

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JUNE 22, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the May 25, 2017 meeting minutes.
4. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - Review of the proposed Center Point Village Zoning Ordinance.
5. **WIRELESS COMMUNICATIONS ORDINANCE**
 - Review of a proposed Wireless Communications Ordinance.
6. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the July 27 Planning Commission meeting.
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

active land development applications before the Planning Commission (*review period expiration*)

- LD 2016-05 – Sparango Construction, Co., 2044 Berks Road (*August 17, 2017*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MAY 25, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. April 27, 2017 Meeting Minutes – Ms. David motioned to approve the April 27, 2017 Meeting Minutes, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – The Planning Commission discussed commercial aspects of the draft ordinance. They will inquire with the Township Manager about the anticipated timeline for reviewing applications from private planning consultants and the eventual hiring of one.
3. Agricultural Security Area – The Planning Commission reviewed an application to add a property to Worcester Township’s Agricultural Security Area (ASA). The property is located at 3110 Heebner Road and consists of 119.47 acres. Ms. David made a motion to recommend to the Board of Supervisors that the property be added to the ASA, seconded by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
4. Wireless Communications Ordinance – The Planning Commission discussed aspects of a potential ordinance to regulate the placement and erection of new wireless communications structures. Currently the township has no ordinance or any regulation governing these structures. The issues expressed were as follows:
 - Conditional use (whether or not to require)
 - Distribution and density of wireless communications structures throughout the township
 - Safety of said structures
 - Aesthetics of said structures
 - Use of waivers (whether or not to allow)
 - Proximity of said structures to historic, sensitive, and/or scenic structures and/or viewsheds

5. May 25 Meeting Agenda – At its June 22, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance (including consultant timeline) and a potential ordinance to regulate new wireless communications structures.

PUBLIC COMMENT

- Robert Andorn, Worcester, asked how and why the proposed wireless communications ordinance was drafted. He expressed concerns about private property rights. Mr. Todd commented that the Township Manager has looked at numerous wireless communications ordinances from other municipalities and was involved with drafting one for a township where he worked previously.
- Michelle Greenawalt, Worcester, asked if wireless communication structures were considered public utilities (in which case they would be immune to municipal regulation). Mr. Sherr said that under current law, wireless communication structures are not considered public utilities, and therefore may be regulated by local municipalities.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:45 PM.

Respectfully Submitted:

Douglas Rotondo
Planning Commission Secretary

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE _____

**AN ORDINANCE AMENDING TO ESTABLISH REGULATIONS PERTAINING
TO THE LOCATION, PLACEMENT, CONSTRUCTION AND MAINTENANCE OF
TOWER-BASED WIRELESS COMMUNICATIONS FACILITIES AND
NON-TOWER WIRELESS COMMUNICATION FACILITIES, AND PROVIDING
FURTHER FOR THE REGULATION OF SUCH FACILITIES WITHIN THE
PUBLIC RIGHTS-OF-WAY AND OUTSIDE THE PUBLIC RIGHTS-OF-WAY**

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Board of Supervisors of Worcester Township, the Code shall be amended as follows:

SECTION I – Township Code Article III, Terminology, Section 150-9, is hereby amended to include the following definitions:

1. *Antenna* — Any system of wires, rods, discs, panels, flat panels, dishes, whips, or other similar devices used for the transmission or reception of wireless signals. An Antenna may include an omnidirectional Antenna (rod), directional Antenna (panel), parabolic Antenna (disc) or any other wireless Antenna. An Antenna does not include Tower-Based Wireless Communications Facilities as defined below.
2. *Co-location or Co-located* — The mounting of one or more Wireless Communication Facilities, including Antennae, on an existing Tower-Based Wireless Control Facility, or on any structure that already supports at least one Non-Tower Wireless Control Facility.
3. *Distributed Antenna Systems (DAS)* — A network of spatially separated Antenna sites connected to a common source that provides wireless service within a geographic area or structure.
4. *FCC* — Federal Communications Commission.
5. *Height of a Tower-Based WCF* – The vertical distance measured from the ground level, including any base pad, to the highest point on a Tower-Based Wireless Control Facility, including Antennae mounted on the tower and any other appurtenances.
6. *Monopole* — A Wireless Communication Facility that consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications Antennae and connecting appurtenances.
7. *Non-Tower Wireless Communications Facility (Non-Tower WCF)* — All non-tower wireless communications facilities, including but not limited to, antennae and Related Equipment. Non-Tower Wireless Control Facility shall not include support structures for Antennae or any Related Equipment that is mounted to the ground or at ground-level.

