

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

<b>THIS SECTION COMPLETED ONLY BY TOWNSHIP:</b>	
APPEAL NO. : <u>20-17</u>	DATE FILED: <u>Sept. 30</u> , 20 <u>20</u>

APPLICATION:      BOARD OF SUPERVISORS  
                           ZONING HEARING BOARD

1.     Date of Application:     September 30, 2020

2.     Classification of Appeal (Check one or more, if applicable):

<input type="checkbox"/>	a.     Appeal from the Zoning Officer's Determination
<input checked="" type="checkbox"/>	b.     Request for Variance
<input type="checkbox"/>	c.     Request for Special Exception
<input type="checkbox"/>	d.     Challenges to the Validity of Zoning Ordinance or Map
<input type="checkbox"/>	e.     Request for Conditional Use Hearing
<input type="checkbox"/>	f.     Request for Amendment to Zoning Map
<input type="checkbox"/>	g.     Request for Zoning Ordinance Amendment
<input type="checkbox"/>	h.     Request for a Curative Amendment
<input type="checkbox"/>	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: <u>John R. Dellangelo and Jaala Dellangelo</u>
b.	Mailing address: <u>1325 Hollow Road</u> <u>Collegetown, PA 19426</u>
c.	Telephone number: <u>(610) 539 - 9130</u>
d.	State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: _____ <b>Applicant is the Legal Owner. Deed is attached.</b>

4.     Applicant's attorney, if any:

a.	Name: <u>Gerald E. Rath, III, Esquire</u>
b.	Address: <u>Blumberg &amp; Rath</u> <u>25 East Butler Avenue, Ambler, PA 19002</u>
c.	Telephone number: <u>(215) 628 - 8823</u> <u>grath@blumberg-rath.com</u>

5. Property Details:

- a. Present Zoning Classification: AGR Agricultural District
- b. Present Land Use: Single Family Residence
- c. Location (Street Address):  
1325 Hollow Road
- d. Parcel #: 67 - 00 - 01315 - 00 - 4
- e. Lot Dimensions:
  - (1) Area: 2.45 acres / 106,722 square feet
  - (2) Frontage: 376 feet on Hollow Road
  - (3) Depth: Approximately 268 feet
- 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

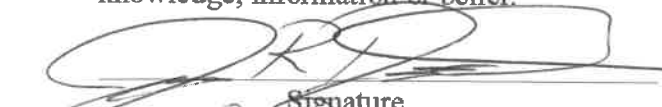
If yes: specify: **(Please submit as an attachment)**


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

  
Signature

John R. Dellangelo

Printed Name


Jaala Dellangelo

Printed Name

COMMONWEALTH OF PENNSYLVANIA:


COUNTY OF MONTGOMERY : SS

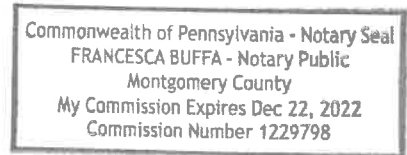
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

  
Applicant **John R. Dellangelo**

  
Applicant **Jaala Dellangelo**

Sworn to and subscribed before me this 29<sup>th</sup> day of SEPTEMBER, 20 20

  
NOTARY PUBLIC  
Notary Public FRANCESCA BUFFA



Date Received: 9-30-20



Zoning Officer

**SUPPLEMENT TO ZONING APPLICATION OF  
JOHN R. DELLANGELO AND JAALA DELLANGELO  
1325 HOLLOW ROAD**

**5(g). Size, construction, and use of existing improvements; use of land, if unimproved**

The Property is improved with a single family residence (the "Residence"). A photo of the Residence is attached. The Property is also improved with a working barn (the "Barn"), and a tennis court (the "Tennis Court").

Attached is a "Subdivision – Record Plan" as prepared by Woodrow & Associates, Inc. bearing a last revision date of October 31, 2018 (the "Site Plan"). On the Site Plan, the Property which is the subject of this application is identified as "Proposed Lot 1". The Residence, the Barn, and the Tennis Court are each shown on the Site Plan.

Also attached is an aerial photo which shows the existing improvements on the Property (the "Aerial Photo").

**The Residence:**

Size: The Residence consists of 2,668 square feet of living area. The Residence has irregular dimensions (it is not a square or a rectangle). The front width of the Residence is approximately 55 feet. The depth of the Residence varies from 19 feet on the left side, to 36 feet in the center, to 29 feet on the right side. Please see the attached Site Plan on which the Residence is identified as "Existing Dwelling". Please also see the attached Aerial Photo.

Construction: Montgomery County records report the Residence was erected in 1840 and is "Old Colonial" in style. Stone, block and wood framing are used for the structure of the Residence. The exterior of the Residence is primarily stucco with an asphalt shingle roof.

Use: The Residence is occupied as a single family home by the owners as their primary residence.

**The Barn:**

Size: The Barn consists of approximately 1,467 square feet of storage space. The Barn has irregular dimensions (it is not a square or a rectangle). The dimensions of the Barn are approximately 36 feet by 26 feet, with a "bump out" of approximately 28 feet by 19 feet.. Please see the attached Site Plan on which the Barn is identified as "Stone Barn". Please also see the attached Aerial Photo.

Construction: Montgomery County Records report the Barn was erected in 1840. Stone and wood framing are utilized for the structure of the Barn. The exterior of the Barn is primarily painted wood with an asphalt shingle roof.

Use: The Barn is a working barn, with animal stalls on the first floor, hay storage and other storage in the other areas of the barn.

**The Tennis Court:**

Size: The Tennis Court consists of approximately 7,021 square feet of playing surface. The Tennis Court is rectangular in shape with a width of 59 feet and a length of 119 feet. Please see Site Plan on which the Tennis Court is identified as "Tennis Court". Please also see the attached Aerial Photo.

Construction: Montgomery County records report the Tennis Court was erected in 1976. Asphalt is utilized for the structure of the Tennis Court. The perimeter of the Tennis Court is enclosed with chain link fence.

Use: The Tennis Court is used for recreation.

**6(a). Proposed use(s) and construction. Please provide size, construction and proposed use(s)**

**Proposed Use**

Applicants propose to erect and use a garage at the Property (the "Proposed Garage"). The Proposed Garage will service the residence. The Proposed Garage is a "Private Garage" as defined in Section 150-9 of the Worcester Township Zoning Ordinance (the "Ordinance"). The Proposed Garage is permitted as an accessory use and structure in accordance with Ordinance Section 177.A(2).

The proposed garage will be substantially similar to the rendering shown on the attached plan entitled "Dellangelo Garage" as prepared by Post Frame Precision, LLC and bearing a date of September 21, 2020 (the "Garage Plan").

As shown on the Site Plan, there is an existing driveway servicing the Property (the "Driveway"). The Proposed Garage is located adjacent to the Driveway (the "Proposed Garage Location") and as shown on the attached Garage Location Plan (the "Garage Location Plan" as prepared by Applicants.

Ordinance Section 150-13.A(1) requires a minimum front yard at the Property of 75 feet. The Proposed Garage Location allows for a minimum front yard of 15 feet.

**Garage Size**

As shown in greater detail on the Garage Plan, the Proposed Garage will be approximately 960 square feet, with dimensions of 32 feet by 30 feet. The Proposed Garage will have height no greater than 20 feet at its peak.

**Construction**

The Proposed Garage will be constructed using the “post-frame” building method. The components of the Proposed Garage will be fabricated off-site, trucked to the Property and assembled. A concrete pad is poured for the floor.

**7. Legal grounds for appeal**

To erect the garage, the Applicants hereby request a variance to Ordinance Section 150-13.A(1) to allow a minimum front yard at the Property of 15 feet. Unique physical conditions exist at the Property supporting the granting of the requested variance.

As shown on the Site Plan, the existing Barn at the Property is located at the opposite end of the Driveway from Hollow Road. Accordingly, the Proposed Garage cannot be located at that end of the Driveway without removing or relocating the 180 year old working Barn. The Applicants would incur huge costs to remove and/or relocate the Barn (if relocation is even possible) to position the Proposed Garage in the location where the Barn presently is. Given the above, the Applicants are left no choice but to place the Proposed Garage on the right side of the Driveway in the Proposed Garage Location.

As also shown on the Site Plan, the Driveway was designed and installed in a manner which allows a motor vehicle to perform a “K-Turn” in the Driveway. Accordingly, motor vehicles using the Proposed Garage will be able to turn around in the Driveway, and will be able to pull onto the street in a forward direction. Put another way, motor vehicles using the Proposed Garage will not have to back out onto the street, resulting in safe egress to the street.

The Proposed Garage Location was also selected to allow the wall of the garage fronting on Hollow Road to generally align with the front of the Residence to provide a more uniform look. The garage will not be closer to Hollow Road than the Residence.

The conditions set forth in the preceding paragraphs presented design challenges to locating the Proposed Garage on the Property in compliance with the Ordinance. Granting the Applicants the relief requested accommodates both a positive use of the Property and minimal relief being requested.

Literal enforcement of the Ordinance will result in an unnecessary hardship to the Applicants. Strict compliance with the Ordinance, if possible, would result in the Applicants incurring high costs, and would thus result in economic hardship to the Applicants which is unreasonable. Allowance of the variance requested will not be contrary to the public interest. The Proposed Garage use at the Property is consistent with the neighborhood. The requested variance represents the minimum variance which will provide relief needed. The requested variance represents the least modification possible of the Ordinance. The Proposed Garage use at the Property will not alter the essential character of the neighborhood. The Proposed Garage use will not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

Please note, Applicant reserves the right to further supplement the contents of the Zoning Application, both prior to the hearing to be scheduled for this application, and at that hearing





N54°15'55"W

297.25'

IRON PIN  
(TO BE SET)

47.3'  
(TO COURT)

42.0'  
(TO COURT)

50' S.Y.

079 FL. (TO BARN)

TENNIS COURT

1412 FL. (TO BARN)

360'

438' (TO COURT)

100' R.Y.

(400.56')

N/E LANDS OF:  
HINSWORTH, JAMES J. JR. & PATRICIA  
TR. 67-00-0135-01-3  
BLOCK 8, UNIT 80 (Parcel #2)

N/E LANDS OF:  
HINSWORTH, JAMES J. JR. & PATRICIA  
TR. 67-00-0135-00-4  
BLOCK 8, UNIT 4 (Parcel #1)

PROPOSED  
ON-LOT  
SANITARY  
SYSTEM

TP1  
TP2  
TP3

YARD SETBACK LINE (TYP)

286.5 FL. (TO BARN)

# Garage Location Plan

75' F.Y.

35' from road  
15' from property line

R=20.00' A=31.06'

CONC. MON.  
(TO BE SET)

CONC. MON.  
(TO BE SET)

(3) AR

INTERIOR PARCEL LINE  
TO BE REMOVED

PROPOSED STREET  
TREE - TYPICAL

(3) TC

(4) AR

75' F.Y.

249.86'

S53°14'10"E

(30.01')

MAIL BOX

S35°44'05"W  
81.527'

MAIL BOX

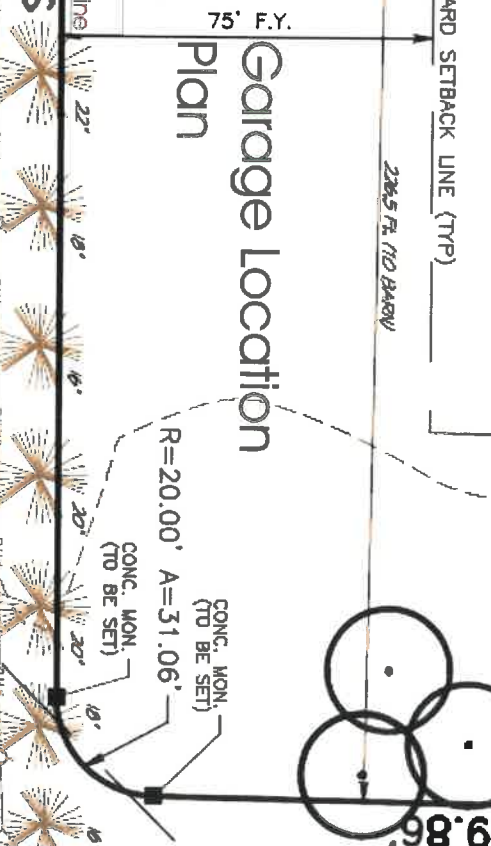
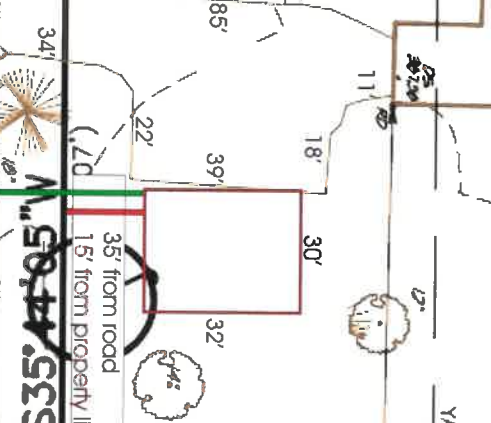
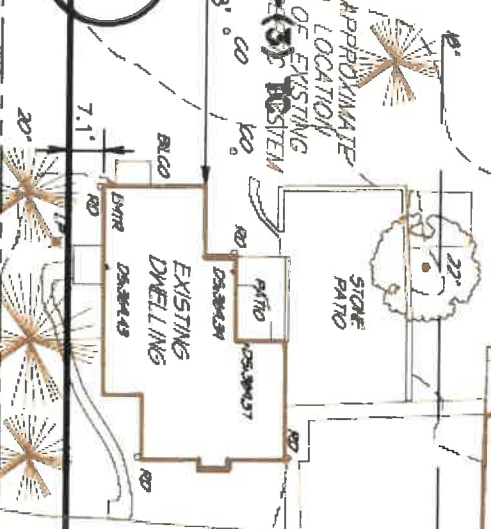
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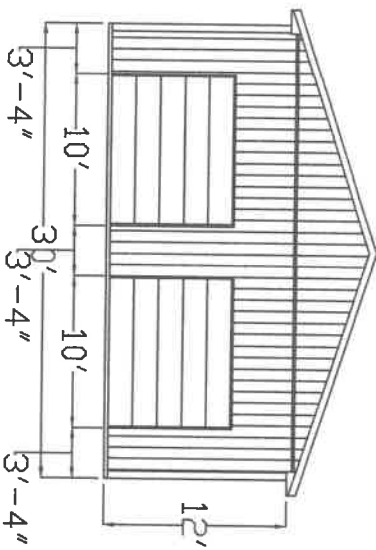
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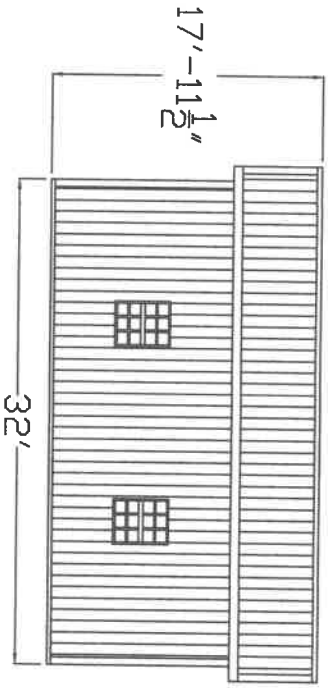
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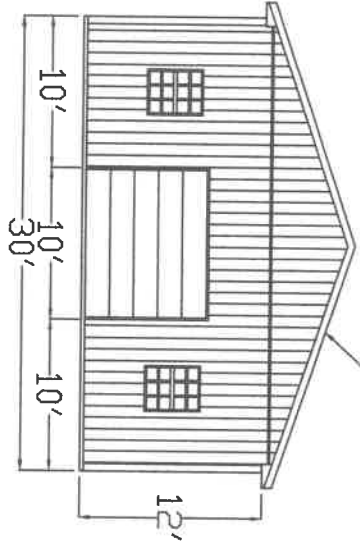




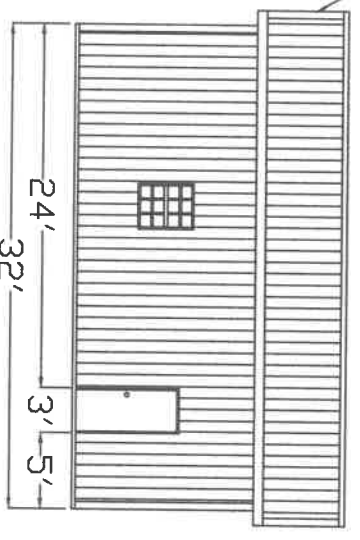
1 Left Elevation  
SCALE: 1/8" = 1'



3 Front Elevation  
SCALE: 1/8" = 1'



2 Right Elevation  
SCALE: 1/8" = 1'



4 Rear Elevation  
SCALE: 1/8" = 1'

OPTIONAL 1' GABLE  
OVERHANG SHOWN

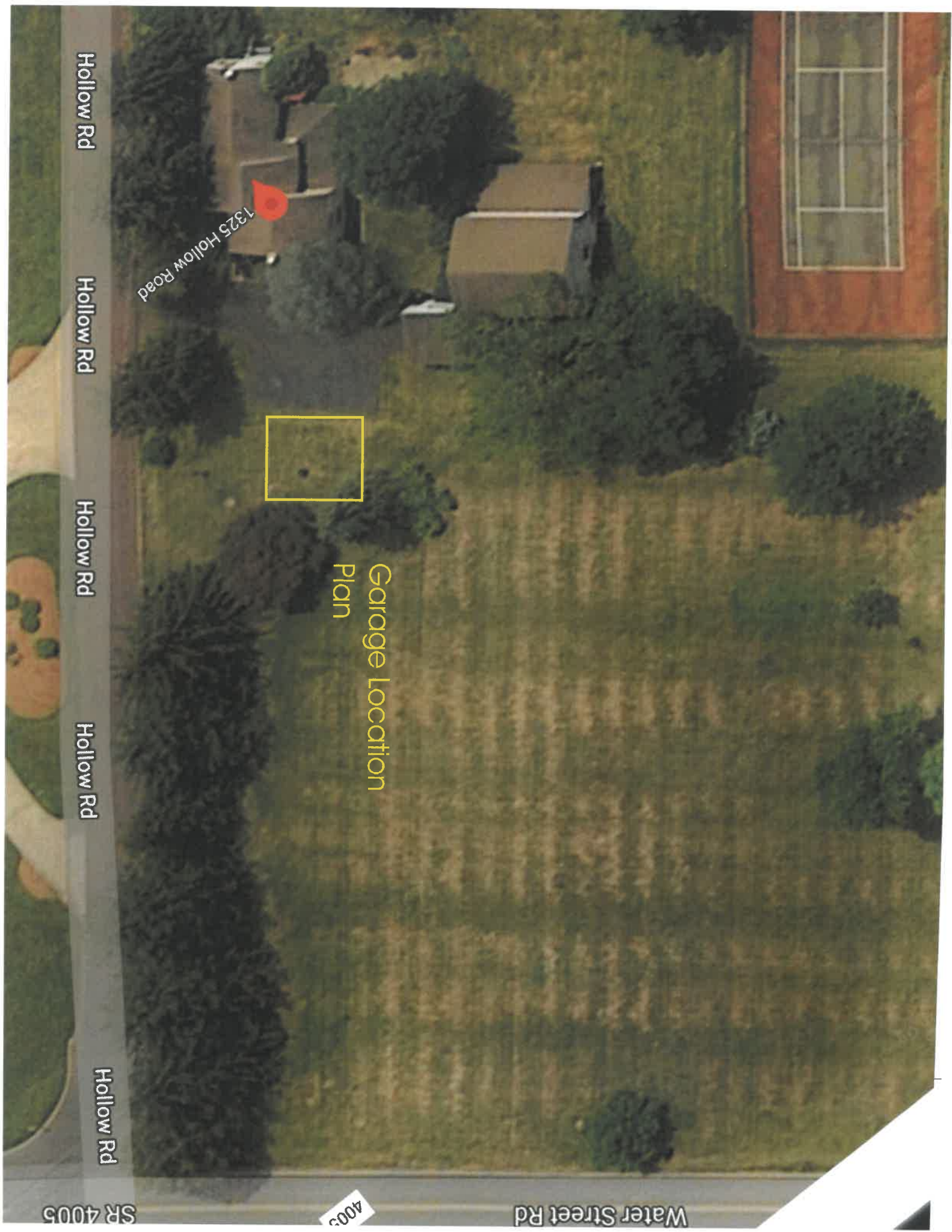
General Notes

No.	Revisions/Notes	Date

Project Name and Address  
**POST FRAME PRECISION, LLC.**  
 14 WEST MAIN STREET  
 SCHUYLKILL TOWNSHIP, PA 17972  
 610-352-5800

Project Name and Address  
**Delaware Valley Garage**  
 1320 Independence Road  
 Coatesville, PA 19040

Project Name and Address  
**Delaware Valley Garage**  
 Date: 9/28/2020  
 Scale: 1/8" = 1'



1325 Hollow Road

Garage Location  
Plan

Hollow Rd

Hollow Rd

Hollow Rd

Hollow Rd

Hollow Rd

SR 4005

4005

Water Street Rd

45662



DEED BK 6103 PG 02499 to 02504  
INSTRUMENT # : 2018057500  
RECORDED DATE: 08/22/2018 09:57:24 AM



3895298-0022+

RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

<b>Document Type:</b> Deed	<b>Transaction #:</b> 4065387 - 2 Doc(s)
<b>Document Date:</b> 08/08/2018	<b>Document Page Count:</b> 5
<b>Reference Info:</b>	<b>Operator Id:</b> ebossard

<b>RETURN TO: (Simplifile)</b> Security Abstract of PA, Inc. 1741 Valley Forge Road Worcester,, PA 19490 (610) 584-6890	<b>PAID BY:</b> SECURITY ABSTRACT OF PA INC
---	--

**\* PROPERTY DATA:**  
Parcel ID #: 67-00-01315-00-4  
Address: 1325 HOLLOW RD  
  
COLLEGEVILLE PA  
19426  
Municipality: Worcester Township (100%)  
School District: Methacton

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

**CONSIDERATION/SECURED AMT: \$425,000.00**

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$4,250.00
Worcester Township RTT	\$2,125.00
Methacton School District RTT	\$2,125.00
<b>Total:</b>	<b>\$8,590.75</b>

DEED BK 6103 PG 02499 to 02504  
Recorded Date: 08/22/2018 09:57:24 AM

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



Jeanne Sorg  
Recorder of Deeds

Rev1 2016-01-29

**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

RECORDED

Prepared by and Return to:

Security Abstract of PA, Inc.  
1741 Valley Forge Road  
P.O. Box 1060  
Worcester, PA 19490  
610-584-6890

File No. SPA45662TRG

UPI # 67-00-01315-00-4

This Indenture, made the 8<sup>th</sup> day of August, 2018

Between

**ESTATE OF JAMES J. HIMSWORTH, JR., DECEASED, BY ELIZABETH H. EVANS, EXECUTRIX**

(hereinafter called the Grantor), of the one part, and

**JOHN R. DELLANGELO AND JAALA DELLANGELO**

(hereinafter called the Grantees), of the other part,

**Witnesseth** that in consideration of the sum off **Four Hundred Twenty-Five Thousand And 00/100 Dollars (\$425,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, as Husband and Wife, Tenants by the Entireties,

ALL THAT CERTAIN portion of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Subdivision – Record Plan entitled “1325 Hollow Road”, prepared by Woodrow & Associates, Inc., dated August 4, 2017, last revised January 29, 2018 and recorded 7/30/2018 in Plan Book 48 page 75, as follows, to wit:

BEGINNING AT A POINT, an iron pin found and held at the intersection that the southwesterly existing legal right of way line of Water Street, having a variable width right of way, makes with the common property line between lands now or formerly of Frank J. & Joanne M. Gibilante (TPN: 67-00-03907-00-4)\* and Proposed Lot 1, being part of lands now or formerly of James J. HR & Patricia Himsworth (TPN: 67-00-01315-01-3\* & 67-00-01315-00-4);

THENCE, leaving said beginning point and along said southwesterly existing legal right of way line and the southwesterly ultimate right of way line of Water Street, being 30 feet distant and parallel to the title line and centerline, South 53 degrees 14 minutes 10 seconds East, a distance of 249.86 feet, to a concrete monument to be set at the point of curve of a radius joining said southwesterly ultimate right of way line of Water Street with the northwesterly ultimate right of way line of Hollow Road, having an existing 33 feet wide legal right of way width and being widened to a 46.50 feet ultimate right of way width by the addition of 13.50 feet to the said northwesterly side;

**Under and Subject** to any and all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

**Together** with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

**And** the said **Elizabeth H. Evans, Executrix**, of the aforesaid covenants, promises and agrees to and with said Grantees, their heirs and assigns, that he/she, the said Executrix of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

**In Witness Whereof**, the said Grantor caused these presents to be duly executed the day and year first above written.

SEALED AND DELIVERED  
IN THE PRESENCE OF US:

**ESTATE OF JAMES J. HIMSWORTH, JR.,  
DECEASED**

By: Elizabeth H. Evans, Executrix {SEAL}  
**Elizabeth H. Evans, Executrix**

By: \_\_\_\_\_ {SEAL}

# Deed

UPI # 67-00-01315-00-4

Estate of James J. Himsworth, Jr., deceased

TO

John R. Dellangelo and Jaala Dellangelo

Security Abstract of PA, Inc.  
1741 Valley Forge Road  
P.O. Box 1060  
Worcester, PA 19490  
Telephone: 610-584-6890  
Fax: 610-584-6859



**GENERAL PLAN NOTES**

**GENERAL PLAN NOTES**

1. The applicant shall provide and install all necessary utilities, including water, sewer, and stormwater, in accordance with applicable codes and standards.

2. The applicant shall provide and install all necessary site improvements, including sidewalks, curbs, and landscaping, in accordance with applicable codes and standards.

3. The applicant shall provide and install all necessary site furnishings, including signs, benches, and lighting, in accordance with applicable codes and standards.

4. The applicant shall provide and install all necessary site amenities, including parking spaces, restrooms, and picnic tables, in accordance with applicable codes and standards.

5. The applicant shall provide and install all necessary site infrastructure, including roads, bridges, and culverts, in accordance with applicable codes and standards.

6. The applicant shall provide and install all necessary site safety features, including guardrails, bollards, and reflective markers, in accordance with applicable codes and standards.

7. The applicant shall provide and install all necessary site security features, including fencing, gates, and surveillance cameras, in accordance with applicable codes and standards.

8. The applicant shall provide and install all necessary site access features, including driveways, ramps, and stairs, in accordance with applicable codes and standards.

9. The applicant shall provide and install all necessary site drainage features, including ditches, culverts, and stormwater management systems, in accordance with applicable codes and standards.

10. The applicant shall provide and install all necessary site erosion control features, including silt fences, sediment traps, and erosion control blankets, in accordance with applicable codes and standards.

11. The applicant shall provide and install all necessary site stabilization features, including revegetation, mulch, and erosion control mats, in accordance with applicable codes and standards.

12. The applicant shall provide and install all necessary site stabilization features, including revegetation, mulch, and erosion control mats, in accordance with applicable codes and standards.

13. The applicant shall provide and install all necessary site stabilization features, including revegetation, mulch, and erosion control mats, in accordance with applicable codes and standards.

14. The applicant shall provide and install all necessary site stabilization features, including revegetation, mulch, and erosion control mats, in accordance with applicable codes and standards.

15. The applicant shall provide and install all necessary site stabilization features, including revegetation, mulch, and erosion control mats, in accordance with applicable codes and standards.

**SITE DATA and ZONING SCHEDULE**

ZONING DISTRICT	SUBSECTION	PROPOSED LOT 1			PROPOSED LOT 2			PROPOSED LOT 3		
		Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
AGRICULTURE	AG-1	484,200	297,250	249,860	484,200	297,250	249,860	484,200	297,250	249,860
RESIDENTIAL	R-1	484,200	297,250	249,860	484,200	297,250	249,860	484,200	297,250	249,860
COMMERCIAL	C-1	484,200	297,250	249,860	484,200	297,250	249,860	484,200	297,250	249,860

**REQUESTED WATERS LIST**

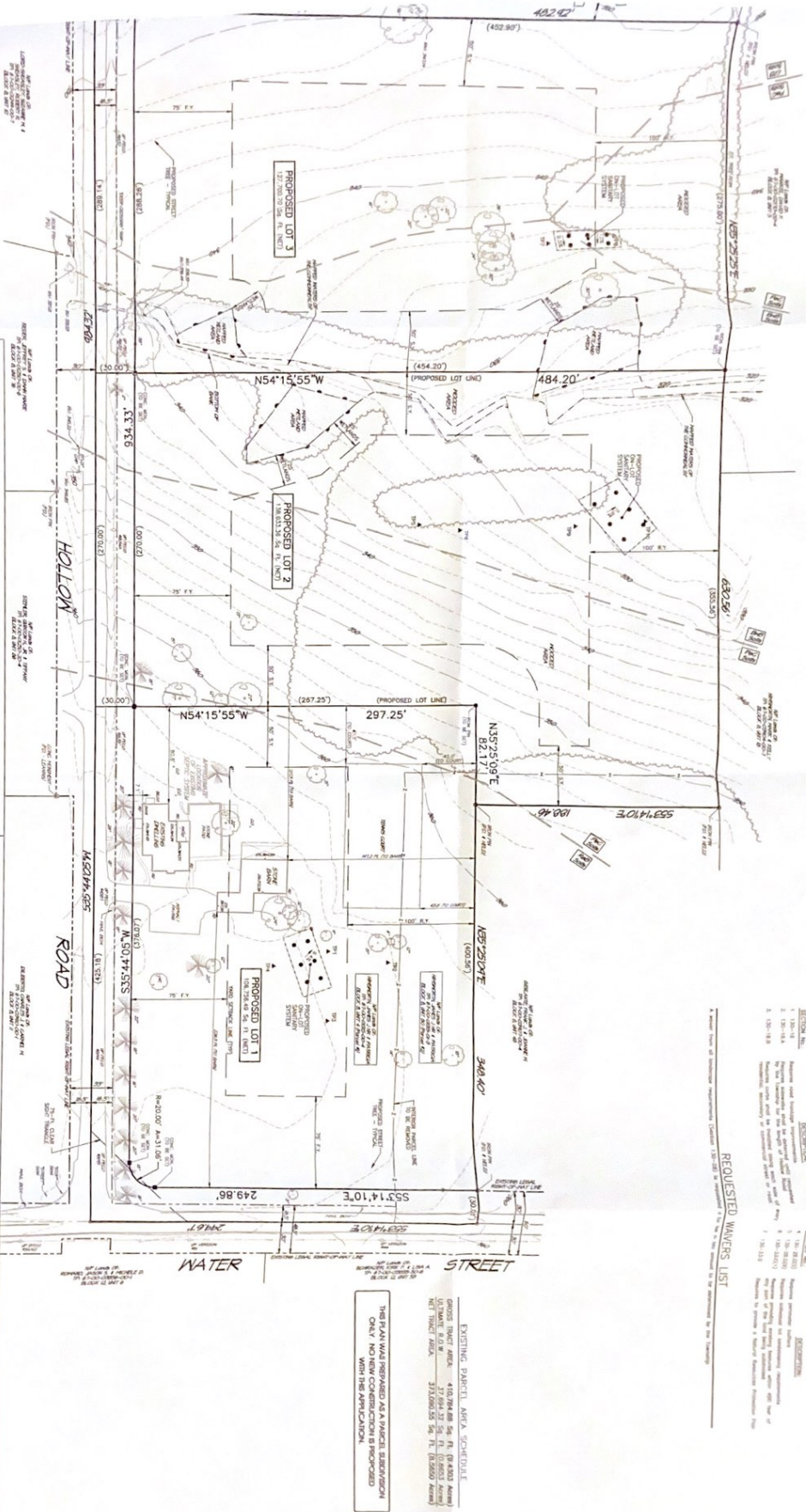
WATER NUMBER	WATER NAME	WATER TYPE	WATER LOCATION	WATER STATUS
1	WATER 1	WATER	WATER 1	WATER
2	WATER 2	WATER	WATER 2	WATER
3	WATER 3	WATER	WATER 3	WATER

EXISTING PARCEL AREA SCHEDULE

THIS PLAN WAS PREPARED AS A WATER SUBDIVISION ONLY. NOT TO BE INCORPORATED INTO THE RECORD PLAN.

GROSS TRACT AREA: 4,842,000 SQ. FT. (110.6 ACRES)

NET TRACT AREA: 2,498,600 SQ. FT. (56.9 ACRES)



**PROJECT DATA**

Item	Value
Project Name	1325 HOLLOW ROAD
Project Location	1325 HOLLOW ROAD, WOODROW
Project Owner	JAMES J. JR. & PATRICIA E. WOODROW
Project Engineer	WOODROW & ASSOCIATES, INC.
Project Date	10/20/17

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
PLANNING COMMISSION

BOARD OF SUPERVISORS  
TOWNSHIP ENGINEER

RECORDED OF DEEDS  
MONTGOMERY COUNTY PLANNING COMMISSION

WATER STREET  
HOLLOW ROAD

PROPOSED LOT 1  
PROPOSED LOT 2  
PROPOSED LOT 3

WOODROW & ASSOCIATES, INC.  
MONTGOMERY COUNTY PLANNING COMMISSION

1325 HOLLOW ROAD  
WOODROW & ASSOCIATES, INC.

**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS

1325 HOLLOW ROAD  
WOODROW, PA 19086

PH: 610-833-1111  
FAX: 610-833-1112

1 of 1