

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MARCH 22, 2018, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:35 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 TONY SHERR [X]
 DOUG ROTONDO [X]

1. February 22, 2018 Meeting Minutes – Mr. Sherr motioned to approve the February 22, 2018 Meeting Minutes as presented, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

2. Addesso (LD 2017-06) – Mr. Nolan provided an overview of a Planning Module submission for a two-lot subdivision on Hollow Road. Mr. Nolan noted the Montgomery County Planning Commission and the Montgomery County Health Department had approved Component 4B and Component 4C, respectively. Mr. Nolan noted there were no outstanding issues to consider at this time, and stated the Planning Commission may now consider execution of Component 4A.

Mr. Sherr motioned to authorize the Chair to sign Planning Module Component 4A for the Addesso subdivision, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

3. The Reserve at Center Square (LD 2017-12) – Dick McBride, Attorney for the Applicant, provided an overview of a 250-unit subdivision at Skippack Pike, Whitehall Road and Berks Road.

Mr. McBride commented on the conditional use process and on the litigation that followed. Mr. McBride commented on the Stipulation Agreement between the Applicant and the Township, and the Addendum to the Stipulation Agreement that addressed certain concerns of neighboring property owners, including the provision of additional landscape berms and plantings, increased setbacks, and a public sewer system expansion that serves the neighboring properties.

Mr. McBride noted the Township is proposed to own the roadways in the single-family detached portion of the development, and a homeowners association is proposed to own the roadways in the townhome portion of the development. Mr. McBride noted all open space is proposed to be owned and maintained by a homeowners association.

Mr. McBride commented on frontage improvements, including the addition of a turn lane at northbound Berks Road, and the widening of Skippack Pike to provide a center turn lane.

Mr. McBride commented on the requested waivers. As to a waiver for sidewalk installation at the frontage to Skippack Pike and Berks Road, Mr. McBride stated the Applicant will provide a fee in lieu equal to the improvement cost, as calculated by the Township Engineer. As a waiver for the balance of landscaping required by Township Code, Mr. McBride stated the Applicant will work with the Township to locate as many materials on site as possible, and for the remaining materials the Applicant will provide a fee in lieu equal to the material cost, as calculated by the Township Engineer.

Mr. McBride commented on the standing review letters. Mr. McBride stated the Applicant will comply with all comments in the standing review letters.

Mr. Rotondo commented on the proposed landscape berms and plantings. Mr. McBride commented on berm height, location and plantings. Mr. Rotondo inquired as to existing vegetation along the Skippack Pike frontage, and Mr. McBride stated the only vegetation to be removed at this location is that needed to widen and improve Skippack Pike.

Mr. Rotondo commented on the community park. Mr. McBride noted this passive area would be maintained by a homeowners association.

Mr. Sherr commented on a trail easement to the PECO right-of-way. Mr. McBride stated the Applicant will provide this easement.

Mr. Sherr motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for The Reserve at Center Square, conditioned on (1) the Applicant complying with all standing review letters, (2) the Applicant providing a fee in lieu sidewalks not installed along Skippack Pike and Berks Road and landscape materials not planted at the subject property, in the amount equal to the cost, to be calculated by the Township Engineer, and (3) the Applicant providing a trail easement to the PECO right-of-way, second by Mr. Rotondo. There was no public comment. The motion failed to carry, with Mr. Sherr voting yes, Mr. Rotondo voting no, and Mr. Todd abstaining.

4. April 26 Planning Commission Meeting Agenda – At its April 26 meeting the Planning Commission may review the 2044 Berks Road subdivision (LD 2016-05) and the Palmer subdivision (LD 2017-01), if these revised plans are received by the Township, or if a review period extension is not received.
5. Other Business – Mr. Ryan noted the Board of Supervisors, at its April 18 Business Meeting, may consider the appointment of persons to the current Planning Commission vacancies.

PUBLIC COMMENT

- There was no public comment at this evening's meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:10 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager