.

Retaining Walls over 4' in height:

\$ 50.00 per the first \$1000 of cost
\$ 10.00 per each additional \$1000 or fraction thereof.

Cellular and Radio Antennas over 50' in height:

\$250 flat rate fee plus
non-residential fee schedule cost for support buildings, slabs, fences, electrical,
mechanical and plumbing.

Pool, spas & hot tubs:

\$0.50 per S.F. of water surface area

Tennis, Basketball or other similar type recreational facilities:

\$0.50 per S.F. of surface area

Demolition:

\$300.00 per building demolished.

3rd party plan review

Cost + 15% administrative fee

Construction trailers, field offices and temporary buildings:

\$50.00 per building, every 365 days

Porta-Potties:

\$10.00 per unit, every 365 days

Moving/Relocation of structures over 400 sqft: (not to include first time prefab homes)

\$ 100.00 per first 1000 S.F. of combined floor areas measured outside wall to outside wall plus,
\$ 10.00 per each additional 500 S.F. or fraction thereof.

Inspection Penalty Fees:

\$ 50.00 Failure to provide 24 hours notice of inspection cancellation (per occurrence)
\$ 50.00 Not ready for inspection (per occurrence)
\$ 50.00 Failure to correct deficiencies found after 2 inspections. (per occurrence)
(Minimum) **\$ 50.00** Work performed without proper inspection as per Twp ordinance.
(Minimum) **\$ 100.00** 2nd offence of work performed without proper inspection as per Twp ordinance.

Note: *The permit applicant must pay all penalty fees before any other inspections will be scheduled.*

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-05

**HANOVER HILLS
(Valley Forge Road)**

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, HANOVER HILLS ASSOCIATES, INC. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Valley Forge Road consisting of 9.72 ± acres (the **“Development”**), which is more particularly shown on plans prepared by Metz Engineers, being plans consisting of eight (8) sheets dated February 7, 2000, with a last revision date being February 15, 2001 (the **“Plans”**), setting forth the proposed subdivision of the tract into four (4) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the Developer desires to obtain preliminary subdivision approval of the Plans from Worcester Township (the **“Township”**) in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants preliminary approval of the Development as shown on the Plans subject, however, to the following conditions:

4. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

5. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor 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 said property owners are not fulfilled after reasonable notice from the Township to do so.

6. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this Preliminary Approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

7. 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 an approval. In the event of an appeal or a notice of rejection filed in writing within thirty

(30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on February 21, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-06

SADDLE WOOD ESTATES

FINAL SUBDIVISION APPROVAL

WHEREAS, W. B. HOMES, INC. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Bustard Road consisting of 17.78 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Schlosser & Clauss Consulting Engineers, Inc., being plans consisting of nine (9) sheets dated December 10, 1999, with a last revision date being April 28, 2000 (the “**Plans**”), setting forth the proposed subdivision of the tract into six (6) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this Final Subdivision Approval by reference; 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

WHEREAS, the Developer desires to obtain final subdivision 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 final approval of the Development as shown on the Plans subject, however, to the following conditions:

1. 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, 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.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which 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.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution dated June 21, 2000, and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution dated June 21, 2000, this Final Approval Resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 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 building lots themselves) 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.

6. 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 Subdivision and Escrow 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 subdivision approval shall expire and be deemed to have been revoked.

7. 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 final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on February 21, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-07

LONGWOOD MEADOWS

FINAL SUBDIVISION APPROVAL

WHEREAS, W. B. HOMES, INC. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Fisher Road, Wentz Church Road and Morris Road consisting of 30.85 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Schlosser & Clauss Consulting Engineers, Inc., being plans consisting of twelve (12) sheets dated February 18, 2000, with a last revision date being August 9, 2000 (the “**Plans**”), setting forth the proposed subdivision of the tract into eleven (11) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this Final Subdivision Approval by reference; 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

WHEREAS, the Developer desires to obtain final subdivision 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 final approval of the Development as shown on the Plans subject, however, to the following conditions:

1. 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, 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.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which 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.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution 2000-29 dated November 15, 2000, and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution 2000-29, this Final Approval Resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 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 building lots themselves) 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.

6. 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 Subdivision and Escrow 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 subdivision approval shall expire and be deemed to have been revoked.

7. 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 final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on February 21, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-08

HOWARTH TRACT

FINAL SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROTHERS DEVELOPMENT CO. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Briar Drive consisting of 13.4684 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Stout, Tacconelli & Associates, Inc., being plans consisting of nine (9) sheets dated July 14, 2000, with a last revision date being November 21, 2000 (the “**Plans**”), setting forth the proposed subdivision of the tract into six (6) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this Final Subdivision Approval by reference; 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

WHEREAS, the Developer desires to obtain final subdivision 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 final approval of the Development as shown on the Plans subject, however, to the following conditions:

1. 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, 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.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which 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.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution 2000-30 dated November 15, 2000 and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution 2000-30, this Final Approval Resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 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 building lots themselves) 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.

6. 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 Subdivision and Escrow 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 subdivision approval shall expire and be deemed to have been revoked.

7. 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 final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01- 09

**SKIPPACK PIKE
WHITEHALL ROAD**

WHEREAS, GREAT VALLEY WOODS LTD., a Pennsylvania corporation ("Grantor") is owner and developer of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the "Premises") which land has been subdivided and Grantor has agreed to dedicate certain rights-of-way along Skippack Pike and Whitehall Road;

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment the aforesaid rights-of-way; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, as and for public roads or highways.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads and rights-of-way had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 14th day of March , 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-10

**HANOVER HILLS
(Bilella Tract)**

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, HANOVER HILLS ASSOCIATES, INC. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Morris Road and North Wales Road consisting of 10.206 ± acres (the **“Development”**), which is more particularly shown on plans prepared by Robert E. Blue Consulting Engineers, P.C., being plans consisting of seventeen (17) sheets dated October 26, 2000, with a last revision date being February 7, 2001 (the **“Plans”**), setting forth the proposed subdivision of the tract into four (4) residential lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the Developer desires to obtain preliminary subdivision approval of the Plans from Worcester Township (the **“Township”**) in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants preliminary approval of the Development as shown on the Plans subject, however, to the following conditions:

1. Developer shall amend the final plans to show a 26-foot wide cartway rather than a 24-foot wide cartway.

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

- a. Section 130-24(B)3(J) pertaining to a minimum of three feet of cover over storm drain pipes;
- b. Section 130-24(B)4(F) pertaining to the methodology utilized to complete hydrological calculations due to the size of watershed studied;
- c. Section 130-33(C)1 pertaining to showing existing features within 400 feet of any part of the site;
- d. Section 130-18(A) pertaining to partial installation of concrete sidewalks;
- e. Section 130-18(B) pertaining to installation of concrete curb along the proposed emergency access;
- f. Section 130-16.C(17)(A)(5)(B)(V) concerning a maximum cul-de-sac length of 500 feet;
- g. Section 130-16(A) pertaining to a minimum paved width of 32 feet in lieu of a width of 26 feet as proposed;
- h. Section 130-24(B)4(F)8 requiring a detention basin side slope to be 5:1 in lieu of a side slope of 3:1 as requested;
- i. Section 130-20(A)(5)b requiring 50 feet of frontage on the turnaround in a cul-de-sac.

3. The Plans shall be revised to change the "Future Right-of-Way Realignment" depicted on the Plans for North Wales Road to an "Ultimate Right-of-Way" line.

4. Prior to final subdivision approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development of the property from all agencies or bodies having jurisdiction over this Development.

5. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

6. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor 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 said property owners are not fulfilled after reasonable notice from the Township to do so.

7. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this Preliminary Approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of

Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

8. 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 an approval. In the event of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on March 14, 2001.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-11

DETWILER TRACT

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROTHERS DEVELOPMENT COMPANY (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Mill and Kriebel Mill Roads, consisting of 42.9860 ± acres (the “Development”), which is more particularly shown on plans prepared by Urwiler & Walter, Inc., being plans consisting of fourteen (14) sheets dated October 2, 2000, with a last revision date being February 21, 2001 (the “Plans”), setting forth the proposed subdivision of the tract into sixteen (16) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the Developer desires to obtain preliminary subdivision approval of the Plans from Worcester Township (the “Township”) in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants preliminary approval of the Development as shown on the Plans subject, however, to the following conditions:

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

- a. Section 130-18 requiring construction of sidewalks along all streets;
- b. Section 130-21 requiring recreational areas in conjunction with the development;
- c. Section 130-28E requiring a tree survey plan as part of the landscape plan;
- d. Section 130-14K requiring street lights; and
- e. Section 130-26.B.2.c prohibiting the location of on-lot sewage disposal systems within the required front-yard setback or within thirty (30) feet of any property line for lots 3, 6, 13, 14 and 14; provided, however, that the on-lot sewage disposal system for the aforesaid lots is a drip irrigation system.

2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development of the property from all agencies or bodies having jurisdiction over this Development.

3. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to

be provided by the Township Solicitor 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 said property owners are not fulfilled after reasonable notice from the Township to do so.

5. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this Preliminary Approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

6. 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 an approval. In the event of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on March 14, 2001.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-12

FARLEY TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, RADCLIFFE W. and NANCY H. FARLEY ("Developers") are the owners and developers of a tract of land situate in Worcester Township on Berks Road (the "**Development**"), which is more particularly shown on a plan prepared by Chambers & Associates, Inc., being a plan consisting of one (1) sheet dated August 1, 2000, with a last revision date being February 1, 2001, which plans cover a total tract area of approximately 9.98 ± acres (the "**Plan**"), setting forth the proposed subdivision of the tract in accordance with the Plan; and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Developers shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision prior to the Plan being recorded; and

WHEREAS, Developers 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 Development as shown on the Plan, subject, however, to the following conditions:

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

(a) Section 130-33.C.1 pertaining to existing features within 400 feet of the Tract.

(b) Section 130-33.C.3.b pertaining to survey benchmark tied to U.S.G.S. elevation.

(c) Section 130-18.A.1 pertaining to sidewalks.

(d) Section 130-18.B.1 pertaining to curbs.

(e) Section 130-16.C.6.2. pertaining to public improvements to Berks Road.

2. The area between the title line and ultimate right-of-way along Berks Road shall be offered for dedication to Worcester Township. Developers shall provide a legal description to be approved by the Township Engineer of the area between the title line and ultimate right-of-way along Berks Road.

3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, Preliminary/Final Approval, Resolution and all legal fees and engineering and inspection fees shall be borne entirely by the Developer and shall be at no cost to the Township.

4. Consistent with Section 509(b) of the Pennsylvania Municipalities, Planning Code (as amended) the payment of all applicable fees 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 nor recorded. In the event that the fees have not been paid 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.

5. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developers have the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

6. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developers to deliver a fully and properly executed record Plan (3 paper and 2 linens) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on March 14, 2001.

WORCESTER TOWNSHIP
By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors
Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-13

THE LANDS OF THE GERSTEMEIER FAMILY PARTNERSHIP

WHEREAS, the Gerstemeier Family Partnership (the "Partnership") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, consisting of approximately 32.5 acres, more or less (the "Property"); and

WHEREAS, the Township desires to purchase certain development rights and a trail easement for the purpose of restricting the development of the Property and creating an easement for conservation purposes on the Property, and, with regard to the trail easement, a right-of-way for public trail purposes (collectively, the "Conservation Easement"), as will be more fully identified in an agreement of sale to be entered into by and between the Township and the Partnership; and

WHEREAS, the Township desires to purchase the Conservation Easement for Five Hundred Ninety-Eight Thousand Dollars (\$598,000.00); and

WHEREAS, these objectives are consistent with the goals and objectives of the Montgomery County Open Space Ordinance adopted by the Montgomery County Commissioners on October 28, 1993, Ordinance No. 93-3, creating the Montgomery County Open Space Program.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Chairman of the Township Board of Supervisors is authorized to enter into an Agreement of Sale for the purchase of the Conservation Easement located on 32.5 acres of ground, more or less, on Schultz Road in Worcester Township, Montgomery County, identified as Parcel #67-000-3014006, for which the consideration shall be Five Hundred Ninety-Eight Thousand Dollars (\$598,000.00).
2. This Resolution shall become effective upon the date hereof.
3. The Township Manager, and such other Township officials as may be necessary, be authorized to take such actions and execute such documents as are required to effectuate the acquisition described herein.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on March 30, 2001.

WORCESTER TOWNSHIP

By: _____

Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

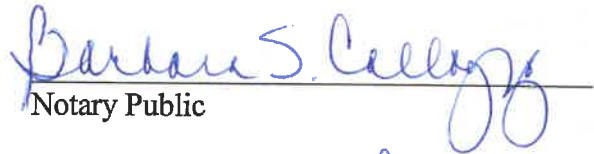
COMMONWEALTH OF PENNSYLVANIA :

: **SS.**

COUNTY OF MONTGOMERY :

On this, the 30th day of March, 2001, before me, the undersigned officer, personally appeared Frank L. Davey and Chase E. Kneeland, who acknowledged themselves to be the Chairman and Secretary of the Board of Supervisors of Worcester Township, and that they as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Worcester Township themselves as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

My Commission expires: *Oct 30, 2004*

Notarial Seal
Barbara S. Calozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2004
Member, Pennsylvania Association of Notaries

**WORCESTER TOWNSHIP
RESOLUTION NO. 01-14
RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

RESOLUTION OF The Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania (herein after "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 Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the Municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Gambone Brothers Development Co. has proposed the development of a parcel of land identified as the Detwiler Tract, Kriebel Mill and Mill Roads, and described in the attached Sewage Facilities Planning Module,

And proposes that such subdivision be served by: (circle all that apply), sewer tap-ins, sewer extension, new treatment facility, **individual on-lot systems**, community on-lot systems, spray irrigation, retaining tanks, other, (specify)_____.

WHEREAS, Worcester Township finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related Municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Worcester Township 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.

I, FRANK L. DAVEY, Chairman, and I CHASE E. KNEELAND, Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of Worcester Township Resolution No. 01-13 , adopted April 18, 2001.

Township of Worcester
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490
(610) 584-1410

seal of
governing body


FRANK L. DAVEY, Chairman

Attest:


CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-15

MILL ROAD

WHEREAS, LAWRENCE L. PLUMMER, (“Grantor”) is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the “Premises”) which land has been subdivided as more particularly described on a Subdivision Plan prepared by Wilkinson & Associates, Inc., being dated June 28, 2000 with a last revision date being October 31, 2000.

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00) desires to dedicate to Worcester Township (“Grantee”) for public use and enjoyment, that portion of his property lying between the legal and the ultimate right-of-way line along Mill Road; and

WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcel of ground, more particularly described in Exhibit “A” which is attached hereto and made a part hereof, as and for public roads or highways.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 18th day of April, 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

Plummer Property Dedication Description
Mill Road
Worcester Township, Montgomery County, PA

All that certain piece or parcel of land, being a variable width strip of land on the southerly side of the centerline of Mill Road, situate in Worcester Township, Montgomery County, Commonwealth of Pennsylvania, and being more particularly described as follows, to wit:

Beginning at a point on the centerline of the existing cartway of Mill Road, (33' wide existing right of way), said point being a common corner between Lands Now or Formerly of Lawrence L. & Elizabeth J. Plummer and Lands Now or Formerly of Michael & Nina Hamaday,

Thence, from said Point and Place of Beginning, southwesterly crossing through the bed of Mill Road, South 44 degrees 12 minutes 20 seconds West 30.00 feet to a concrete monument set;

Thence, along the southwesterly ultimate right of way line of Mill Road, North 44 degrees 21 minutes 04 seconds West 332.98 feet to a concrete monument set;

Thence, northeasterly, crossing through the bed of Mill Road, North 44 degrees 09 minutes 36 seconds East 30.00 feet to a point on the centerline of the existing cartway of Mill Road;

Thence, southeasterly, along the centerline of the existing cartway of Mill Road South 44 degrees 21 minutes 04 seconds East 333.00 feet to the first mentioned Point and Place of Beginning.

Containing within said metes and bounds 9,989.63 square feet (0.2293 +/- acres), more or less.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-16

AUTHORIZATION FOR APPROVING FIRE DEPARTMENT ACTIVITIES

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

1. Parades (including the annual Santa Claus community visit)
2. Picnics
3. Bar-B-Ques, and in particular:

Worcester Volunteer Fire Department Ladies Sale, May 12, 2001; Farmers Union Horse Company Show, June 2, 2001; Worcester Volunteer Fire Department 5 K Run, June 16, 2001; Lutheran Church of the Trinity Bazaar, August 22-25, 2001; Worcester Volunteer Fire Department Bar-B-Que, August 25, 2001; Ladies Aid of the Schwenkfelder Church at the Variety Club Camp, September 15, 2001; Fire Prevention at Merry Mead, October 6, 2001; Worcester Volunteer Fire Department Ladies Craft Show, November 18, 2001; Wentz Church Bazaar, December 2, 2001.

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 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 a least one Supervisor

can be granted upon request by 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.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors approves 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 Workers' Compensation Act; and further

In accordance with this authorization the Fire Department may only participate in the above-approved ancillary activities through December 31, 2001 after which time the Worcester Township Board of Supervisors will review the ancillary activities.

APPROVED, this 18th day of April, 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

BOARD OF SUPERVISORS

By:



FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-17

ANN PUCHE

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, ANN PUCHE ("Developer") is the owner and developer of two contiguous parcels of land situate in Worcester Township at 1055 Quarry Hall Road which have been assigned one tax parcel number by Montgomery County (the "**Development**"), which is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of two (2) sheets dated November 14, 2000, with a last revision date being March 21, 2001, which plans cover a total tract area of approximately 3.06 ± acres (the "**Plans**"), setting forth the proposed subdivision of the tract into two lots in accordance with the Plans; and

WHEREAS, the Plans described above are being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has or will obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision prior to the Plans being recorded; and

WHEREAS, Developer desires 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 Development as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

(a) Section 130-18 pertaining to installation of curbing and sidewalk along Quarry Hall Road;

(b) Section 130-16 pertaining to road widening along Quarry Hall Road.

2. The area between the title line and ultimate right-of-way along Quarry Hall Road shall be offered for dedication to Worcester Township. Developer shall provide legal descriptions to be approved by the Township Engineer of the area between the title line and ultimate right-of-way along Quarry Hall Road.

3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, this Preliminary/Final Approval, Resolution and all legal fees and engineering and inspection fees shall be borne entirely by the Developer and shall be at no cost to the Township.

4. Consistent with Section 509(b) of the Pennsylvania Municipalities, Planning Code (as amended) the payment of all applicable fees 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 nor recorded. In the event that the fees have not been paid 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.

5. 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 final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

6. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developers to deliver fully and properly executed record Plan (3 paper and 2 linens) to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plans null and void.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on May 16, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2001-18

**A RESOLUTION REQUIRING FORTY-EIGHT (48) HOURS
ADVANCE NOTICE PRIOR TO BUILDING CODE INSPECTIONS.**

WHEREAS, due to the high volume of building code inspection requests, it has become necessary to require 48 hours advance notice from all parties prior to the time of the desired inspection.

NOW, THEREFORE, BE IT RESOLVED, that all parties requesting building code inspections shall provide forty-eight (48) hours advance notice to the Township prior to the time of desired inspection.

DULY ADOPTED by the Board of Supervisors of Worcester Township this 20th day of June, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-19

ROSENLUND TRACT

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROTHERS DEVELOPMENT COMPANY (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Mill Road and Germantown Pike, consisting of 57.6619 ± acres (the “Development”), which is more particularly shown on plans prepared by Stout, Tacconelli & Associates, Inc., being plans consisting of twenty-two (22) sheets dated February 16, 2000, with a last revision date being July 3, 2001 (the “Plans”), setting forth the proposed subdivision of the tract into twenty-one (21) residential lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference and a plan index is attached hereto as Exhibit "A"; and

WHEREAS, the Developer desires to obtain preliminary subdivision approval of the Plans from Worcester Township (the “Township”) in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants preliminary approval of the Development as shown on the Plans subject, however, to the following conditions:

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

- a. Section 130-16C(1)a(4) requiring construction of sidewalks along all subdivision streets;
- b. Section 130-24B(4)d(2) requiring side slopes of 5:1 for detention basins in lieu of side slopes of 3:1;
- c. Section 130-28F(7) requiring tree replacement;
- d. Section 130-24B(4)f(4) requiring a maximum allowable depth of a stormwater detention basin of 5 feet in lieu of the proposed depth of 6 feet; and
- e. Section 130-16C(1)a(6) requiring improvements along all existing roadways in lieu of improvements shown on the plans and a capital contribution to the general fund of the Township in the amount of \$45,000.00 prior to the recording of the Plans.
- f. Section 130-21 requiring recreational space and facilities in lieu of a capital contribution to the general fund of the Township in the amount of \$500 per lot to be paid to the Township prior to issuance of each building permit.

2. In accordance with Section 150-141 of the Worcester Township Zoning Ordinance, the Township Board of Supervisors hereby approves Road A which crosses a floodplain district since there is no other realistic design or alignment possible on this tract. This approval is subject to approval of all applicable state agencies having jurisdiction over road construction within floodplain districts.

3. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development of the property from all agencies or bodies having jurisdiction over this Development.

4. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

5. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor 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 said property owners are not fulfilled after reasonable notice from the Township to do so.

6. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this Preliminary Approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

7. 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 an approval. In the event of an appeal or a notice of rejection filed in writing within thirty

(30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on July 18, 2001.

WORCESTER TOWNSHIP

By: _____

Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

PLAN SHEET INDEX

<u>SHEET NO.</u>	<u>PLAN TITLE</u>	<u>DATE</u>	<u>LAST REVISED</u>
1 OF 22	SUBDIVISION PLAN	FEBRUARY 16, 2001	JULY 3, 2001
2 OF 22	SUBDIVISION PLAN	FEBRUARY 16, 2001	JULY 3, 2001
3 OF 22	EXISTING FEATURES PLAN	FEBRUARY 16, 2001	JULY 3, 2001
4 OF 22	CONSTRUCTION IMPROVEMENT	FEBRUARY 16, 2001	JULY 3, 2001
5 OF 22	CONSTRUCTION IMPROVEMENT	FEBRUARY 16, 2001	JULY 3, 2001
6 OF 22	CONSTRUCTION IMPROVEMENT	FEBRUARY 16, 2001	JULY 3, 2001
7 OF 22	UTILITY PLAN	FEBRUARY 16, 2001	JULY 3, 2001
8 OF 22	UTILITY PLAN	FEBRUARY 16, 2001	JULY 3, 2001
9 OF 22	UTILITY PLAN	FEBRUARY 16, 2001	JULY 3, 2001
10 OF 22	EROSION & SEDIMENTATION PLAN	FEBRUARY 16, 2001	JULY 3, 2001
11 OF 22	EROSION & SEDIMENTATION PLAN	FEBRUARY 16, 2001	JULY 3, 2001
12 OF 22	EROSION & SEDIMENTATION PLAN	FEBRUARY 16, 2001	JULY 3, 2001
13 OF 22	LANDSCAPING PLAN	FEBRUARY 16, 2001	JULY 3, 2001
14 OF 22	LANDSCAPING PLAN	FEBRUARY 16, 2001	JULY 3, 2001
15 OF 22	LANDSCAPING PLAN	FEBRUARY 16, 2001	JULY 3, 2001
15A OF 22	TREE INVENTORY PLAN	FEBRUARY 16, 2001	JULY 3, 2001
16 OF 22	PLAN & PROFILE ROAD "A"	FEBRUARY 16, 2001	JULY 3, 2001
17 OF 22	PLAN & PROFILE ROAD "A"	FEBRUARY 16, 2001	JULY 3, 2001
18 OF 22	PLAN & PROFILE ROAD "A"	FEBRUARY 16, 2001	JULY 3, 2001
19 OF 22	PLAN & PROFILE ROAD "B"	FEBRUARY 16, 2001	JULY 3, 2001
20 OF 22	DETAIL SHEET	FEBRUARY 16, 2001	JULY 3, 2001
21 OF 22	DETAIL SHEET	FEBRUARY 16, 2001	JULY 3, 2001
22 OF 22	DETAIL SHEET	FEBRUARY 16, 2001	JULY 3, 2001

EXHIBIT A

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-20

DETWILER TRACT

FINAL SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROTHERS DEVELOPMENT CO. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Mill Road and Kriebel Mill Road consisting of 42.9860 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Urwiler & Walter, Inc., being plans consisting of fourteen (14) sheets dated October 2, 2000, with a last revision date as set forth on Exhibit "A" (the “**Plans**”), setting forth the proposed subdivision of the tract into sixteen (16) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this Final Subdivision Approval by reference; 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

WHEREAS, the Developer desires to obtain final subdivision 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 final approval of the Development as shown on the Plans subject, however, to the following conditions:

1. 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, 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.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which 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.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution 2001-11 dated March 14, 2001 and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution 2001-11, this Final Approval Resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 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 building lots themselves) 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.

6. 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 Subdivision and Escrow 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 subdivision approval shall expire and be deemed to have been revoked.

7. 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 final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on July 18, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants final approval of the Development as shown on the Plans subject, however, to the following conditions:

1. The street or streets serving the subdivision shall be named, as is customary, by the Board of Supervisors prior to the recording of the plan. Once the name is selected, the record plan shall be revised, if necessary.
2. 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, 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.
3. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which 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.
4. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution 01-05 dated February 21, 2001 and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.
5. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution

01-05, this Final Approval Resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

6. Developer shall provide the Township Manager and the Township Engineer with at least 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 building lots themselves) 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.

7. 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 Subdivision and Escrow 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 subdivision approval shall expire and be deemed to have been revoked.

8. 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 final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on August 22, 2001.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

TOWNSHIP OF WORCESTER
HANOVER HILLS, INC. SUBDIVISION
(TERNAN TRACT)

LIST OF PLAN SHEETS – FINAL PLANS

SHEET NO.	TITLE	PLAN DATE	LATEST REVISION
1 of 8	Plan of Subdivision	February 7, 2000	May 9, 2001
2 of 8	Site Improvement Plan	February 7, 2000	May 23, 2001
3 of 8	Erosion and Sediment Control Plan	February 7, 2000	May 9, 2001
4 of 8	Tree Survey Plan	February 7, 2000	May 9, 2001
5 of 8	Landscape and Lighting Plan	February 7, 2000	May 9, 2001
6 of 8	Miscellaneous Profiles Plan	February 7, 2000	May 9, 2001
7 of 8	Valley Forge Road Plan and Profile	February 7, 2000	May 9, 2001
8 of 8	Detail Sheet	February 7, 2000	May 9, 2001

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-22

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROTHERS DEVELOPMENT COMPANY

("Developer") is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Valley Forge Road, consisting of 34,750 ± acres (the "Development"), which is more particularly shown on plans prepared by Urwiler & Walter, Inc., being plan consisting of fifteen (15) sheets dated November 21, 200, with a last revision date being July 16, 2001 (the "Plans"), setting forth the proposed subdivision of the tract into thirteen (13) residential lots in accordance with those Plans; and

WHEREAS, an index of the Plans is attached hereto as Exhibit "A" and incorporated herein by reference:

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the Developer desires to obtain preliminary subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township hereby grants preliminary approval of the Development as shown on the Plans subject, however, to the following conditions:

1. At this time, the Board of Supervisors hereby waives strict compliance with the following Sections of the Worcester Township Subdivision and Land Development Ordinance:
 - a. Section 130-18 requiring construction of sidewalks along all streets;
 - b. Section 130-28E requiring a tree survey plan as part of the landscape plan;
 - c. Section 130-14K requiring street lights; and
 - d. Section 130-21 requiring recreational space and facilities in lieu of a capital contribution to the general fund of the Township in the amount of \$500 per lot to be paid at the time of building permit submission.
 - e. Section 130-24.B.4.f. requiring detention basin embankment slopes of four to one in lieu of five to one;
 - f. Section 130-24-B.4.f.4. limiting the maximum depth of water in a detention basin to 5 feet;
 - g. Section 130-24.B.4.f.13. requiring a minimum distance of 100 feet between the basin highest water surface to a dwelling unit;
 - h. Section 130-24.B.3.h. requiring a 1 foot headwater depth at all inlets or manholes for inlets 22,23 and manhole 25;
 - i. Section 130-24.B.3.j. requiring a minimum of 3 feet of cover over storm drain pipes for inlets 22, 23 and manhole 25;

- j. Section 130-26.B.2.c. requiring sewage disposal systems located within the required front yard within 30 feet of any property line for lots 1, 10 and 11;
 - k. Section 130-28.E.2. requiring a preliminary landscape plan with a scale of 1 inch is equal to 50 feet;
 - l. Section 130-28.G.5.b. pertaining to the total number of required plantings for softening buffer;
2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development of the property from all agencies or bodies having jurisdiction over this Development.
 3. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.
 4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be

provided by the Township Solicitor 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 said property owners are not fulfilled after reasonable notice from the township to do so.

5. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this Preliminary Approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.
6. 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 an approval. In the event of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on September 19, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>Sheet No.</u>	<u>Description</u>	<u>Origination Date</u>	<u>Date Last Revised</u>
1	Subdivision Plan	11/21/00	7/16/01
2	Existing Features Plan	11/21/00	5/21/01
3	Site Plan	11/21/00	5/21/01
4	Valley Forge Road – Construction Improvement Plan	11/21/00	5/21/01
5	Valley Forge Road – Construction Improvement Plan	11/21/00	5/21/01
6	Interior Road – Construction Improvement Plan	11/21/00	5/21/01
7	Interior Road – Construction Improvement Plan	11/21/00	5/21/01
8	Erosion Control Plan	11/21/00	6/18/01
9	Erosion Control Detail Plan	11/21/01	6/18/01
10	Detail Plan	11/21/01	6/18/01
11	Detail Plan	11/21/01	6/18/01
12	Drainage Area Plan (pre-and post development)	11/21/01	6/18/01
13	Drainage Area Plan (individual drainage areas)	11/21/01	5/21/01
14	PennDot – Highway Occupancy Permit Plan	11/21/01	6/18/01
15	Landscaping Plan	11/21/01	7/26/01

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-23

**AUTHORIZATION OF CONDEMNATION OF THE
LANDS OF FLORENCE R. HEEBNER**

WHEREAS, Worcester Township has determined it is necessary and desirable to acquire additional land to be used for Township purposes; and

WHEREAS, the Board of Supervisors of Worcester Township believes that property which will meet its needs is approximately 15 acres of vacant land owned by Florence R. Heebner located on the North side of Heebner Road, East of Frog Hollow Road and on the North side of Heebner Road, West of Frog Hollow Road, Worcester Township, Montgomery County, Pennsylvania, which is more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Worcester Township is authorized by the Second Class Township Code, 53 P.S. §68401, to acquire title to the aforesaid property through the use of eminent domain proceedings.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors, in accordance with authority conferred by law, 53 P.S. §68401, hereby authorizes the condemnation of the aforesaid lands for Township purposes and directs the Township Solicitor to prepare a formal declaration of taking to accomplish such condemnation.

DULY ADOPTED by the Township Board of Supervisors this 19th day of September, 2001.

WORCESTER TOWNSHIP

By:

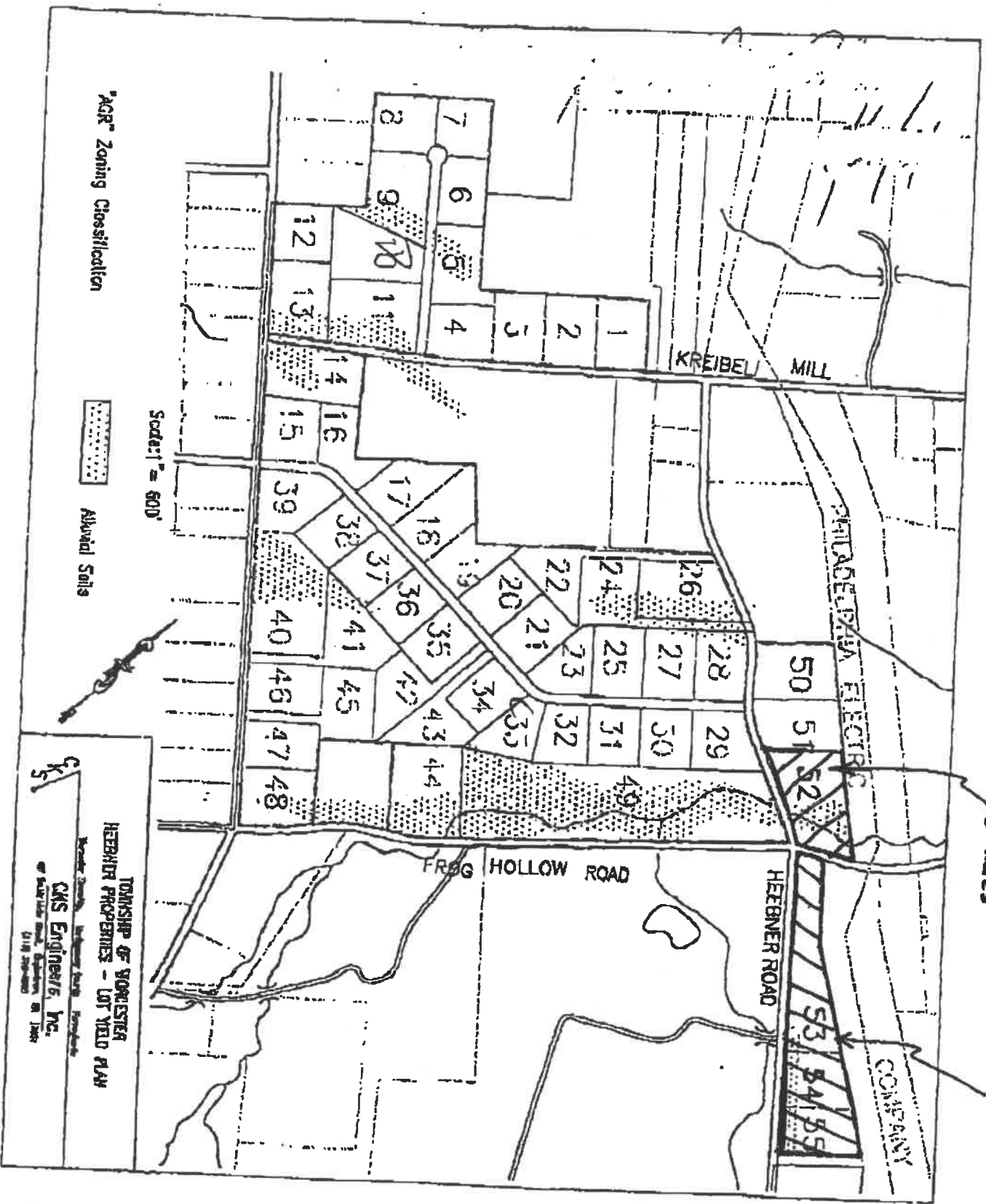

FRANK L. DAVEY, Chairman
Board of Supervisors

Attest:


CHASE E. KNEELAND, Secretary

EXHIBIT "A"

Site Plan



"RGR" Zoning Classification



Alluvial Soils

Scale: 1" = 600'

C.K.S.
 TOWNSHIP OF WORCESTER
 HEBNER PROPERTIES - LOT YIELD PLAN
 C.K.S. Engineers, Inc.
 1118 2nd Street, Worcester, MA 01092
 508-853-1111

12-50-11 02-16

RECEIVED FEBRUARY 2008

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-24

THE LANDS OF FLORENCE R. HEEBNER

WHEREAS, Florence R. Heebner is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, consisting of approximately 138 acres, more or less (the "Property"); and

WHEREAS, the Township desires to purchase certain development rights for the purpose of restricting the development of the Property and creating an easement for conservation purposes on the Property; and

WHEREAS, the Township desires to purchase the Conservation Easement for Four Hundred Thirty Five Thousand Dollars (\$435,000.00); and

WHEREAS, these objectives are consistent with the goals and objectives of the Montgomery County Open Space Ordinance adopted by the Montgomery County Commissioners on October 28, 1993, Ordinance No. 93-3, creating the Montgomery County Open Space Program.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Chairman of the Township Board of Supervisors is authorized to enter into an Agreement of Sale for the purchase of the Conservation Easement located on 14.15± acres of ground, more or less, on Heebner and Frog Hollow Roads in Worcester Township, Montgomery County, identified as Parcel #67-000-01360-004 for which the consideration shall be Four Hundred Thirty Five Thousand Dollars (\$435,000.00).

