

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 93-1  
VAGNONI SUBDIVISION

SUBDIVISION APPLICATION NO. \_\_\_\_\_

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, FELIX PETER VAGNONI is the owner ("Owner") of a certain tract of land situate at 1847 Windy Hill Road in Worcester Township (the "Property"), which is more particularly shown on a plan prepared by John C. Brogan, Consulting Engineer of Harrisburg, Pennsylvania, consisting of one (1) sheet, being a plan originally dated September 24, 1992, and last revised November 30, 1992, which plan covers a total tract area of approximately 4.0 acres (the "Plan"), and which Plan is expressly being incorporated herein by reference; and

WHEREAS, Owner desires to obtain Preliminary Subdivision approval from Worcester Township ("Township") to subdivide the Property into two (2) lots consistent with the Plan and also with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW THEREFORE, BE IT RESOLVED, that Township hereby grants preliminary approval of this Subdivision as shown on the Plan and in accordance with all information and notes shown on such Plan and expressly subject to the following conditions:

1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, the water company or authority in whose area of jurisdiction the Property is

located, the Pennsylvania Department of Transportation, Montgomery County, and any other agency or body having jurisdiction over the Development prior to final approval.

2. Although the maintenance of all surface storm water drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Owner shall, prior to final subdivision approval, reserve easements in favor of the Township (on a 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 individual property owners are not fulfilled after reasonable notice to do so.

3. Prior to Final Subdivision approval, Owner agrees to execute a Subdivision or Land Development Agreement with Worcester Township in which the Owner shall obligate himself to complete all of the public improvements shown on the Plan in accordance with all applicable Township criteria and specifications as well as to secure the completion of said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held January 4, 1993.

WORCESTER TOWNSHIP

BY: John H. Graham

Attest: George R. Lewis  
George R. Lewis, Secretary

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

**RESOLUTION NO. 93- 2**

**EVANGELICAL LUTHERAN CHURCH OF THE TRINITY**

**LAND DEVELOPMENT APPLICATION NO. \_\_\_\_\_**

**PRELIMINARY LAND DEVELOPMENT APPROVAL**

**WHEREAS, EVANGELICAL LUTHERAN CHURCH OF THE TRINITY** ("Developer") is the equitable owner and developer of a proposed church site to be located on a certain tract of land between Valley Forge Road and Trooper Road in Worcester Township (the "Development"), which is more particularly shown on plans prepared by Czop-Specter, Inc. of Worcester, Pennsylvania, consisting of seven (7) sheets, being plans dated October 22, 1992, with a last revision date being December 17, 1992 (and which plans are further described and enumerated on the Schedule of Plans attached hereto as Exhibit "A" and expressly incorporated herein by reference) which plans cover a total tract area of approximately 26.059 acres (the "Plans"), and

**WHEREAS, Developer** desires to obtain Preliminary Land Development approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

**NOW THEREFORE, BE IT RESOLVED,** that Township hereby grants preliminary approval of this Land Development as shown on the Plans specifically including all information and notes depicted on such Plans and subject to the following conditions:

1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, the water company or authority in whose area of jurisdiction the Property is located, the Pennsylvania Department of Transportation, Montgomery County, and any other agency or body having jurisdiction over the Development prior to final approval.

2. Although the maintenance of all 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 to Final Land Development approval, reserve easements in favor of the Township (on a 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 property owner are not fulfilled after reasonable notice to do so.

3. Prior to Final Land Development approval, Developer agrees to execute a Land Development Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plan (whether on or off site) in accordance with all applicable 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.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held February 17, 1993.

**WORCESTER TOWNSHIP**

By: *John H. Graham*  
**John H. Graham, Chairman  
Board Of Supervisors**

Attest: *George R. Lewis*  
**George R. Lewis, Secretary**

BRW:slp  
021093

EXHIBIT "A"

LIST OF PLANS

(all Plans dated October 22, 1992, and last revised  
December 17, 1992, as prepared by Czop/Specter, Inc.)

Sheet 1	Site Plan
2	Existing Features Plan
3	Grading Plan
4	Erosion and Sedimentation Control Plan
5	Profile and Detail Sheet
6	PennDOT Permit Plan
7	Landscape and Lighting Plan

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

**RESOLUTION NO. 93- 3**

**NORTH WALES ROAD**

**DANYLO & XENIA ZACHARCZUK**

**PRELIMINARY/FINAL SUBDIVISION APPROVAL**

**WHEREAS**, Danylo Zacharczuk and Xenia Zacharczuk, husband and wife (jointly "Developer") are the developers of a certain tract of land situate on North Wales Road in Worcester Township (the "Development"), which is more particularly shown on a plan prepared by Robert H. McKenney, Jr. Associates, Inc. being plan dated November 4, 1992, with a last revision date being February 17, 1993, containing one sheet, which plan covers a total tract area of approximately 51.730 acres (the "Plan"), setting forth the proposed development of the tract into two (2) lots in accordance with the Plan; and

**WHEREAS**, the Plan is being incorporated into this preliminary/final approval by reference; and

**WHEREAS**, Developer has previously obtained and supplied 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 preliminary/final subdivision approval of the Plan from Worcester Township in

accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

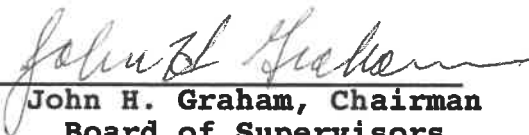
**BE IT RESOLVED**, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plan, the entire content of which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Developer and shall be at no cost to the Township.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held February 17, 1993.

**WORCESTER TOWNSHIP**

By:   
**John H. Graham, Chairman**  
**Board of Supervisors**

Attest:   
**George R. Lewis, Secretary**

BRW:kc  
021093



**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA  
RESOLUTION NO. 93 - 4**

**RESOLUTION FOR PLAN REVISION  
FOR NEW LAND DEVELOPMENT**

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

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the Rules and Regulations of the Pennsylvania Department of Environmental Resources (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 and/or environmental health hazards from sewage waster, 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** Evangelical Lutheran Church of the Trinity has proposed the development of a parcel of land identified as Evangelical Lutheran Church of the Trinity - Land Development, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: individual on-lot systems.

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

**NOW, THEREFORE, BE IT RESOLVED** that the Supervisors of the Township of Worcester hereby adopt and submit to the Department of Environmental Resources 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 George R. Lewis, Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Township Resolution # 93-4, adopted March 26, 1993.

RESOLUTION

WHEREAS, the Township of Worcester (the "Employer"), on May 6, 1993 established a retirement plan for certain of its employees known as The Township of Worcester Non-Uniformed Pension Plan through a joinder agreement with the Pennsylvania State Association of Boroughs Master Plan and Trust (the "PSAB Master Plan and Trust"), effective as of January 1, 1993; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of January 1, 1993, the accompany joinder agreement and the terms of the Pennsylvania State Association of Boroughs Master Plan and Trust are hereby adopted by the Employer, to be known as the Township of Worcester Non-Uniformed Pension Plan

John H. Graham  
Signature

May 6, 1993  
Date

WITNESS: George J. Lewis

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

**RESOLUTION NO. 93- 6**

**BERWICK PLACE**

**BERWICK PLACE DEVELOPMENT CORP.**

CONDITIONAL FINAL SUBDIVISION/LAND DEVELOPMENT APPROVAL

WHEREAS, Berwick Place Development Corp. of 2044 Chestnut Street, Philadelphia, Pennsylvania, is the owner and Developer of a certain tract of land situate in Worcester Township to be known as Berwick Place (the "Development"), which is more particularly shown on plans prepared by Brandywine Valley Engineers, Inc. being plans dated December 1, 1992, and last revised May 11, 1993, which plans cover a total tract area of 29.9764 acres (the "Plans"), setting forth the proposed development of the tract into 154 townhouse lots in accordance with those Plans (a complete schedule of the record Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plans described in Exhibit "A" attached hereto are being incorporated into this conditional final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township or will obtain and supply to the Township (prior to the Plans being released for recording) all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain this Conditional Final Subdivision/Land Development Approval of the Plans from

Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

**NOW THEREFORE, BE IT RESOLVED,** that Worcester Township hereby grants Conditional Final Approval of the Development as shown on the Plans described on Exhibit "A", attached hereto, subject, however, to the following conditions:

1. The Development shall be constructed in strict compliance with the content of the Plans, and with a certain agreement between the Township and the Developer dated June 17, 1992, and further in compliance with the terms and conditions of a Subdivision/Land Development Agreement yet to be executed between the Township and the Developer.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, Notes to the Plans, Preliminary Approval Resolution and Subdivision Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

3. Prior to the execution or release of the Subdivision/Land Development Plan by the Township for recording, the Developer shall have executed a Subdivision/Land Development Agreement providing for, among other things, the completion of all public improvements shown on the Plan, and in a form acceptable to the Township and its Solicitor.

4. 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 Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township (such extension not be unreasonably withheld). Until such time as 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 escrows have 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.

5. The Plans provide for construction of the Development in four (4) phases as indicated on the record or phasing plan. Developer understands that no building permits for units shown in phases 2, 3 or 4 shall be available from the Township unless and until the cost of all public improvements shown as being located in such phase shall have been properly secured to the satisfaction of the Township as required by the Pennsylvania Municipalities Planning Code.

6. The final Plans shall not be executed by the Township nor delivered for recording until Developer has obtained and delivered to the Township all approvals required from the Pennsylvania Department of Environmental Resources or any other governmental agency with jurisdiction which are necessary to permit Developer to fulfill its obligation under the Sewage Treatment Facility Agreement of June 17, 1992, which Agreement is hereby incorporated by reference herein as if fully set forth.

7. The Developer shall comply with any remaining items raised in the review letters from the Township Engineer to the extent such items have not yet been specifically addressed on the Plans described on Exhibit "A".

8. Township agrees that the five (5) year period within which subsequent changes or amendments in the Zoning, Subdivision or other governing Ordinances of the Township shall not adversely affect the Plans being approved hereunder, shall commence not as of the date of Preliminary Approval but as of the date of this Conditional Final Approval.

9. Developer has agreed to make a voluntary contribution to the General Fund of Worcester Township in the amount of \$50,000.00 to be applied by the Township toward the cost of a traffic signal at the intersection of Germantown Pike and East Mt. Kirk Avenue subject, however, to the following restrictions:

(a) The contribution shall be applied by the Township toward the cost of the traffic signal only, and if permission for such traffic signal cannot be obtained as described below, said sum shall be returned to the Developer.

(b) The Developer may provide for the payment of the \$50,000.00 contribution as part of the financial security made available to the Township for the phase 1 public improvements. In other words, the \$50,000.00 contribution may be guaranteed to the Township in the form of any financial security permitted under the Pennsylvania Municipalities Planning Code.

(c) The said contribution of \$50,000.00 is to be

released from escrow or otherwise refunded to the Developer unless permission for the installation of the traffic signal has not been obtained from the Pennsylvania Department of Transportation within six (6) months from the date of the last use and occupancy permit being granted in the last phase to be constructed of this proposed Development. To the extent the contribution exceeds the cost incurred by the Township in installing such traffic signal, any such excess funds shall be returned to the Developer as described above.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on May 19, 1993.

WORCESTER TOWNSHIP

By: John H. Graham  
John H. Graham, Chairman  
of the Board of Supervisors

Attest: George R. Lewis  
George R. Lewis, Secretary

May 18, 1993  
File #79-1179-04

PLAN INDEX FOR BERWICK PLACE

<u>SHEET</u>	<u>TITLE</u>	<u>DATE</u>	<u>LAST REVISED</u>
-----	<u>TITLE SHEET</u>	-----	-----
1 of 10	Final Subdivision & Land Development Plan	12-1-92	5-11-93
2 of 10	Final Layout Plan	12-1-92	3-16-93
3 of 10	Final Grading & Utility Plan	12-1-92	4-1-93
4 of 10	Final Soil Erosion Control Plan	12-1-92	3-16-93
5 of 10	Final Erosion Control Details & Narrative	12-1-92	2-9-93
6 of 10	Final Landscape & Lighting Plan	12-1-92	3-4-93
7 of 10	Final Standard Landscape Details	12-1-92	3-4-93
8 of 10	Final Storm Sewer Profiles	12-1-92	-----
9 of 10	Final Sanitary Sewer Profiles	12-1-92	3-16-93
10 of 10	Final Road Profiles & Site Details	12-1-92	3-16-93
1 of 1	Treatment Plant Site Sections	3-17-93	-----

BERWICK PLACE TREATMENT PLANT PLANS

<u>SHEET</u>	<u>TITLE SHEET</u>	<u>DATE</u>	<u>LAST REVISED</u>
-----	<u>TITLE SHEET</u>	-----	-----
1 of 4	Plan View	3-31-93	-----
2 of 4	Hydraulic Profile	3-31-93	-----
3 of 4	General Details	3-31-93	-----
4 of 4	General Details	3-31-93	-----



WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 93-7

FORD SUBDIVISION

SUBDIVISION APPLICATION NO. \_\_\_\_\_

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, WILLIAM J. FORD is the owner ("Owner") of a certain tract of land situate in Worcester Township containing approximately 24.807 Acres on Dell Road (the "Property"), which is more particularly shown on a plan prepared by Gilmore & Associates Inc., of New Britian, Pennsylvania, consisting of six (6) sheets, being plans originally dated June 27, 19923, and last revised May 23, 1993 which plans are listed on Exhibit "A" attached hereto (the "Plan"), and which Plan is expressly being incorporated herein by reference; and

WHEREAS, Owner desires to obtain Preliminary Subdivision approval from Worcester Township ("Township") to subdivide the tract into 4 lots consistent with the Plan and also with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW THEREFORE, BE IT RESOLVED, that Township hereby grants preliminary approval of this Subdivision as shown on the Plan and in accordance with all information and notes shown on such Plan and expressly subject to the following conditions:

1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, the water company or authority in whose area of jurisdiction the Property is located, the Pennsylvania Department of Transportation, Montgomery County, and any other agency or body having jurisdiction over the Development prior to final approval.

2. Although the maintenance of all surface storm water drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Owner shall, prior to final subdivision approval, reserve easements in favor of the Township (on a form to be provided by the Township Solicitor) so that the drainage facilities may be maintained by the Township (will all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual property owners are not fulfilled after reasonable notice to do so.

3. Owner shall be granted a waiver of the following sections of the Township's Subdivision and Land Development Ordinance:

Section 300 - requiring road improvements from the lots.

Section 500 - requiring road widening, curbs, sidewalks and street lights.



**EXHIBIT "A"**  
**LIST OF PLANS**

All Plans prepared by Gilmore & Associates, Inc. all originally dated June 27, 1992 and last revised \_\_\_\_\_, 1993.

Sheet 1 - Subdivision Record Plan

Sheet 2 - Existing Features Plan

Sheet 3 - Grading and Drainage Plan

Sheet 4 - Sedimentation & Erosion Control and Drainage Boundary Plan

Sheet 5 - Landscaping Plan

Sheet 6 - Standard Construction Details

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 93- 8

MINOR SUBDIVISION

SARA L. POSEN

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, SARA L. POSEN ("Owner") is the owner of a certain tract of land situate in Worcester Township known as 2951 Township Line Road (the "Development"), which is more particularly shown on a plan prepared by Mease Engineering, P.C., being plan dated January 22, 1993, with a last revision date being March 24, 1993, which plan covers a total tract area of approximately 57.0 acres (the "Plan"), setting forth the proposed development of the tract into two (2) lots in accordance with the Plan (a description of which is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plan described in Exhibit "A" attached hereto is being incorporated into this preliminary/final approval by reference; and

WHEREAS, Owner has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

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

**BE IT RESOLVED**, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan described on Exhibit "A", attached hereto, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plan, the entire content of which is incorporated herein by reference, and with the decision of the Worcester Township Zoning Hearing Board dated March 23, 1993.

2. Owner is granted the following waivers from the Township Land Development and Subdivision Ordinance:

a. Section 504 requiring sidewalks and curbs;

b. Section 601 requiring a survey of the entire tract.

3. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes of the Plan shall be borne entirely by the Owner and shall be at no cost to the Township.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held June 16, 1993.

**WORCESTER TOWNSHIP**

By: John H. Graham  
John H. Graham, Chairman  
Board Of Supervisors

Attest: George R. Lewis  
George R. Lewis, Secretary

BRW:slp  
051193

**SCHEDULE OF PLANS**

1. Subdivision Plan prepared for Greg Posen by Mease Engineering, P.C. dated 1/22/93 last revised 3/24/93.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 93-9

CENTER SQUARE GOLF CLUB

LAND DEVELOPMENT APPLICATION NO. \_\_\_\_\_

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL

**WHEREAS**, Centre Square Associates, Inc. ("**Developer**") is the equitable owner and developer of a certain tract of land situate in Worcester Township known as Center Square Golf Club (the "**Development**"), which is more particularly shown on plans prepared by Chambers Associates of Center Square, Pennsylvania, consisting of 5 sheets, being plans more specifically listed on Exhibit "A" attached hereto (the "**Plans**"), and which plans are expressly being incorporated herein by reference; and

**WHEREAS**, Developer desires to obtain Preliminary/Final Land Development approval from Worcester Township ("**Township**") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

**BE IT RESOLVED**, that Township hereby grants preliminary/final approval of this Land Development as shown on the Plans, subject, however, to the following conditions:

1. The costs of accomplishing, satisfying and meeting all of the



terms and conditions and requirement of the Plan and Notes to the Plans shall be borne entirely by the Developer and shall be at no cost to the Township.

**APPROVED**, at the public meeting of the Worcester Township Board of Supervisors held July 21, 1993 .

**WORCESTER TOWNSHIP**

BY: John H. Graham  
**John H. Graham, Chairman**  
**Board of Supervisors**

Attest: George R. Lewis  
**George R. Lewis, Secretary**

SCHEDULE OF PLANS

All plans prepared by Chambers Associates for Center Square Golf Club:

Sheet 1 - Record Plan - Dated January 26, 1993

Sheet 2 - Record Plan - Dated January 26, 1993

Sheet 3 - Land Development - Dated June 19, 1992, last revised  
January 26, 1993

Sheet 4 - Drainage Area, Erosion and Sediment Control Plan.  
Dated January 26, 1993

Sheet 5 - Landscape Plan - Dated February 15, 1993

BRW/hvc

**RESOLUTION NO. 93-10**

The Board of Supervisors of Worcester Township hereby resolves as follows:

WHEREAS, Pat Sparango, Inc. ("Developer") in connection with its development of a project known as Hillcrest Meadows, entered into a Subdivision Agreement ("Agreement") dated March 29, 1990 which was recorded in Montgomery County Deed Book 4944 Page 590; and

WHEREAS, Developer wishes to change its Bank to Willow Grove Federal Savings and to have Willow Grove Federal Savings issue a new Letter of Credit under the Agreement.

BE IT THEREFORE RESOLVED, Township hereby approves the return of the Original Letter of Credit from First American Savings in the amount of \$1,606,682.58 in exchange for a New Letter of Credit from Willow Grove Federal Savings in the amount of \$457,000.00 and further the Township shall execute and Amendement to Subdivision Agreement in form attached hereto.

APPROVED this 21st day of July, 1993 by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

Attest: George Shaw

By: John H. Leachman

**AMENDMENT TO SUBDIVISION AGREEMENT**

This **AMENDMENT** is made this 21 day of July, 1993 by and between **WORCESTER TOWNSHIP ("Township")** and **PAT SPARANGO, INC. ("Owner/Developer")**.

**B A C K G R O U N D**

A. By Subdivision Agreement dated March 29, 1990 and recorded in Montgomery County in Deed Book 4944 Page 590 ("**Agreement**") the Township approved Owner/Developer's subdivision and development of a certain tract of ground known as Hillcrest Meadows, as more fully described therein.

B. As financial security for the completion of public improvements described in the Agreement ("**Improvements**"), Owner/Developer deposited an Irrevocable Letter of Credit in the amount of \$1,606,682.58 issued by First American Savings ("**Original Letter of Credit**").

C. First American Savings has since, by merger, become known as PNC Bank ("**PNC**").

D. Certain of the Improvements have been completed by Owner/Developer and Township has approved periodic withdrawals from the Original Letter of Credit to correspond therewith. Township agrees that the estimated cost of the remaining Improvements, plus 10% for the reimbursement of inspection, engineering and legal fees and another 10% for the inflation contingency, is \$456,984.73.

E. Owner/Developer has asked the Township to release the Original

Letter of Credit to PNC in exchange for the receipt of a new Letter of Credit in the amount of \$457,000.00 from Willow Grove Federal Savings ("New Letter of Credit").

**A G R E E M E N T**

NOW THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound hereby, the parties agree as follows:

1. Upon receipt of the New Letter of Credit, in form and content acceptable to Township and its solicitor, Township will release the Original Letter of Credit and return the same to Owner/Developer for delivery to PNC.

2. Upon the receipt of the New Letter of Credit, Section 15 of the Agreement shall be deemed modified and amended in accordance with the Background section set forth above.


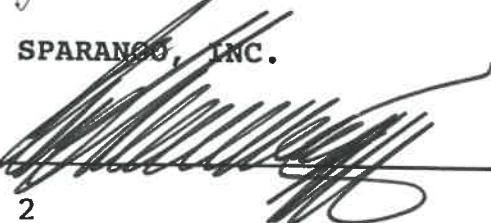
3. All other terms and conditions of the Agreement not specifically amended or modified herein are hereby ratified and confirmed by Owner/Developer.

IN WITNESS WHEREOF, the parties have executed this Amendment to Subdivision Agreement the day and year first above written.

**WORCESTER TOWNSHIP**

Attest:  BY: 

**PAT SPARANCO, INC.**

Attest:  BY: 

# *Willow Grove* FEDERAL SAVINGS

Welsh Road & Norristown Road, P.O. Box 3030, Maple Glen, PA 19002-8030

ADMINISTRATIVE OFFICES

215-646-5405

*Organized 1909*

July 23, 1993

Township of Worcester  
1721 Valley Forge Road  
PO Box 767  
Worcester, Pennsylvania 19490

Re: Irrevocable Letter of Credit

Gentlemen:

We hereby issue our Irrevocable Letter of Credit dated July 23, 1993, in your favor in the aggregate amount not exceeding FOUR HUNDRED FIFTY SEVEN THOUSAND AND 00/100 Dollars (\$457,000.00) for the account of Pat Sparango, Inc., Hillcrest Meadows, Bethel Road, having offices at 506 Bethlehem Pike, Fort Washington, PA 19034.

Drawings under this credit may be made from time to time by your sight draft on Willow Grove Federal Savings, accompanied by a certificate over your Township seal, signed by a member of the Board of Supervisors, stating that the Township of Worcester is entitled to payment pursuant to a certain Subdivision Agreement, dated March 29, 1990, between Worcester Township and Pat Sparango, Inc.

Drafts under this credit must be drawn and presented at our office at Welsh and Norristown Roads, Maple Glen, PA 19002 and each draft must state that it is "drawn on Willow Grove Federal Savings Credit Letter dated July 23, 1993."

This credit expires on January 31, 1995 and any drafts presented after that date will not be honored; provided, however, that we agree that no later than sixty (60) days prior to the expiration date we will notify you in writing by registered mail that the expiration date of this Letter of Credit will not be extended, and if we fail to give you such notice at least sixty (60) days prior to the expiration date, then the expiration date of this Letter of Credit shall be extended automatically to the sixtieth day after the date we have given you such notice. Notice shall be deemed to have been given to you when it is received by you.

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

Page 2  
July 23, 1993

This Letter of Credit sets forth in full the terms of our undertaking, and such undertaking shall not in any way be modified, amended or amplified by reference to any document or instrument referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document or instrument.

Except so far as otherwise expressly stated, this Credit is subject to the Uniform Customs and Practice for the Documentary Credits (1974) revision, International Chamber of Commerce Publication 290.

Very truly yours,

WILLOW GROVE FEDERAL SAVINGS

By: 

Thomas M. Fewer  
Vice President

/vaw

RESOLUTION NO. 93-17

A RESOLUTION APPOINTING A SUCCESSOR  
TO THE OFFICE OF TOWNSHIP AUDITOR  
TO FILL A VACANCY IN SAID OFFICE UNTIL  
THE FIRST MONDAY IN JANUARY AFTER THE NEXT MUNICIPAL ELECTION

WHEREAS, the vacancy was created in the Office of Township Auditor by virtue of the resignation on June 28, 1993 of John Gerstemeier.

NOW, THEREFORE, in accordance with Article IV, Section 420 of the Pennsylvania Second Class Township Code as amended, it is hereby RESOLVED by the Board of Supervisors that Martin L. Shoemaker of 1234 Dell Road, Worcester Township, Fairview Village Post Office, Pennsylvania, 19409, being a registered voter and a resident of the Township since 1955, be and hereby is appointed as successor to the office of township auditor to hold office until the first Monday in January 1994.

DULY PRESENTED and unanimously adopted by the Supervisors of Worcester Township in accordance with the aforesaid Act of Assembly in public meeting held this 21st day of July, 1993.

BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP

ATTEST:

  
George R. Lewis

BY:

  
John H. Graham



RESOLUTION NO. 93 - 12

A RESOLUTION REQUESTING PERMISSION TO ERECT, OPERATE AND  
MAINTAIN A TRAFFIC SIGNAL AT THE INTERSECTION OF  
GERMANTOWN PIKE AND EAST MOUNT KIRK AVENUE

WHEREAS, the Township of Worcester, Montgomery County desires to erect, operate and maintain traffic signals at the intersection of Germantown Pike and East Mount Kirk Avenue, and

WHEREAS, the Vehicle Code requires the approval of the Secretary of Transportation before any traffic signals may be legally erected or reconstructed, and

WHEREAS, the Department of Transportation requires an engineering drawing of the location, the Township's Engineer (CKS Engineers, Inc.) will prepare such a drawing in conformance with the instructions provided by the Department.

NOW, THEREFORE, BE IT RESOLVED, that traffic signals be erected at the above mentioned location, subject to the approval of the Secretary of the Secretary of Transportation, and that his approval is hereby requested, and

BE IT FURTHER RESOLVED, that, in the event a traffic signal permit is approved after proper investigation, the Township of Worcester will be bound by the following provisions:

The traffic signals shall be installed and maintained in accordance with the Vehicle Code and the Regulations for traffic signs, signals and markings of the Department of Transportation, and

Should future highway or traffic conditions, or legal requirements, necessitate alteration of the construction or operation, or hours of operation, or removal of the traffic signals at the above mentioned location, they shall be altered or removed when and as directed by the Secretary of Transportation.

I, George R. Lewis, Secretary of the Worcester Township Board of Supervisors do certify that the foregoing is a true and correct copy of the resolution legally adopted at the meeting held, September 15, 1993.



93-12

APPLICATION FOR PERMIT TO INSTALL AND OPERATE TRAFFIC SIGNALS

DATE 9-16-93

WHEREAS, the Township of Worcester, Montgomery County

desires to erect, operate and maintain traffic signals at the intersection of Germantown Pike and East Mount Kirk Avenue, and

WHEREAS, The Vehicle Code requires the approval of the Secretary of Transportation before any traffic signals may be legally erected or reconstructed, and

WHEREAS, the Department of Transportation requires an engineering drawing of the location, the Township's Engineer (CKS Engineers, Inc.) will prepare such a drawing in conformance with the instructions provided by the Department.

NOW, THEREFORE, BE IT RESOLVED, that traffic signals be erected at the above mentioned location, subject to the approval of the Secretary of the Secretary of Transportation, and that his approval is hereby requested, and

BE IT FURTHER RESOLVED, that, in the event a traffic signal permit is approved after proper investigation, the Township of Worcester (CITY, TOWNSHIP, BOROUGH)

will be bound by the following provisions:

The traffic signals shall be installed and maintained in accordance with the Vehicle Code and the Regulations for traffic signs, signals and markings of the Department of Transportation, and

Should future highway or traffic conditions, or legal requirements, necessitate alteration of the construction or operation, or hours of operation, or removal of the traffic signals at the above mentioned location, they shall be altered or removed when and as directed by the Secretary of Transportation.

I, George R. Lewis, Secretary of the Worcester Township Board of Supervisors

do certify that the foregoing is a true and correct copy of the resolution legally adopted at the meeting held, 9-15-93 (DATE)

RESOLUTION NO. 93 - 13

A RESOLUTION TO SUPPORT AND ENDORSE THE RECOMMENDATIONS  
OF THE BIPARTISAN MONTGOMERY COUNTY OPEN SPACE TASK FORCE

We, the Supervisors of Worcester Township of Montgomery County recognize:

WHEREAS, over 62,000 acres of open space in Montgomery County have been lost since 1965; and

WHEREAS, the County's farms, fields and forests are disappearing as new houses are built every day in Montgomery County; and

WHEREAS, more than 60,000 people are expected to move into Montgomery County in the next two decades; and

WHEREAS, We recognize that the quality of life we enjoy as citizens of Montgomery County is enhanced and sustained by the preservation and rejuvenation of well-planned open space and parks; and

WHEREAS, We realize that only a comprehensive County-wide program can achieve meaningful preservation of the necessary open spaces;

NOW THEREFORE, We the Supervisors of Worcester Township do hereby RESOLVE to support and endorse the recommendations of the bipartisan Montgomery County Open Space Task Force and to urge the Montgomery County Commissioners to adopt the \$100 million Open Space Program proposed by the Task Force as soon as possible.

APPROVED THIS 15 DAY OF September, 1993.

BOARD OF SUPERVISORS  
WORCESTER TOWNSHIP

ATTEST: George R. Lewis  
George R. Lewis

BY: John H. Graham  
John H. Graham

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 93- 14

WALTRICH MINOR SUBDIVISION

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, Mary E. Waltrich ("Owner") and Anthony M. Waltrich ("Developer"), are, respectively, the owner and developer of a certain tract of land situate in Worcester Township which is West of Frog Hollow Road and North of Water Street, which is more particularly shown on a plan prepared by Grande Engineering, being plan dated May 21, 1993, with a last revision date being August 17, 1993, which plan covers a total tract area of approximately 32.0 acres (the "Plan"), setting forth the proposed development of the tract into two (2) lots in accordance with the Plan (a complete schedule of the Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plan described in Exhibit "A" attached hereto is being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has previously obtained and supplied 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 preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan described on Exhibit "A", attached hereto, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plan, the entire content which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held October 20, 1993.

WORCESTER TOWNSHIP

By: John H. Graham  
John H. Graham, Chairman  
Board of Supervisors

Attest: George R. Lewis  
George R. Lewis, Secretary

BRW:lmg  
090193

SCHEDULED OF PLANS

1. Final Plan of Subdivision dated 5/21/93, last revised 8/17/93,  
Sheet 1 of 1.

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

**RESOLUTION NO. 93 - 15**

**TAX LEVY RESOLUTION**

A RESOLUTION OF THE TOWNSHIP OF WORCESTER, County of Montgomery, Commonwealth of Pennsylvania, fixing the tax rate for the year 1994.

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

That a tax be and the same is hereby levied on all real property and real property within the Township of Worcester subject to taxation for the fiscal year 1994 as follows:

Tax rate for general purposes, the sum of..... 1 mill on each dollar of assessed valuation, or the sum of..10 cents on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	Mills on Each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes.....	1 Mill	10 Cents
<b>TOTAL</b>	<b>1 MILL</b>	<b>10 CENTS</b>

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 15th day of December, A.D. 1993.

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John H. Graham  
Chairman of the Board  
of Township Supervisors