

**TREASURER'S REPORT  
AND OTHER MONTHLY REPORTS**

**MAY 2018**

1. Treasurer's Report
2. Planning & Parks Report
3. Permit Activity Report
4. Public Works Department Report
5. Fire Marshal Report
6. Township Engineer Report
7. Worcester Volunteer Fire Department Report
8. Pennsylvania State Police Report

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Revenue Account Range: First to Last  
 Expend Account Range: First to Last  
 Print Zero YTD Activity: No  
 Include Non-Anticipated: No  
 Include Non-Budget: No  
 Year To Date As Of: 05/31/18  
 Current Period: 05/01/18 to 05/31/18  
 Prior Year As Of: 05/31/18

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
001-301-100-000	Property Taxes- Current	46,809.38	46,250.00	3,755.36	42,939.46	0.00	3,310.54-	93
001-301-500-000	Property Taxes- Liened	644.07	600.00	29.31	285.36	0.00	314.64-	48
001-301-600-000	Property Taxes- Interim	196.46	250.00	12.91	87.67	0.00	162.33-	35
	Segment 3 Total	47,649.91	47,100.00	3,797.58	43,312.49	0.00	3,787.51-	92
001-310-010-000	Per Capita Taxes- Current	4,449.35	4,620.00	5.50	93.02	0.00	4,526.98-	2
001-310-030-000	Per Capita Taxes- Delinquent	971.70	920.00	37.40	170.60	0.00	749.40-	19
001-310-100-000	Real Estate Transfer Taxes	357,979.03	245,000.00	29,125.98	73,715.64	0.00	171,284.36-	30
001-310-210-000	Earned Income Taxes	2,693,526.76	2,610,000.00	578,157.05	798,426.13	0.00	1,811,573.87-	31
001-310-220-000	Earned Income Taxes- Prior Year	0.00	100.00	0.00	0.00	0.00	100.00-	0
	Segment 3 Total	3,056,926.84	2,860,640.00	607,325.93	872,405.39	0.00	1,988,234.61-	30
001-321-800-000	Franchise Fees	234,119.66	224,000.00	56,351.22	56,351.22	0.00	167,648.78-	25
	Segment 3 Total	234,119.66	224,000.00	56,351.22	56,351.22	0.00	167,648.78-	25
001-322-820-000	Road Opening Permits	800.00	300.00	50.00	100.00	0.00	200.00-	33
001-322-900-000	Sign Permits	165.00	200.00	0.00	90.00	0.00	110.00-	45
001-322-910-000	Yard Sale Permits	110.00	100.00	30.00	35.00	0.00	65.00-	35
001-322-920-000	Solicitation Permits	965.00	250.00	570.00	570.00	0.00	320.00	228
	Segment 3 Total	2,040.00	850.00	650.00	795.00	0.00	55.00-	94
001-331-120-000	Ordinance Violations	3,547.35	1,500.00	1,037.79	1,858.68	0.00	358.68	124
	Segment 3 Total	3,547.35	1,500.00	1,037.79	1,858.68	0.00	358.68	124
001-341-000-000	Interest Earnings	10,540.04	1,000.00	81.17	6,622.35	0.00	5,622.35	662
	Segment 3 Total	10,540.04	1,000.00	81.17	6,622.35	0.00	5,622.35	662
001-342-000-000	Rents & Royalties	18,161.00	18,564.20	1,443.00	8,211.00	0.00	10,353.20-	44
001-342-120-000	Cell Tower Rental	150,071.79	150,454.20	12,864.54	64,266.52	0.00	86,187.68-	43

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
Segment 3 Total		168,232.79	169,018.40	14,307.54	72,477.52	0.00	96,540.88-	43
001-355-010-000	Public Utility Realty Tax	3,095.50	3,095.50	0.00	0.00	0.00	3,095.50-	0
001-355-040-000	Alcohol License Fees	800.00	800.00	0.00	400.00	0.00	400.00-	50
001-355-050-000	General Municipal Pension State Aid	51,305.68	42,706.00	0.00	0.00	0.00	42,706.00-	0
001-355-070-000	Volunteer Fire Relief Association	94,057.65	94,057.65	0.00	0.00	0.00	94,057.65-	0
Segment 3 Total		149,258.83	140,659.15	0.00	400.00	0.00	140,259.15-	0
001-361-300-000	Land Development Fees	8,500.00	3,000.00	1,000.00	1,000.00	0.00	2,000.00-	33
001-361-330-000	Conditional Use Fees	0.00	1,350.00	0.00	0.00	0.00	1,350.00-	0
001-361-340-000	Zoning Hearing Board Fees	16,800.00	9,600.00	3,200.00	8,300.00	0.00	1,300.00-	86
001-361-500-000	Map And Publication Sales	124.00	50.00	0.00	3.00	0.00	47.00-	6
Segment 3 Total		25,424.00	14,000.00	4,200.00	9,303.00	0.00	4,697.00-	66
001-362-410-000	Building Permit Fees	112,797.80	99,000.00	2,090.60	29,394.90	0.00	69,605.10-	30
001-362-420-000	Zoning Permit Fees	11,995.00	7,000.00	865.00	6,730.00	0.00	270.00-	96
001-362-450-000	Commercial U&O Fees	0.00	400.00	0.00	0.00	0.00	400.00-	0
001-362-460-000	Driveway Permit Fees	605.00	150.00	0.00	45.00	0.00	105.00-	30
Segment 3 Total		125,397.80	106,550.00	2,955.60	36,169.90	0.00	70,380.10-	34
001-367-400-000	PRPS Ticket Sales	7,052.53	6,600.00	132.00	740.58	0.00	5,859.42-	11
001-367-408-000	Sports & Lesson Fees	5,799.00	23,000.00	1,005.00	2,233.00	0.00	20,767.00-	10
001-367-409-000	Park Trips	8,396.90	7,120.00	0.00	0.00	0.00	7,120.00-	0
001-367-420-000	Park Miscellaneous	22,342.34	13,500.00	970.00	7,968.75	0.00	5,531.25-	59
Segment 3 Total		43,590.77	50,220.00	2,107.00	10,942.33	0.00	39,277.67-	22
001-381-000-000	Miscellaneous Income	7,248.76	500.00	375.45	29,057.95	0.00	28,557.95	***
001-381-001-000	Service Charge Fees	318.55	250.00	22.28	152.28	0.00	97.72-	61
Segment 3 Total		7,567.31	750.00	397.73	29,210.23	0.00	28,460.23	***
001-383-200-000	Escrow Administration	700.00	400.00	0.00	300.00	0.00	100.00-	75
Segment 3 Total		700.00	400.00	0.00	300.00	0.00	100.00-	75
001-395-000-000	Refund of Prior Year Expenditures	6,213.10	0.00	0.00	0.00	0.00	0.00	0

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
Segment 3 Total		6,213.10	0.00	0.00	0.00	0.00	0.00	0
Fund 001	Revenue Total	3,881,208.40	3,616,687.55	693,211.56	1,140,148.11	0.00	2,476,539.44-	32
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
LEGISLATIVE BODY:		0.00	0.00	0.00	0.00	0.00	0.00	0
001-400-000-000	Legislative- Payroll	7,500.00	7,500.00	630.00	3,150.00	0.00	4,350.00	42
001-400-110-000	Legislative- Benefits	63,674.49	55,339.98	4,366.07	21,927.55	0.00	33,412.43	40
001-400-150-000	Legislative- Consultant Services	30,369.00	27,476.00	0.00	9,922.75	0.00	17,553.25	36
001-400-312-000	Legislative- Mileage Reimbursement	299.92	475.00	209.28	209.28	0.00	265.72	44
001-400-337-000	Legislative- Dues & Subscriptions	3,127.40	5,350.00	0.00	163.00	0.00	5,187.00	3
001-400-420-000	Legislative- Meetings & Seminars	3,874.42	4,900.00	2,004.02	3,649.02	0.00	1,250.98	74
Segment 3 Total		108,845.23	101,040.98	7,209.37	39,021.60	0.00	62,019.38	39
MANAGER:		0.00	0.00	0.00	0.00	0.00	0.00	0
001-401-000-000	Management- Payroll	135,000.06	135,675.00	10,443.68	52,218.40	0.00	83,456.60	38
001-401-120-000	Management- Benefits	69,881.64	54,268.86	4,291.03	22,463.85	0.00	31,805.01	41
001-401-150-000	Management- Consultant Services	1,335.00	5,000.00	0.00	0.00	0.00	5,000.00	0
001-401-312-000	Management- Mobile Phone	600.00	600.00	50.00	250.00	0.00	350.00	42
001-401-321-000	Management- Mileage Reimbursement	4,800.00	4,800.00	400.00	2,000.00	0.00	2,800.00	42
001-401-337-000	Management- Meetings & Seminars	1,368.72	2,350.00	0.00	567.68	0.00	1,782.32	24
Segment 3 Total		212,985.42	202,693.86	15,184.71	77,499.93	0.00	125,193.93	38
FINANCIAL ADMINISTRATION:		0.00	0.00	0.00	0.00	0.00	0.00	0
001-402-000-000	Finance- Payroll	67,691.27	67,465.00	5,240.00	26,200.00	0.00	41,265.00	39
001-402-120-000	Finance- Benefits	28,141.65	38,215.75	1,962.89	10,366.69	0.00	27,849.06	27
001-402-150-000	Finance- Mobile Phone	300.00	300.00	25.00	125.00	0.00	175.00	42
001-402-321-000	Finance- Mileage Reimbursement	174.14	300.00	0.00	38.37	0.00	261.63	13
001-402-337-000	Finance- Meeting & Seminars	198.88	800.00	0.00	0.00	0.00	800.00	0
Segment 3 Total		96,505.94	107,080.75	7,227.89	36,730.06	0.00	70,350.69	34
TAX COLLECTION:		0.00	0.00	0.00	0.00	0.00	0.00	0
001-403-000-000	Tax Collection- Payroll	2,363.41	2,355.00	0.00	51.56	0.00	2,303.44	2
001-403-110-000	Tax Collection- Benefits	180.80	180.39	0.00	3.95	0.00	176.44	2

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-403-210-000	Tax Collection- Office Supplies	4,301.08	4,740.00	0.00	1,787.86	0.00	2,952.14	38
001-403-310-000	Tax Collection- Professional Services	31,144.13	31,321.20	6,844.72	15,570.97	0.00	15,750.23	50
	Segment 3 Total	37,989.42	38,596.59	6,844.72	17,414.34	0.00	21,182.25	45
001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal- General Services	51,958.66	69,000.00	13,213.90	27,819.65	0.00	41,180.35	40
001-404-320-000	Legal- RTK Services	1,340.00	9,600.00	0.00	2,429.50	0.00	7,170.50	25
	Segment 3 Total	53,298.66	78,600.00	13,213.90	30,249.15	0.00	48,350.85	38
001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical- Payroll	71,478.34	87,296.62	5,595.32	26,145.27	0.00	61,151.35	30
001-405-150-000	Clerical- Benefits	31,556.32	45,289.36	2,826.75	14,522.68	0.00	30,766.68	32
001-405-210-000	Clerical- Office Supplies	5,957.42	6,600.00	346.10	1,381.75	0.00	5,218.25	21
001-405-310-000	Payroll Services	15,153.76	15,795.00	1,253.63	6,673.31	0.00	9,121.69	42
001-405-321-000	Clerical- Telephone	3,785.18	4,245.00	212.29	1,763.78	0.00	2,481.22	42
001-405-325-000	Postage	3,556.41	4,420.00	352.99	2,437.40	0.00	1,982.60	55
001-405-337-000	Clerical- Mileage Reimbursement	204.17	240.00	20.71	44.80	0.00	195.20	19
001-405-340-000	Clerical- Advertisement	6,788.87	8,800.00	610.61	1,931.28	0.00	6,868.72	22
001-405-460-000	Clerical- Meetings & Seminars	1,207.67	1,750.00	0.00	0.00	0.00	1,750.00	0
001-405-465-000	Computer Expense	15,978.69	36,572.00	2,097.64	10,232.96	0.00	26,339.04	28
001-405-470-000	Clerical- Other Expense	5,723.69	5,376.00	512.51	1,865.04	0.00	3,510.96	35
	Segment 3 Total	161,390.52	216,383.98	13,828.55	66,998.27	0.00	149,385.71	31
001-408-000-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-408-310-000	Engineering Services	16,274.09	37,000.00	2,370.74	7,570.09	0.00	29,429.91	20
	Segment 3 Total	16,274.09	37,000.00	2,370.74	7,570.09	0.00	29,429.91	20
001-409-000-000	GOVERNMENT BUILDINGS & PLANT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-409-136-000	Administration- Utilities	7,197.64	10,524.00	419.11	4,123.69	0.00	6,400.31	39
001-409-137-000	Administration- Maintenance & Repairs	12,179.32	16,272.00	2,551.80	7,951.63	0.00	8,320.37	49
001-409-142-000	Administration- Alarm Service	2,490.12	3,636.00	178.87	1,319.16	0.00	2,316.84	36
001-409-147-000	Administration- Other Expenses	1,278.17	2,580.00	112.69	485.33	0.00	2,094.67	19
001-409-236-000	Garage- Utilities	10,971.63	13,260.00	827.97	7,573.68	0.00	5,686.32	57
001-409-237-000	Garage- Maintenance & Repairs	6,587.65	9,456.00	986.66	3,040.69	0.00	6,415.31	32
001-409-242-000	Garage- Alarm Service	1,002.96	1,428.00	45.00	225.00	0.00	1,203.00	16
001-409-247-000	Garage- Other Expenses	935.56	1,500.00	122.99	222.51	0.00	1,277.49	15