2. This Resolution shall become effective upon the date hereof.

3. The Township Manager, and such other Township officials as may be necessary, may be authorized to take such actions and execute such documents as are required to effectuate the acquisition described herein.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on October 8, 2001.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP

BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-25

LANDS OF PHYLLIS H. PRIZER, ROYCE R. HEEBNER and LOIS H. SEETON, EXECUTORS OF THE ESTATE OF FLORENCE R. HEEBNER, DECEASED, DOROTHY W. HEEBNER, EXECUTOR AND BENEFICIARY OF THE ESTATE OF SHERMAN R. HEEBNER, DECEASED AND MARK A. HEEBNER, BENEFICIARY OF THE ESTATE OF SHERMAN R. HEEBNER, DECEASED

WHEREAS, PHYLLIS H. PRIZER, ROYCE R. HEEBNER and LOIS H. SEETON, EXECUTORS OF THE ESTATE OF FLORENCE R. HEEBNER, DECEASED, DOROTHY W. HEEBNER, EXECUTOR AND BENEFICIARY OF THE ESTATE OF SHERMAN R. HEEBNER, DECEASED AND MARK A. HEEBNER, BENEFICIARY OF THE ESTATE OF SHSERMAN R. HEEBNER, DECEASED (collectively "Seller") are the owners of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land contains approximately 12.15 acres of vacant ground, located on the North side of Heebner Road, East of Frog Hollow Road (the "Land"); and

WHEREAS, the Township desires to purchase the Land for Three Hundred Thirty Thousand Dollars (\$330,000.00) for Township purposes.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors is authorized to enter into an Agreement of Sale with Seller for the purchase of the Land the consideration for which shall be Three Hundred Thirty Thousand Dollars (\$330,000.00).

APPROVED this 14th day of November, 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By:



FRANK L. DAVEY, Chairman
Board of Supervisors

JOHN H. GRAHAM, Vice
Chairman

Attest:



CHASE E. KNEELAND, Secretary

EXHIBIT "A"

Site Plan

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 01-26

**LANDS OF PHYLLIS H. PRIZER, ROYCE R. HEEBNER and LOIS H. SEETON, EXECUTORS
OF THE ESTATE OF FLORENCE R. HEEBNER, DECEASED, DOROTHY W. HEEBNER,
EXECUTOR AND BENEFICIARY OF THE ESTATE OF SHERMAN R. HEEBNER, DECEASED
AND MARK A. HEEBNER, BENEFICIARY OF THE ESTATE OF SHERMAN R. HEEBNER,
DECEASED**

**WHEREAS, PHYLLIS H. PRIZER, ROYCE R. HEEBNER and LOIS H. SEETON,
EXECUTORS OF THE ESTATE OF FLORENCE R. HEEBNER, DECEASED, DOROTHY W.
HEEBNER, EXECUTOR AND BENEFICIARY OF THE ESTATE OF SHERMAN R. HEEBNER,
DECEASED AND MARK A. HEEBNER, BENEFICIARY OF THE ESTATE OF SHERMAN R.
HEEBNER, DECEASED** (collectively "Grantor") are the owners of a certain tract of land situate in
Worcester Township, Montgomery County, Pennsylvania, which land contains approximately 12.15
acres of vacant ground, located on the North side of Heebner Road, East of Frog Hollow Road (the
"Land"); and

WHEREAS, by resolution of the Board of Supervisors dated Sept. 19 2001, the Township
Solicitor was authorized to initiate eminent domain proceedings to acquire the Land for Township
purposes; and

WHEREAS, the Grantor, for and in consideration of Three Hundred Thirty Thousand Dollars
(\$330,000.00), desires to convey to Worcester Township ("Grantee"), for Township purposes, the Land
in lieu of having said parcel condemned; and

WHEREAS, the Grantee, by accepting and recording a deed in lieu of condemnation, accepts the
parcel of ground, more particularly described in Exhibit "A" which is attached hereto and made a part
hereof, as and for Township purposes.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the deed in lieu of condemnation for the Land to have and to hold, forever, as and for Township purposes.

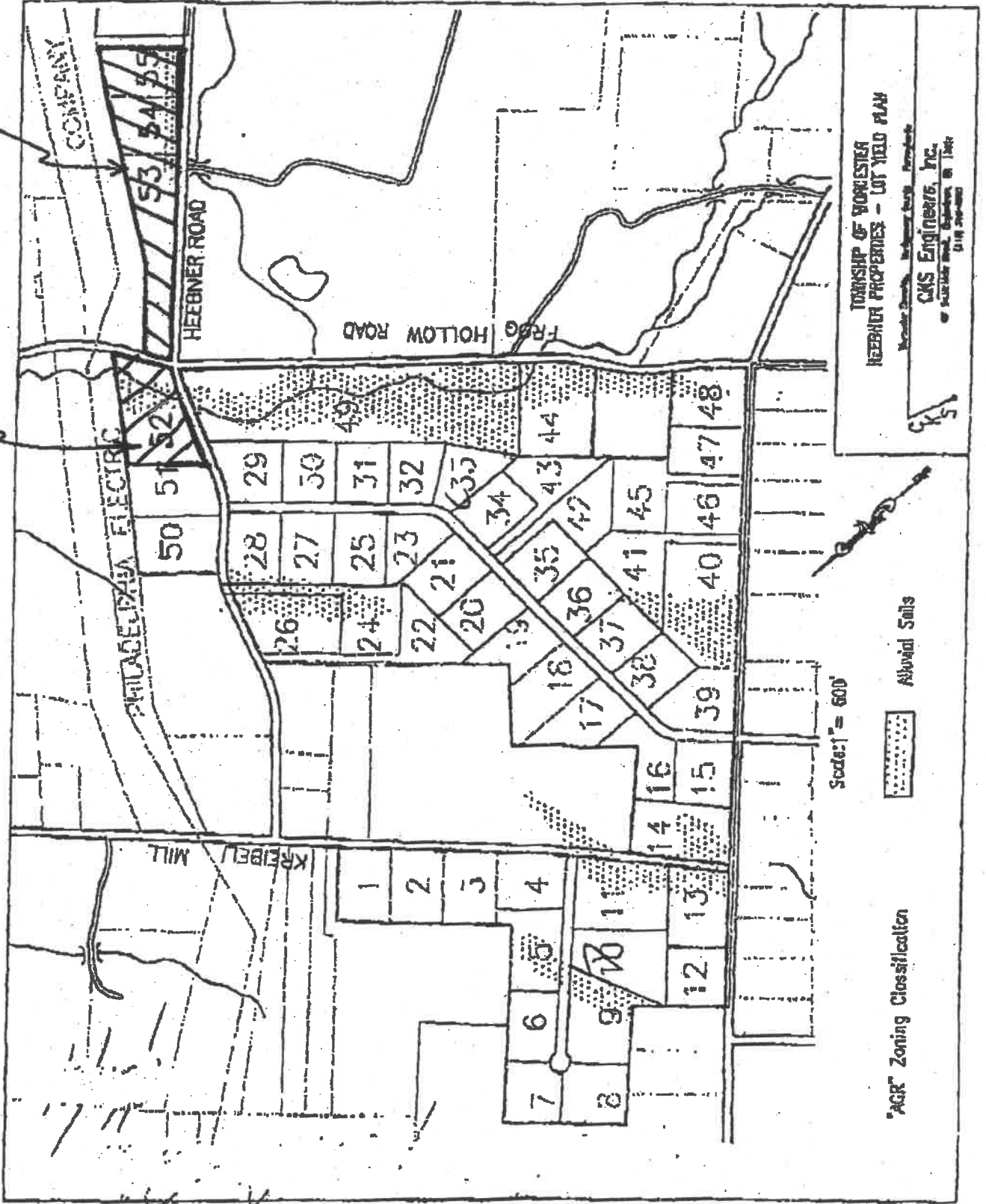
APPROVED this 14th day of November, 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: *John H. Graham*

FRANK L. DAVEY, Chairman **JOHN H. GRAHAM, Vice**
Board of Supervisors **Chairman**

Attest: *Chase E. Kneeland*
CHASE E. KNEELAND, Secretary



12 ± acres

3 ± acres

COMPANY

HEEBNER ROAD

FROG HOLLOW ROAD

PHILADELPHIA ELECTRIC

KREIBEL MILL

TOWNSHIP OF WORCESTER
HEEBNER PROPERTIES - LOT YIELD PLAN

Prepared by
CKS Engineers, Inc.
of Worcester, Massachusetts
1914

Alluvial Soils

"AGR" Zoning Classification

Scale: 1" = 600'

CKS

11-27-21
11-27-21

**WORCESTER TOWNSHIP
RESOLUTION NO. 01-27
RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

RESOLUTION OF The Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania (herein after "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 Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the Municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Gambone Brothers Development Co. has proposed the development of a parcel of land identified as the Rosenlund Tract, Germantown Pike 800 feet northwest of Kriebel Mill Road, and described in the attached Sewage Facilities Planning Module,

And proposes that such subdivision be served by: (circle all that apply), sewer tap-ins, sewer extension, new treatment facility, **individual on-lot systems**, community on-lot systems, spray irrigation, retaining tanks, other, (specify)_____.

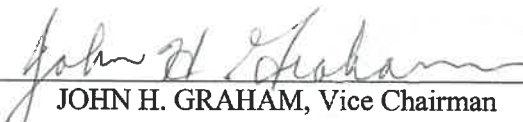
WHEREAS, Worcester Township finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related Municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Worcester Township 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.

I, JOHN H. GRAHAM, Vice Chairman, and I CHASE E. KNEELAND, Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of Worcester Township Resolution No. 01- 27, adopted December 19, 2001.

Township of Worcester
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490
(610) 584-1410

seal of
governing body



JOHN H. GRAHAM, Vice Chairman

Attest: 

CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 01-28
TAX LEVY RESOLUTION**

A RESOLUTION OF THE TOWNSHIP OF WORCESTER, County of Montgomery, Commonwealth of Pennsylvania, fixing the tax rates for the year 2002.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of 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 Township of Worcester subject to taxation for the fiscal year 2002, as follows:

Tax rate for general purposes, the sum of .05 mill on each dollar of market valuation
Or the sum of .0005 cent on each one hundred dollars of market valuation.

The same being summarized in tabular form as follows:

	Mills on Each Dollar Of Market Valuation	Cents on Each One-Hundred Dollars of Market Valuation
Tax Rate for General Purposes	.05 Mill	.0005 Cent
TOTAL	.05 Mill	.0005 Cent

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 19th day of December, AD 2001.

WORCESTER TOWNSHIP

By: _____

John H. Graham
JOHN H. GRAHAM, Vice Chairman
Board of Supervisors

Attest: _____

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01- 29

MARKEL TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, MARGARET E. MARKEL (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Green Hill Road and Kriebel Mill Road consisting of 90.34 ± acres (the “**Development**”), which is more particularly shown on a plan prepared by CKS Engineers, Inc., being a plan consisting of one (1) sheet dated “April 2001”, with no revisions (the “**Plan**”), setting forth the proposed subdivision of the tract into six (6) parcels in accordance with the Plan; and

WHEREAS, the Plan hereinabove described is being incorporated into this Preliminary/Final Subdivision Approval by reference; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits and approvals from all Authorities, Agencies and Governing Bodies having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain 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 final approval of the Development as shown on the Plan subject, however, to the following conditions:

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

- (a) Section 130-16 pertaining to road improvements;
- (b) Section 130-18 pertaining to construction of curbing and sidewalks;
- (c) Section 130-23 pertaining to survey monuments;
- (d) Section 130-24 pertaining to stormwater management facilities;
- (e) Section 130-28 pertaining to required landscaping; and
- (f) Section 130-33 pertaining to plan detail requirements.

2. The following documents shall be recorded simultaneously with the Plan:

- (a) a Deed, acceptable to the Worcester Township Board of Supervisors and the Montgomery County Open Space Board, conveying all of Lot 2 (both Parcels A and B) to Worcester Township to be used as permanent, deed-restricted, passive open space;
- (b) a Conservation Easement, acceptable to the Montgomery County Open Space Board and the Board of Supervisors of Worcester Township requiring, *inter alia* that Lots 1, 3, 4 and 6 shall be permanently preserved as private open space, except that two acres will be available within each lot as new building area (or as the total buildable area around the existing dwelling on Lot #6). The parcel labeled Lot 5 already depicts the two-acre building area associated with Lot 4 and shall be the first available new building lot. Thereafter, no more than 1 lot shall subsequently be developed per year in accordance with the provision of Act 319.

3. 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 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 applicant. 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 shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 10, 2001.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman **JOHN H. GRAHAM**
Board of Supervisors Vice Chairman

Attest: 
CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 01-30
LANDS OF MARGARET E. MARKEL

WHEREAS, Margaret E. Markel (“Seller”) is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land contains approximately 90.34 acres of land, located on Greenhill Road (the “Land”); and

WHEREAS, the Township desires to purchase from Seller (a) the right to enforce certain restrictive covenants limiting, among other things, further development of the Land (the “Development Rights”) under the terms of a conservation easement; (b) the right to construct and install within the Land a public hiking trail (the “Trail Easement Area”); and (c) a riparian corridor parcel of ground consisting of approximately 22.4 acres of ground paralleling the Zacharias Creek in fee (the “Riparian Corridor Parcel”), the purchase for the foregoing being Nine Hundred Ninety Five Thousand Dollars (\$995,000.00); and

WHEREAS, the County Commissioners of the County of Montgomery have adopted a resolution dated January 25, 2001 (“County Resolution”), approving a Round II acquisition grant to the Township in the sum of \$558,750 (the “Grant”) to assist the Township in the acquisition of the Development Rights, the Trail Easement Area and the Riparian Corridor Parcel. A true and correct copy of the County Resolution is attached hereto and is marked Exhibit “A”; and

WHEREAS, the Township desires to accept the Grant with the conditions as set forth in the County Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors is authorized to enter into an Agreement of Sale with Seller for the Development Rights, the Trail Easement Area and the Riparian Corridor the consideration for which shall be \$995,000.

BE IT FURTHER RESOLVED, that the Worcester Township Board of Supervisors agrees to accept the Grant with the conditions set forth in the County Resolution.

APPROVED this 10th day of December, 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: 
~~FRANK L. DAVEY, Chairman~~ John H. Graham
Board of Supervisors Vice Chairman

Attest: 
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

COUNTY COMMISSIONERS

January 25, 2001

01-C. 39

**APPROVAL OF AN OPEN SPACE GRANT FOR THE PURCHASE OF
A PARCEL OF REAL ESTATE AND CONSERVATION EASEMENTS IN
WORCESTER TOWNSHIP ON THE MARKEL PROPERTY**

On motion of Mr. Matthews, seconded by Ms. Damsker, it was unanimously adopted that

WHEREAS, the Montgomery County Commissioners adopted the Montgomery County Open Space Ordinance establishing the Open Space Program on October 28, 1993; and

WHEREAS, Round II Funding Guidelines were established by the County Commissioners on September 7, 2000; and

WHEREAS, an application deadline of November 1, 2000 was established for Round II grants; and

WHEREAS, Worcester Township has submitted a complete grant application to protect a 90.34-acre property on Greenhill Road which is known as the Markel Property and recorded as Tax Map Block 11, Unit 9 through the purchase in fee simple of a 22.4-acre riparian area and acquisition of conservation easements restricting use on 4 building lots on the remaining portion of the Markel property; and

WHEREAS, the Montgomery County Open Space Board has evaluated the proposed Markel Property Round II grant application relative to the established funding guidelines and has recommended its approval.

NOW THEREFORE BE IT RESOLVED, the Montgomery County Commissioners approve a Round II acquisition grant to Worcester in the sum of \$558,750 for the purchase fee simple land and conservation easements on the Markel Property subject to the following conditions:

01-C. 39 (continued)

- 1) Worcester Township is responsible for fully disclosing to the County any details of the agreement under which the property is being purchased including any side agreements entered into by the township and property owner; and
- 2) Worcester Township must continue to keep the County informed about the progress made in protecting the Markel Property. Any new agreements, study results, title reports or other information that the township receives relative to this property purchase shall be fully disclosed to the County; and
- 3) Worcester Township and the Montgomery County Lands Trust shall place a restriction on the deed to the property limiting future use of the property to open space with some form of public access that may be controlled only by the need to protect the natural features and shall execute a declaration of covenants, conditions, and restrictions further defining the future use of the property; and
- 4) A sign shall be placed on the property after it is purchased indicating the source of grant funds for the land acquisition and the public use status of the land; and
- 5) The County Solicitor must review and approve all appropriate agreements developed in accordance with this resolution; and
- 6) The township will have to comply fully with all of the requirements in the Montgomery County Open Space Ordinance; and
- 7) The 22.4-acre riparian property shall be subdivided from the 90-acre property currently owned by Markel and the 4 proposed building lots shall be subdivided with building envelopes that meet the approval of the county; and
- 8) Public trail access to and through the property shall be established within one year; and

01-C. 39 (continued)

- 9) The township shall coordinate with Montgomery County and Evansburg Park on the establishment of a trail along the Zacharias Creek from the park to the Peter Wentz historic site; and
- 10) The conservation easement and conservation plan shall be reviewed and approved by the county; and
- 11) The township shall cooperate with the county on the preservation of additional properties in the Peter Wentz preservation area; and
- 12) An environmental assessment or survey of sufficient detail shall be performed to ensure that the property purchased in fee simple does not contain environment impairments that would limit its use as a public open space and natural resource property.

BE IT FURTHER RESOLVED, that the conditions listed above must be met or agreed upon before the grant is to be awarded which will occur at a joint settlement conveying the property.

CC: File
Controller
Purchasing
Finance
Department

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 01- 31

**AUTHORIZATION OF CONDEMNATION OF THE
LANDS OF MARGARET E. MARKEL**

WHEREAS, Worcester Township has determined it is necessary and desirable to acquire additional land to be used for Township purposes; and


WHEREAS, the Board of Supervisors of Worcester Township believes that property which will meet its needs is approximately 22.4 acres of land owned by Margaret E. Markel located on Green Hill Road, Worcester Township, Montgomery County, Pennsylvania, which is more particularly described and cross-hatched on Exhibit "A" attached hereto; and

WHEREAS, Worcester Township is authorized by the Second Class Township Code, 53 P.S. §68401, to acquire title to the aforesaid property through the use of eminent domain proceedings.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors, in accordance with authority conferred by law, 53 P.S. §68401, hereby authorizes the condemnation of the aforesaid lands for Township purposes and directs the Township Solicitor to prepare a formal declaration of taking to accomplish such condemnation.

DULY ADOPTED by the Township Board of Supervisors this 10th day of December, 2001.

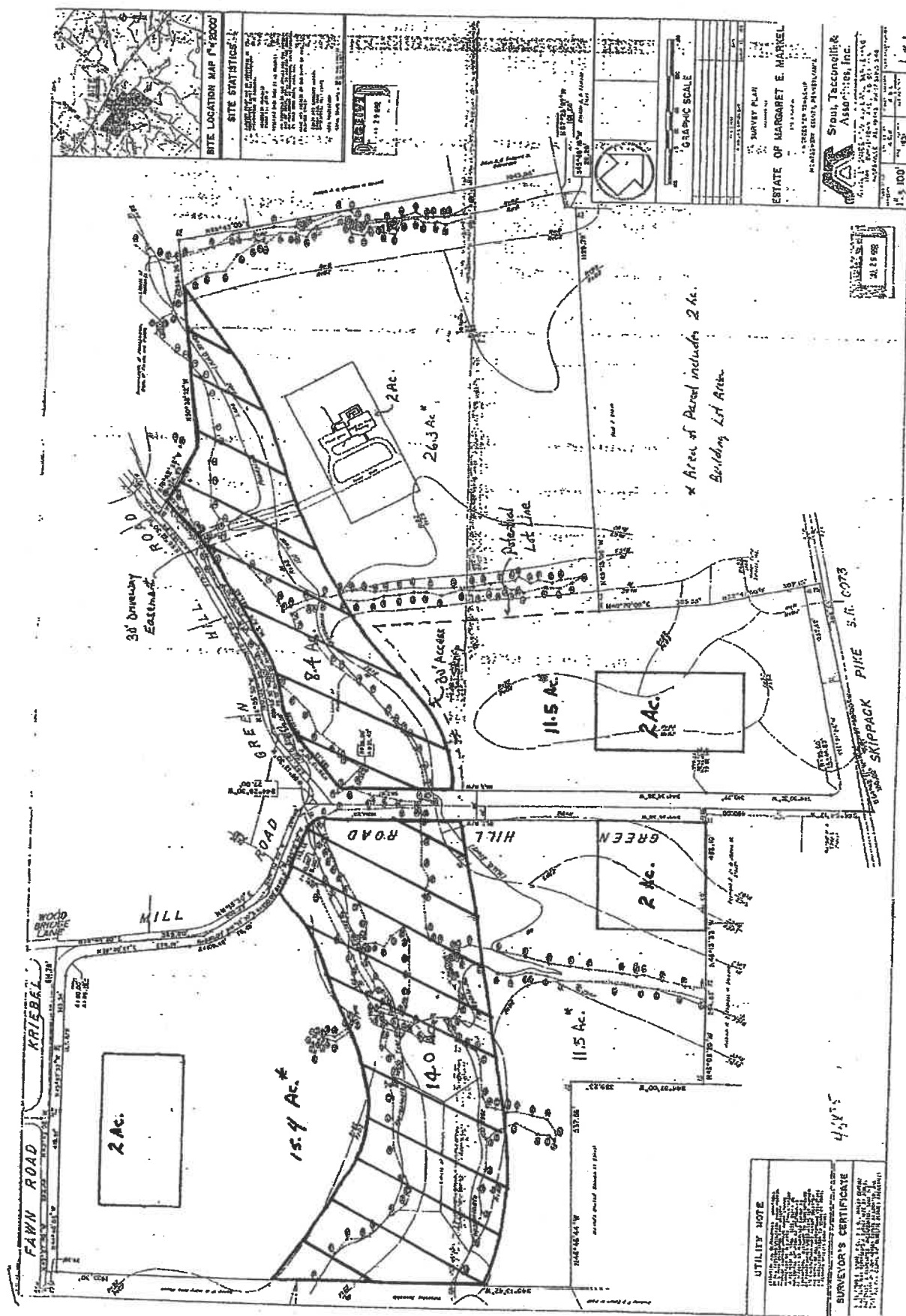
WORCESTER TOWNSHIP

By: 
**JOHN H. GRAHAM, Vice Chairman
Board of Supervisors**

Attest: 
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

Site Plan



SITE STATISTICS

ACRES	26.3
FEET	1,111.7
PERCENT	100.0



GRAPHIC SCALE

1" = 100'
1" = 200'
1" = 300'
1" = 400'
1" = 500'
1" = 600'
1" = 700'
1" = 800'
1" = 900'
1" = 1,000'

ESTATE OF MARGARET E. MARKEL

Survey Plan

Stout, Tacconelli & Associates, Inc.

REGISTERED PROFESSIONAL ENGINEERS

1000 W. 10th Street, Suite 100
 Des Moines, Iowa 50319
 Phone: 515-281-1111

UTILITY NOTE

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE AREA AND HAS NOTED THE PRESENCE OF UTILITIES AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT CONDUCTED TESTS TO VERIFY THE DEPTHS OR EXACT LOCATIONS OF UTILITIES. THE USER OF THIS PLAN SHOULD CONDUCT APPROPRIATE TESTS TO VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE

I, **DAVID S. STOUT**, a duly Licensed Professional Engineer in the State of Iowa, do hereby certify that the foregoing is a true and correct copy of the original survey plan as filed in my office, and that the same was prepared by me or under my direct supervision and in accordance with the provisions of the laws of the State of Iowa.

Witness my hand and seal this **14th** day of **July**, 2007.

DAVID S. STOUT

4,575

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 01- 32**

LANDS OF MARGARET E. MARKEL

WHEREAS, Margaret E. Markel ("Seller") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land contains approximately 90.34 acres of ground, located on Green Hill Road, which is more particularly described on Exhibit "A" attached hereto (the "Land"); and

WHEREAS, the Township desires to purchase a conservation easement and a trail easement on the Land, as well as a riparian corridor parcel in fee, which riparian corridor parcel consists of approximately 22.4 acres of ground, for a total purchase price of Nine Hundred Ninety Five Thousand Dollars (\$995,000.00) for Township purposes.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors is authorized to enter into an Agreement of Sale with Seller for the purchase of the Land, as described above, the consideration for which shall be Nine Hundred Ninety Five Thousand Dollars (\$995,000.00).

APPROVED this 10th day of December, 2001, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: John H. Graham
JOHN H. GRAHAM, Vice Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

Site Plan

SITE LOCATION MAP 1" = 2000'

SITE STATISTICS:

- 1. AREA OF SITE: 115.0 AC.
- 2. AREA OF IMPROVEMENTS: 26.3 AC.
- 3. AREA OF PAVED AREAS: 2 AC.
- 4. AREA OF BUILDING LOTS: 2 AC.
- 5. AREA OF GREEN SPACES: 11.5 AC.
- 6. AREA OF OPEN SPACES: 14.0 AC.
- 7. AREA OF UTILITIES: 11.5 AC.
- 8. AREA OF ACCESS: 8.4 AC.
- 9. AREA OF DRIVEWAYS: 38' DIRECTION EASTWARD.
- 10. AREA OF POTENTIAL LOT LINE: 11.5 AC.
- 11. AREA OF SKIPPACK PIKE: 5.11. 0073.

GRAPHIC SCALE

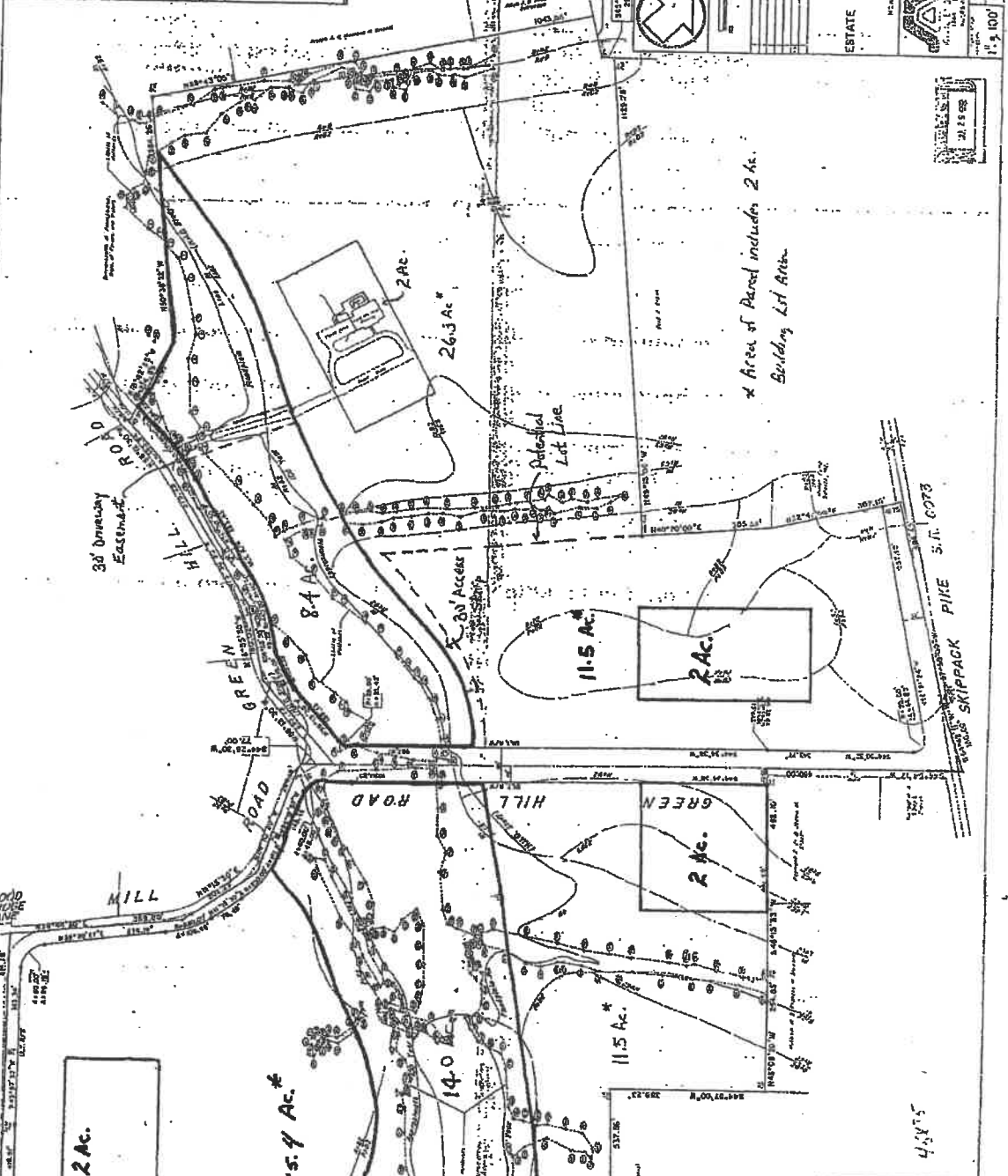
ESTATE OF MARGARET E. MARVEL

Harvey Flak

Surveyor

Stout, Tacconelli & Associates, Inc.

