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BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION 16-02 OF : REQUEST FOR A
DEVELOPMENTAL ENTERPRISES : SPECIAL EXCEPTION
CORPORATION :

DECISION

A Public Hearing on the above Application having been held on February 23, 2016, at 6:30 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, (hereinafter "Ordinance") and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

ORDER

Upon consideration of the evidence and testimony presented regarding **Application No. 16-02 of Developmental Enterprises Corporation**, for the property situate at 2934 Township Line Road, Worcester Township, Pennsylvania, in the R-175 Zoning District, a Special Exception pursuant to §150-9.A. to permit as a family a single housekeeping unit that includes four persons not related by

blood, marriage or legal adoption is hereby **GRANTED**, subject to the following conditions:

1. Applicant will, at all times, limit the maximum occupancy at the property to a total of four developmentally challenged disabled adult (21 years old minimum) residents;
2. At no time will the property be used as a treatment center for anyone seeking treatment for alcohol, substance abuse and/or mental illness;
3. Applicant will conform to Township Ordinances regarding trash, recycling storage and removal, noise and signage;
4. Applicant will not accept any resident into the home whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others, consistent with the provisions of 42 USC Section 3604;
5. Applicant will not change shifts between midnight and 6:00 A.M.;
6. Applicant shall not use, store or keep any business vehicles larger than one seven-passenger van;
7. Applicant will ensure that residents will be under the supervision of a properly trained adult staff member at all times, including a minimum of one adult trained staff member awake at all times when one or more residents are home. All staff shall be properly credentialed and licensed by the Commonwealth of Pennsylvania;
8. Applicant will provide to the Township a 24 hour/7 days a week contact name and number, as well as secondary contact name and number;
9. Applicant's program will obtain and maintain in good standing state licensure as a provider of Community Home Services pursuant to 55 Pa. Code

Section 6400; provided, however, that such licensing shall not abrogate any of these agreed conditions;

10. No staff meetings or group picnics that would include more than the residents, their family members and friends, and staff for this residence will be held at the property;
11. Applicant will bring the property up to Township Code prior to use of the property; and
12. Applicant will agree to meet with a Stables Home Owners Association appointed representative on an as-needed basis to facilitate discussion and interaction and keep the Stables Home Owners Association updated as to resident changes to the extent they occur.

The Board reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.

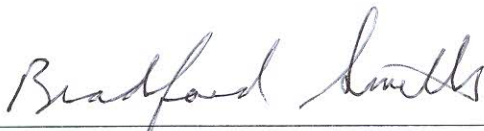
Worcester Township
Zoning Hearing Board



Michael Libor



Caesar Gambone



Bradford Smith

Order Entered: February 23, 2016

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