

JANUARY 18, 1995

The Worcester Township Board of Supervisors met in Joint Session with the Worcester Township Planning Commission at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary. Also present from the Worcester Planning Commission were Alden Hendricks, Chairman, Peter Schlotter, Secretary, John Harris and Frank D'Lauro. Brian O'Leary of the Montgomery County Planning Commission was also present.

A Motion by George R. Lewis seconded by John F. Kelly and passed to dispense with the Minutes of January 3, 1995.

A Treasurer Report was given and approved for 1994 year end:

General Fund-----	\$419,729.59
State Fund-----	\$140,826.91
Capital Reserve-----	\$ 29,829.23

A Motion by George R. Lewis seconded by John F. Kelly and passed to pay all outstanding bills.

A Motion by George R. Lewis seconded by John F. Kelly and passed to accept the resignation of Michael J. Malone as Zoning Board Alternate.

After having been properly advertised and a hearing held December 21, 1994 a Motion by George R. Lewis seconded by John H. Graham, voted in favor by John F. Kelly and passed to approve:

**ORDINANCE NO. 138:**

An Ordinance to amend Ordinance No. 100 of Worcester Township entitled the Worcester Township Zoning Ordinance of 1988 and particularly Section 200 thereof which incorporates the official Worcester Township Zoning Map by rezoning the property described herein (known as the DiPrinzio Tract) from its present classification of R-O Residential Office District to MR Multi-Residential Zoning District.

A copy of the above Ordinance may be found in the Ordinance Book.

8958770

MEETING MEMORANDUM  
WORCESTER TOWNSHIP PLANNING COMMISSION  
Fairview Village Assembly Hall, Fairview Village, PA  
Wednesday, January 18, 1995 7:30 P.M.

A public hearing was held at the Worcester Township Board of Supervisors meeting on January 18, 1995, for input to the Worcester Township Open Space Plan. Presentation of the Plan was made by consultant Brian O'Leary of the Montgomery County Planning Commission and the floor was opened for questions and comments. The response from all residents in attendance was positive and no revision of the Plan resulted.

All members of the Commission except Ms. Quigley were present.

Adjourned 8:45 P.M.

  
GEORGE R. LEWIS  
SECRETARY

FEBRUARY 15, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M. Those present were John H. Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.

A Motion by George R. Lewis seconded by John F. Kelly and passed to dispense with the reading of the Minutes of January 18, 1995 noting they were available if anyone would like to review them.

A Treasurers Report was received for the year 1995 to date:

General Fund-----	\$1713.91
State Fund-----	\$ 403.10
Capital Reserve-----	\$3049.77

A Motion by John F. Kelly seconded by John H. Graham and passed to approve the Treasurers Report.

A Motion by John F. Kelly seconded by George R. Lewis and passed to pay all outstanding bills.

A Motion by George R. Lewis seconded by John F. Kelly and passed to accept the following:

#### SUBDIVISION FOR REVIEW AND DISTRIBUTION

##### AGER TRACT

Applicant, Michael J. Clement, 484 Norristown Road, Blue Bell, PA 19422 (610) 825-8400. Owner of record, John and Florence Ager, 2622 Morris Road, Lansdale, PA 19446. Property is located on the south side of Morris Road, west of Bethel Road and east of Berks Road. Property consists of 34 lots comprising 10.65 acres per plan of Stout, Tacconelli & Associates, Inc., 1744 Sumneytown Pike, P.O. Box 1191, Kulpsville, PA 19443 (215) 855-5146 dated 02/10/95.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve RESOLUTION 95-1:  
Worcester Township to join the Pennsylvania Local Government Investment Trust.

A copy of the Resolution may be found in the Resolution Book.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve RESOLUTION 95-2:

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MILESTONE DEVELOPMENT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

Applicant, The Quaker Group, 593 Bethlehem Pike, Suite 5, Montgomeryville, PA 18936 (215) 822-9373. Owner of record, the same. Property is located within the Milestone Development, located on the south side of Locust Drive, west of Conrad Way and east of Scheid Way. Subdivision is combining existing lot numbers 105, 106 and 107 into one building lot, to be lot number 105, comprising 71,593 SF, per plan of Urwiler & Walter, Inc., 3126 Main Street, P.O. Box 269, Sumneytown, PA 18084-0269 (215) 234-4562, dated December 20, 1985, last revised 11/10/94.

A copy of which may be found in the Resolution Book.

After having been properly advertised, the following bids were opened at 1:00 P.M. and read aloud.

SUMMARY OF BIDS

WORCESTER TOWNSHIP

1995 1.01 CUBIC YARD LOADER WITH 18 FOOT BACKHOE

BID DATE: FEBRUARY 13, 1995

NO.	CONTRACTOR	AMOUNT BID	MODEL
1	HEITZMAN EQUIPMENT INC 1235 POTTSTOWN PIKE GLENMOORE, PA 19343-9414	\$57,064.00	CASE 580 SL
2	GILES & RANSOME PO BOX 8522 BENSALEM, PA 19020-8522	\$61,650.00	CAT 416B
3	CASE POWER & EQUIPMENT PO BOX 69 MONTGOMERYVILLE, PA 18936	\$63,925.00	CASE 580 SL
4	JESCO, INC. 118 S. NICHOLAS AVENUE SOUTH PLAINFIELD, NJ 07080	\$64,643.99	JD 310D

After review and recommendation by the Township Engineer, a Motion by George R. Lewis seconded by John F. Kelly and passed to award the bid for a Loader with Backhoe, Case Model 580 SL, to Heitzman Equipment Inc., 1235 Pottstown Pike, Glenmoore, PA 19343-9415 for \$57,064.00.

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize the Township Engineer to do a speed limit survey for the full length of Dell Road.

The following is a statement by John H. Graham, Chairman of the Board of Supervisors:

Worcester Township has been advised by Methacton School District that they are actively pursuing the lease of the Worcester Elementary School property to a private party, namely, the Vision Quest Program. This is a private educational program for older children who have run into difficulty with the law and have been placed in the Vision Quest Program.

The Worcester Township has serious concerns for such use of this elementary school property.

First, the property in question is still zoned Residential and there is a question whether the building can be used by a third party, ignoring local zoning regulations without obtaining relief from the Zoning Board.

Secondly, similar programs in the county have had difficulty with students walking away from the school. This property is in the midst of a residential neighborhood and borders on a retirement life care community for senior citizens.

Third, this program is not an education system under the control of the Methacton School District or even the Montgomery County System. It is a private party.

Fourth, the Township is concerned about the intensity of the use of the building after many years of minimal usage. When under consideration for opening as an elementary school, significant sanitary sewer and traffic improvements were proposed. These are no longer under consideration. We do not know the condition of the old septic system, how many gallons per day will need to be treated and don't know the extent of the Vision Quest program or how it may plan to expand.

Worcester Township is pursuing answers to these questions.

Adjourned 8:15 P.M.

  
 GEORGE R. LEWIS  
 SECRETARY

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MARCH 15, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H. Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.

The Minutes of February 15, 1995 were read and approved.

The Treasurers Report was given for the year 1995 to date and approved:

General Fund-----	(\$12,936.06)
State Fund-----	\$ 791.57
Capital Reserve-----	\$ 5,729.49

A Motion by John F. Kelly seconded by George R. Lewis and passed to pay all outstanding bills.

A Motion by George R. Lewis seconded by John F. Kelly and passed to award the following contracts:

1. STONE			M&M STONE COMPANY PO BOX 189 TELFORD, PA 18969		
ITEM NO.	APPROX QUANTITY	UNIT	DESCRIPTION	UNIT PRICE FOB-PLANT	UNIT PRICE DELIVERED
1	200	TONS	NO. 1 AGGREGATE	\$5.70	\$7.75
2	400	TONS	NO. 1B AGGREGATE	\$6.85	\$8.90
3	600	TONS	NO. 2A MODIFIED AGGREGATE	\$4.35	\$6.40
4	600	TONS	NO. 2B AGGREGATE	\$5.90	\$7.95
5	300	TONS	NO. 3 AGGREGATE	\$5.20	\$7.25
6	1,000	TONS	NO. 3A MODIFIED AGGREGATE	\$4.35	\$6.40
7	200	TONS	NO. 4 AGGREGATE	\$5.10	\$7.17
2. PAVING MATERIALS			GLASGOW, INC. PO BOX 248 GLENSIDE, PA 19038		
1	900	TONS	ID-2 BASE	\$18.50	\$22.31
2	750	TONS	ID-2 TOP (H AGGREGATE)	\$20.50	\$24.31
3	500	TONS	2A MODIFIED BITUMINOUS MIX	\$17.00	\$20.81
4	400	TONS	BCBC	\$17.00	\$20.81
5	200	TONS	PSP COLD PATCH	\$33.75	-----
6	1800	TONS	ID-3 AIRPORT MIX	\$19.80	\$23.61

3. WINTER SUPPLIES			OCEANPORT INDUSTRIES, INC. PO BOX 608 CLAYMONT, DE 19703		
ITEM NO.	APPROX QUANTITY	UNIT	DESCRIPTION	UNIT PRICE FOB-PLANT	UNIT PRICE DELIVERED
1	200	TONS	DEICING SALT (BULK)	\$44.00	\$48.00
4. EQUIPMENT RENTAL			HARRIS GRAMM CONTRACTORS 1432 GRANGE AVENUE COLLEGEVILLE, PA 19426		
BID ITEM	UNIT	DESCRIPTION		RATE	
1	HOUR	580 E BACKHOE		\$50.00	
2	HOUR	480 E LL LOADER		\$50.00	
3	HOUR	755 LOADER		\$75.00	
4	HOUR	450 CRAWLER DOZER		\$60.00	
5	HOUR	10-12 TON 3-WHEEL ROLLER		\$50.00	
6	HOUR	10 TON TANDEM ROLLER		N.B.	
7	HOUR	252 VIBRATORY ROLLER		\$60.00	
8	HOUR	BLAW KNOX PAVER		N.B.	
9	HOUR	300 MAUDLIN PAVER		\$50.00	
10	HOUR	AIR COMPRESSOR PACKAGE		\$40.00	
11	HOUR	TANDEM AXLE TRUCK WITH TRAILER		\$60.00	
12	HOUR	SINGLE AXLE DUMP - 9 TONS		\$45.00	
13	HOUR	TANDEM AXLE - 18 TONS		\$48.00	
14	HOUR	TRI-AXLE DUMP - 22 TONS		\$50.00	

A date of April 19, 1995 at 10:00 A.M. was set for the Semi Annual Road inspection.

A Motion by George R. Lewis seconded by John F. Kelly and passed to accept the following:

**SUBDIVISION FOR REVIEW AND DISTRIBUTION  
THOMPSON PROPERTY**

Applicant, Hamilton Thompson, 1225 Hollow Road, Collegeville, PA 19426 (610) 584-4145. Owner of record, Hamilton & Arleen Thompson, same address. Property is located on the east side of Hollow Road, just south of Water Street Road. Property consists of 3 lots comprising 34.473 acres, per plans of Czop/Spector, Inc., 1741 Valley Forge Road, Worcester, PA 19490 (610) 584-0880.

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A Motion by George R. Lewis seconded by John F. Kelly and passed to approve the following:

**RESOLUTION NO. 95-3  
CONDITIONAL FINAL APPROVAL  
WHISPERING WOODS SUBDIVISION**

Applicant, Berino Bonitatis, Bell Land and Realty Co. Inc., 888 Crestline Drive, Blue Bell, PA 19422 (610) 275-0344. Owner of record, F. Dewitt & Elsie M. Doerr, 1636 Kriebel Mill Road, Collegeville, PA 19426. Property situated on the east side of Kriebel Mill Road, north of Heebner Road and south of Fawn Road. Consisting of 5 lots comprising 14.789 acres, per plan of Grande Engineering, 1965 Byrd Drive, Norristown, PA 19403 (610) 631-5435, dated 03/24/94, with a last revision date of 11/12/94.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve the following:

**RESOLUTION NO. 95-4  
SEWAGE FACILITIES PLAN REVISION  
CENTER POINT FARMS**

After having been properly advertised in a paper of general circulation "The Times Herald" a public hearing was held for the following:

**CONDITIONAL USE HEARING  
MICHAEL & THERESA DIPRINZIO**


Applicant, Michael and Theresa DiPrinzio, P.O. Box 108, Fairview Village, PA 19490 (610) 593-3174. Applicant is owner of legal title. Property consists of approximately 14 acres, located south of Germantown Pike, east of Mt. Kirk Avenue, west of Church Road, and borders Lower Providence Township, per plan of E. Van Rieker, 215 Old Church Road, North Wales, PA 19454, (215) 699-4070, dated 05/16/94. Plan proposed 54 Carriage Homes in the "MR" district.

A Court Reporter was present and recorded the proceedings.

After the hearing Mr. Garrity, Township Solicitor, suggested that we give our decision at our April 19, 1995 meeting.

A copy of all the above Resolutions may be found in the Resolution Book.

Adjourned 10:00 P.M.

  
GEORGE R. LEWIS  
SECRETARY



APRIL 19, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.

A Motion by George R. Lewis seconded by John F. Kelly and passed to dispense with the reading of the Minutes of March 15, 1995 noting they are available for review.

A Motion by John F. Kelly seconded by John H. Graham to approve the Treasurer Report for the year 1995 to date:

General Fund-----	\$74,577.68
State Fund-----	\$( 750.61)
Capital Reserve-----	\$ 8,895.52

After having been properly advertised in a paper of general circulation "The Times Herald," and a public hearing held, a Motion by George R. Lewis seconded by John F. Kelly and passed to approve **ORDINANCE NO. 139:**

An Ordinance to amend Ordinance No. 122 of Worcester Township to establish specific speed limits on Dell Road and Wentz Church Road.

A copy of the Ordinance may be found in the Ordinance Book.

A Motion by George R. Lewis seconded by John F. Kelly and passed to accept the following:

**SUBDIVISION FOR DISTRIBUTION AND REVIEW**

**ELEANOR E. VALLONE**

Applicant, Eleanor E. Vallone, 3422 Anders Road, Colledgeville, PA 19426. Applicant is the legal owner. Four (4) lots comprising 12.154 acres. Situate south side of Anders Road, east of Skippack Township line and west of Green Hill Road, per plans dated 03/06/95 of All County and Associates, P.O. Box 242, Oley, PA, 19547, 1-800-220-9165. Plan proposes creating 4 lots from 2 existing lots. Area is zoned R-175/AGR.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve:

**RESOLUTION NO. 95-5**

**CONDITIONAL FINAL APPROVAL - LMT SUBDIVISION**

Owner of record/applicant, Lenhart/Markley/Thompson, P.O. Box 196, Germantown Pike and Church Road, Fairview Village, PA 19409. Eight (8) lots comprising 36.4 acres, situate southwest of Stump Hall Road, north of Kriebel Mill Road and south of Green Hill Road, per plan of Grande Engineering, 1965 Byrd Drive, Norristown, PA 19403. Plan dated 04/18/91, last revised 02/22/95.

A copy of the Resolution may be found in the Resolution Book.

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After having been properly advertised in a paper of general circulation "The Times Herald", and the premises properly posted, A CONDITIONAL USE HEARING was held for the following:

**CUTLER GROUP INC. - KURYLO TRACT**

Applicant, The Cutler Group, Inc., 5 Sentry Parkway West, Suite 100, Blue Bell, PA 19422. Applicant is the equitable owner by virtue of an Agreement of Sale. Property consists of approximately 15.41 acres located on the southwest side of Germantown Pike, south of Windy Hill Road, per sketch plans of Urwiler & Walter, Inc., Sumneytown, PA 18084, dated 08/18/94. Plan proposes 46 semi-detached twin homes plus one existing single family dwelling. Area is currently zoned commercial plus Multi-Residential.

A court reporter was present and a record was made of the hearing.

The hearing was concluded at 8:30 P.M.

After comments from the audience the meeting was adjourned at 8:45 P.M.

  
GEORGE R. LEWIS  
SECRETARY

MAY 10, 1995

MINUTES - JOINT MEETING  
 WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
 WORCESTER TOWNSHIP PLANNING COMMISSION  
 Worcester Township Administration Building, Worcester PA  
 Tuesday, May 9, 1995 9:30 A.M.

## Attendees:

Board of Supervisors: John H. Graham  
 John F. Kelly  
 George R. Lewis

Planning Commission: Alden Hendricks  
 Frank D'Lauro  
 John Harris  
 Peter Schlotterer

Township Solicitor: James Garrity

Township Engineer: Joseph Nolan

Montgomery County  
 Planning Commission: Brian O'Leary

## 1. SCHEDULE OF QUARTERLY JOINT MEETING FOR 1995

Second Tuesday of month as follows.  
 Township Administration Building, 9:30 A.M.

June 13, 1995  
 September 12, 1995  
 December 12, 1995

## 2. CLUSTER ORDINANCE

Comments, particularly from Mr. Garrity's review, on the draft of the proposed cluster ordinance submitted to the Board of Supervisors by the Planning Commission by letter of February 8, 1995 were noted by Mr. O'Leary for possible future revision.

Any revision of the draft will be held in abeyance pending an analysis by Mr. O'Leary and Mr. Nolan on the potential impact on the Township Act No. 537 sanitary sewer system plan revision now in progress.

## 3. TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

Mr. O'Leary furnished copies of the Montgomery County Planning Commission publication "Save Your Rural Landscape by Using TDRs" to attendees for information.

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Mr. O'Leary will forward copies of The Washington Township TDR ordinance to the Supervisors as an example of a program now in place. The supervisors will investigate the experience of other municipalities. The Planning Commission will not proceed with any plans for a Worcester Township program unless advised to do so by the Board of Supervisors after further discussion at the June 13, 1995, joint meeting.

#### 4. LANDSCAPING ORDINANCE

The Supervisors were advised that the Planning Commission is working on and will propose amendments to the Ordinance.

Mr. Garrity advised that the only feasible method of administrating the Landscaping Ordinance on small subdivisions with indefinite plans for building is to invoke and require compliance with the Ordinance immediately as a condition of approval of the subdivision.

#### 5. OPEN SPACE PLAN

Mr O'Leary reported that as a result of the submission by letter of May 2, 1995, by Mr. Hendricks, of revisions to the Township Open Space Plan, the Plan will be on the Agenda for final approval by the Montgomery County Open space Board at its May 23, 1995 meeting.

Mr. Garrity will forward a letter to the Township confirming his previous oral advice to Mr. Hendricks of his approval of the changes to the Plan submitted to him by Mr. O'Leary by letter of March 16, 1995.

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize the Worcester Township Fire Police along with the Fire Police from Lower Providence, Skippack and Towamencin Townships to assist the Farmers Union Horse Company at their annual parade and horse show on June 3, 1995.

Adjourned 11:45 A.M.

  
 GEORGE R. LEWIS  
 SECRETARY

MAY 17, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H. Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.

A Motion by George R. Lewis seconded by John F. Kelly and passed unanimously to dispense with the reading of the minutes of April 19, 1995 noting they are available for review.

A Treasurers Report for the year 1995 to date was given and approved:

General Fund-----	\$ 63,816.58
State Fund-----	\$ 89,447.60
Capital Reserve-----	\$ 11,589.67

A Motion by George R. Lewis seconded by John F. Kelly and passed unanimously to appoint Kenneth E. Dyer as alternate to the Zoning Hearing Board, term to expire December 31, 1997.

A Motion by George R. Lewis seconded by John F. Kelly and passed unanimously to approve the Conditional Use of:

**MICHAEL & THERESA DIPRINZIO**

Applicant, Michael and Theresa DiPrinzio, P.O. Box 108, Fairview Village, PA 19490 (610) 539-3174. Applicant is owner of legal title. Property consists of approximately 14 acres, located south of Germantown Pike, east of Mt. Kirk Avenue, west of Church Road, and borders Lower Providence Township, per plan of E. Van Rieker, 215 Old Church Road, North Wales, PA 19454, (215) 699-4070, dated 05/16/94. Plan proposes 54 Carriage Homes in the "MR" district.

A Motion by George R. Lewis seconded by John F. Kelly and passed unanimously to approve the Conditional Use of:

**CUTLER GROUP, INC. - KURYLO TRACT**

Applicant, The Cutler Group, Inc., 5 Sentry Parkway West, Suite 100, Blue Bell, PA 19422. Applicant is the equitable owner by virtue of an Agreement of Sale. Property consists of approximately 15.41 acres located on the southwest side of Germantown Pike, south of Windy Hill road, per sketch plans of Urwiler & Walter, Inc., Sumneytown PA 18084, dated 08/18/94. Plan proposes 46 semi-detached twin homes plus one existing single family dwelling. Area is currently zoned Commercial plus Multi-Residential.

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Having been properly advertised in a paper of general circulation "The Times Herald" the meeting was opened for a public hearing on:

**PROPOSED ORDINANCE NO. 140**

An Ordinance amending the Worcester Township Zoning Ordinance of 1988 including the Worcester Township Zoning Map. 1) Creating a new R-AG-200 Residential Agricultural District 2) Amending Section 1501 (B) of the R-50 Residential Alternative District 3) Amending the Worcester Township Zoning Map to redesignate Block 23, Unit 20.

A Presentation was made by Robert Blue, Project Engineer and Tom Del Ricci, Esquire. There were very few comments from the people present.

The Hearing was closed at 8:45 P.M. The Ordinance will be considered and a decision will be made at the June 21, 1995 meeting.

Meeting adjourned 8:50 P.M.

  
GEORGE R. LEWIS  
SECRETARY

JUNE 21, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M. Those present were John H. Graham, Chairman and George R. Lewis, Secretary.

A Motion by George R. Lewis seconded by John H. Graham and passed to dispense with the reading of the Minutes of May 17, 1995, noting they are available for review.

A Treasurers Report for the year 1995 to date was given and approved:

General Fund-----	\$260,688.35
State-----	\$ 91,016.09
Capital Reserve-----	\$ 14,579.85

A Motion by John H. Graham seconded by George R. Lewis and passed to approve and pay all outstanding bills.

A Motion by George R. Lewis seconded by John H. Graham and passed to approve RESOLUTION #95-6:

A RESOLUTION FOR THE 537 PLAN REVISION FOR RICK MARS.

A Motion by George R. Lewis seconded by John H. Graham and passed to approve:

**ORDINANCE NO. 140**

An Ordinance amending the Worcester Township Zoning Ordinance of 1988 including the Worcester Township Zoning Map. 1) Creating a new R-AG-200 residential agricultural district 2) amending section 1501 (B) of the R-50 residential alternative district 3) amending the Worcester Township Zoning Map to redesignate block 23, unit 20.

A Motion by George R. Lewis seconded by John H. Graham and passed to accept the following:

**SUBDIVISION FOR DISTRIBUTION AND REVIEW**

**THE CUTLER GROUP, INC.**

Applicant, The Cutler Group, Inc., 5 Sentry Parkway West, Suite 100, Blue Bell, PA 19422. Applicant is owner of legal title. Property consists of approximately 15.41 acres located on the southwest side of Germantown Pike, south of Windy Hill Road, per plans of Urwiler & Walter, Inc., 3126 Main Street, P.O. Box 269, Sumneytown, PA 18084, dated 05/19/95. Plan proposes 46 semi detached twin homes plus one existing single family dwelling. Area is currently zoned Commercial plus Multi-Residential. Conditional Use approval received 05/17/95.

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A Motion by George R. Lewis seconded by John H. Graham and passed to approve:

**RESOLUTION NO. 95-7**

**PRELIMINARY APPROVAL - ELEANOR E. VALLONE**

Applicant, Eleanor E. Vallone, 3422 Anders Road, Collegeville, PA 19426. Applicant is the legal owner. Four (4) lots comprising 12.154 acres. Situate south side of Anders Road, east of Skippack Township line and west of Greenhill Road, per plans of All County and Associates, P.O. Box 242, Oley, PA, 19547, 1-800-220-9165, dated 03/06/95, last revised 05/01/95. Plan proposes creating 4 lots from 2 existing lots. Area is zoned R-175/AGR.

A Motion by George R. Lewis seconded by John H. Graham and passed to approve with certain conditions:

**RESOLUTION NO. 95-8**

**PRELIMINARY APPROVAL - LEO HERTZOG, JR.**

Applicant, Leo Hertzog, Jr., 2120 Bethel Road, Lansdale, PA 19446. Owner of record, the same. Property is located north of Skippack Pike, on the east side of Bethel Road. Consisting of 14 lots comprising 40.94 acres per plan of Robert E. Blue, 725 Skippack Pike, Blue Bell, PA 19422 (215) 542-9464, dated 02/18/94, last revised 05/30/95.

Copies of all above Resolution may be found in the Resolution Book.

Adjourned 8:05 P.M.

  
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GEORGE R. LEWIS  
SECRETARY



**MEETING MINUTES****JOINT MEETING WORCESTER TOWNSHIP BOARD OF SUPERVISORS AND  
PLANNING COMMISSION**

Township Administration Building, Center Point, PA  
June 13, 1995 10:00 A.M.

**Attendees**

John H. Graham, Chairman, Board of Supervisors  
George R. Lewis, Secretary and Treasurer, Board of Supervisors  
James J. Garrity, Township Solicitor  
Charles A. Sardo, Township Zoning Officer  
Joseph J. Nolan, Township Engineer  
Alden P. Hendricks, Chairman, Planning Commission  
Peter G. Schlotterer, Secretary, Planning Commission  
Patricia A. Quigley, Planning Commission  
Brian N. O'Leary, Principal Planner, Community Planning, MCPC

**Spectators**

Chase Kneeland  
Chris David

**Summary of Discussion**

1. **Introduction:** The joint meeting was opened by John Graham and turned over to Alden Hendricks who reviewed the meeting agenda. Six major agenda items were cited by Hendricks: Cluster Ordinance, Open Space Plan, Transfer of Development Rights Program, Landscaping Ordinance, Multi-Family Use Standards, and Comprehensive Plan.
2. **Cluster Ordinance:** Joe Nolan questioned why the Commission was proposing adding the cluster option to areas not in the proposed growth areas. His concern was that the cluster option would require sewers and some of the growth areas are located outside the area available to public sewers. Joe noted that the only cluster option areas located within sewerable areas included sites number 5, 6, 12, 15, and 16.

Brian O'Leary responded that the cluster option in these areas was not intended to encourage growth. The Commission's comprehensive plan approach is to accommodate some growth with more open space rather than a slow growth with all lands lotted out for ultimate development. The growth areas are intended as the high density areas. The Commission is considering the cluster option for areas beyond the growth areas in order to maintain open space, not as an extension of the high growth areas. The sewer plans could extend sewer availability to these proposed cluster sites with the intention of using the Upper Gwynedd and Towamencin plants, which have capacity. These cluster option areas could be identified in the 537 plan as "low density cluster option" areas.

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Jim Garrity expressed concern over the impact of the cluster option idea on present sewerage capacity. Joe indicated that over the long term, capacity may not be a problem with incorporation of the cluster sites. He noted that the base plans for the 537 plan are completed. It shows the villages as high density areas with sewer service available. The use of the Upper Gwynedd/Towamencin plant would require new discussions with those authorities. John Graham interjected that the cost of capacity at Towamencin is known to be significantly high.

Jim Garrity stated that while the township's priority is the completion of the 537 Plan, the timing of the request for cluster option is good. The engineer can look at the base plan and consider how to extend sewer service to these areas now to indicate what the township is planning for. He noted that it was better to incorporate the cluster option idea into the 537 plan now than to have to amend the plan later. Joe indicated that he can consider the incorporation of the cluster sites and will provide a fully updated draft 537 plan by August.

The supervisors accepted the Commission recommendations and will take the matter under advisement before authorizing any further work. Overall, John Graham stated that the supervisors are in support of the cluster concept as a tool for open space protection and maintenance.

2. **Open Space:** Alden Hendricks reported that the County Open Space Board had questioned the Township's commitment to open space, given the softening of the language in the report revised by the supervisors. Brian O'Leary met with the technical reviewers at MCPC and arrived at compromise language. Alden sent the Board the revised document and expects the Township's plan to be on the agenda for the Board's 6/27/95 meeting.
3. **TDR Program:** At Graham's request, Brian O'Leary had sent the Township copies of the Washington Township TDR ordinance and comp plan. Brian noted that the Washington Township circumstances were quite different from Worcester and therefore their TDR ordinance was not directly transferable as is. John Graham said the supervisors were concerned with the receiving zones. Washington went with downzoning and a sliding scale based on parcel size to value the TDRs. Brian believes this approach may be difficult to defend if challenged and recommended against the use of that ordinance as a model.

Brian reviewed the Commission map of the "blue zones" which represent areas zoned for large lots (2-acre zoning) but which occur within growth areas for medium density. He suggested that areas like these were suitable for designation as receiving sites. Therefore, instead of re-zoning as medium density, such areas could remain at the large lot zoning but be specified as TDR receiving areas.

John Graham and Alden Hendricks noted that there did not seem to be enough receiving areas in the township compared to the large inventory of sending areas. They questioned whether there was sufficient receiving acreage to make the TDR program workable. John noted that very few landowners have come forward countywide to participate in the agricultural preservation program which is also based on the purchase of development rights. Brian agreed that there seemed to be a deficit of receiving areas. He suggested that a list be developed of potential sending area landowners who might be willing to sell development rights. This list could be made available to developers looking to buy rights.

The supervisors indicated that they would like to continue to discuss the TDR concept with other townships who have made it work or are considering it (Franconia Township). They feel it is still an insufficiently tested a program to include in Worcester at this time.

4. **Landscape Ordinance:** Alden Hendricks reported that based on a recent use of the new ordinance, the Commission was preparing a set of amendments to further clarify and strengthen it. He raised the issue of consistency of the new ordinance with older ordinances. Jim Garrity suggested that the Commission add a clause to the amended landscape ordinance that notes that in cases where the landscape ordinance is more restrictive than the zoning ordinance, it governs and in cases where the zoning ordinance is more restrictive, the zoning ordinance would govern.

The alternative approach would be to suggest zoning ordinance amendments and present them to the supervisors. Jim pointed out that a large lot cluster option with on-site septic system has the potential of saving more trees than most landscape ordinances. A large lot cluster ordinance also is a useful tool to improve site layout and design to optimize the location of open space by adjusting and refining the location of houses. This does not provide large areas of open space but improves overall aesthetics and maybe the linkages of smaller pieces of open space. A simple approach would be to amend the AGR district to allow cluster as a conditional use.

5. **Multi-Family Use Standards:** Jim Garrity stated that many provisions in the MF district ordinance are completely unworkable. His office is trying to rewrite the ordinance to bring them up to date and more consistent.
6. **Comprehensive Plan:** Alden Hendricks reported that work on the plan is waiting for decisions on the cluster ordinance, TDRr, and the open space plan. It was agreed that the comp plan can retain all of these as "concepts under consideration" by the township as tools for land use planning and open space management.

JULY 19, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H. Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.

The Minutes of June 21, 1995 were read and approved.

A Treasurers Report for the year 1995 to date was given:

General Fund-----	\$322,563.81
State Fund-----	\$ 93,798.87
Capital Reserve-----	\$ 17,674.93

A Motion by John F. Kelly seconded by John H. Graham and passed to pay all outstanding bills.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve RESOLUTION #95-9, ACCEPTING THE DEED OF DEDICATION FROM THE EVANGELICAL LUTHERAN CHURCH OF THE TRINITY.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve the MAINTENANCE AGREEMENT OF THE EVANGELICAL LUTHERAN CHURCH OF THE TRINITY.

A Motion by George R. Lewis seconded by John F. Kelly and passed to accept the following:

**SUBDIVISION FOR DISTRIBUTION AND REVIEW  
CHADWICK PLACE**

Applicant, Chadwick Place Development Corp. Owner of record, Peter Chang Y. Kim and Tok Son Kim, 703 Preston Road, Erdenheim, PA. Property is located on the south side of Germantown Pike, east of Smith Road, and adjoining Lower Providence Township. Property comprises 26.17 acres and consists of a 96 unit multi-family development per plans of Gilmore & Associates Inc., 184 West Main Street, Trappe, PA 19426 (610) 489-4949 dated 06/30/95.

A Motion by George R. Lewis, seconded by John F. Kelly and passed to authorize the Worcester Fire Police to direct traffic and assist the Ladies Aid Society of the Central Schwenkfelder Church at their Annual Country Fair at the Variety Club Camp from 10:00 A.M. until 3:30 P.M.

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize the advertising of PROPOSED ORDINANCE NO.#141 STORM WATER MANAGEMENT ORDINANCE.

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize a speed limit study of Schultz Road by the township engineer.

Adjourned 7:45 P.M.



GEORGE R. LEWIS  
SECRETARY

B958770

AUGUST 16, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H. Graham, Chairman and George R. Lewis, Secretary.

A Motion by George R. Lewis seconded by John H. Graham and passed to dispense with the reading of the Minutes of July 19, 1995 noting a copy was available for review.

A Treasurer Report for the year 1995 to date was given:

General Fund-----	\$326,450.07
State Fund-----	\$ 95,052.40
Capital Reserve-----	\$ 20,487.76

A Motion by John H. Graham seconded by George R. Lewis and passed to approve the Treasurer's Report.

A Motion by John H. Graham and seconded by George R. Lewis and passed to pay all outstanding bills.

A Motion by George R. Lewis seconded by John H. Graham and passed to approve:

**RESOLUTION NO. 95-10**

**FINAL SUBDIVISION APPROVAL - ELEANOR E. VALLONE**

Applicant, Eleanor E. Vallone, 3422 Anders Road, Colledgeville, PA 19426. Applicant is the legal owner of two (2) lots comprising 12.154 acres, situate south side of Anders Road, east of Skippack Township line and west of Greenhill Road, per plans of All county and Associates, P.O. Box 242, Oley, PA, 19547, 1-800-220-9165, dated 03/06/95, last revised 06/22/95. Plan proposes creating 4 lots from 2 existing lots. Area is zoned R-175/AGR.

A Motion by George R. Lewis seconded by John H. Graham and passed to approve **RESOLUTION NO. 95-11, WORCESTER TOWNSHIP OPEN SPACE PLAN.**

A copy of the above resolution may be found in the resolution book.

A Motion by George R. Lewis seconded by John H. Graham and passed to approve TMH Environmental Services, Inc. to operate our Valley Green Waste Water Plant at \$1100.00 per month.

A public hearing, having been properly advertised in a paper of general circulation "The Times Herald", was held for proposed ORDINANCE NO. 141 STORM WATER MANAGEMENT TO AMEND ORDINANCE NO. 74 OF THE WORCESTER TOWNSHIP LAND DEVELOPMENT ORDINANCE OF 1975. There were no comments from the people in attendance.

A Motion by George R. Lewis seconded by John H. Graham and passed to approve ORDINANCE NO. 141 subject to review from the Montgomery County Planning Commission.

Adjourned 7:45 P.M.

  
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GEORGE R. LEWIS  
SECRETARY

B958770

**MEETING MINUTES**

**JOINT MEETING WORCESTER TOWNSHIP BOARD OF SUPERVISORS AND  
PLANNING COMMISSION**

Township Administration Building, Center Point, PA  
September 12, 1995 9:30 a.m.

Attendees

John H. Graham, Chairman, Board of Supervisors  
George R. Lewis, Secretary, Board of Supervisors  
John F. Kelly, Vice chairman, Board of Supervisors  
James J. Garrity, Township Solicitor  
Charles A. Sardo, Township Zoning Officer  
Joseph J. Nolan, Township Engineer  
Alden P. Hendricks, Chairman, Planning Commission  
Peter G. Schlotterer, Secretary, Planning Commission  
Frank A. D'Lauro, Planning Commission  
John R. Harris, Planning Commission  
Patricia A. Quigley, Planning Commission  
Brian N. O'Leary, Principal Planner, Community Planning, MCPC

Summary of Discussion

1. **Introduction:** The joint meeting was opened by John Graham and turned over to Alden Hendricks who reviewed the meeting agenda and asked for acceptance of the June 13, 1995 Minutes. The minutes were approved. Five agenda items were cited by Hendricks for discussion at the meeting; these were the Comprehensive Plan, Landscaping Ordinance, Montgomery County Tree Planting Program, Stormwater Management Ordinance, and Cluster Ordinance.
2. **Comprehensive Plan:** Using slides as visual aides, Brian O'Leary reviewed the final draft of the Comprehensive Plan, focusing on policy-oriented issues for the Joint Meeting. He reviewed the General Land Use Plan, noting the locations of the proposed growth areas and the extent of the rural preservation areas. Growth areas are concentrated in a few location where commercial, industrial and high density residential uses occur and would be serviceable by sewers.

O'Leary reviewed the four areas presently served by public sewers and explained that the Comprehensive Plan envisions an expansion of these four areas. The Plan also notes a secondary tier of sewer service, extending from the future service areas, and intended solely to serve cluster development. These areas are larger, undeveloped tracts situated adjacent to the proposed future sewer service areas. Joe Nolan believes that the inclusion of these additional cluster sewer areas would have only a minor impact to the sizing of the wastewater treatment plants.

O'Leary showed the Future Water Service Areas which are generally coincident with the future public sewer areas, in order to balance groundwater levels.



Existing and Proposed Road Classifications were reviewed, including nine proposed roadway realignments. Proposed Sidewalk location were reviewed, located mainly in the villages of Fairview Village and Center Point. Graham suggested that sidewalks be considered in all growth areas. James Garrity suggested a clarification to note that these areas were priority areas for sidewalks and not intended to be the only locations for sidewalks.

O'Leary reviewed the Land Use Plan, noting the specific areas of difference from existing zoning. The parkland use includes a greater variety of recreational and open space categories and has been made consistent with the recently approved Open Space Plan. Garrity noted that changes should be made in the density figures to be consistent with the current zoning.

Rural Preservation Priority areas were reviewed, which includes undeveloped and environmentally sensitive areas. The Highest Priority areas have been identified as integral to any TDR program wherein development rights would be transferred to undeveloped Medium Density lands. O'Leary projected that up to 400 acres of high priority, quality, open space could be preserved from future development using the TDR approach.

At the conclusion of the slide presentation, the Supervisors accepted the final draft of the Comprehensive Plan for review and further discussion at the next Joint Meeting.

3. **Landscape Ordinance:** Alden Hendricks reported that the Commission had prepared a set of amendments to further clarify and strengthen the current ordinance which had been sent to all attendees. Garrity requested that the Commission revise the buffer section to allow credit for existing trees that meet the buffer requirements. The Commission agreed to revise the proposed amendments and would resubmit them to the Supervisors in the near future.
4. **Montgomery County Tree Planting Program:** Participation in this program requires the establishment of a shade tree commission and an ordinance protecting trees. The township ordinance satisfies the ordinance requirement but would need to set up a shade tree commission. Alden Hendricks asked whether the current Planning commission could serve as the Shade Tree Commission. The Supervisors agreed that this approach would be acceptable. Garrity will draft an ordinance to allow the Planning Commission to function as the Shade Tree Commission and will present it at the next Joint Meeting.

5. **Stormwater Ordinance No. 141:** Joe Nolan reviewed the major points of the new ordinance. The Planning Commission asked that design criteria be specified which would encourage developers to install more naturalistic detention basins. Brian O'Leary noted that the Montgomery County Planning Commission has some general guidance in this area which he would pass on. Nolan will review naturalistic design criteria and techniques and present them at the next Joint Meeting. Ordinance No. 141 was adopted by the Supervisors, pending input from MCPC/WPC and Nolan on specific language on natural design criteria.
6. **Cluster Ordinance:** At this time, the Planning Commission has drafted two types of cluster ordinances, a large-lot cluster and a small-lot cluster ordinance. The large lot cluster option would be set up as an "overlay option" for use in the AGR district. The concept for the large lot cluster arose from discussion at the last Joint Meeting as a means to preserve wooded areas or other sensitive features within a development plan by allowing greater flexibility in the lot layout. Total open space gains are small, but may be visually or ecologically significant on a site-by site basis. The small-lot cluster would be set up as a "mapped district" on the zoning maps and would result in the greatest open space preservation, up to 75 percent. At the meeting, the Supervisors agreed that the Planning Commission could move forward with continued development of both types of cluster ordinances. Further discussion will ensue at the next Joint Meeting.
7. **Act 537 Final Draft:** This topic was raised as an additional agenda item. At this time the 537 Plan is in final draft form and under distribution for official comment.
8. **Next Meeting:** John Graham closed the meeting, citing the next Joint Meeting as December 13, 1995.

SEPTEMBER 20, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H. Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.

A Motion by George R. Lewis, seconded by John F. Kelly and passed to dispense with reading of the minutes of August 16, 1995.

A Treasurer Report for the year 1995 to date was given:

General Fund-----	\$355,408.26
State Fund-----	\$ 96,298.75
Capital Reserve Fund-----	\$ 23,502.28

A Motion by John F. Kelly, seconded by John H. Graham and passed to approve the Treasurer Report.

A Motion by John F. Kelly seconded by John H. Graham and passed to pay all outstanding bills.

Christine McFarland, Branch Manager of Community Visiting Nurse Services, explained the many services that are done in the township and asked for some financial support.

A Motion by George R. Lewis seconded by John F. Kelly and passed to see that a \$1500.00 donation is approved in response to the request.

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize the following:

#### **WORCESTER TOWNSHIP FIRE POLICE TO ASSIST WITH COMMUNITY EVENTS**

- a. **LADIES AUXILIARY CRAFT SHOW**  
Worcester Volunteer Fire Company Ladies Auxiliary has requested fire police assistance with traffic control and parking for the annual craft show to be held Saturday, November 18, 1995 from 7:30 A.M. to 3:00 P.M.
- b. **FIRE PREVENTION PROGRAM**  
Fire Police assistance is requested to park cars at Merrymead Farm on Saturday, October 7, 1995 for fire prevention demonstrations.
- c. **LOWER PROVIDENCE FIRE COMPANY 50TH ANNIVERSARY PARADE**  
Lower Providence Fire Company has requested Fire Police assistance on Saturday, October 21, 1995 for their 50th anniversary parade.

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A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize the use of Fairview Village Assembly Hall for meetings of the Boy Scouts of America, Troop # 133, on Sunday evenings from 7:00 P.M. until 8:30 P.M. for the year 1996. Authorization was also given to the troop to hold their Christmas Tree Sale, December 8, 1995 through December 10, 1995 at the hall grounds.

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize the Township Secretary to advertise an Ordinance for a Township Manager.

Adjourned 7:55 P.M.

  
GEORGE R. LEWIS  
SECRETARY

OCTOBER 18, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village PA at 7:30 P.M.

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A Motion by George R. Lewis seconded by John F. Kelly and passed to dispense with the reading of the Minutes of September 20, 1995. Copies were at the meeting and available for review.

A Treasurer Report was read and approved for the year 1995 to date:

General Fund-----	\$499,462.58
State Fund-----	\$100,394.34
Capital Reserve Fund-----	\$ 26,525.04

A Motion by John F. Kelly seconded by John H. Graham and passed to approve the Treasurer Report.

A Motion by John F. Kelly seconded by John H. Graham and passed to pay all outstanding bills.

A Motion by George R. Lewis seconded by John F. Kelly and passed to accept the following:

#### SUBDIVISION FOR REVIEW & DISTRIBUTION

##### ABRUZZI ESTATES

Applicant, Michael & Teresa DiPrinzio, P.O. Box 108, Fairview Village, PA 19409. Applicant is legal owner. Property consists of approximately 19 acres, located south of Germantown Pike, east of Mt. Kirk Avenue, west of Church Road, and borders Lower Providence Township, per plan of Urwiler & Walter, Inc., P.O. Box 265, Sumneytown, PA 18084 (215) 234-4562, dated 10/12/95. Plan proposes 54 Carriage Homes in the "MR" district and the existing dwelling and buildings in the "RO" district.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve:

#### RESOLUTION NO. 95-12

##### CONDITIONAL FINAL SUBDIVISION APPROVAL - METHACTON ESTATES IV

Applicant, Walter C. Czop, 3228 Stump Hall Road, Colledgeville, PA 19426. Owner of record is Warwick Builders, Inc. Property consists of 43.4327 acres, subdivided into 10 lots. Property is located on the south side of Stump Hall Road, east of Kriebel Mill Road and west of Hollow Road per plans of Czop/Specter, Inc., 1741 Valley Forge Road, Worcester, PA 19490, dated January 21, 1988 and last revised January 19, 1995.

A copy of the above Resolution may be found in the Resolution Book.

B958770

Having been properly advertised and posted, the following was heard:

**CONDITIONAL USE HEARING - MICHAEL EVANS AND SALVATORE PAONE**

Applicants are Michael Evans and Salvatore Paone, 1121 Bethlehem Pike, Springhouse, PA 19477. Applicants are owners of legal title. Property consists of 123 acres located on North Wales Road, extending for a distance of 3,440 lineal feet +/- in a northeasterly direction from the intersection of Skippack Pike, per plans of Robert E. Blue, 725 Skippack Pike, Blue Bell, PA 19422, dated 10/06/95. Plan proposes 184 single family dwellings, recreation area and open space as a conditional use in the R-AG-200 district.

A presentation was given by Robert Blue, project engineer. There was limited comments from the floor.

A record of the Hearing was made by a court reporter.

A Motion by George R. Lewis seconded by John F. Kelly and passed to take the Hearing under advisement and render a decision at our November 15, 1995 meeting.

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize the following:

**WORCESTER FIRE POLICE TO ASSIST WOMEN'S GUILD OF WENTZ'S CHURCH**  
With traffic control for their annual Christmas Bazaar on Saturday, December 2, 1995, 9:00 A.M. to 2:00 P.M.

Adjourned 8:35 P.M.

  
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GEORGE R. LEWIS  
SECRETARY

**X CORRECTION TO THE MINUTES OF OCTOBER 18, 1995**

Those present were John H. Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.



NOVEMBER 15, 1995

The Worcester Township Board of Supervisors met at the Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H. Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.

The Minutes of the October 18, 1995 meeting were read. A Motion by John H. Graham seconded by John F. Kelly and passed to approve the Minutes with a correction.

A Treasurer Report for the year 1995 to date was given:

General Fund-----	\$453,029.39
State Fund-----	\$101,647.32
Capital Reserve-----	\$ 29,458.29

A Motion by John F. Kelly seconded by John H. Graham and passed to approve the Treasures Report.

A Motion by John F. Kelly seconded by John H. Graham and passed to pay all outstanding bills.

The Township had a public relation visit by a group of Pennsylvania State Police. The Commander of the Philadelphia, Delaware, Chester and Montgomery County Districts gave a very informative presentation.

A Motion by George R. Lewis seconded by John F. Kelly and passed to accept the following:

**SUBDIVISION FOR REVIEW AND DISTRIBUTION  
AGER TRACT**

Applicant, Michael J. Clement, 484 Norristown Road, Blue Bell, PA 19422 (610) 825-8400. Owner of record, John and Florence Ager, 2622 Morris Road, Lansdale, PA 19446. Property is located on the south side of Morris Road, west of Bethel Road and east of Berks Road. Property consists of 14 lots comprising 10.65 acres per plan of Stout, Tacconelli & Associates, Inc., 1744 Sumneytown Pike, P.O. Box 1191, Kulpsville, PA 19443 (215) 855-5146 dated 10/31/95.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve:

**RESOLUTION NO. 95-13**

**THOMPSON PROPERTY FINAL SUBDIVISION APPROVAL**

Applicant, Hamilton Thompson, 1225 Hollow Road, Collegeville, PA 19426 (610) 584-4145. Owner of record, Hamilton and Arleen Thompson, same address. Property is located on the east side of Hollow Road, just south of Water Street Road. Property consists of 3 lots comprising 34.473 acres, per plans of Czop/Specter, Inc., 1741 Valley Forge Road, Worcester PA 19490 (610) 584-0880.

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A Motion by George R. Lewis seconded by John F. Kelly and passed for the Township to join the PSATS CDL Drug and Alcohol Testing Program at a cost of \$125.00

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve RESOLUTION #95-14, requesting permission from Montgomery County to erect and maintain 25 and 35 mile per hour speed limit signs on sections of Schultz Road.

After having been properly advertised, a public hearing was held with referenced to ORDINANCE NO. 142:

An Ordinance of Worcester Township creating the office of Township Manager; specifying the procedure for election of the Township Manager by the Board of Supervisors; specifying the powers and duties of the Township Manager; requiring the posting of bond by the person so elected; and specifying the other Township Offices compatible and incompatible with the office of Township Manager.

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A Motion by George R. Lewis seconded by John F. Kelly and passed to advertise additional lands for the Agricultural Security Area and to have a public hearing.

All of the above Resolutions and Ordinances may be found in the Resolution and Ordinance books.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve the purchase of The Dyka Property, ten acres located at 3224 Germantown Pike for \$175,000.00.

Adjourned 8:35 P.M.

  
 GEORGE R. LEWIS  
 SECRETARY

\* CORRECTION TO THE MINUTES OF NOVEMBER 15, 1995.

A motion by George R. Lewis, seconded by John F. Kelly and passed to approve Ordinance No. 142.

  
 JOHN H. GRAHAM, CHAIRMAN



DECEMBER 20, 1995

The Worcester Township Board of Supervisors met at Fairview Village Assembly Hall, Fairview Village, PA at 7:30 P.M.

Those present were John H. Graham, Chairman, John F. Kelly, Vice Chairman and George R. Lewis, Secretary.

A Motion by George R. Lewis seconded by John F. Kelly and passed to dispense with the reading of the Minutes of November 15, 1995, noting they were available for review.

A Motion by John F. Kelly seconded by John H. Graham and passed to pay all outstanding bills.

The Treasurer Report for the year 1995 to date was given:

General Fund-----	\$448,861.19
State Fund-----	\$102,858.63
Capital Reserve-----	\$ 32,399.30

A Motion by John F. Kelly seconded by John H. Graham and passed to approve the Treasurer Report.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve:

**CONDITIONAL USE DECISION - MICHAEL EVANS AND SALVATORE PAONE**

Applicants are Michael Evans and Salvatore Paone, 1121 Bethlehem Pike, springhouse, PA 19477. Applicants are owners of legal eitle. Property consists of 123 acres located on North Wales Road, extending for a distance of 3,440 lineal feet +/- in a northeasterly direction from the intersection of Skippack Pike, per plans of Robert E. Blue, 725 Skippack Pike, Blue Bell, PA 19422, dated 10/06/95. Plan proposes 184 single family dwellings, recreation area and open space as a conditional use in the R-AG-200 district.

B056770

BEFORE THE BOARD OF SUPERVISORS OF  
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

IN THE MATTER OF:

THE APPLICATION OF MICHAEL EVANS AND  
SALVATORE PAONE (NORTH WALES ROAD)

DECISION AND ORDER

FINDINGS OF FACT

1. Michael Evans and Salvatore Paone are the legal owners of a property situated on North Wales Road, Worcester Township, Montgomery County, Pennsylvania. Both gentlemen are hereinafter referred to as "Evans and Paone" or the "Developers."

2. The property covers one hundred twenty-three (123) acres extending along North Wales Road for a distance of 3,400 lineal feet in a northeasterly direction from the intersection of Skippack Pike. The property is partially located in the R-50 Mobile Home Alternative District and partially in the R-AG-200 Residential Agricultural District under the Worcester Township Zoning Ordinance and Map. The land in question is hereinafter referred to as "the Property."

3. The R-AG-200 Residential/Agricultural District is a relatively new zoning classification in Worcester, which permits, among other uses, single family detached dwellings on lots as small as 11,000 square feet provided these lots are served by public water and sewer; provided a minimum of 30% of the tract is preserved as permanent open space, and further provided that the overall density on such a tract does not exceed 1.65 dwellings per acre.

4. After creating the new R-AG-200 district, the Board of Supervisors rezoned a large part of the Property owned by Evans and Paone on North Wales Road to R-AG-200, and, in addition, permitted development under that new district as a permitted use in the R-50 district which comprises the balance of the overall tract.

5. On August 26, 1995, Evans and Paone filed a conditional use application with this Board pursuant to Sections 452 through 457 and Section 2610 of the Worcester Township Zoning Ordinance requesting approval to permit a cluster development of single-family detached homes located on their North Wales Road Property.

6. As part of the conditional use application, Evans and Paone submitted a sketch plan of development prepared by Robert E. Blue, Consulting Engineers, P.C. dated October 6, 1995 (hereinafter referred to as the "Plan"). The Plan proposes a subdivision of the Property into 184 single-family detached dwelling lots, including one lot for the retention of an existing farmette.

7. The Plan proposes that 35% of the development, or approximately 40 acres, be retained in open space, resulting in a housing density per acre of 1.5 dwellings.

8. The Plan also proposes development of active recreation areas within the open space including a baseball field, soccer field and softball field. There would also be a development of three tot lots, and an active walking trail throughout the Property and connected to adjoining developments.

9. A hearing on this conditional use application was scheduled and advertised for the evening of October 18, 1995 and was attended by the Chairman of the Board of Supervisors, John Graham, Vice Chairman, John Kelly and by member (and Township Secretary), George Lewis. The applicant was represented by Thomas M. DelRicci, Esquire, a member of the Montgomery County Bar with offices located at 831 DeKalb Pike, Center Square, Pennsylvania, 19422.

10. The Plan prepared by Robert E. Blue, Consulting Engineers P.C. dated October 6, 1995 is expressly incorporated into this Decision and Order and shall be attached hereto as Exhibit "A".

11. It is our specific finding that the requested use (as conditioned in the following Order) is in the best interest of the Township and surrounding property owners and does not result in adverse affect upon the public health, safety and welfare. We will therefore enter the following:

ORDER

AND NOW, this 20th day of December, 1995 the application of Evans and Paone for a conditional use to Sections 452 through 457 and Section 2610 of the Worcester Township Zoning Ordinance to permit a cluster development on a 123 acre tract located on North Wales Road in Worcester Township, according to the sketch plan prepared by Robert E. Blue, Consulting Engineers, Inc. dated October 6, 1995 is hereby approved subject to the following conditions:

a. The project shall be served by public water and public sewer and any existing septic systems, tanks or wells shall be capped, filled or otherwise secured in compliance with all applicable statutes, ordinances and regulations.

b. All open space on the Plan shall be offered to the Township for dedication but it shall be within the discretion of the Township to accept or reject such dedication. In particular, the Township shall not be required to accept dedication of any open space until such time as all improvements proposed to be located in the open space (including utilities, trails, ballfields, storm water detention facilities, landscaping, etc.) shall have been completed and accepted by the Township Engineer and the open space restored (to the extent reasonably possible) to its condition prior to disturbance.

c. As shown on the plan described above, a baseball field, soccer field, softball field, tot lot and walking trail must be constructed to Township specifications but at the developer's expense, in the open space areas proposed for the development;

d. The Plans eventually submitted for preliminary subdivision approval shall show a 15 foot wide recreational trail easement (including the construction of such pedestrian bridge structures as shall be necessary) from the Sparango subdivision on Bethel Road, through various areas of the subdivision, as depicted on the Plan described above;

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e. The Plans ultimately submitted for preliminary subdivision approval shall show larger lots buffering existing single family dwellings and undeveloped land zoned for large lot single-family development. This large lot buffering area is now shown on the Plan as lots 136, 139, 140, 141, 142, 143, 144;

f. The Plan ultimately submitted for preliminary subdivision approval shall provide significant berming and heavy landscape buffers between the lots abutting North Wales Road and the road itself as well as significant berming and heavy landscape buffers between the lots abutting the Northeast extension of the Pennsylvania Turnpike and the Turnpike itself;

g. The Plans eventually submitted for preliminary approval shall indicate the agreed-upon widening of North Wales Road which will be completed by the Developer in addition to the construction of a left turn stacking lane at the intersection of Route 73 and North Wales Roads and whatever acceleration/deceleration lanes are required by the Township Engineer at the access points to the Property.

h. Lot 35 on the Plan is 161,000 sq. ft. and will be deed restricted against further subdivision.

i. Nothing in this decision of the Board of Supervisors on the conditional use application shall be construed as either an express or an implied waiver of any provision of any applicable ordinance of Worcester Township and in particular the Worcester Township Zoning Ordinance and/or the Worcester Township Subdivision and Land Development Ordinance.

Notwithstanding the grant of this conditional use, the proposed cluster development is expressly conditioned upon the demonstration of compliance with all minimum requirements for open space, lot area, density, building coverage, impervious coverage, setbacks, etc. after detailed engineering of the site has been completed and submitted to the Township for review. This conditional use approval shall not be deemed to have created any vested rights for the Developer in either the exact configuration of streets, lots and open space or in the total number of building lots shown.

j. The proposed cluster development must be designed and built in accordance with the development standards outlined in Sections 452 through 457 of the Township Zoning Ordinance and must not be in conflict with any provision of any applicable ordinance of Worcester Township.

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS

BY:

  
JOHN H. GRAHAM, CHAIRMAN

Attest:

  
GEORGE R. LEWIS, SECRETARY

B958770

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve RESOLUTION #95-15, DRUG AND ALCOHOL POLICY, pursuant to Federal Testing Requirements.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve RESOLUTION #95-16, TO ACCEPT THE DEED OF DEDICATION OF THE KRIEBEL MILL SUBDIVISION ("WOODBIDGE ROAD").

Having been properly advertised, a Motion by George R. Lewis seconded by John F. Kelly and passed to approve the 1996 BUDGET.

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize The Bid for Road Materials and Rental Equipment.

After having been properly advertised, a Public Hearing was held for ORDINANCE NO. 143:

An Ordinance implementing Act 60 of 1995 enacted by the general assembly of the Commonwealth of Pennsylvania, providing guidelines and limitations for compensation of supervisors of townships of the second class.

- \* The Hearing was closed.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve:

RESOLUTION NO. 95-18  
 ADDING LAND TO THE WORCESTER AGRICULTURAL SECURITY AREA.

The following land was added:

<u>WORCESTER RESIDENTS</u>	<u>ACRES</u>	<u>TAX PARCEL NUMBER</u>
Mr. & Mrs. Glen Scott 2806 Skippack Pike P.O. Box 82 Worcester, PA 19490	25	67-00-03448-00-4 Block 019-008
Sarah L. Posen 2951 Township Line Rd Norristown, PA 19403	56.5	67-00-00661-00-1
Dorothy D. Mc Grane 3025 Stump Hall Road Collegeville, PA 19426	16.6	67-00-03550-00-1



WEST NORRITON RESIDENTS

Ronald & Doris Markley                      44.131                      63-00-01108-00-8  
2325-2407 Chestnut Avenue  
Jeffersonville, PA 19403

A Motion by George R. Lewis seconded by John F. Kelly and passed to authorize the township engineer to conduct a speed limit study of Fisher Road from Route 363 to Bustard Road, and Mill Road from Route 363 to Grange Avenue as requested by township residents.

A Motion by George R. Lewis seconded by John F. Kelly and passed to approve:

**RESOLUTION NO. 95-19****PRELIMINARY SUBDIVISION APPROVAL - AGER TRACT**

Applicant, Michael J. Clement, 484 Norristown Road, Blue Bell, PA 19422 (610) 825-8400. Owner of record, John and Florence Ager, 2622 Morris Road, Lansdale, PA 19446. Applicant is equitable owner. Property is located on the south side of Morris Road, west of Bethel Road and east of Berks Road. Property consists of 14 lots comprising 10.65 acres per plan of Stout, Tacconelli & Associates, Inc., 1744 Sumneytown Pike, P.O. Box 1191, Kulpville, PA 19443 (215) 855-5146 dated 10/31/95, with a last revision date of December 15, 1995.

B958770

A MOTION BY JOHN H. GRAHAM SECONDED BY GEORGE R. LEWIS AND PASSED TO SET THIS PAGE ASIDE IN RECOGNITION OF JOHN F. KELLY'S DEDICATED SERVICE AS A WORCESTER TOWNSHIP SUPERVISOR FROM DECEMBER 27, 1984 UNTIL JANUARY 1, 1996.

ADJOURNED

  
GEORGE R. LEWIS  
SECRETARY

\* CORRECTION TO THE MINUTES OF DECEMBER 20, 1995.

A motion by George R. Lewis, seconded by John F. Kelly and passed to approve Ordinance No. 143.

  
JOHN H. GRAHAM, CHAIRMAN