TOWNSHIP OF WORCESTER  
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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-409-436-000	Community Hall- Utilities	2,839.17	5,160.00	103.23	2,685.51	0.00	2,474.49	52
001-409-437-000	Community Hall- Maintenance & Repairs	4,261.73	5,160.00	1,113.06	2,216.07	0.00	2,943.93	43
001-409-447-000	Community Hall- Other Expenses	12.91	600.00	0.00	0.00	0.00	600.00	0
001-409-536-000	Historical Bldg- Utilities	3,260.19	3,829.00	74.94	2,312.30	0.00	1,516.70	60
001-409-537-000	Historical Bldg- Maintenance & Repairs	179.00	1,884.00	197.00	197.00	0.00	1,687.00	10
001-409-636-000	Hollow Rd Rental- Utilities	62.41-	250.00	0.00	0.00	0.00	250.00	0
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	4,244.23	3,984.00	197.00	197.00	0.00	3,787.00	5
001-409-737-000	Springhouse- Maintenance & Repairs	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0
	Segment 3 Total	57,377.87	80,523.00	6,930.32	32,549.57	0.00	47,973.43	40
001-411-000-000	FIRE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-411-380-000	Fire Protection- Hydrant Rentals	24,563.03	25,398.00	861.97	3,503.64	0.00	21,894.36	14
001-411-540-000	Fire Protection- WVFD Contributions	308,307.65	315,582.65	0.00	212,825.00	0.00	102,757.65	67
	Segment 3 Total	332,870.68	340,980.65	861.97	216,328.64	0.00	124,652.01	63
001-413-000-000	UCC & CODE ENFORCEMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-413-110-000	Fire Marshal- Payroll	6,093.50	11,006.58	435.68	2,691.34	0.00	8,315.24	24
001-413-110-150	Fire Marshal- Benefits	649.43	1,203.10	49.05	316.09	0.00	887.01	26
001-413-140-000	Code Enforcement- Payroll	43,788.10	40,149.40	3,175.80	16,549.64	0.00	23,599.76	41
001-413-150-000	Code Enforcement- Benefits	29,249.01	16,752.11	822.54	4,760.07	0.00	11,992.04	28
001-413-210-000	Code Enforcement- Supplies	7,714.70	9,355.00	50.00	1,295.00	0.00	8,060.00	14
001-413-312-000	Code Enforcement- Consultant Services	45,992.00	70,374.56	3,200.00	16,464.00	0.00	53,910.56	23
001-413-321-000	Code Enforcement- Mobile Phone	0.00	0.00	54.17	219.16	0.00	219.16-	0
001-413-337-000	Code Enforcement- Mileage Reimbursement	708.45	840.00	167.87	367.89	0.00	472.11	44
001-413-460-000	Code Enforcement- Meetings & Seminars	272.95	1,300.00	90.00	167.50	0.00	1,132.50	13
	Segment 3 Total	134,468.14	150,980.75	8,045.11	42,830.69	0.00	108,150.06	28
001-414-000-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-414-140-000	Zoning- Payroll	2,050.00	2,400.00	400.00	800.00	0.00	1,600.00	33
001-414-150-000	Zoning- Benefits	141.71	183.84	30.60	61.24	0.00	122.60	33
001-414-310-000	Zoning- Professional Services	4,718.00	4,200.00	491.50	1,208.50	0.00	2,991.50	29
001-414-313-000	Zoning- Engineering	0.00	1,500.00	0.00	0.00	0.00	1,500.00	0
001-414-314-000	Zoning- Legal	36,983.34	24,000.00	2,826.69	8,252.94	0.00	15,747.06	34
001-414-315-000	Zoning- Conditional Use	16,337.50	4,500.00	0.00	0.00	0.00	4,500.00	0
001-414-341-000	Zoning- Advertisement	3,950.84	4,125.00	882.58	1,742.28	0.00	2,382.72	42
001-414-460-000	Zoning- Meetings & Seminars	7.00	200.00	0.00	0.00	0.00	200.00	0

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	64,188.39	41,108.84	4,631.37	12,064.96	0.00	29,043.88	29
001-419-000-000	OTHER PUBLIC SAFETY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-419-242-000	PA One Call	1,148.10	1,860.00	283.74	923.60	0.00	936.40	50
	Segment 3 Total	1,148.10	1,860.00	283.74	923.60	0.00	936.40	50
001-430-000-000	PUBLIC WORKS - ADMIN:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-430-140-000	Public Works- Payroll	346,008.66	390,172.24	28,055.64	143,456.73	0.00	246,715.51	37
001-430-150-000	Public Works- Benefits	184,416.32	227,333.91	14,545.94	76,898.62	0.00	150,435.29	34
001-430-238-000	Public Works- Uniforms	8,453.70	9,640.00	385.74	2,428.41	0.00	7,211.59	25
001-430-326-000	Public Works- Mobile phones	1,109.82	1,200.00	119.92	562.69	0.00	637.31	47
001-430-460-000	Public Works- Meetings & Seminars	519.59	2,350.00	50.00	105.90	0.00	2,455.90	5-
001-430-470-000	Public Works- Other Expenses	2,618.68	1,645.00	66.07	209.53	0.00	1,435.47	13
	Segment 3 Total	543,126.77	632,341.15	43,123.31	223,450.08	0.00	408,891.07	35
001-432-000-000	WINTER MAINTENANCE- SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-432-200-000	Snow Removal- Materials	46,070.78	31,875.00	7,031.97	35,450.54	0.00	3,575.54-	111
001-432-450-000	Snow Removal- Contractor	4,378.75	15,000.00	0.00	7,847.00	0.00	7,153.00	52
	Segment 3 Total	50,449.53	46,875.00	7,031.97	43,297.54	0.00	3,577.46	92
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-433-313-000	Traffic Signal- Engineering	1,360.00	6,500.00	0.00	0.00	0.00	6,500.00	0
001-433-361-000	Traffic Signal- Electricity	3,163.05	3,240.00	264.70	1,058.92	0.00	2,181.08	33
001-433-374-000	Traffic Signal- Maintenance	10,787.56	12,600.00	0.00	1,550.00	0.00	11,050.00	12
	Segment 3 Total	15,310.61	22,340.00	264.70	2,608.92	0.00	19,731.08	12
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-437-250-000	Machinery & Tools- Vehicle Maintenance	26,396.73	83,064.00	2,973.15	45,442.52	0.00	37,621.48	55
001-437-260-000	Machinery & Tools- Small Tools	7,339.01	7,000.00	665.53	4,214.17	0.00	2,785.83	60
001-437-370-000	Machinery & Tools- Small Tool Repairs	660.00	1,000.00	0.00	0.00	0.00	1,000.00	0
	Segment 3 Total	34,395.74	91,064.00	3,638.68	49,656.69	0.00	41,407.31	55
001-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-438-231-000	Gasoline	4,554.71	5,663.52	356.13	2,172.31	0.00	3,491.21	38
001-438-232-000	Diesel Fuel	14,853.50	17,880.00	1,518.76	9,301.80	0.00	8,578.20	52

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-438-242-000	Road Signs	1,162.52	3,200.00	348.14	348.14	0.00	2,851.86	11
001-438-245-000	Road Supplies	13,418.93	38,500.00	30.00	1,230.12	0.00	37,269.88	3
001-438-313-000	Engineering	45,665.56	55,000.00	4,206.04	12,224.12	0.00	42,775.88	22
001-438-370-000	Road Program- Contractor	5,288.00	15,300.00	0.00	0.00	0.00	15,300.00	0
	Segment 3 Total	84,943.22	135,543.52	6,459.07	25,276.49	0.00	110,267.03	19
001-446-000-000	STORM WATER MANAGEMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-446-313-000	Stormwater Management- Engineering	27,284.85	49,500.00	0.00	1,366.50	0.00	48,133.50	3
	Segment 3 Total	27,284.85	49,500.00	0.00	1,366.50	0.00	48,133.50	3
001-451-000-000	RECREATION- ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-451-140-000	Recreation- Payroll	35,459.77	26,996.30	0.00	4,355.91	0.00	22,640.39	16
001-451-150-000	Recreation- Benefits	16,198.38	2,427.92	0.00	548.25	0.00	1,879.67	23
001-451-337-000	Recreation- Mileage Reimbursement	135.88	300.00	0.00	56.46	0.00	243.54	19
001-451-460-000	Recreation- Meetings & Seminars	949.85	900.00	0.00	145.00	0.00	755.00	16
	Segment 3 Total	52,743.88	30,624.22	0.00	5,105.62	0.00	25,518.60	17
001-452-000-000	PARTICIPANT RECREATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-452-247-000	Discounted Tickets (PRPS)	5,746.00	6,550.00	142.50	823.50	0.00	5,726.50	13
001-452-248-000	Camps & Sport Leagues	5,129.00	22,100.00	0.00	0.00	0.00	22,100.00	0
001-452-249-000	Bus Trips	2,071.75	6,800.00	0.00	2,446.73	0.00	4,353.27	36
001-452-250-000	Community Day	3,984.80	9,900.00	50.00	2,382.50	0.00	7,517.50	24
001-452-520-000	Library	6,300.00	6,615.00	0.00	0.00	0.00	6,615.00	0
	Segment 3 Total	23,231.55	51,965.00	192.50	5,652.73	0.00	46,312.27	11
001-454-000-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-454-436-000	Heebner Park- Utilities	2,000.43	2,940.00	229.25	976.10	0.00	1,963.90	33
001-454-437-001	Heebner Park- Athletic Fields	11,280.17	16,800.00	1,865.95	1,865.95	0.00	14,934.05	11
001-454-437-002	Heebner Park- Expenses	4,049.45	11,500.00	195.34	1,310.22	0.00	10,189.78	11
001-454-438-001	Mount Kirk Park- Athletic Fields	2,655.84	3,400.00	303.86	303.86	0.00	3,096.14	9
001-454-438-002	Mount Kirk Park- Expenses	592.63	1,450.00	0.00	0.00	0.00	1,450.00	0
001-454-439-001	Sunny Brook Park- Athletic Fields	3,846.90	4,700.00	723.26	723.26	0.00	3,976.74	15
001-454-439-002	Sunny Brook Park- Expenses	2,152.23	4,400.00	307.00	362.75	0.00	4,037.25	8
001-454-446-000	Sunny Brook Park- Utilities	1,011.15	1,380.00	47.47	592.01	0.00	787.99	43
001-454-470-000	Heyser Park- Horse Ring	0.00	500.00	0.00	0.00	0.00	500.00	0
001-454-471-000	Heyser Park- Expenses	0.00	1,300.00	0.00	0.00	0.00	1,300.00	0



TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-454-480-000	Trail Expenses	1,297.38	5,600.00	0.00	0.00	0.00	5,600.00	0
001-454-490-000	Other Parks	375.56	4,400.00	0.00	140.54	0.00	4,259.46	3
	Segment 3 Total	29,261.74	58,370.00	3,672.13	6,274.69	0.00	52,095.31	11
001-459-000-000	PUBLIC RELATIONS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-459-340-000	Public Relations- Community Newsletter	13,455.63	18,400.00	0.00	4,302.15	0.00	14,097.85	23
001-459-341-000	Public Relations- Other Communications	0.00	1,400.00	0.00	114.62	0.00	1,285.38	8
	Segment 3 Total	13,455.63	19,800.00	0.00	4,416.77	0.00	15,383.23	22
001-481-000-000	EMPLOYER PAID BENEFITS AND WITHHOLDING I	0.00	0.00	0.00	0.00	0.00	0.00	0
001-481-430-000	Inter Gov- Real Estate Taxes	0.00	0.00	0.00	763.80	0.00	763.80-	0
	Segment 3 Total	0.00	0.00	0.00	763.80	0.00	763.80-	0
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurances	93,775.75	106,271.80	2,498.00	51,415.19	0.00	54,856.61	48
	Segment 3 Total	93,775.75	106,271.80	2,498.00	51,415.19	0.00	54,856.61	48
001-492-300-000	Transfer To Capital Fund	8,824,234.62	976,981.96	0.00	249,335.31	0.00	727,646.65	26
	Segment 3 Total	8,824,234.62	976,981.96	0.00	249,335.31	0.00	727,646.65	26
	Fund 001 Expend Total	11,069,556.35	3,618,526.05	153,512.75	1,248,801.23	0.00	2,369,724.82	35

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
008-341-000-000	Interest Earnings	2,177.17	800.00	318.81	1,305.93	0.00	505.93	163
	Segment 3 Total	2,177.17	800.00	318.81	1,305.93	0.00	505.93	163
008-364-110-000	Tapping Fees	18,389.55	42,207.62	1,389.91	16,810.99	0.00	25,396.63-	40
008-364-120-000	Sewer Fees- Residential	449,733.04	467,409.67	14,980.08	234,083.83	0.00	233,325.84-	50
008-364-130-000	Sewer Fees- Commercial	155,896.37	153,076.61	8,572.91	53,693.38	0.00	99,383.23-	35
008-364-140-000	Late Fees	8,169.66	6,000.00	1,251.30	3,282.52	0.00	2,717.48-	55
008-364-150-000	Certification Fees	1,320.00	1,030.00	225.00	625.00	0.00	405.00-	61
008-364-190-000	Liens	15.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	633,523.62	669,723.90	26,419.20	308,495.72	0.00	361,228.18-	46
008-381-000-000	Miscellaneous Income	0.00	50.00	0.00	0.00	0.00	50.00-	0
	Segment 3 Total	0.00	50.00	0.00	0.00	0.00	50.00-	0
	Fund 008 Revenue Total	635,700.79	670,573.90	26,738.01	309,801.65	0.00	360,772.25-	46

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-429-000-000	WASTEWATER COLLECTION AND TREATMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-429-242-000	Alarm Services	969.30	1,020.00	0.00	1,008.18	0.00	11.82	99
008-429-300-000	Other Expenses	29,236.37	127,140.00	3,225.00	19,800.87	0.00	107,339.13	16
008-429-313-000	Engineering	7,044.38	11,400.00	7,186.60	10,673.18	0.00	726.82	94
008-429-314-000	Legal	362.08	2,500.00	0.00	0.00	0.00	2,500.00	0
008-429-316-000	Plant Operations	107,596.81	78,540.00	8,165.00	26,960.00	0.00	51,580.00	34
008-429-321-000	Telephone	830.95	888.00	70.21	355.13	0.00	532.87	40
008-429-361-000	Utilities	94,549.26	101,520.00	6,697.49	32,346.86	0.00	69,173.14	32
008-429-374-000	Equipment & Repairs	29,730.28	24,000.00	2,022.78	1,868.82-	0.00	25,868.82	8-
008-429-421-001	Center Point- Operations	7,676.50	5,616.00	447.50	1,790.00	0.00	3,826.00	32
008-429-421-002	Center Point- Utilities & Repairs	5,930.33	4,716.00	417.13	1,724.50	0.00	2,991.50	37
008-429-422-001	Meadowood- Operations	8,536.60	5,616.00	447.50	1,790.00	0.00	3,826.00	32
008-429-422-002	Meadowood- Utilities & Repairs	400.54	1,752.00	34.72	236.26	0.00	1,515.74	13
008-429-423-001	Heritage Village- Operations	7,705.20	5,616.00	447.50	1,790.00	0.00	3,826.00	32
008-429-423-002	Heritage Village- Utilities & Repairs	2,800.76	5,040.00	265.80	1,446.07	0.00	3,593.93	29
008-429-424-001	Fawn Creek- Operations	7,822.90	5,616.00	447.50	1,790.00	0.00	3,826.00	32
008-429-424-002	Fawn Creek- Utilities & Repairs	2,252.64	3,948.00	179.16	933.73	0.00	3,014.27	24
008-429-425-001	Chadwick Place- Operations	7,783.76	5,616.00	447.50	1,790.00	0.00	3,826.00	32

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-429-425-002	Chadwick Place- Utilities & Repairs	2,625.82	4,668.00	202.03	1,128.36	0.00	3,539.64	24
008-429-426-001	Adair Pump- Operations	8,119.37	5,616.00	447.50	1,790.00	0.00	3,826.00	32
008-429-426-002	Adair Pump- Utilities & Repairs	2,396.13	3,276.00	226.18	873.69	0.00	2,402.31	27
008-429-700-000	Capital Improvements	44,506.54	90,000.00	6,200.00	17,251.98	0.00	72,748.02	19
008-429-800-000	Depreciation	293,641.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	672,517.52	494,104.00	37,577.10	123,609.99	0.00	370,494.01	25
008-471-000-000	DEBT PRINCIPAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-471-200-000	General obligation Bond- Principal	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	0
	Segment 3 Total	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	0
008-472-000-000	DEBT INTEREST:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-472-200-000	General obligation Bond- Interest	50,821.26	49,861.26	0.00	0.00	0.00	49,861.26	0
	Segment 3 Total	50,821.26	49,861.26	0.00	0.00	0.00	49,861.26	0
008-475-000-000	Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	0.00	0.00	1,100.00	0
	Segment 3 Total	1,050.00	1,100.00	0.00	0.00	0.00	1,100.00	0
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	0.00	3,299.20	0.00	824.81	0.00	2,474.39	25
	Segment 3 Total	0.00	3,299.20	0.00	824.81	0.00	2,474.39	25
	Fund 008 Expend Total	844,388.78	668,364.46	37,577.10	124,434.80	0.00	543,929.66	19

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/deficit	% Real
030-341-000-000	Interest Earnings	35,836.02	20,000.00	15,594.17	63,747.18	0.00	43,747.18	319
	Segment 3 Total	35,836.02	20,000.00	15,594.17	63,747.18	0.00	43,747.18	319
030-354-351-000	Grants	0.00	284,940.00	0.00	0.00	0.00	284,940.00-	0
	Segment 3 Total	0.00	284,940.00	0.00	0.00	0.00	284,940.00-	0
030-363-100-000	Traffic Impact Fees	71,872.00	14,204.00	0.00	3,977.00	0.00	10,227.00-	28
	Segment 3 Total	71,872.00	14,204.00	0.00	3,977.00	0.00	10,227.00-	28
030-381-000-000	Miscellaneous Income	47,832.75	2,000.00	0.00	0.00	0.00	2,000.00-	0
	Segment 3 Total	47,832.75	2,000.00	0.00	0.00	0.00	2,000.00-	0
030-392-010-000	Transfer From General Fund	8,824,234.62	976,981.96	0.00	249,335.31	0.00	727,646.65-	26
	Segment 3 Total	8,824,234.62	976,981.96	0.00	249,335.31	0.00	727,646.65-	26
	Fund 030 Revenue Total	8,979,775.39	1,298,125.96	15,594.17	317,059.49	0.00	981,066.47-	24
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-402-000-000	FINANCE ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-402-470-000	Investing/CD Fees	10.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	10.00	0.00	0.00	0.00	0.00	0.00	0
030-405-000-000	SECRETARY/CLERK:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-405-720-000	office Equipment	23,800.05	53,000.00	2,112.50	53,455.42	0.00	455.42-	101
	Segment 3 Total	23,800.05	53,000.00	2,112.50	53,455.42	0.00	455.42-	101
030-409-000-000	GOVERNMENT BUILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-409-600-000	Building Improvements	32,082.19	29,500.00	0.00	9,914.00	0.00	19,586.00	34
	Segment 3 Total	32,082.19	29,500.00	0.00	9,914.00	0.00	19,586.00	34

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-430-600-000	Capital Roads	695,795.42	568,000.00	0.00	15,343.76	0.00	552,656.24	3
030-430-740-000	Equipment Purchases	194,435.21	100,700.00	51,480.18	58,334.28	0.00	42,365.72	58
	Segment 3 Total	890,230.63	668,700.00	51,480.18	73,678.04	0.00	595,021.96	11
030-433-600-000	Traffic Signs & Signals	5,642.83	315,934.00	0.00	10,319.19	0.00	305,614.81	3
	Segment 3 Total	5,642.83	315,934.00	0.00	10,319.19	0.00	305,614.81	3
030-454-600-000	Parks and Trails	99,774.76	216,500.00	0.00	112.00	0.00	216,388.00	0
030-454-710-000	Land Acquisition	16,279.42	154,500.00	0.00	190.00	0.00	154,310.00	0
	Segment 3 Total	116,054.18	371,000.00	0.00	302.00	0.00	370,698.00	0
	Fund 030 Expend Total	1,067,819.88	1,438,134.00	53,592.68	147,668.65	0.00	1,290,465.35	10

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
035-341-000-000	Interest Earnings	1,707.29	400.00	1.96	457.35	0.00	57.35	114
	Segment 3 Total	1,707.29	400.00	1.96	457.35	0.00	57.35	114
035-355-020-000	Liquid Fuel Funds	350,887.21	361,632.53	0.00	363,273.08	0.00	1,640.55	100
	Segment 3 Total	350,887.21	361,632.53	0.00	363,273.08	0.00	1,640.55	100
	Fund 035 Revenue Total	352,594.50	362,032.53	1.96	363,730.43	0.00	1,697.90	100

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance Contractor	365,000.00	350,000.00	0.00	0.00	0.00	350,000.00	0
	Segment 3 Total	365,000.00	350,000.00	0.00	0.00	0.00	350,000.00	0
	Fund 035 Expend Total	365,000.00	350,000.00	0.00	0.00	0.00	350,000.00	0

## BUDGET REPORT May 31, 2018

GENERAL		STATE	
Revenue YTD:	\$ 1,140,148.11	Revenue YTD:	\$ 363,730.43
Revenue Budget:	\$ 1,654,199.63	Revenue Budget:	\$ 361,799.20
Revenue to Budget:	<b>68.92%</b>	Revenue to Budget:	<b>100.53%</b>
Expenditure YTD:	\$ 999,465.92 *	Expenditure YTD:	\$ -
Expenditure Budget:	\$ 1,256,390.27	Expenditure Budget:	\$ -
Expenditure to Budget:	<b>80%</b>	Expenditure to Budget:	<b>0%</b>
WASTE WATER		CAPITAL	
Revenue YTD:	\$ 309,801.65	Revenue YTD:	\$ 67,724.18 *
Revenue Budget:	\$ 315,503.68	Revenue Budget:	\$ 133,810.00
Revenue to Budget:	<b>98.19%</b>	Revenue to Budget:	<b>50.61%</b>
Expenditure YTD:	\$ 124,434.80	Expenditure YTD:	\$ 147,668.65
Expenditure Budget:	\$ 209,770.87	Expenditure Budget:	\$ 867,880.83
Expenditure to Budget:	<b>59%</b>	Expenditure to Budget:	<b>17%</b>

\*does not include interfund transfers

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
**PENNSYLVANIA**

1721 Valley Forge Road, Post Office Box 767 Worcester, PA 19490

Planning & Parks Report  
May 2018

Zoning Hearing Board (May 22)

- Conducted and concluded hearing for Family Bible Fellowship (ZHB 18-11); granted a variance to allow a vestibule encroachment in a setback.

Planning Commission (May 24)

- Reviewed a land development plan for Meadowood - The Grove (LD 2018-02); motioned to recommend approval to the Board of Supervisors.
- Discussed the proposed Center Point Village Zoning Ordinance.
- Motioned to authorize the Planning Commission to sign a letter confirming a grant application to the Commonwealth Finance Authority Greenways, Trails and Recreation Program is consistent with the Worcester Township Comprehensive Plan.

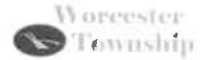
Parks:

- PT Recreation Coordinator started position on May 21.
- Continued sponsorship program for 2018 recreation events.
- Prepared content for the Township website and summer newsletter.
- Development of programs for the spring and summer seasons.
- Scheduled various park events.
- Scheduled field and pavilion rentals.



# Worcester Township

1721 Valley Forge Road  
 Worcester PA 19490  
 Phone: 610-584-1410



## Report For 05/01/2018 to 05/31/2018

Item	Count / Fee
<b>Total Issued Permits</b>	<b>27 / \$2,667.60</b>

Building Permit				
1	Electrical	1	\$3,000.00	\$29.50
2	Generator	1	\$3,200.00	\$94.50
3	Heat/AC Unit	5	\$47,345.00	\$422.50
4	In-Ground	1	\$40,000.00	\$244.50
5	Mechanical	2	\$12,720.00	\$169.00
6	Residential Alterations	1	\$6,000.00	\$169.50
7	Solar Panels	1	\$18,700.00	\$210.10
8	Tank Removal	1	\$3,300.00	\$74.50
9	Wooden Deck	3	\$17,800.00	\$298.50

Zoning Permit				
1	Accessory Structure	1	\$3,500.00	\$45.00
2	Fence	7	\$45,165.00	\$315.00
3	Grading	2	\$40,000.00	\$550.00
4	Patio & Deck (less than 30" above ground)	1	\$8,990.00	\$45.00

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<b>Total</b>	<b>27</b>	<b>\$249,720.00</b>	<b>\$2,667.60</b>
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**Other Fees Collected**

<b>State Fee</b>	<b>\$72.00</b>
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## **Public Works Department Report**

**May 2018**

### **1) Road Maintenance**

- A. Cleared inlets and drains throughout the Township**
- B. Filled potholes throughout the Township**
- C. Cleaned edge of roadway swales throughout the Township**
- D. Completion of annual roadway sweeping**
- E. Start of ROW mowing throughout the Township**

### **2) Storm Maintenance**

- A. 5.27.18 Significant rain event causing roadway closures, localized flooding, and debris cleanup throughout the Township**

### **3) Parks**

- A. Twice weekly cleaning of public restrooms, emptying trash receptacles, and filling dog bag stations**
- B. Repairing washouts and general trail maintenance**
- C. Completed Spring turf applications**
- D. Grooming of Heyser ring for annual horse show**
- E. Weekly mowing of all Township properties**
- F. Weekly grooming of baseball infields**
- G. Spreading of wood chips on trails and open space**

### **4) Vehicle Maintenance**

- A. Performed weekly maintenance of all Township vehicles**
- B. Detailed vehicles and loaders**
- C. Inspection of all trailer connections and wiring**

### **5) Miscellaneous**

- A. Set and cleaned the Community Hall for all Township events and rentals**
- B. Organized maintenance garage for the Summer season**
- C. Chipping of resident recycle drop off bin**
- D. Exterior upgrades on the rear building at the Defford treatment plant**

## **May 2018 Fire Marshal Report to Board of Supervisors**

- 1/ Fire Marshal investigations on 16 miscellaneous dispatches.
- 2/ \$10,250.00 Fire damage for the month on property valued at \$357,750.00
- 3/ Continued work with Tommy Ryan on the project of moving the township/fire department high band radio antennae to the cell tower at Heebner Park.
- 4/ Received Tier II filing from First Student for MHS
- 5/ Provided fire report for insurance claim to carrier.
- 6/ Issued one control burn letter to a resident
- 7/ Provided insurance agent with fire response procedures for a location of a Resident
- 8/ Contacted County Emergency Operations Center with details of closing and reopening of Stump Hall Road due to flooding and related washout.
- 9/ Arranged for fire department tour of Peter Wentz Farmstead. Maps and details will be added to the Active 911 system.

Respectfully Submitted,

David Cornish  
Fire Marshal

**MEMORANDUM**

**TO:** Worcester Township Board of Supervisors  
**FROM:** Joseph J. Nolan, P.E., Township Engineer  
**DATE:** June 1, 2018  
**SUBJECT:** Engineering Report - Project Status

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This memorandum will provide an update and status report on the various projects that are ongoing within the Township as of June 1, 2018.

1. 2018 Roadway Improvement Program

The Township has awarded the Contract for the 2018 Road Program. Roads to be addressed this year include Wentz Church Road (Fisher to Morris), Fisher Road, (Wentz Church to Valley Forge), Hollow Road (Mill to Water Street), Bean Road (Whitehall to North Wales), Oak Terrace, Shady Lane, North Wales Road (Section north of Skippack Pike), and Little Creek Lane. A pre-construction meeting has been held, and the "Notice to Proceed" was effective May 20, 2018. Work is scheduled to begin shortly.

2. Miscellaneous Items

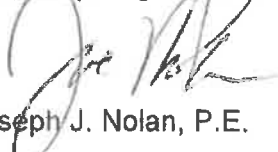
- a. CKS Engineers assisted the Township on numerous zoning and land development related issues as requested during the month.
- b. CKS Engineers performed various site inspections in conjunction with finalizing Use & Occupancy Permits during the month.
- c. CKS reviewed numerous grading permit applications for the Township during the month.
- d. CKS Engineers, Inc. continued to provide inspection services in conjunction with all ongoing land development and subdivision projects throughout the Township. This also included verifying completion of items and preparation of escrow releases for these projects, as requested.
- e. CKS assisted in reviewing numerous subdivisions and land developments submitted to the Township. These include Whitehall Estates, 2044 Berks Road, the Palmer Tract, the Grove at Meadowood and the Center Square Golf Club.
- f. CKS is assisting the Township on Grant applications and projects, as required with cost estimating, plan preparation and design.

CKS Engineers, Inc.

June 1, 2018  
Ref:# 7200-51  
Page 2

The above represents a status report on the projects and services currently being performed by CKS Engineers, Inc. Please contact me if you have any questions on any of these items.

Respectfully submitted,  
CKS ENGINEERS, INC.  
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Tommy Ryan, Township Manager  
File

# MAY 2018 WORCESTER VOLUNTEER FIRE DEPARTMENT REPORT

## WORCESTER TOWNSHIP

## MUTUAL AID

TYPE	NUMBER OF CALLS	TYPE	LOCATION	NUMBER OF CALLS
------	-----------------	------	----------	-----------------

Fire Alarms	7
Building	1
Odor of gas	1
Vehicle accident w/inj	3
Grass / Woods	2
Lawn Tractor	1
Assist EMS	1
Open Burning	1
Pole / wires	2
Flooded basement	1
<b>TOTAL WORCESTER TOWNSHIP</b>	<b>20</b>
<b>TOTAL CALLS</b>	<b>23</b>
<b>AVERAGE MANPOWER PER CALL</b>	<b>14.61</b>
<b>HOURS IN SERVICE</b>	<b>14 hr 12 min</b>
<b>DRILLS FOR THE MONTH</b>	<b>5</b>
<b>HOURS IN SERVICE FOR DRILLS</b>	<b>9 hr 5 min</b>
<b>AVERAGE MANPOWER PER DRILL</b>	<b>22.8</b>
<b>Officer Only Calls</b>	<b>0</b>
<b>total</b>	<b>0</b>
<b>FIRE LOSS</b>	
<b>LOSS AMOUNT</b>	<b>\$10,250</b>
<b>PROPERTY VALUE</b>	<b>\$357,750.00</b>

Building	Building
Building	Building
Gas leak	Gas leak
<b>Total</b>	<b>3</b>
<b>FIRE POLICE</b>	
Vehicle Accident	4
Flooded Roads	1
Assist East Norriton	1
Assist Skippack	1
<b>Total for Month</b>	<b>7</b>
<b>Time in Service</b>	<b>7 hr 29 min</b>
<b>Average Manpower Per Call</b>	<b>6</b>
<b>Department Totals</b>	
Man Hours in service on fire calls	214 hr 14 min
Man Hours in Service for Fire Police	49 hr 1 min
Man Hours in Service for Officers only	0
Man Hours in Service on Drills	235 hours 45 min
<b>Total for Month</b>	<b>499 hr.</b>

Lower Providence	1
Skippack	1
Upper Gwynedd	1
<b>Total</b>	<b>3</b>

PENNSYLVANIA STATE POLICE  
CALL INFORMATION

Date Report Run : Mon, 2018-Jun-04

SEARCH CRITERIA: cc\_data.date\_added between '05/01/2018' and '05/31/2018' and cc\_data.municipality='46226' and cc\_summ ary.final\_case\_type<'S'

DATE	TIME	CALL #	TYPE OF CALL	LOCATION	REPORT EXPECT	FOUND	CLEARED BY
2018-May-01	08:02	PA18-463119	ISTAT	INTERSTATE HIGHWAY - STAT	NO	YES	CLOSED CAD
2018-May-01	08:15	PA18-463172	ILNZN	INTERSTATE HIGHWAY - CLEA	NO	YES	CLOSED CAD
2018-May-01	08:43	PA18-463309	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-01	14:54	PA18-465139	SEEOFC	SEE OFFICER GO	YES	YES	GENERAL OF
2018-May-01	15:49	PA18-465335	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-01	16:11	PA18-465423	DISMT	DISABLED MOTORIST ON ROAD	NO	YES	CLOSED CAD
2018-May-01	16:53	PA18-465601	DIST	DISTURBANCE/NOISE COMPLAI	YES	YES	GENERAL OF
2018-May-01	17:42	PA18-465824	DISM	DISABLED MOTORIST	NO	YES	CLOSED CAD
2018-May-01	19:36	PA18-466205	THEFT	THEFT	YES	YES	PAPER REPO
2018-May-01	19:39	PA18-466212	DISM	DISABLED MOTORIST	NO	YES	CLOSED CAD
2018-May-02	02:48	PA18-467009	TREORR	TRAFFIC VIOLATION/FERRATIC	NO	YES	CLOSED CAD
2018-May-02	03:46	PA18-467049	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-May-02	11:39	PA18-468631	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-May-02	14:48	PA18-469418	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-May-02	17:59	PA18-470266	ISTAT	INTERSTATE HIGHWAY - STAT	NO	YES	CLOSED CAD
2018-May-02	21:59	PA18-471134	911	911 HANG UP CALL	NO	YES	CLOSED CAD
2018-May-03	07:52	PA18-471978	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-03	09:21	PA18-472372	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2018-May-03	13:08	PA18-473379	REPO	VEHICLE REPOSESSION	NO	YES	CLOSED CAD
2018-May-04	23:29	PA18-480238	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-May-05	02:57	PA18-479685	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-May-07	05:41	PA18-486804	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2018-May-07	07:52	PA18-487095	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-07	08:18	PA18-487197	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-07	10:46	PA18-487905	SUSPP	SUSPICIOUS PERSON	NO	YES	CLOSED CAD
2018-May-07	11:13	PA18-488026	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-May-07	11:43	PA18-488155	ILNZN	INTERSTATE HIGHWAY - CLEA	NO	YES	CLOSED CAD
2018-May-07	13:53	PA18-488717	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-07	16:07	PA18-489205	SEEOFC	SEE OFFICER GO	YES	YES	GENERAL OF
2018-May-07	23:59	PA18-490666	DIST	DISTURBANCE/NOISE COMPLAI	YES	YES	GENERAL OF
2018-May-08	04:14	PA18-490978	TRCRL	TRAFFIC CONTROL	NO	YES	CLOSED CAD
2018-May-08	07:01	PA18-491149	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-May-08	07:51	PA18-491322	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-08	11:14	PA18-492494	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2018-May-08	18:08	PA18-494341	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-08	18:17	PA18-494369	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-May-09	07:01	PA18-495756	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-May-09	12:02	PA18-497319	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-May-09	12:11	PA18-497378	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-09	12:26	PA18-497431	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-May-09	13:21	PA18-497730	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-May-09	19:18	PA18-499353	HOUSCK	HOUSE CHECK	NO	YES	CLOSED CAD
2018-May-09	23:55	PA18-500118	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-09	23:56	PA18-500120	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-10	00:15	PA18-500164	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-May-10	00:23	PA18-500183	PATCHK	PATROL CHECK	NO	YES	CLOSED CAD
2018-May-10	09:02	PA18-501098	DOMO	DOMESTIC - OTHER	YES	YES	GENERAL OF
2018-May-10	09:36	PA18-501234	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-10	09:42	PA18-501265	CANCEL	CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-10	09:44	PA18-501271	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-10	11:27	PA18-501673	CNR	CRIMINAL MISCHIEF	YES	YES	PAPER REPO

Date	Time	Case ID	Category	Disturbance/Noise	Complaint	YES	NO	GENERAL OF
2018-May-10	18:38	PA18-503275	DIST	DISTURBANCE/NOISE	COMPLAI	YES	NO	GENERAL OF
2018-May-10	19:02	PA18-503364	HOUSCK	HOUSE CHECK		YES	YES	CLOSED CAD
2018-May-11	02:18	PA18-504418	DIST	DISTURBANCE/NOISE	COMPLAI	YES	NO	GENERAL OF
2018-May-11	11:09	PA18-505729	CANCEL	CANCELLED BY	COMPLAINANT/	NO	YES	CANCELLED
2018-May-11	11:25	PA18-505792	IDTHFT	IDENTITY THEFT		YES	YES	PAPER REPO
2018-May-11	17:29	PA18-507063	INFORM	POLICE INFORMATION		NO	YES	CLOSED CAD
2018-May-11	19:02	PA18-507398	HOUSCK	HOUSE CHECK		NO	YES	CLOSED CAD







PENNSYLVANIA STATE POLICE  
CALL INFORMATION

Date Report Run : Mon, 2018-Jun-04

2018-May-22	12:24	PA18-551653	MOTCAS MOTOR CARRIER SAFETY	NO	YES	CLOSED CAD
2018-May-22	14:25	PA18-552240	MOTCAS MOTOR CARRIER SAFETY	NO	YES	CLOSED CAD
2018-May-22	15:45	PA18-552572	CANCEL CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-22	18:45	PA18-553387	DOMO DOMESTIC - OTHER	YES	YES	GENERAL OF
2018-May-23	07:19	PA18-554797	ROAD ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-May-23	07:29	PA18-554837	MVCNRI MVC - REPORTABLE, NO INJU	NO	YES	TRACS CRAS
2018-May-23	12:00	PA18-556308	DSCHK DOMESTIC SECURITY CHECK	YES	YES	CLOSED CAD
2018-May-23	13:59	PA18-556897	MOTCAS MOTOR CARRIER SAFETY	NO	YES	CLOSED CAD
2018-May-23	14:14	PA18-557088	ROAD ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-May-23	17:39	PA18-558053	MVCHR MVC - HIT AND RUN, NO INJ	YES	YES	TRACS CRAS
2018-May-24	03:25	PA18-559628	DSCHK DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-24	03:36	PA18-559640	DSCHK DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-24	06:13	PA18-559764	MOTCAS MOTOR CARRIER SAFETY	NO	YES	CLOSED CAD
2018-May-24	07:44	PA18-560003	MVCNRI MVC - REPORTABLE, NO INJU	YES	YES	TRACS CRAS
2018-May-24	09:23	PA18-560392	DISM DISABLED MOTORIST	NO	YES	CLOSED CAD
2018-May-24	09:50	PA18-560519	CANCEL CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-24	13:28	PA18-561586	PATCHK PATROL CHECK	NO	YES	CLOSED CAD
2018-May-24	14:08	PA18-561777	MOTCAS MOTOR CARRIER SAFETY	NO	YES	CLOSED CAD
2018-May-24	15:12	PA18-562047	DSCHK DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-25	10:53	PA18-567496	SUSPP SUSPICIOUS PERSON	YES	YES	GENERAL OF
2018-May-25	13:03	PA18-569296	ISTAT INTERSTATE HIGHWAY - STAT	NO	YES	CLOSED CAD
2018-May-25	14:42	PA18-570718	PFAV PFA VIOLATION	YES	YES	PAPER REPO
2018-May-25	23:17	PA18-576455	ALRMF ALARM FALSE FAULT	NO	YES	CLOSED CAD
2018-May-26	09:04	PA18-579160	TOUVEH TONED VEHICLE	YES	YES	GENERAL OF
2018-May-26	16:13	PA18-583687	MVCNRI MVC - REPORTABLE, NO INJU	YES	YES	TRACS CRAS
2018-May-26	17:57	PA18-584882	CANCEL CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-27	08:29	PA18-589026	MVCNRI MVC - REPORTABLE, NO INJU	YES	YES	TRACS CRAS
2018-May-27	08:53	PA18-589148	ROAD ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2018-May-27	15:23	PA18-592083	TROTH TRAFFIC VIOLATION - OTHER	NO	YES	CLOSED CAD
2018-May-27	15:46	PA18-592280	ALRMNF ALARM FALSE NO FAULT	NO	YES	CLOSED CAD
2018-May-27	19:39	PA18-594179	DIST DISTURBANCE/NOISE COMPLAI	NO	YES	GENERAL OF
2018-May-27	19:45	PA18-594216	CANCEL CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-27	23:09	PA18-595397	PATCHK PATROL CHECK	NO	YES	CLOSED CAD
2018-May-28	02:08	PA18-595969	TRADUI TRAF VIOL-DUI ALCOHOL	NO	YES	PAPER REPO
2018-May-28	11:55	PA18-598781	DSCHK DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-28	17:26	PA18-601825	WELCK WELFARE CHECK	NO	YES	CLOSED CAD
2018-May-29	10:05	PA18-605073	ISTAT INTERSTATE HIGHWAY - STAT	NO	YES	CLOSED CAD
2018-May-29	11:46	PA18-605588	SEEOFC SEE OFFICER GO	YES	YES	GENERAL OF
2018-May-29	12:19	PA18-605700	DSCHK DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-30	03:46	PA18-608314	REPO VEHICLE REPOSSESSION	NO	YES	CLOSED CAD
2018-May-30	08:40	PA18-608781	CANCEL CANCELLED BY COMPLAINANT/	NO	YES	CANCELLED
2018-May-30	09:16	PA18-608936	MVCNRI MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2018-May-30	18:29	PA18-611125	DSCHK DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-30	18:52	PA18-611200	DSCHK DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2018-May-31	16:43	PA18-614545	MVCNRI MVC - NON-REPORTABLE	YES	YES	TRACS CRAS

\* END OF SYNOPSIS REPORT \*

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, MAY 16, 2018 – 6:30 PM**

**CALL TO ORDER** by Chair DeLello at 6:31 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT: RICK DELELLO [X]  
SUSAN CAUGHLAN [X]  
STEVE QUIGLEY [X]

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced that following this evening's Work Session the Board of Supervisors will meet in Executive Session to discuss (1) a matter of potential litigation, regarding a reported violation of Township Code at private property, (2) a matter of litigation, DiGenova v. Worcester Township, Montgomery County Court of Common Pleas docket number 2018-07737; and, (3) a real estate matter, regarding the potential sale of Township property. A decision on the matter of litigation may be made at this evening's Business Meeting.

**PUBLIC COMMENT**

- Jan Blegan, Worcester, commented on public comment permitted on an item to be discussed at this evening's Work Session.
- Jim Mollick, Worcester, commented a recommendation made by the Township Manager regarding appointments to the Planning Commission. Chair DeLello and Supervisor Quigley commented on persons who were aware of a recommendation made by the Township Manager regarding these appointments.

**PRESENTATIONS**

roadway names – Supervisor Caughlan commented on a process for naming new roadways.

Mr. Ryan noted the Township Code requires proposed roadway names to be reviewed and approved by both the Worcester Township Planning Commission and the Board of Supervisors. Mr. Ryan recommended that, moving forward, the Planning Commission be charged with identifying candidate names that reflect the history of the subject property or immediate area. This recommendation was agreeable to a consensus of the Members.

equestrian activities – Mr. Ryan provided an overview of data collected regarding existing off- and on-road trail segments between Heebner Park and Evansburg Park, in specific segment width, length, shoulders, waterway crossings and estimated cost to establish a twenty-foot wide corridor for multi-uses, including equestrian activities.

Supervisor Caughlan commented on uses permitted on the Perkiomen Trail, and on trail conditions and development at Nike Park and Heyser Field. Supervisor Quigley commented on cyclist use of the Moran Trail.

Chair DeLello and Supervisor Caughlan commented on the possible codification of trail user requirements. Mr. Ryan commented on the possible codification of trail user requirements, violations reported to the Township in recent months, and enforcement efforts.

Supervisor Quigley commented on potential conflicts between cyclists and equestrians. Mr. Ryan noted Evansburg State Park does not permit cyclists and equestrians to occupy the same trail corridor, for safety concerns.

Ms. Blegan commented on equestrian trail material, maintaining separate trails for equestrians and cyclists, and permitting equestrian uses in Heebner Park.

Eliza Walbridge, Whitpain, commented on public education efforts regarding multi-use trails that allow equestrians.

Supervisor Quigley commented on potential conflicts between active recreational uses and equestrians.

Mr. Ryan will contact Whitpain Township so to obtain design information for its multi-use trails that allow equestrians.

Dr. Mollick commented on potential conflicts between cyclists and equestrians.

## **OTHER BUSINESS**

- There was no additional business discussed at this evening's Work Session meeting.

## **ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Work Session at 7:20 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, MAY 16, 2018 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:33 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT: RICK DELELLO [X]  
SUSAN CAUGHLAN [X]  
STEVE QUIGLEY [X]

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced that prior to this evening's Business Meeting the Board of Supervisors met in Executive Session to discuss (1) a matter of potential litigation, regarding a reported violation of Township Code at private property, (2) a matter of litigation, DiGenova v. Worcester Township, Montgomery County Court of Common Pleas docket number 2018-07737; and, (3) a real estate matter, regarding the potential sale of Township property. A decision on the matter of litigation will be made at this evening's Business Meeting.

**PUBLIC COMMENT**

- Heather Ford, Worcester, commented on the Valley Green Wastewater Treatment Plant noise study and next steps to be taken. Supervisor Caughlan commented on a grant application for various improvements to Township's two sanitary sewer treatment plants, which includes noise reduction improvements.
- Williams Richards, Worcester, commented on fence installation at a Germantown Pike property.
- Jim Mollick, Worcester, commented on the Valley Green Wastewater Treatment Plant noise study, Supervisor involvement in this noise complaint, the selection process for the noise study consultant, non-Township officials who contacted or attempted to contact the noise study consultant, and noise study findings and cost. Supervisor Caughlan commented on noise study findings.

**OFFICIAL ACTION ITEMS**

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Caughlan made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for April 2018, (b) bill payment for April 2018 in the amount of \$257,814.35; (c) the April 18, 2018 Work Session minutes; and, (d) the April 18, 2018 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the Valley Green Wastewater Treatment Plant noise study cost, payment of the study cost, and the noise study findings.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2018-19 – Carl Weiner, Attorney for the Applicant, provided an overview of Whitehall Estates, a 39-unit subdivision at Whitehall Road and Potshop Road. Mr. Weiner commented on unit location, open space, and the status of outside agency approvals.

Supervisor Caughlan commented on the three dwelling units at Lot 1. Joe Nolan, Township Engineer, noted this is permitted by Township Code.

Supervisor Caughlan commented on restricting Lot 39 to prohibit future subdivision. Mr. Weiner noted Township Code permits up to 40 units at the property, and he stated the Applicant, while having no current plan to subdivide this lot, is not agreeable to prohibiting future subdivision. Mr. Weiner noted Preliminary Plan approval was granted absent a condition to prohibit future subdivision of Lot 39. Wendy McKenna, Township Solicitor, commented on the grant of a Preliminary Plan approval.

Rolph Graf, Engineer for the Applicant, noted the development includes approximately 69 acres of open space, which includes both lands to be dedicated to the Township and Lot 1.

Mr. Weiner stated the Applicant will provide a trail easement along the property's southern boundary that extends from Whitehall Road to Potshop Road, as was requested by the Planning Commission, and as included in the proposed resolution.

Supervisor Caughlan commented on the Lot 39 conservation easement matter being further reviewed by the Township Solicitor. Chair DeLello and Supervisor Quigley were in agreement to move forward with approval consideration at this evening's meeting.

Supervisor Caughlan commented on the waiver of sidewalks.

Supervisor Quigley made a motion to approve Resolution 2018-19, granting Final Plan approval for Whitehall Estates, a 39-unit subdivision at Whitehall Road and Potshop Road. The motion was seconded by Chair DeLello.

Bill Goulding, Worcester, commented on the pre-construction inspection of the lands at Stony Creek Farms on which the sanitary sewer improvements will be installed, the waiver of sidewalks and the benefits of sidewalks, the dedication of stormwater management facilities to the Township and the proposed fee-in-lieu of maintenance for these facilities, the

Lot 39 conservation easement, and future connections to the sanitary sewer system. Heather Ford, Worcester, commented on the waiver of sidewalks. Dr. Mollick commented on the waiver of sidewalks, compliance with the Township Code driveway regulations, Board of Supervisors plan approval consideration, the value of Board of Supervisors and Planning Commission Joint Meetings, and the Haines property conservation easement. Kurt Schweighauser, Worcester, commented on the waiver of sidewalks.

By unanimous vote the Board adopted the motion to approve.

- c) motion – Carl Weiner, Attorney for the Applicant, provided an overview of a request to approve a three-year extension to the plan approval status for Stony Creek Village, a commercial development at Township Line Road and North Wales Road.

Supervisor Caughlan made a motion to grant a three-year extension to the plan approval status for Stony Creek Village, a commercial development at Township Line Road and North Wales Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) Resolution 2018-20 – Dick McBride, Attorney for the Applicant, provided an overview of the Reserve at Center Square, a 250-unit subdivision at Skippack Pike, Whitehall Road and Berks Road.

Mr. McBride commented on the Settlement Agreement and on the Addendum to the Settlement Agreement.

Mr. McBride commented on landscaping to be installed along the property line to abutting properties, and on the extension of the sanitary sewer line to this area, so to accommodate the future connection of these properties to the public sewer system. Mr. McBride commented on parcels of land fronting Whitehall Road and Berks Road to be conveyed to the abutting property owners.

Mr. McBride commented on requested waivers, and on the proposed fee-in-lieu installation of sidewalks along Skippack Pike and Berks Road, and on the proposed fee-in-lieu a portion of site landscaping.

Supervisor Caughlan commented on the Berks Road access, and on the impact to traffic on Berks Road. Mr. McBride stated the Applicant is not agreeable to removing this access. Mr. Ryan and Mr. Nolan noted the proposed access was reviewed, and is recommended, by the Township Traffic Engineer.

Supervisor Quigley noted the neighboring property owners have not raised any concerns with the proposed development, and commented on the Applicant's efforts to work with the neighboring property owners.



Mr. Nolan commented on the status of outside approvals.

Supervisor Quigley made a motion to approve Resolution 2018-20, granting Preliminary/Final Plan approval for the Reserve at Center Square, a 250-unit subdivision at Skippack Pike, Whitehall Road and Berks Road. The motion was seconded by Chair DeLello.

Stuart Land, Worcester, commented on the Berks Road access, the impact of redirecting development traffic to Skippack Pike, and landscaping to be installed. Dr. Mollick commented on past litigation between the Applicant and Township. Dan Dreher, Worcester, commented on improvements to Whitehall Road.

The motion was approved by a 2-1 vote, with Supervisor Caughlan voting no.

- e) Public Hearing – At 9:20 pm Chair DeLello opened a Public Hearing to consider Ordinance 2018-276, to amend signage regulations.

Ms. McKenna noted the ordinance had been submitted to the Worcester Township Planning Commission, Montgomery County Planning Commission and Montgomery County Law Library on April 13, posted to the Township website and in the Township Building lobby on April 13, and advertised in the *Times Herald* on April 23 and April 30.

Ms. McKenna noted the Montgomery County Planning Commission review letter did not provide any comment of concern.

Chair DeLello commented on permitted signage regulations as per the US Supreme Court decision in *Reed*.

Supervisor Quigley noted his opposition to the proposed ordinance, and impact to Township businesses.

Dr. Mollick commented on the impact to Township businesses and current signage regulations.

Supervisor Caughlan commented on permitted signage regulations as per the US Supreme Court decision in *Reed*.

Chair DeLello called for additional public comment, and there was none.

The Public Hearing was closed at 9:28 pm.

- f) Ordinance 2018-276 – Supervisor Caughlan made a motion to approve Ordinance 2018-276, to amend signage regulations. The motion was seconded by Chair DeLello.

There was no public comment.

The motion was approved by a 2-1 vote, with Supervisor Quigley voting no.

- g) Public Hearing – At 9:29 pm Chair DeLello opened a Public Hearing to consider Ordinance 2018-277, to amend various provisions of the Township Code.

Ms. McKenna noted the ordinance had been submitted to the Worcester Township Planning Commission, Montgomery County Planning Commission and Montgomery County Law Library on April 13, posted to the Township website and in the Township Building lobby on April 13, and advertised in the *Times Herald* on April 23 and April 30.

Ms. McKenna noted the Montgomery County Planning Commission review letter did not provide any comment of concern.

Dr. Mollick commented on the proposed revision to the use definition for a Residential Life-Care Facility.

Chair DeLello called for additional public comment, and there was none.

The Public Hearing was closed at 9:34 pm.

- h) Ordinance 2018-277 – Supervisor Caughlan made a motion to approve Ordinance 2018-277, to amend various provisions of the Township Code. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) Resolution 2018-21 – Mr. Ryan provided an overview of a resolution to authorize submission of a grant application to the Commonwealth Finance Authority Greenways, Trails, and Recreation Program for the construction of an all-season classroom and meeting building at Heebner Park. Mr. Ryan noted the grant program is funded by Act 13 Marcellus shale impact fees.

Supervisor Caughlan commented on the proposed location for the building. Mr. Nolan noted the building would be located between the basketball courts and parking area.

Supervisor Caughlan made a motion to approve Resolution 2018-21, authorizing submission of a grant application to the Commonwealth Finance Authority Greenways, Trails, and Recreation Program for the construction of an all-season classroom and meeting building at Heebner Park. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) Resolution 2018-22 – Mr. Ryan provided an overview of a resolution to authorize submission of an Application for Traffic Signal Approval to the Pennsylvania Department of

Transportation, for improvements to the existing traffic signals at Township Line Road and North Wales Road, pertaining to the Stony Creek Village land development.

Supervisor Caughlan made a motion to approve Resolution 2018-22, authorizing submission of an Application for Traffic Signal Approval to the Pennsylvania Department of Transportation, for improvements to the existing traffic signals at Township Line Road and North Wales Road, pertaining to the Stony Creek Village land development. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) Resolution 2018-23 & Resolution 2018-24 – Mr. Ryan provided an overview of two resolutions to authorize submission of grant applications to the Montgomery County Transportation Program, 2018 Round. Mr. Ryan noted the applications seek funds to reimburse the Township for fifty percent of the required municipal match to two Green-Light-Go grants awarded in 2017.

Supervisor Caughlan made a motion to approve Resolution 2018-23 and Resolution 2018-24, to authorize submission of grant applications to the Montgomery County Transportation Program, 2018 Round. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- l) agreement – Supervisor Caughlan made a motion to approve a Settlement Agreement in the matter of DiGenova v. Worcester Township, Montgomery County Court of Common Pleas docket number 2018-07737. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the availability of the Settlement Agreement, and on the public's opportunity to comment on the Settlement Agreement.

By unanimous vote the Board adopted the motion to approve.

## **OTHER BUSINESS**

- Supervisor Caughlan commented on a reimbursement due to the Township from the Methacton School District for repairs made at Mill Road. Mr. Ryan will review the status of this reimbursement.

**ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 9:50 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

DRAFT

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2018-25**

**A RESOLUTION TO GRANT FINAL LAND DEVELOPMENT APPROVAL  
OF THE GROVE AT MEADOWOOD (LD - 2018-02)**

**WHEREAS**, The Meadowood Corporation (hereinafter referred to as "Applicant") has submitted a Land Development Plan to Worcester Township and has made application for Final Plan Approval of a plan known as The Grove at Meadowood Plan. The Applicant is the owner of an approximate 112.2852 acre tract of land and lessee of an approximate 12.8761 acre tract located at 3205 Skippack Pike, Worcester Township, Montgomery County, Pennsylvania in the LPD Land Preservation Zoning District of the Township, being Tax Parcel No. 67-00-03185-006 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

**WHEREAS**, the Applicant proposes four three-story buildings (containing thirteen dwelling units in each building, for a total of 52 new units) in the northern corner of the Meadowood property as well as the reconfiguration of a portion of Meadowood Drive and stormwater management facilities; and

**WHEREAS**, said plan received a recommendation for Final Plan Approval by the Worcester Township Planning Commission at their meeting on May 24, 2018; and

**WHEREAS**, the Final Plan for the proposed Land Development, prepared by Woodrow & Associates, Inc. titled, "The Grove at Meadowood" consisting of 25 sheets, dated July 28, 2017, with latest revisions dated May 17, 2018, along with Plan No. EB-1 Evergreen Buffer Plan dated October 23, 2017 and last revised November 22, 2017, and the Post Construction Stormwater Management Report dated July 2017 and last revised April 2018, is now in a form suitable for Final Plan Approval (the "Plan(s)" or "Final Plan") by the Worcester Township Board of Supervisors, subject to certain conditions.

**NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,**

**IT IS HEREBY RESOLVED** by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The Final Plan prepared by Woodrow & Associates, Inc. as described above, is hereby approved, subject to the conditions set forth below.

2. **Conditions of Approval.** The approval of the Final Plan is subject to strict compliance with the following conditions:

- A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of May 8, 2018 and May 17, 2018, relative to the Plans.
- B. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of May 8, 2018, relative to traffic engineering.
- C. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of August 16, 2017.
- D. Compliance with all conditions set forth in the Decision and Order of the Worcester Township Zoning Hearing Board concerning Application No. 2017-12, entered on November 21, 2017, as well as the Restrictive Covenant and Conservation Easement Agreement dated October 24, 2017, and recorded in the Montgomery County Recorder of Deeds Office at Deed Book 6066, Page 01093.
- E. Payment to the Township of a Traffic Impact Fee, in the total amount of \$43,747, which shall be paid on a per building basis and at the time of submission of a building permit application for each of the buildings to be built, in the amount of \$10,936.75 per building.
- F. Applicant shall purchase 52 EDUs at \$1,900 per EDU. The total amount due of \$98,800 shall be paid as follows: \$24,700 shall be paid at the time of

submission of application for building permit for each building.

- G. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- H. Prior to recording the Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.
- I. Following approval of the Final Plan, the Applicant shall provide to the Township for signature that number of Final Plans required for recording and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.
- J. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the Applicant, or its successor or assigns at the Property, Applicant shall, prior to the Township executing the Plans, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township, at the Township's sole discretion, with all expenses being charged to

the Applicant, in the event said maintenance responsibilities are not fulfilled by the Applicant after the Township provides reasonable notice to the Applicant to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Plans.

- K. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- L. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.
- M. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- N. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Agreement shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- O. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- P. Applicant understands that it will not be granted Township building or grading permits until the record plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this



project without the proper permits, approvals, and agreements in place will be stopped.

3. **Waivers.** The Worcester Township Board of Supervisors hereby confirms the following waivers from the provisions of the Township Subdivision and Land Development Ordinance as specifically set forth in Resolution No. 2018-10 granting Preliminary Plan Approval:

- A. §130-24.B.3.a of the Worcester Township Subdivision and Land Development Ordinance - Storm systems designed to carry 50-year peak flow rate, conditioned upon a design demonstrating a means to adequately convey the 100 year post development storm to the detention facilities;
- B. §130-24.B.3.h of the Worcester Township Subdivision and Land Development Ordinance - maximum headwater depth in inlets not less than 1 foot from grade;
- C. §130-24.B.3.j of the Worcester Township Subdivision and Land Development Ordinance - minimum of 3 feet of cover over storm sewer piping;
- D. §130-24.B.3.k of the Worcester Township Subdivision and Land Development Ordinance - matching of storm sewer pipe crowns in storm sewer structures;
- E. §130-24.B.4.f.7 of the Worcester Township Subdivision and Land Development Ordinance - 2 feet of freeboard in the emergency spillway of the detention basins;
- F. §130-24.B.4.f.13 of the Worcester Township Subdivision and Land Development Ordinance - minimum distance of 100 feet from the highest free water surface to dwelling unit;
- G. §130-28.E.1 of the Worcester Township Subdivision and Land Development Ordinance - existing tree survey plan;
- H. §130-33.C of the Worcester Township Subdivision and Land Development Ordinance - Existing Features Plan

to show features within 400 feet of any part of the land being subdivided;

- I. §130-28.G.4 of the Worcester Township Subdivision and Land Development Ordinance - requiring street trees;
- J. §130-23.A of the Worcester Township Subdivision and Land Development Ordinance - monuments to be placed at changes of direction of rights of way and property lines; and
- K. §130-16.B.3 of the Worcester Township Subdivision and Land Development Ordinance - vertical curves at centerline grade changes greater than 1% and 25 feet of curve for each 1% change in grade; however, all pertinent vertical curve information shall be labeled on the profile sheets.

4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.

5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

**BE IT FURTHER RESOLVED** that the Plans shall be considered to have received Final Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Montgomery County Recorder of Deeds. Applicant shall provide the Township with executed Final Plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

**RESOLVED** and **ENACTED** this 20th day of June, 2018 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_  
**Richard DeLello, Chairman**

**Attest:**

\_\_\_\_\_  
**Tommy Ryan, Secretary**

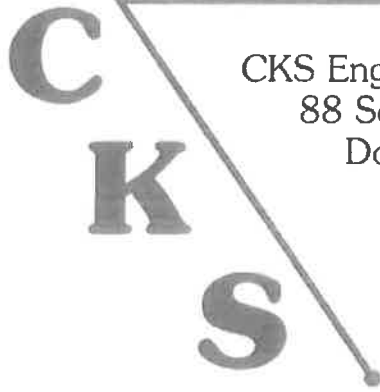
**ACCEPTANCE**

The undersigned states that he is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

**THE MEADOWOOD CORPORATION**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
**Paul Nordeman, President**



CKS Engineers, Inc.  
88 South Main Street  
Doylestown, PA 18901  
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.  
Thomas F. Zarko, P.E.  
James F. Weiss  
Patrick P. DiGangi, P.E.  
Ruth Cunnane  
Michele A. Fountain, P.E.

May 17, 2018  
Ref: # 7514

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

Attention: Tommy Ryan, Township Manager

Reference: Meadowood - The Grove - Revised Landscaping Plan

Dear Mr. Ryan:

We are in receipt of a revised landscaping plan for The Grove of Meadowood as prepared by Woodrow and Associates, Inc., for The Meadowood Corporation. This sheet is number 11 of 25, is dated July 28, 2017, and has a latest revision date of May 17, 2018. This landscaping plan has been submitted in response to comment no. 8 in our last review letter dated May 8, 2018. This latest revised plan is meant to replace the landscaping plans that were submitted with the previous submission.

We have reviewed this revised landscaping plan and find that it is now a compliant plan and meets the requirements of the landscaping ordinance of Worcester Township. It is my understanding that Meadowood may also choose to enhance this plan in the future with additional plantings of shrubs and trees. This plan therefore has addressed all of the landscaping related comments set forth in our last review letter.

Please contact this office if you have any questions or need any additional information on this plan.

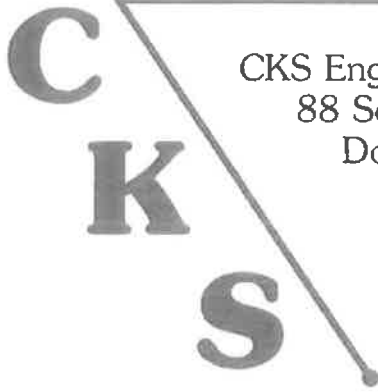
Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers

A handwritten signature in black ink, appearing to read 'Joseph J. Nolan', is written over the typed name below.

Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor  
Tim Woodrow, Woodrow & Associates, Inc.  
Paul Nordeman c/o The Meadowood Corp.  
File



CKS Engineers, Inc.  
88 South Main Street  
Doylestown, PA 18901  
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.  
Thomas F. Zarko, P.E.  
James F. Weiss  
Patrick P. DiGangi, P.E.  
Ruth Cunnane  
Michele A. Fountain, P.E.

May 8, 2018  
Ref: #7514

Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: The Grove at Meadowood – Final Land Development Plan  
(Worcester Township LD 2017-05)

Dear Mr. Ryan:

I am in receipt of a “final” plan submission for the proposed land development at the existing Meadowood life care facility. Although we understand this to be a final plan, all of the plan sheets are labeled “Preliminary Plan (Not to be Recorded)”. This should be corrected in future submissions. The applicant, the Meadowood Corporation, proposes to construct four three-story buildings (containing thirteen dwelling units each, for a total of 52 new units). The Final Land Development Plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of twenty-five sheets dated July 28, 2017, last revised April 13, 2018.

The plan received Preliminary Approval from the Board of Supervisors at their meeting of February 21, 2018, as indicated in Resolution 2018-10. I have reviewed this plan for conformance with Final Plan requirements of the Zoning Ordinance and the Subdivision and Land Development Code of Worcester Township as well as the conditions of preliminary approval. Based on my review, I offer the following comments:

1. The plan identifies the proposed buildings as 3-story buildings however the Zoning Ordinance requires a maximum height of 35 feet not exceeding 2.5 stories. The applicant has applied for, and received relief for the height, however, in order to resolve opposition to the project, a “Restrictive Covenant and Conservation Easement Agreement” has been recorded that includes specific buffer plantings along an existing landscaping berm to the rear of the site.

The Record Plan has been revised to note the relief granted and includes sheet EB-1 to indicate the conditions established in the agreement. The Landscaping Plan contains a note stating plantings required by that agreement are shown on a plan by McCloskey & Faber. (ZO Section 150-15)

2. The applicant received an exemption from requiring Planning Module approval by Pennsylvania Department of Environmental Protection (PADEP) letter of September 27, 2017. This project flows are 7,800 gallons. (ZO Section 150-110.27)
3. The following waivers were granted but are noted as "requested" on the Record Plan. We recommend that the reference on the Record Plan be revised accordingly:
  - a. Section 130-24.B.3.a requiring the storm sewer system to carry a 50-year peak flow rate. We take no exception to this request on the condition that the design is shown to provide a means to adequately convey the 100-year post development storm to the detention facilities.
  - b. Section 130-24.B.3.h requiring that the maximum headwater depth in inlets is not less than 1 foot from the grate.
  - c. Section 130-24.B.3.j requiring a minimum of three feet of cover over storm sewer piping.
  - d. Section 130-24.B.3.k requiring the matching of storm sewer pipe crowns in storm sewer structures.
  - e. Section 130-24.B.4.f.7 requiring two feet of freeboard in the emergency spillway of the detention basins.
  - f. Section 130-24.B.4.f.7 requiring a minimum distance of 100 feet from the highest free water surface to dwelling unit.
  - g. Section 130-28.E.1 requiring an existing tree survey plan.
  - h. Section 130-33.C.1 requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
  - i. Section 130-28.G.4 requiring street trees.
  - j. Section 130-23.A requiring monuments to be placed at changes of direction of rights of way and property lines.
  - k. Section 130-16.B.3 requiring vertical curves at centerline grade changes greater than 1%, and 25 ft. of curve for each 1% change in grade. We note that although the proposed configurations do not comply with the exact numerical requirements of this section, Meadowood Drive is a private road, and the proposed configuration appears to balance drainage and sight distance concerns.

4. The submission includes a "Post Construction Stormwater Management Report" dated July, 2017, last revised April 2018 prepared by Woodrow and Associates, Inc. The plan proposes a rain garden and a pond to control the runoff generated by the improvements. The pond has two forebay areas to provide additional water quality and volume control measures. The design will adequately address the Township stormwater management requirements.
5. Approval is required from the Montgomery County Conservation District and PADEP (NPDES Permit for construction activities). (SO Sections 130-32)
6. The Woodrow plans do not appear to include a detail or calculations for the proposed retaining wall. The plan should be revised to include a detail of the proposed wall, including a note stating that design drawings, signed and sealed by an engineer licensed in Pennsylvania, shall be provided for review prior to construction.
7. Turning templates should be provided to ensure that emergency service vehicles, particularly fire trucks and trash trucks, will be able to adequately navigate Grove Loop Drive. (SO Section 130-16.E)
8. We have the following landscaping plan comments:
  - a. The submission includes a separate, 12 sheet set of plans prepared by McCloskey & Faber. This set includes both overall and detailed area planting designs as well as hardscape information for retaining walls, fountains, etc. It is our understanding that the applicant would prefer to augment the required landscaping as shown on Sheet 12 of the Woodrow & Associates plan. Although we take no exception to additional plantings being installed, the information provided must clearly identify the required landscaping. The two plans are not consistent, nor does the McCloskey & Faber plan have any tabulation of required vs. provided plantings.

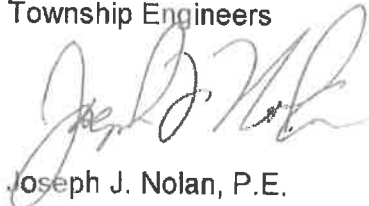
The Woodrow & Associates, Inc. plan must contain a note referencing the additional landscaping plans. Similarly, the McCloskey & Faber plans must include each of the plantings from the Woodrow plan as well as the supplemental plantings. The plans must be consistent as they relate to the landscaping requirements. We recommend the consultants revise the plans accordingly. This should be done prior to final plan consideration by the Board of Supervisors.
  - b. The symbols used on Sheet 12 in the Woodrow & Associates, Inc. plan are not consistent. For example, the "AR" trees are shown with several different symbols. The plan should be revised accordingly. (SO Section 130-28, 130-24)

9. The plan should be revised to include ADA compliant designs and details for sidewalks and intersection crossings. (SO 130-14.J)
10. The Preliminary Approval resolution includes several conditions that we are including as a reminder to the applicant:
  - a. Payment of Traffic Impact Fees.
  - b. Purchase of EDUs for sewer capacity.
  - c. Obtain remaining outside agency approvals.
  - d. Land Development and Financial Security Agreement, including but not limited to construction escrow funding, easements, etc. Upon completion of the design and approval from the respective agencies having jurisdiction, the applicant should submit a probable cost of construction to our office for review and preparation of the escrow tabulation to be included in the Land Development and Financial Security Agreement.

The above represents our comments on this final plan. The applicant and his engineer should address these comments and resubmit revised final plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor  
Timothy P. Woodrow, Woodrow & Associates, Inc.  
Paul Nordeman c/o The Meadowood Corp.  
File





McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
p 215-283-9444 | f 215-283-9446

May 8, 2018

Mr. Tommy Ryan  
Township Manager  
Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

PRINCIPALS  
Joseph W. McMahon, P.E.  
Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

ASSOCIATES  
John J. Mitchell, P.E.  
Christopher J. Williams, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

RE: **Traffic Review #2**  
The Grove at Meadowood - (LD 2018-02)  
3205 Skippack Pike  
Worcester Township, Montgomery County, PA  
McMahon Project No. 817583.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this review letter, which summarizes our traffic engineering review of the proposed development of The Grove to be located along the north side of the Meadowood Drive loop road at the northern end of the property opposite of Wren Court and Founders Village, and south of the on-site maintenance barn proposed for an addition in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development will consist of the construction of four new, 13-unit buildings on approximately 1.25 acres, and they will add a total of 52 new units for independent housing of people 65 years or older. This will bring the total number of dwelling units at the Meadowood property to 409 units (currently at 357 dwelling units of a few varieties). Access to the new phase, The Grove, is proposed to be provided from a reconfiguration of the Meadowood Drive loop road in the area of the development that will create a new T-intersection northeast of Wren Court, and the limits of roadway reconstruction appears to extend from and between the maintenance barn driveway and the eastern Founders Village access.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Preliminary Land Development Plans for the Grove at Meadowood, prepared by Woodrow & Associates, Inc., last revised April 13, 2018.
- Response to Comments Letter for the Grove at Meadowood, prepared by Woodrow & Associates, Inc., dated April 20, 2018.

McMahon met with the applicant's engineer, Woodrow & Associates, on March 29, 2018 to complete a walk-thru of the plans and prior review letter and offered feedback prior to the formal plan resubmission. Upon review of the resubmitted and amended documents noted above, the previous comments have been largely addressed and McMahon offers the following comments for consideration by the Township and action by the applicant to satisfy the remaining items:

1. A list of eleven (11) waivers are being requested and detailed on sheet 2 of 25. Due to their on-site nature, and that most of which are not transportation related, the Township Engineer will comment on the waivers in their review.
2. The applicant is also requesting a waiver from **Section 130-16.B.3** of the **Subdivision and Land Development Ordinance** which states that the length of a vertical curve must be approximately 25 feet per 1% of grade change. Two vertical curves on Meadowood Drive (west) (PVI STA. 3+04.64 and PVI STA. 3+77.92) and one vertical curve on Meadowood Drive (east) (PVI STA. 0+93.71) do not meet this criteria. Since traffic volumes along Meadowood Drive are expected to be low, **we are not opposed to the granting of this waiver.**
3. Informational: The Skippack Pike intersection has been the subject of a signal warrant evaluation over the years, and the necessary access and adjacent roadway improvements that would need to accompany any warranted signal installation. Costs for the design & construction for a signalization project have created a burden of expense in order to complete them, but signal warrants in a study completed nearly 9 years ago were not yet satisfied, and PennDOT has not approved a signal project to date for the access. The signal project would involve desirably realigning Meadowood Drive opposite Hollow Road and adding left-turn lanes for both Meadowood Drive and Hollow Road, as well as adding a right-turn deceleration lane for Meadowood Drive to reduce the number of access points along Skippack Pike, provide the turning lanes for added safety (especially due to the age-restricted nature of the Meadowood residents), and provide the safety of a signal for both minor road approaches to Skippack Pike in this area. However, the signal must satisfy signal warrants and be approved by PennDOT before it is installed. With the addition of The Groves units for this project, the applicant is encouraged to evaluate the access for signal warrants and/or find additional access to/from the Meadowood community in light of growing traffic demands on the abutting state roadway network along the property. Understanding there is a master plan for this project, the Township and Board should decide at what point in time a traffic/signal warrant study and enhanced access to/from the property should be made, and request this of the applicant to complete. Pursuing a possible grant then to complete the intersection improvements, through a multi-modal grant and/or ARLE grant, etc. to match some private dollars from Meadowood with local support to produce a public-private partnership grant application may be something the Board may want to consider.
4. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. ADA ramp design and crosswalk striping details should be included on the detail pages of the plans. McMahon has not

reviewed the detailed design of any ramps internal to the site. We note that the layout of the parking and crossing areas are a better layout over the previously reviewed plans.

5. ADA ramps should be shown on the plans at all locations where the proposed paved trail/pedestrian walkways crosses areas with curbing. There are several areas that should be called out on the plans.
6. A stop sign and stop bar should be added to the plans at the following locations:
  - On the maintenance barn driveway approach at its intersection with Meadowbrook Drive.
  - On the Building 1 egress-only driveway approach just prior to its intersection with Meadowbrook Drive.
7. Standard "one-way" or internal-specialty, low-level "one-way" signs should be shown on the plans along the one-way drives entering and between each building notifying vehicles of the one-way traffic flow. "Do Not Enter" signs should also be placed on the exterior of each building on each side of the egress to prevent vehicles from entering the wrong way, and similarly, these signs may be posted internally to each garage to prevent exiting at the ingress-only points.
8. The Township and its engineering consultants must be included in any submissions and meetings with PennDOT and other agencies involving Meadowood with regards to its access, signalization, and/or improvements to the adjacent roadways for the Meadowood site.
9. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on the existing trip generation rate preliminarily calculated using the volumes and units built in 2008, the additional 52 dwelling units will generate approximately 11 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$43,747.

Based on our review, the applicant should address the aforementioned comments and resubmit plans to the satisfaction of the Township. A response letter addressing our comments should accompany the resubmission.

Mr. Tommy Ryan

May 8, 2018

Page 4

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We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed addition apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me or Kenneth D. O'Brien, P.E., PTP.

Sincerely,



Casey A. Moore, P.E

Executive Vice President & Regional Manager – Mid-Atlantic

BMJ/WLT/CAM

cc: Joseph Nolan, P.E., CKS Engineers (Township Engineer)  
Robert Brant, Esquire, Township Solicitor  
Tim Woodrow, P.E., Woodrow & Associates, Inc.  
John Kolb, P.E., Woodrow & Associates, Inc.  
Paul Nordeman, Executive Director, The Meadowood Corporation

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
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610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 16, 2017

Mr. Tommy Ryan, Manager  
Worcester Township  
1721 Valley Forge Road—Box 767  
Worcester, Pennsylvania 19490

Re: MCPC #17-0040-002  
Plan Name: The Grove at Meadowood  
Situate: Skippack Pike (N)/Valley Road Rd (W)  
Worcester Township

Dear Mr. Ryan:

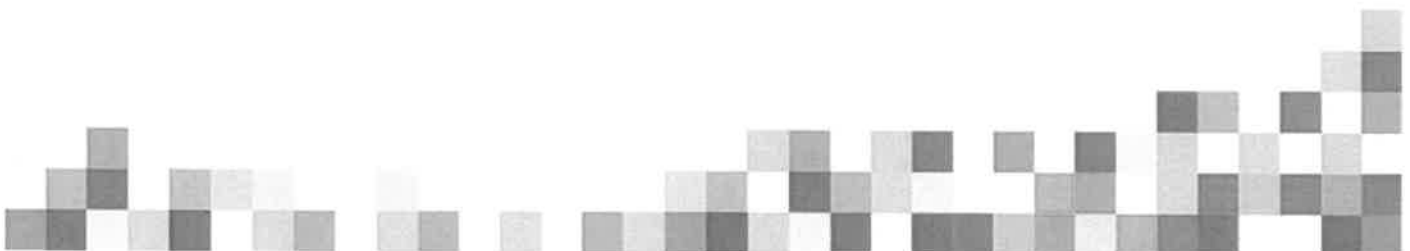
We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 1, 2017. We forward this letter as a report of our review.

## BACKGROUND

The applicant, the Meadowood Corporation, has proposed the construction of four three-story residential buildings as a portion of the Meadowood life care facility project located in the Township's Land Preservation District (LPD). The Grove site is located at the northern edge of the Meadowood development. The proposed buildings would include 13 units each for a total of 52 new units. Each building would contain a ground level parking garage. The proposed Grove buildings comprise a total of 1.2531 acres. A stormwater pond and fountain is proposed for near the entrances of the buildings and a rain garden is proposed in an area near the northwestern corner of the Grove site.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:



## REVIEW COMMENTS

### STORMWATER

- A. **Waivers**—The applicant is requesting several waivers from the stormwater section of the Subdivision and Land Development Ordinance (SALDO). While the applicant is only proposing a relatively small addition of impervious surface, the Planning Commission should seek the Township Engineer's determination regarding the ability of the existing stormwater system to handle the additional flow caused by these improvements. The Township Engineer should also determine the appropriateness of approving the waiver for **Section 130-24.B.4.f.13** of the SALDO which provides for a minimum 100-foot distance from the highest free water surface to dwelling unit.

### OTHER WAIVERS

- A. **Street Trees**—The applicant is requesting a waiver from **Section 130-28.G.4** of the SALDO to provide street trees. There appears to be available space to provide street trees along the northern edge of the proposed Grove Loop Drive. We recommend that the applicant provides street trees in this area as is determined feasible.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Brandon Rudd, Senior Planner  
brudd@montcopa.org  
610-278-3748

c: Meadowood Corporation, Applicant  
Woodrow & Associates, Inc., Applicant's Representative  
Gordon Todd, Chrm., Township Planning Commission

Attachments: 1. Aerial View of Site  
2. Reduced Copy of Plan

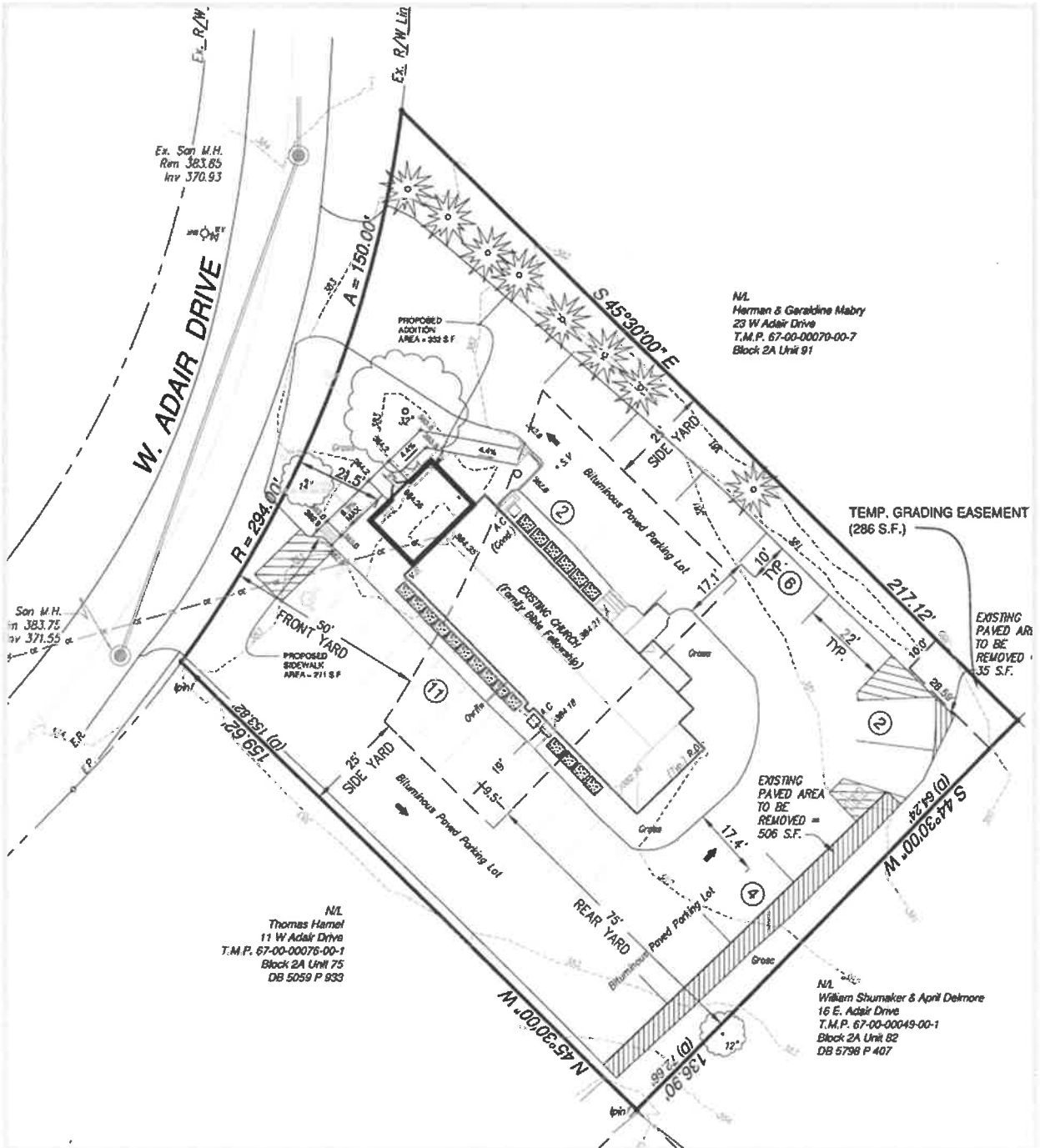


The Grove at Meadowood  
170040002

Montgomery County Planning Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19304-0311  
215-610-2783 • Fax 215-610-2783-3841  
www.montcopa.org/planning  
Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission







agenda item c)

## MEMO

to: Board of Supervisors  
cc:  
from: Tommy Ryan  
date: June 15, 2018  
re: Meadow Lane building lots

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Below find information on the three Meadow Lane building lots owned by the Township.

- The Township purchased the three building lots in November 1986 for \$200,000. At this time the Township intended to sell the building lots, and use sale proceeds to acquire open space elsewhere in the community.
- In May 2006 the Township Engineer prepared a subdivision plan that created a 6-acre open space lot along the Zacharias Creek to be retained by the Township, and three smaller building lots, sized between 2.2 and 4.5 acres. This plan was circulated for review, with the Montgomery County Planning Commission recommending Board of Supervisor approval in a July 2006 review letter.
- The subdivision plan was not considered in the months that followed, and I suspect the housing crisis, which started in early 2007, put the plan on the “back burner”, due to the depressed real estate market.
- The lead developer of the Meadow Lane subdivision (Evans) has installed the sanitary sewer system and public water system in Meadow Lane. Both the sanitary sewer system and the public water system were designed to serve the three building lots, and the systems are ready to accept these three connections.
- If any of the building lots are not connected to the sanitary sewer system, the Township must reimburse Evans for a per lot system installation cost required to be paid to Evans at the time of the issuance of a building permit. This reimbursement totals \$19,952 for each building lot, for a total of \$59,856 for all three building lots. In addition, the Township is due \$3,150 at the time of the issuance of a building permit (\$1,505 for each building lot), for services provided by the Township Engineer at the time of system design.
- Two building lots in this subdivision are currently for sale. One is priced at \$350,000, and the second is priced at \$375,000. In my opinion the Township-owned building lots are superior to these lots, as the Township-owned lots are generally larger, abut Township-owned open space, and front a cul-de-sac.
- I recommend the Township take advantage on the strong real estate market and complete the long-planned sale of the three building lots by public bid. The sale proceeds may be used as originally intended, to preserve other (and much larger) properties throughout the Township and/or to provide park-related improvements.