4/2/75



UTILITY NOTE

SURVEYOR'S CERTIFICATE

4/2/75

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 01- 33

LANDS OF MARGARET E. MARKEL

WHEREAS, Margaret E. Markel ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land contains approximately 22.4 acres of ground, located on Green Hill Road, which is more particularly described and cross-hatched on Exhibit "A" attached hereto (the "Land"); and

WHEREAS, by Resolution No. 01-31 of the Board of Supervisors, dated December 10 _____, 2001, the Township Solicitor was authorized to initiate eminent domain proceedings to acquire the Land for Township purposes; and

WHEREAS, the Grantor, for and in consideration of One Hundred Thirty Five Thousand Dollars (\$135,000.00), desires to convey to Worcester Township ("Grantee"), for Township purposes, the Land in lieu of having said parcel condemned; and

WHEREAS, the Grantee, by accepting and recording a deed in lieu of condemnation, accepts the parcel of ground, more particularly described and cross-hatched on Exhibit "A" which is attached hereto and made a part hereof, as and for Township purposes.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the deed in lieu of condemnation for the Land to have and to hold, forever, as and for Township purposes.

APPROVED this 10th day of December, 2001, by the Board of Supervisors of Worcester Township.

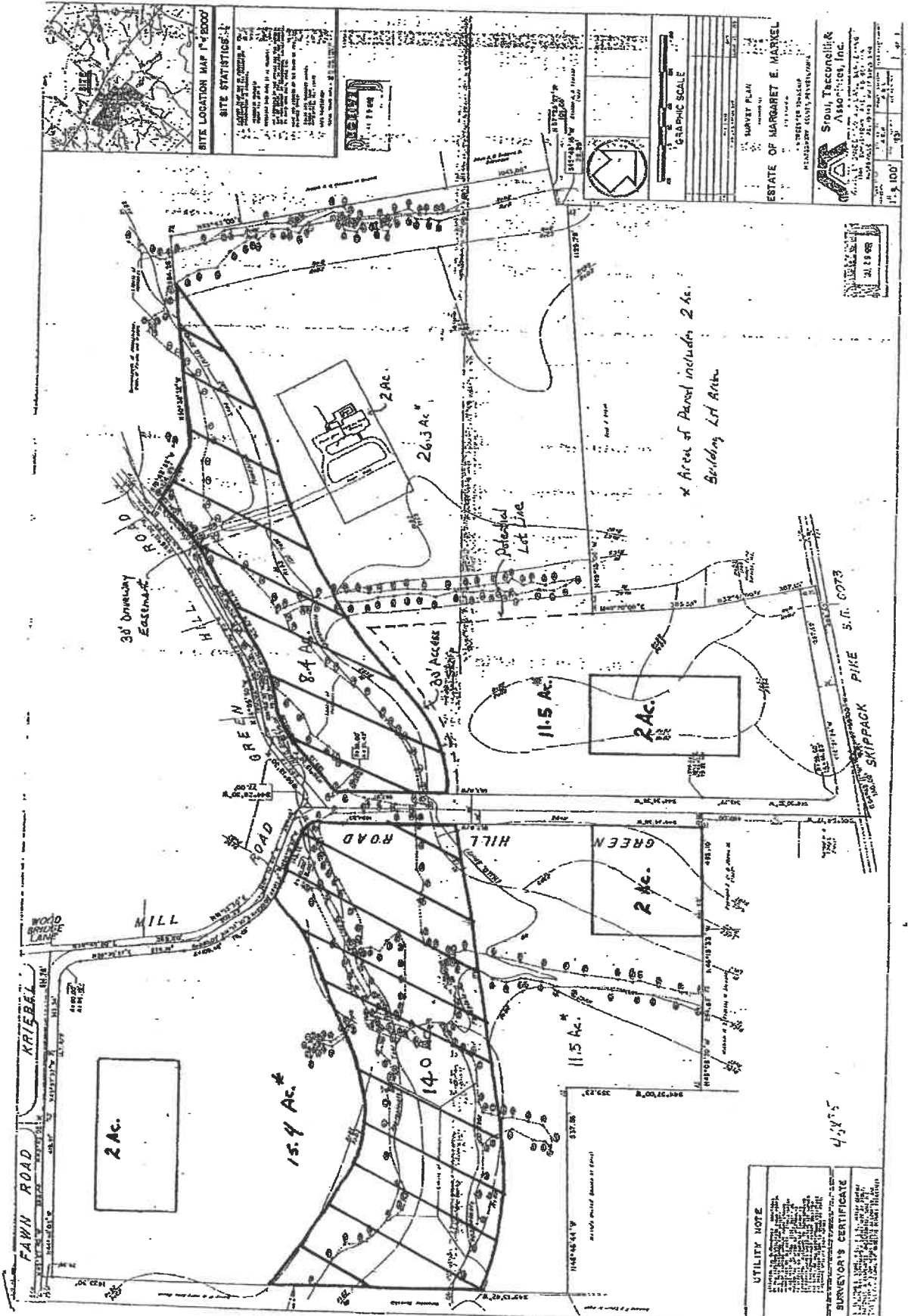
WORCESTER TOWNSHIP

By: 
JOHN H. GRAHAM, Vice Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

Site Plan



SITE LOCATION MAP
 1" = 100'

SITE STATISTICS

ACRES IN THE QUARTERS: 26.3
 ACRES IN THE TRACT: 26.3
 ACRES IN THE BLOCK: 26.3
 ACRES IN THE TOWNSHIP: 26.3
 ACRES IN THE COUNTY: 26.3
 ACRES IN THE STATE: 26.3
 ACRES IN THE NATION: 26.3

GRAPHIC SCALE

1" = 100'

ESTATE OF MARGARET E. MARVEL

Surveyor's Certificate

4/2/75

Stout, Taccagnelli & Associates, Inc.
 1000 N. 10th St., Suite 100
 Allentown, PA 18101

* Area of Parcel includes 2 Ac.
 Building Lot Area

UTILITY NOTE

ALL UTILITIES SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS NOTED THE PRESENCE OF UTILITIES AS SHOWN ON THE RECORD DRAWINGS. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS MAP.

SURVEYOR'S CERTIFICATE

I, MARGARET E. MARVEL, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the Surveyor, and that I am a member of the Pennsylvania Society of Professional Surveyors.

Subscribed and sworn to before me this 4th day of April, 1975.

Notary Public for Pennsylvania

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 01-34

THE GLASGOW TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

Amended Plans

WHEREAS, GREAT VALLEY WOODS LIMITED ("Developer") is the owner and developer of four contiguous parcels of land situate in Worcester Township at the intersection of Whitehall Road and Skippack Pike (the "**Development**"), which is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of two (2) sheets dated September 20, 2000, with a last revision date being November 14, 2001, which plans cover a total tract area of approximately 45.15 ± acres (the "**Amended Plans**"), setting forth the proposed subdivision of the tract in accordance with the Amended Plans; and

WHEREAS, the Amended Plans described above are being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, the plans for the Development last revised November 28, 2000 were granted preliminary/final subdivision approval by the Board of Supervisors of Worcester Township on December 20, 2000 pursuant to Resolution No. 00-35; and

WHEREAS, the Montgomery County Board of Assessments Office required certain plan revisions prior to recording of the plans last revised November 28, 2000; and

WHEREAS, Developer has amended the plans to include the revisions requested by the Montgomery County Board of Assessment; and

WHEREAS, Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision prior to the Amended Plans being recorded; and

WHEREAS, Developer desires to obtain Preliminary/Final Subdivision Approval of the Amended 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 Development as shown on the Amended Plans, subject, however, to the following conditions:

1. All waivers, deferrals and conditions as set forth in Resolution 00-35 adopted by the Worcester Township Board of Supervisors on December 20, 2000 are incorporated herein as set forth at length and shall be binding upon Developer.

2. Consistent with Section 509(b) of the Pennsylvania Municipalities, Planning Code (as amended) the payment of all applicable fees 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 nor recorded. In the event that the fees have not been paid 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.

3. 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 final approval. In the absence of an appeal of 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 applicant. 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 shall be deemed to have been automatically rescinded.

4. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developers to deliver fully and properly executed record Amended Plans (3 paper and 2 linens) to the Township in sufficient time that such Amended Plans may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Amended Plans to the Township within this time frame shall render the approval of the Amended Plans null and void.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 19, 2001.

WORCESTER TOWNSHIP

By: 
JOHN H. GRAHAM, Vice Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary