

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
TUESDAY, OCTOBER 24, 2019, 7:30 PM**

**CALL TO ORDER** by Chair Sherr at 7:30 PM

**ATTENDANCE**

PRESENT:	TONY SHERR	[X]
	GORDON TODD	[X]
	MICHAEL HOLSONBACK	[X]
	LEE KOCH	[X]
	MICHELLE GREENAWALT	[X]

1. Secretary – Mr. Holsonback motioned to nominate Mr. Koch secretary of the Planning Commission. Ms. Greenawalt seconded the motion. By unanimous vote the motion was approved.
2. August 20, 2019 Special Meeting Minutes – Mr. Holsonback motioned to approve the August 20, 2019 Special Meeting Minutes, second by Ms. Greenawalt. By unanimous vote the motion was approved.
3. 3103 Skippack Pike – Meadowood Senior Living – Catherine Harper Esq., counsel for the applicant, provided an overview of the rezone application

Chair Sherr commented on the intended use of the property and lot consolidation.

Mr. Todd commented on the lot size and building setbacks.

Catherine Harper noted the applicant intends to consolidate the lot into the main tract at 3205 Skippack Pike.

Mr. Todd motioned to recommend the Board of Supervisors grant approval to the rezone application conditioned upon the lot being consolidated to the main tract, 3205 Skippack Pike, within 90 days upon receiving rezone approval. Mr. Holsonback seconded the motion. By unanimous vote the motion was approved.

4. November, 2019 Planning Commission Meeting Agenda – At its November, 2019 meeting, the Planning Commission may review the Himsworth subdivision (LD-2019-02).

**OTHER BUSINESS**

- Mr. Holsonback commented on the comprehensive plan update.

## **PUBLIC COMMENT**

- There was no public comment.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 7:40 PM.

Respectfully Submitted:

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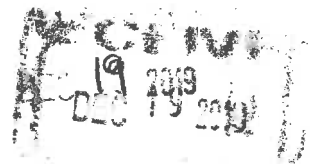
Andrew R. Raquet  
Asst. Zoning Officer; Codes Clerk

DRAFT

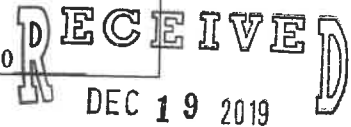
ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

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

Phone (610) 584-1410  
Fax (610) 584-8901



**THIS SECTION COMPLETED ONLY BY TOWNSHIP:**  
APPEAL NO.: CVA 2019-03 DATE FILED: 12/19/19, 2019



APPLICATION:  **BOARD OF SUPERVISORS**  
 **ZONING HEARING BOARD**

1. Date of Application: \_\_\_\_\_

2. Classification of Appeal (Check one or more, if applicable):
- a. Appeal from the Zoning Officer's Determination
  - b. Request for Variance
  - c. Request for Special Exception
  - d. Challenges to the Validity of Zoning Ordinance or Map
  - e. Request for Conditional Use Hearing
  - f. Request for Amendment to Zoning Map
  - g. Request for Zoning Ordinance Amendment
  - h. Request for a Curative Amendment
  - i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: DIV-AR Property LP
- b. Mailing address: 1420 US Highway 206, Suite 200  
Bedminster, NJ 07921
- c. Telephone number: 908-254-3123
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Owner of legal title (REQUIRED)

**Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.**

4. Applicant's attorney, if any:

- a. Name: J. Edmund Mullin, Esquire
- b. Address: PO Box 1479, 375 Morris Road  
Lansdale, PA 19446
- c. Telephone number: 215-661-0400

5. Property Details:
- a. Present Zoning Classification: IR Industrial Research District
  - b. Present Land Use: Manufacturing, Industrial and Research facilities
  - c. Location (Street Address): 2750 Morris Road, Lansdale, PA 19446
  - d. Parcel #: 67-00-02512-00-4
  - e. Lot Dimensions:
    - (1) Area: 84.25 AC
    - (2) Frontage: 1,580.96 ft
    - (3) Depth: 2,436.79 ft irregular
  - f. Circle all that apply in regards to the above specified property:
    - Public Water     Public Sewer
    - ~~Private Well~~         ~~Private Septic~~
  - g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**
7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**
8. Has any previous appeal been filed concerning the subject matter of this appeal?  
 Yes     No
- If yes: specify: **(Please submit as an attachment)**
9. Challenges please list requested issues of fact or interpretation: **(Please submit as an attachment)**
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

**CERTIFICATION**

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

  
 \_\_\_\_\_  
 Signature

KURT R. PADAVANO  
 Authorized Representative  
 \_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF \_\_\_\_\_ : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

  
\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

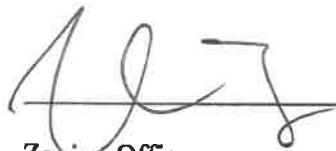
Sworn to and subscribed before me this 16<sup>th</sup> day of December, 2019

  
\_\_\_\_\_

Notary Public

HEATHER RELLA  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50080810  
My Commission Expires 4/17/2023

Date Received: 12/19/19

  
\_\_\_\_\_  
Zoning Officer

**DIV-AR Property LP**  
**Application – Conditional Use**

Legal grounds for conditional use:

Section 150-134.2(d) of the Worcester Township Zoning Ordinance states that a building or a combination of buildings may be erected or used and a lot may be used or occupied, for any of the following purposes and no other:

- d. Any other legitimate use not otherwise permitted expressly or by implication elsewhere in this Zoning Code when authorized as a conditional use by the Board of Supervisors and after the imposition of conditions designed to eliminate (to the extent reasonably possible) adverse effects upon neighboring properties and the general public health, safety and welfare.

The proposed use is a parking lot to accommodate up to 300 delivery vans and 311 automobiles within an area already striped for 611 vehicles. The area will be restriped in accordance with the plan attached to this application.

Parking lot is not permitted as a use anywhere in the Worcester Township Zoning Ordinance. It is mentioned in C Commercial as being permitted when accessory to a permitted use, and none of those uses are permitted in the IR District. Accordingly, the use is permitted as not otherwise permitted expressly or by implication elsewhere in the Zoning Ordinance.

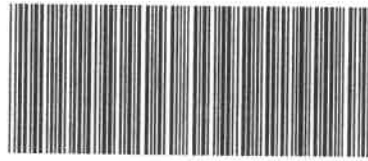




**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*Nancy J. Becker*

One Montgomery Plaza  
 Swede and Airy Streets ~ Suite 303  
 P.O. Box 311 ~ Norristown, PA 19404  
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

**DEED BK 5928 PG 00358 to 00366**  
 INSTRUMENT # : 2014062116  
 RECORDED DATE: 09/18/2014 11:05:24 AM



3121654-0014K

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 9

**Document Type:** Deed  
**Document Date:** 09/16/2014  
**Reference Info:**

**Transaction #:** 3108180 - 6 Doc(s)  
**Document Page Count:** 8  
**Operator Id:** sford

**RETURN TO:** (Simplifile)  
 Prestige Abstract Corporation  
 100 South Broad Street  
 Philadelphia, PA 19110

**PAID BY:**  
 PRESTIGE ABSTRACT CORPORATION

**\* PROPERTY DATA:**

**Parcel ID #:** 67-00-02512-00-4  
**Address:** 2750 MORRIS RD  
  
 PA  
**Municipality:** Worcester Township (100%)  
**School District:** Methacton

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:**  
**\$18,300,000.00**

DEED BK 5928 PG 00358 to 00366  
 Recorded Date: 09/18/2014 11:05:24 AM

**FEES / TAXES:**

Recording Fee:Deed	\$95.00
Additional Pages Fee	\$8.00
Affordable Housing Pages	\$16.00
State RTT	\$183,000.00
Worcester Township RTT	\$91,500.00
Methacton School District RTT	\$91,500.00
<b>Total:</b>	<b>\$366,119.00</b>

I hereby CERTIFY that  
 this document is  
 recorded in the  
 Recorder of Deeds  
 Office in Montgomery  
 County, Pennsylvania.



*Nancy J. Becker*

**Nancy J. Becker**  
 Recorder of Deeds

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



Prepared by:

Matthew J. Swett, Esquire  
Pepper Hamilton LLP  
3000 Two Logan Square  
18<sup>th</sup> and Arch Streets  
Philadelphia, PA 19103  
215.981.4788

Return to:

Stephanie Zirpoli, Esquire  
Ballard Spahr LLP  
1735 Market Street, 51<sup>st</sup> Floor  
Philadelphia, PA 19103  
215.864.8715

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-02512-00-4 WORCESTER TOWNSHIP  
2750 MORRIS RD  
MORRIS ROAD INVESTORS LP \$15.00  
B 024 L U 069 3341 09/18/2014 JD

Parcel Number: 67-00-02512-004

### SPECIAL WARRANTY DEED

**THIS INDENTURE** made the 16<sup>TH</sup> day of September, 2014, between MORRIS ROAD INVESTORS, L.P., a Pennsylvania limited partnership ("Grantor"), of the one part, and DIV-AR PROPERTY LP, a Delaware limited partnership ("Grantee"), of the other part.

**WITNESSETH**, that the said Grantor for and in consideration of the sum of Eighteen Million Three Hundred Thousand Dollars (\$18,300,000.00) lawful money of the United States of America, well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, and its successors and assigns, the land as more fully described in Exhibit "A" attached hereto and made a part hereof and known as 2750 Morris Road, Lansdale, Worcester Township, Montgomery County, Philadelphia, Pennsylvania.

**BEING** the same premises that Visteon Systems, LLC, a Delaware limited liability company, successor by merger to Ford Electronics and Refrigeration Corporation, a Delaware corporation, by Special Warranty Deed dated November 11, 2005 and recorded December 12, 2005 with the Montgomery County Recorder of Deeds in Deed Book 5582, Page 1680, conveyed unto Morris Road Investors, L.P., the Grantor herein, and that Visteon Systems, LLC, a Delaware limited liability company, successor by merger to Ford Electronics and Refrigeration Corporation, a Delaware corporation, by Quit Claim Deed dated November 11, 2005 and recorded December 12, 2005 with the Montgomery County Recorder of Deeds in Deed Book 5582, Page 1688, conveyed unto Morris Road Investors, L.P., the Grantor herein.

**UNDER AND SUBJECT** to all currently valid and binding agreements, easements and restrictions of record.

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the said Grantor as well at law as in equity, of, in, and to the same, including all inchoate rights, including, without limitation, inchoate rights of adverse possession.

**TO HAVE AND TO HOLD** the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, and its successors and assigns to and for the only proper use and behoof of the said Grantee, and its successors and assigns, forever.

**UNDER AND SUBJECT** as aforesaid.

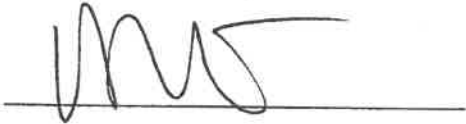
**AND** the said Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the said Grantee, and its successors and assigns, by these presents, that the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, and its successors and assigns, against the said Grantor, and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor shall and will **SPECIALLY WARRANT** and forever **DEFEND**.


IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal.  
Dated the day and year first above written.

Witness:

**MORRIS ROAD INVESTORS, L.P.**, a  
Pennsylvania limited partnership

By: Bergen Morris Road, LLC,  
its general partner



By:   
Name: \_\_\_\_\_  
Title: **Barry Howard**  
**Chairman of the Board**

CERTIFICATE OF RESIDENCE

The undersigned hereby certifies that the address of the within Grantee is

1041 U.S. Highway 202/206  
Bridgewater, NJ 08807

\_\_\_\_\_  
For Grantee

COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
 COUNTY OF PHILADELPHIA :

On this, the 16<sup>th</sup> day of September, 2014, before me, the undersigned officer, personally appeared Barry Howard, who acknowledged himself to be the Chairman of the Board of BERGEN MORRIS ROAD, LLC, general partner of MORRIS ROAD INVESTORS, L.P., and that he, as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as the general partner of the limited partnership by himself as such officer.

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

*Sandra Hendrick*  
 \_\_\_\_\_  
 Notary Public

**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
 SANDRA HENDRICK, Notary Public  
 City of Philadelphia, Phila. County  
 My Commission Expires November 14, 2015

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal.  
Dated the day and year first above written.

Witness:

**MORRIS ROAD INVESTORS, L.P., a  
Pennsylvania limited partnership**

By: Bergen Morris Road, LLC,  
its general partner

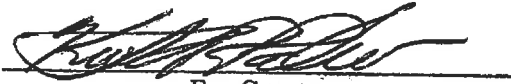
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

CERTIFICATE OF RESIDENCE

The undersigned hereby certifies that the address of the within Grantee is

1041 U.S. Highway 202/206  
Bridgewater, NJ 08807



For Grantee  
Kurt R. Padavano

EXHIBIT A  
Legal Description

ALL THAT CERTAIN tract or land with the improvements erected thereon,

SITUATE in Worcester Township, Montgomery County, Pennsylvania, bounded and described in accordance with an AL T A/ACSM Land Title Survey prepared by Control Point Associates, Inc. dated 9/27/2005 and last revised 11/14/2005 (file No. CPO5112), as follows:

BEGINNING at the intersection of the title line in the bed of Schultz Road (A.K.A. L.R. 46130, 33 foot wide legal right-of-way), with the southwesterly required right-of-way line of Morris Road (A.K.A. L.R. 46159, 33 foot wide legal right-of-way), and from said point of beginning running, thence;

The following eight (8) courses and distances along the southwesterly required right-of-way line of Morris Road:

1. South 53 degrees 27 minutes 48 seconds East, a distance of 152.27 feet to a point, thence;
2. North 36 degrees 32 minutes 12 seconds East, a distance of 5.00 feet to a point, thence;
3. South 53 degrees 27 minutes 48 seconds East, a distance of 300.00 feet to a point, thence;
4. South 36 degrees 32 minutes 12 seconds West, a distance of 5.00 feet to a point, thence;
5. South 53 degrees 27 minutes 48 seconds East, a distance of 350.00 feet to a point, thence;
6. North 36 degrees 32 minutes 12 seconds East, a distance of 5.00 feet to a point, thence;
7. South 53 degrees 27 minutes 48 seconds East, a distance of 359.38 feet to a point, thence;
8. South 54 degrees 00 minutes 00 seconds East, a distance of 561.50 feet to a point, thence;

The following two (2) courses and distances along the dividing line between Unit 69, Block 24, lands now or formerly Ford Electronics and Refrigeration Corporation and Unit 2, Block 24, lands now or formerly Jung Hee Shun:

9. South 35 degrees 48 minutes 00 seconds West, a distance of 354.41 feet to a point, thence;
10. South 53 degrees 42 minutes 00 seconds East, a distance of 175.00 feet to a point, thence;

The following two (2) courses and distances along the dividing line between Unit 69, Block 24 and Unit 27, Block 24, lands now or formerly Ulrich:

11. South 35 degrees 48 minutes 00 seconds West, a distance of 220.10 feet to a point, thence;
12. South 53 degrees 45 minutes 00 seconds East, a distance of 148.10 feet to a point, thence;

The following two (2) courses and distances along the dividing line between Unit 69, Block 24 and Unit 3, Block 24, lands now or formerly Caltabiano:

13. South 36 degrees 48 minutes 00 seconds West, a distance of 200.00 feet to a point, thence;
14. South 53 degrees 32 minutes 00 seconds East, a distance of 325.00 feet to a point on the centerline of Berks Road (A.K.A. T-379, 33 foot wide legal right-of-way), thence;

The following two (2) courses and distances along the centerline of Berks Road and title line:

15. South 36 degrees 48 minutes 00 seconds West, a distance of 458.88 feet to a point, thence;
16. South 37 degrees 07 minutes 00 seconds West, a distance of 1,205.40 feet to a point, thence;
17. Along the dividing line between Unit 69, Block 24 and Unit 5, Block 24, lands now or formerly Detwiler, North 54 degrees 20 minutes 00 seconds West, a distance of 227.05 feet to a point on the easterly required right-of-way line of the Northeast Extension of the Pennsylvania Turnpike, thence;

The following thirteen (13) courses and distances along the easterly required right-of-way line of the Northeast Extension of the Pennsylvania Turnpike:

18. North 17 degrees 50 minutes 15 seconds West, a distance of 240.00 feet to a point, thence;
19. North 14 degrees 01 minute 25 seconds West, a distance of 150.33 feet to a point, thence;
20. North 17 degrees 50 minutes 15 seconds West, a distance of 200.00 feet to a point, thence;
21. North 25 degrees 25 minutes 55 seconds West, a distance of 151.33 feet to a point, thence;
22. North 17 degrees 50 minutes 15 seconds West, a distance of 300.00 feet to a point, thence;
23. North 14 degrees 01 minute 25 seconds West, a distance of 150.33 feet to a point, thence;
24. North 17 degrees 50 minutes 15 seconds West, a distance of 161.36 feet to a point of curvature, thence;
25. Along the arc of a circle curving to the left, having a radius of 11,569.19 feet, a central angle of 00 degrees 11 minutes 36 seconds, an arc length of 39.01 feet, a chord bearing North 17 degrees 56 minutes 03 seconds West and a chord distance of 39.01 feet to a point of tangency, thence;

26. North 22 degrees 18 minutes 33 seconds West, a distance of 151.73 feet to a point, thence;
27. Along the arc of a circle curving to the left, having a radius of 11,559.19 feet, a central angle of 02 degrees 30 minutes 00 seconds, an arc length of 504.36 feet, a chord bearing North 20 degrees 01 minute 51 seconds West and a chord distance of 504.32 feet to a point, thence;
28. North 17 degrees 45 minutes 07 seconds West, a distance of 151.73 feet to a point, thence;
29. Along the arc of a circle curving to the left, having a radius of 11,569.19 feet, a central angle of 01 degrees 30 minutes 02 seconds, an arc length of 302.99 feet, a chord bearing North 22 degrees 43 minutes 01 seconds West and a chord distance of 302.98 feet to a point, thence;
30. North 23 degrees 05 minutes 20 seconds West, a distance of 101.86 feet to a point on the centerline of Schultz Road, thence;
31. Along the centerline of Schultz Road and title line, North 37 degrees 29 minutes 00 seconds East, a distance of 968.99 feet to the point and place of beginning.

CONTAINING 3,790,359 square feet or 87.015 acres.

EXCEPTING THEREOUT AND THEREFROM all that certain parcel as set forth in Notice of Condemnation in Deed Book 5891 Page 2803 and Declaration of Taking in Deed Book 5891 Page 2804.

BEING PARCEL NUMBER: 67-00-02512-004





4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

January 10, 2020  
Ref: # 7535

Worcester Township  
PO Box 767  
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 2750 Morris Road - Conditional Use Application - Amazon Parking

Dear Mr. Ryan:

I have completed my review of the Application for Conditional Use submitted by Advanced Realty Management on behalf of Amazon in conjunction with utilizing excess parking spaces on the property for Amazon delivery vehicles and employee parking. The Conditional Use Application was filed on December 19, 2019 and also included a one (1) sheet plan which was prepared by CEC Inc., of Cincinnati, Ohio on behalf of Amazon. The sheet is labeled "Drawing No. SSP - 2 "Parking Lot Reconfiguration".

The Conditional Use Application is requesting that Amazon be permitted to park delivery vans and employee vehicles on a portion of the existing parking lot currently not being utilized by the property owner. The proposed parking areas are designated on the plan as "Southwest Parking Lot", and the "Berks Road Parking Lot". The proposal is to park 326 delivery vans on the property. Amazon employees would arrive at the parking lot in their personal vehicles and switch to their assigned delivery vans. From there, the delivery vans will drive to a warehouse location in Towamencin Township, and be loaded for the drivers to proceed with deliveries. At the end of the driver's shift, excess packages would be dropped off at the Towamencin warehouse before returning the van to the Morris Road parking areas. Employees would then drive home in their personal vehicles.

As part of this proposed use, Amazon is proposing to re-stripe the existing parking lots to accommodate their delivery vans and employee vehicles. The proposed re-striping of both parking lots is shown on the parking lot reconfiguration plan. Due to the size of the delivery vans, all parking spaces are dimensioned at 11' x 27', which is larger than the township standard of 10' x 20'.

In conjunction with this Conditional Use Application, I visited the site on January 3, 2020. I walked the entire lot area and took numerous photographs of some physical features around the parking lots. Base on my evaluation of the site and an understanding of the proposed use, I offer the following comments:

January 10, 2020

Ref: # 7535

Page 2

1. There are three (3) missing light posts within the Berks Road Parking Lot that need to be replaced. The actual concrete bases are present, but there is no light post on the base. These three light posts should be reinstalled to match the existing lighting fixtures.
2. The applicant should verify the operation of all light fixtures in the designated parking areas. Also, a determination should be made as how the lighting will be controlled. Will it be on for 24 hours, or just during the hours of operation?
3. The plan submitted with the application shows the location of the lighting fixtures within the existing parking areas. However, there are numerous light fixtures on the property that are not shown. Specifically, the two (2) light fixtures at the south end of the Berks Road parking lot are not shown. In addition, there are numerous lights along the access road which will pass between the two (2) parking areas. These lights should also be shown since they would be illuminated during evening hours in conjunction with this project.
4. During my site visit, there were sixty-two (62) cars parked in a portion of the southwest parking lot. Upon further discussion with the applicant at our recent meeting, it was determined that the four parking lanes on the north side of the parking lot are to remain designated for the existing employees of the building adjacent to the parking lot. These existing areas will have adequate capacity to handle the existing parking need of the current employees.
5. There are numerous areas in the parking lots that are in need of repair. There is significant pot hole in the entrance road to the south parking lot and numerous portions of the parking lots are "alligatored" and in poor condition. There is concern that once there is an increase in traffic flow and parking in these areas, the condition of the parking areas will deteriorate further. It is suggested that these areas be identified and spot repairs be made to improve the condition of the parking lot.
6. The applicant should indicate how the existing parking lot will be re-stripped. Is there going to be a new surface coating over the entire lot, or will the existing lines be eradicated before the new line striping is placed?
7. A summary table should be added to the parking lot reconfiguration plan to summarize the parking of the entire parcel. Information from the last approved land development plan contains the most recent parking requirements and parking information. This should be added to the existing plan along with the modification of parking spaces as required for this proposed project. This table should verify that this proposed project will not reduce the overall number of parking spaces required by zoning and the original approval of this parcel.

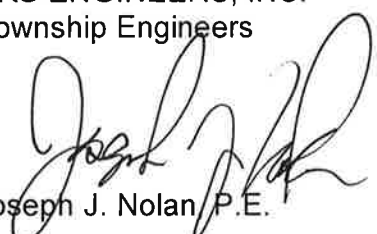
January 10, 2020  
Ref: # 7535  
Page 3

8. The applicant should place traffic control signs and markings throughout the parking lots and access roads to control traffic flow through the entire site. The Township's traffic consultant should approve the signage and directional information provided by the applicant.
9. There is a discrepancy between the number of new parking spaces identified on the plan (326) and some of the information provided in the conditional use application. The applicant should review these numbers and verify which set of numbers are correct and make certain that these numbers are use consistent throughout the application and on the plan.
10. The Township's traffic engineer will be submitting a separate review letter in conjunction with traffic and traffic conditions on and around the property. His letter should also be a part of the Conditional Use Record and any comments should be considered accordingly .

The above represents all comments on my review of the Conditional Use Application. Included with this letter is a series of photographs that were taken around the property to assist in understanding some of the comments set forth in my letter

Please contact me if you have any questions or need additional assistance on this project.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers

  
Joseph J. Nolan, P.E.

JJN/paf  
Enclosure

cc: Robert Brant, Esq., Township Solicitor  
J. Edmund Mullin, Esq.  
DIV-AR Property, LP.  
Jeffrey T. DeZort, P.E., CESCO  
File







































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

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE  
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.  
Jason T. Adams, P.E., PTOE  
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahan, P.E.

January 9, 2020

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

RE: **Traffic Review #1**  
2750 Morris Road – Amazon Proposed Parking Facility  
Worcester Township, Montgomery County, PA  
McMahon Project No. 819940.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this review letter, which summarizes our initial review of the proposed off-site parking facility for Amazon vans and drivers to be located at 2750 Morris Road (S.R. 2001) in Worcester Township, Montgomery County, PA. It is our understanding at this time that the proposed off-site parking facility will be located in a portion of the existing, underutilized 611 space eastern parking lot at 2750 Morris Road (S.R. 2001) and will be used to accommodate up to 150 delivery vans and 125 employee vehicles (numbers to be further confirmed by Amazon) designated to/from the existing Amazon facility located in Towamencin Township, Montgomery County, PA. Access to the site for use of its parking spaces will be provided via the existing, signalized full-movement driveway to Morris Road (S.R. 2001), as well as the existing, unsignalized left-in/right-out only driveway to Schultz Road.

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

- Memorandum for 2750 Morris Road, Lansdale, PA Proposed Parking, prepared by Dilworth Paxson, LLP, dated October 22, 2019.
- Traffic Assessment Memorandum – 2750 Morris Road Parking Facility, prepared by NV5 Engineering, dated October 29, 2019.
- Zoning Determination Letter for 2750 Morris Road, dated November 13, 2019.
- Parking Lot Reconfiguration Drawing No. SSP-2, prepared by CEC Civil & Environmental Consultants, Inc., dated November 2019.

Based on our review of the submitted documents noted above, and attending a staff/consultants meeting at the Township on January 8, 2020 to discuss technical items about the project, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. The applicant should have a qualified, professional transportation engineer complete a Traffic Impact Assessment (TIA) for this site in order to evaluate the access and efficiency of adjacent signal operations near the site in order to effectively accommodate the additional traffic at this location for the Amazon off-site parking operations. The study should be sure to include an evaluation and analysis of existing conditions and opening year conditions then of the site, both without and with the additional traffic for the Amazon off-site parking facility at least during the combined commuter peak/site peak weekday morning (6:45 AM to 9:15 AM) and commuter peak/site peak weekday afternoon (4:00 PM to 6:30 PM) peak hours at the existing site access intersections with Morris Road (S.R. 2001) and Schultz Road, as well as at the site adjacent signalized intersection of Morris Road (S.R. 2001) and Schultz Road. Since access to the off-site parking facility will be provided via a state road, the results of the TIA and signal evaluation will need to be prepared in accordance with PennDOT guidelines also, and provided to PennDOT for review and approvals if improvements are to be implemented to mitigate, optimize and accommodate the new trips being generated.
2. The traffic signal at Morris Road (S.R. 2001) and the 2750 Morris Road site access is currently in flash mode. The applicant must provide details in the TIA on whether this traffic signal is proposed to remain in flash mode or if the intent is to have it return to becoming a fully-functional traffic signal once the additional Amazon vehicles are utilizing this new off-site facility location. Our expectation is that the applicant may prefer the latter for its operations and best functioning of the intersections, if signal warrants, which must also be evaluated, can be met.
3. PennDOT must approve any modifications to either traffic signal permit plan along Morris Road (S.R. 2001), as well as the Township, and this includes any changes if required by PennDOT to bring any intersection into better ADA conformance. A PennDOT TE-160 form must also be completed by the applicant for approval by the Board of Supervisors by resolution for any signal modifications.
4. The applicant's engineer must also evaluate the existing auxiliary turn lane lengths at the site access intersections with Morris Road (S.R. 2001) and Schultz Road to determine if the existing turn bay lengths are adequate to accommodate the increase in traffic expected with the off-site parking facility, especially since site operations may bring platoons of vans to/from the site and these lanes.
5. The traffic assessment memo states that up to 150 parking spaces will be provided for delivery vans at the off-site parking facility and that the off-site parking facility is expected to generate approximately 228 delivery van trips per day which equates to 114 delivery vans. The applicant must clarify the number of delivery vans that are expected to be parked at the off-site facility, as well as employee vehicles to confirm the proposed parking.
6. The applicant provided a preliminary plan sheet that was discussed at the January 8, 2020 technical meeting which indicated where the Amazon delivery van and employee vehicle parking will be located in the existing parking lot at 2750 Morris Road (S.R. 2001). The plan submission must also include all directional and regulatory signing to improve circulation and safety, pavement markings, and pedestrian accommodations for the parking areas to be utilized and for the outer circulation drive for the site.

7. An overall plan of the site should be provided showing the circulation pattern of both employee vehicles and Amazon vans from and to the proposed off-site parking lot. While the applicant has indicated that vans may exit onto Schultz Road to access the traffic signal at Morris Road, there is more possibility that the employee vehicles will want to use the site access to/from Morris Road when arriving and departing from their work shifts at this lot. The TIA should account for this in its use of the access points to/from Morris Road.
8. Currently the building at 2750 Morris Road (S.R. 2001) is not fully occupied (i.e., approximately 68,000 sf being vacant), nor are the parking areas being used at full capacity. There may be more parking than required on the site itself, but it is unknown whether the location of vacant parking for the vacancy(s) will be sufficient and ideal. Therefore, the applicant must provide details on how the proposed Amazon delivery van and employee vehicle parking will be accommodated on the 2750 Morris Road (S.R. 2001) property if the existing building at 2750 Morris Road (S.R. 2001) is redeveloped, or the building space operates at full capacity in the future.
9. We request that the applicant and traffic engineer for the project prepare a narrative in the Transportation Impact Assessment (TIA) regarding the onsite operations of Amazon employees and vans, how vans are deployed to/from the distribution warehouse, and how and where these operations will be managed on the off-site location at 2750 Morris Road. The applicant's traffic engineer should drive the expected routes to and from this site and the proposed Amazon facility in Towamencin Township **during the AM and PM peak commuter hours**, and comment on how the traffic associated with the use of this off-site parking facility may impact major off-site intersections operations during these times along the expected travel routes.
10. The applicant must provide and confirm the available and necessary sight distance measurements for the unsignalized driveway along Schultz Road as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. While this driveway is an existing access, the sight distance to the left for vehicles exiting the site, and looking ahead for vehicles entering the site must be confirmed, and must be no less than PennDOT minimum safe stopping sight distances. Otherwise, alterations to achieve the necessary sight distance will be required, especially since the site may also be used for the education of children as one of its tenants. The access must have all the signage necessary to prevent prohibited movements, so if signs are missing that should be there, they should be replaced.
11. Since Morris Road (S.R. 2001) is a State roadway, a State Highway Occupancy Permit (HOP) will be required for any modifications to the Morris Road (S.R. 2001) frontage within the right-of-way. The Township and our office must be copied on all plan submissions and correspondence between the applicant and PennDOT and invited to any and all meetings between these parties.
12. The Memorandum dated October 29, 2019, prepared by the NV5 transportation consultants and submitted for Township review, indicates on page 4 of 5, under item #2 and #3 under the **Preliminary Traffic Review Findings** that:



*"The parking facility is expected to generate 456 trips per day with a maximum of 80 trips from 5:00-6:00pm. The site is subject to Traffic Impact Fees assessed by Worc(h)ester Township. The fee is assessed on the new PM peak hour trips at the rate of \$3,977/trip. Based on available information, a maximum fee of \$318,160 could be assessed."*

According to the Township's Roadway Sufficiency Analysis, the proposed off-site parking facility for Amazon vans and van drivers is located in Transportation Service Area North, which indeed has a corresponding transportation impact fee of \$3,977 per "new" weekday afternoon peak hour trip. The use on the property is viewed as a new outparcel-like use, operating its business from the parking lot outside the existing building. Thus, the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance, and with final determination by the Township Solicitor and Board of Supervisors. Based on trip generation information provided in the traffic assessment memorandum, the off-site parking facility is projected to generate approximately 80 total "new" trips during the weekday afternoon peak hour, which results in a **transportation impact fee of \$318,160**. However, the requested TIA must verify the afternoon peak hour trips, as we understand it may now vary from the memo.

13. In all subsequent submissions, the applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to providing general responses. This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me or Chad Dixon, AICP.

Sincerely,



Casey A. Moore, P.E  
Executive Vice President – Corporate Operations

CAM/CED/BMJ  
Attachment

cc: Joseph Nolan, P.E., CKS Engineers (Township Engineer)  
Robert Brant, Esq. (Township Solicitor)  
J. Edmund Mullin, Esq. (Hamburg, Rubin, Mullin, Maxwell & Lupin, PC)  
Gina Gilgo, P.E. (NV5 Engineering)  
Jeff DeZort, P.E. (CESO, Inc.)  
Greg Richardson, P.E. (Traffic Planning & Design)  
John Miller-Simard (Amazon)  
Kurt Padavano (Advance Realty Management, Inc.)

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PLANNING COMMISSION**  
MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP  
INTERIM EXECUTIVE DIRECTOR

January 21, 2020

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

Re: MCPC #19-0007-002  
Plan Name: 2750 Morris Road – Building “D” South  
(1 lot comprising 81.01 acres)  
Situates: Moore Road and Schultz Road  
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced conditional use application as you requested on January 1, 2020. We forward this letter as a report of our review.

## BACKGROUND

The Applicant, DIV-AR Property LP, is seeking conditional use approval to utilize an existing parking lot for vans, trucks and employee parking totaling 611 spaces. The proposal includes the restriping of several spaces to angled parking, to increase parking capacity. The lot will be used not as accessory to the building on the lot, but to the Amazon complex in Towamencin Township, with no loading or off-loading of merchandise or deliveries proposed at this site.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the Applicant’s proposal; however, in the course of our review we have identified issues which the Township may wish to consider prior to final approval. Our comments are as follows:

## REVIEW COMMENTS

### TRANSPORTATION

1. Traffic Impact Study. A Traffic Impact Study was not submitted with this application for review, but we presume one has been submitted to the Township. Such a study should consider the timing of trips, especially if there will be significant off-peak traffic predicted.



2. Parking Capacity. The Applicant should document on the plans the existing capacity of all parking on the site and certify that the required parking, according to the existing occupied and vacant building space as per the Zoning Code, is maintained on the lot.
3. Designated Routes. The Township may wish to work with the Applicant to identify specific routes from the Towamencin facility to this parking lot, in order to reduce cut-through traffic through residential areas. In addition, such identification would indicate which roads and intersections would most be affected by the increase in trips in this part of the Township, refining the Traffic Impact Study results.

## CONCLUSION

We wish to reiterate that MCPC generally supports the Applicant's proposal, but we believe that our suggested revisions will better achieve the Township's planning objectives.

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,



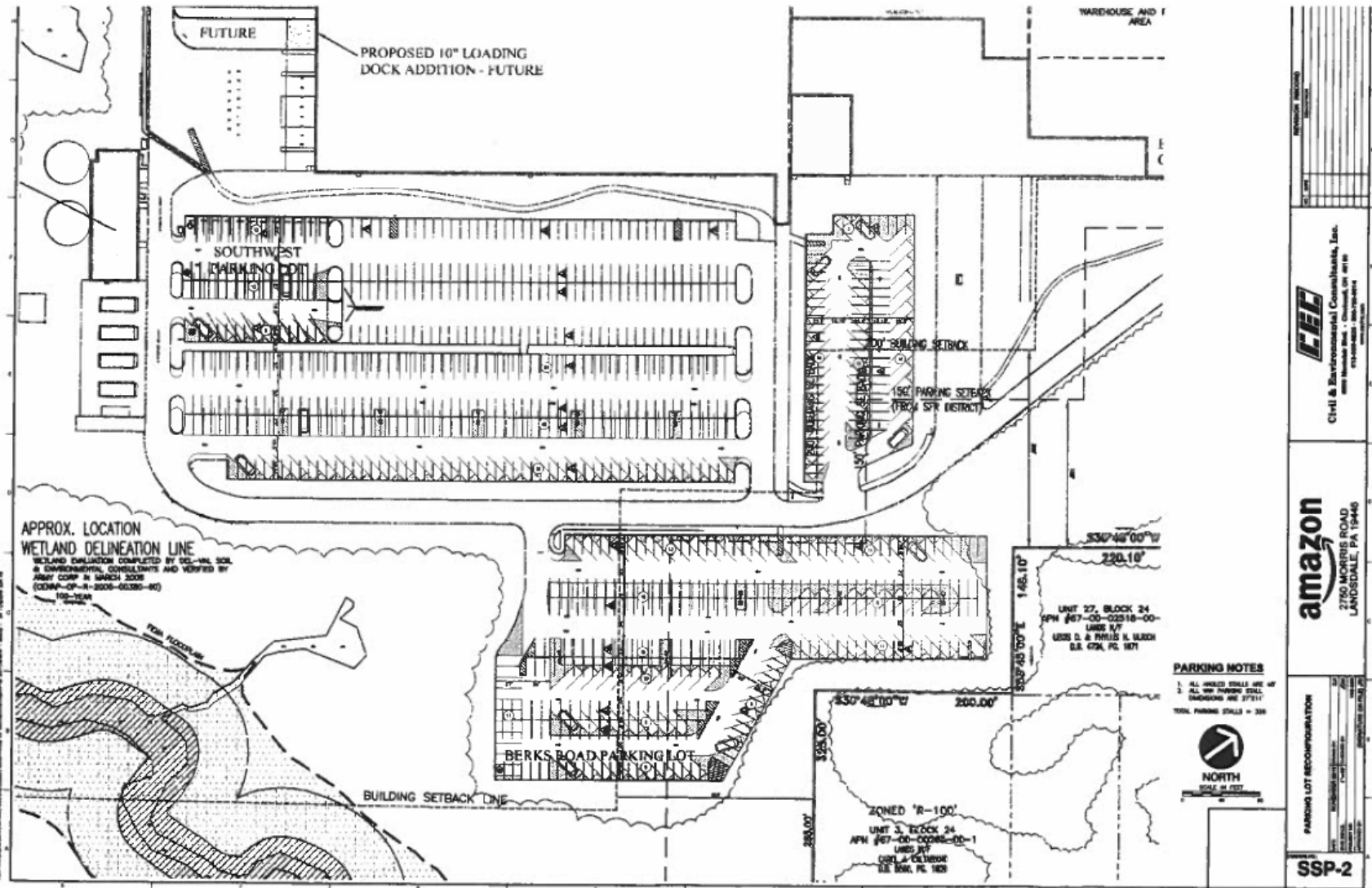
Brian J. Olszak, Senior Planner  
[bolszak@montcopa.org](mailto:bolszak@montcopa.org) - 610-278-3737

c: DIV-AR Property LP, Applicant  
J. Edmund Mullin, Applicant's Representative  
Andrew R. Raquet, Asst. Township Zoning Officer

Attachments: 1. Reduced copy of plan  
2. Aerial Map

**APPENDIX**

*Attachment 1: Reduced Copy of Plan*





Attachment 2: Aerial Map