8. *Related Equipment* — Any piece of equipment related to, incidental to, or necessary for, the operation of a Tower-Based Wireless Control Facility or Non-Tower Wireless Control Facility, including, but not limited to, generators and base stations.
9. *Right-of-Way (ROW)* — The surface of and space above and below any real property in which the Federal, State or Township government has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skyways, and any unrestricted public or utility easements established, dedicated, platted, improved or devoted for utility purposes, but excluding lands other than streets. The phrase “in the Rights-of-Way” and means in, on, over, along, above and/or under the Rights-of-Way.
10. *Stealth Technology* — Camouflaging methods applied to Wireless Control Facilities, Antennae and other facilities which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted Antennae, building-mounted Antennae painted to match the existing structure and facilities constructed to resemble trees, shrubs, and light poles.
11. *Substantially Change or Substantial Change* — (1) Any increase in the height of a Wireless Support Structure by more than 10%, or by the height of one additional Antenna array with separation from the nearest existing Antenna not to exceed twenty (20) feet, whichever is greater, except that the mounting of the proposed Wireless Communications Facility may exceed the size limits set forth in the Township Code or in the Pennsylvania Wireless Broadband Collocation Act if necessary to avoid interference with existing Antennae; or (2) any further increase in the height of a Wireless Support Structure which has already been extended by more than 10% of its originally approved height or by the height of one additional Antenna array. Substantial Change may also include a certain size increase as defined by the Federal Communications Commission with regard to Related Equipment.
12. *Tower-Based Wireless Communications Facility (Tower-Based WCF)* — Any structure that is used for the purpose of supporting one or more Antennae, including, but not limited to, self-supporting lattice towers, guy towers, monopoles, utility poles and ground-based Distributed Antenna Systems facility structures. Distributed Antenna Systems' hub facilities are also considered to be Tower-Based Wireless Communications Facilities.
13. *WBCA* – Pennsylvania Wireless Broadband Collocation Act (53 P.S. §11702.1 *et. seq.*)
14. *Wireless* — Transmissions through the airwaves including, but not limited to, infrared line of sight, cellular, PCS, microwave, satellite, or radio signals.
15. *Wireless Communications Facility (WCF)* — The Antennae, nodes, control boxes, towers, poles, conduits, ducts, pedestals, electronics and other equipment used for the purpose of transmitting, receiving, distributing, providing, or accommodating wireless communications services.

16. *Wireless Support Structure* — A freestanding structure, such as a Tower-Based Wireless Communications Facility, utility pole, or any other structure that could support the placement or installation of a Wireless Communications Facility, if approved by the Township.

SECTION II – Township Code Article III, Terminology, Section 150-9, is hereby amended to include the following definitions:

SECTION III – Township Code is hereby amended to include a new chapter – Chapter 53, Wireless Communication Facilities – as follows:

SECTION 53-1. Purposes and Findings of Fact

- A. The purpose of this Article is to establish uniform standards for the siting, design, permitting, maintenance, and use of Wireless Communications Facilities in Worcester Township. While the Township recognizes the importance of Wireless Communications Facilities in providing high-quality communication services to its residents and businesses, the Township also recognizes that it has an obligation to protect public safety and to minimize the adverse visual effects of such facilities through the standards set forth in the following provisions.
- B. By enacting these provisions, the Township intends to:
 1. provide for the managed development of Wireless Communications Facilities in a manner that enhances the benefits of wireless communication and accommodates the needs of both Township residents and wireless carriers in accordance with federal and state laws and regulations;
 2. establish procedures for the design, siting, construction, installation, maintenance and removal of both Tower-Based and Non-Tower Wireless Communications Facilities in the Township, including facilities both in and outside Rights-of-way;
 3. address new wireless technologies, including but not limited to, distributed antenna systems, data collection units, cable wi-fi and other wireless communications facilities;
 4. minimize the adverse visual effects and the number of such facilities through proper design, siting, screening, material, color and finish and by requiring that competing providers of wireless communications services co-locate commercial communications antennas and related facilities on existing towers; and,
 5. promote the health, safety and welfare of the Township residents.

SECTION 53-2. Non-Tower Wireless Communications Facilities

- A. The following regulations shall apply to all Non-Tower Wireless Communications Facilities (Non-Tower WCFs):
1. Permitted in All Zoning Districts Subject to Regulations. Non-Tower WCFs are permitted in all Zoning Districts subject to the restrictions and conditions prescribed below and subject to applicable permitting by the Township.
 2. Prohibited on Certain Structures. Non-Tower WCFs shall not be located on single-family detached residences, single-family attached residences, or any residential accessory structure.
 3. Historic Resources. Non-Tower WCFs shall not be located on a property, building or structure that is (a) listed on the National or Pennsylvania Registers of Historic Places, or is eligible to be so listed, (b) listed on any official inventory of historic structures maintained by the Township, or (c) in the historic villages of Cedars, Center Point or Fairview Village, with the boundaries of each historic village as shown on Exhibit A attached hereto, unless the owner is entitled to such installation by federal rules and regulations.
 4. Standard of Care. Non-Tower WCFs shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to the most recent editions of the American National Standards Institute (ANSI) Code, National Electrical Safety Code, and National Electrical Code. Any Non-Tower WCF shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the Township.
 5. Wind. All Non-Tower WCF structures shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA/TIA-222-E, as amended).
 6. Aviation Safety. Non-Tower WCFs shall comply with all federal and state laws and regulations concerning aviation safety.
 7. Public Safety Communications. Non-Tower WCF shall not interfere with public safety communications or the reception of broadband, television, radio or other communication services enjoyed by occupants of nearby properties.
 8. Radio Frequency Emissions. Non-Tower WCF shall not, by itself or in conjunction with other Non-Tower WCFs, generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.
 9. Removal. In the event that use of a Non-Tower WCF is discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date

when the use shall be discontinued. Unused or abandoned Non-Tower WCFs or portions of Non-Tower WCFs shall be removed as follows:

- a. Abandoned or unused Non-Tower WCFs and Related Equipment shall be removed within two (2) months of the cessation of operations at the site unless a time extension is approved by the Township.
 - b. If the Non-Tower WCF or Related Equipment are not removed within two (2) months of the cessation of operations at a site, or within any longer period approved by the Township, the Non-Tower WCF or Related Equipment may be removed by the Township and the cost of removal assessed against the owner of the Non-Tower WCF and/or against the owner of the property upon which the Non-Tower WCF or Related Equipment is located.
10. **Timing of Approval.** Within thirty (30) calendar days of the date that an application for a Non-Tower WCF is filed with the Township, the Zoning Officer shall notify the applicant in writing of any information that may be required to complete such application. Within ninety (90) calendar days of receipt of a complete application, the Zoning Officer shall make a final decision on whether to approve the application and shall advise the applicant in writing of such decision. If additional information was requested by the Township to complete an application, the time required by the applicant to provide the information shall not be counted toward the Township's ninety (90) day review period.
11. **Insurance.** The owner and operator of a Non-Tower WCF shall provide the Township with a certificate of insurance that includes the Township as an additional insured, and that evidences general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the Non-Tower WCFs.
12. **Indemnification.** The owner and operator of a Non-Tower WCF shall, at his or her sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the owner, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the Non-Tower WCF. The owner and operator shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of a Non-Tower WCF. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, expert fees, court costs and all other costs of indemnification.
13. **Maintenance.** To the extent permitted by law, the following maintenance requirements shall apply:
- a. Non-Tower WCFs shall be fully automated and unattended on a daily basis, and shall be visited only for maintenance or emergency repair.

- b. Maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security.
 - c. Maintenance activities shall utilize the best available technology for preventing failures and accidents.
 - 14. Reservation of Rights. In accordance with applicable law, the Township reserves the right to deny an application for the construction or placement of any Non-Tower WCF for numerous factors, which include but are not limited to, visual impact, design, and safety standards.
- B. The following additional regulations shall apply to Non-Tower WCFs that do not Substantially Change the physical dimensions of the Wireless Support Structure to which they are attached:
 - 1. Permit Required. Non-Tower WCF applicants that propose the modification of an existing Wireless Support Structure shall obtain a Zoning Permit from the Township. In order to be considered for such permit, the applicant must submit a permit application to the Township, on the form as prescribed by the Township.
 - 2. Non-Tower WCFs that do not Substantially Change the physical dimension of the Wireless Support Structure may be eligible for a sixty (60) day timeframe for review. Applicants shall assert such eligibility in writing to the Township and provide documentation reasonably related to determining whether the application is eligible for the shortened review and, if warranted, such application shall be reviewed within the sixty (60) day timeframe.
 - 3. Related Equipment. Ground-mounted Related Equipment greater than three (3) cubic feet shall not be located within twenty-five (25) feet of a lot in residential use or zoned residential.
 - 4. Permit Fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a Non-Tower WCF or \$1,000, whichever is less.
- C. The following additional regulations shall apply to Non-Tower WCFs that Substantially Change the Wireless Support Structure to which they are attached:
 - 1. Permit Fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a Non-Tower WCF that that Substantially Change the Wireless Support Structure to which they are attached.
- D. The following additional regulations shall apply to Non-Tower WCFs located outside of Rights-of-Way:
 - 1. Development Regulations. Non-Tower WCFs shall be co-located on existing Wireless Support Structures, and shall be subject to the following conditions:

- a. The total height of any Wireless Support Structure and mounted Non-Tower WCFs shall not exceed the height limitation of the Wireless Support Structure permitted in the underlying zoning district by more than twenty (20) feet.
 - b. The owner and operator of Non-Tower WCFs must submit documentation that justifies the total height of the proposed Non-Tower WCF.
 - c. If Related Equipment is proposed to be located in a separate building or structure, the building or structure shall comply with all applicable requirements set forth in the zoning district.
 - d. A security fence not less than eight (8) feet in height shall surround any Related Equipment housed in separate building or structure, and landscaping shall be installed around the fencing, to provide four-season screening from all abutting properties. Vehicular access to the Non-Tower WCFs and Related Equipment shall not interfere with the parking or vehicular circulation for the site's principal use.
2. Design Regulations. Non-Tower WCFs shall meet the following design conditions:
- a. Non-Tower WCFs shall employ stealth technology and shall be treated to match the Wireless Support Structure to which they are attached, in order to minimize aesthetic impact. The stealth technology utilized shall be approved of the Township.
 - b. Satellite dishes and Antennae used for the purpose of providing television, phone, and/or internet connections at a private residence or business only shall be exempt from the design regulations enumerated herein.
3. Removal, Replacement and Modification. The removal, replacement and modification of Non-Tower WCFs and/or Related Equipment, for the purpose of upgrading or repairing the Non-Tower WCF and/or Related Equipment, shall be permitted, provided that such repair or upgrade increases neither the overall dimensions of the Non-Tower WCF nor the numbers of Antennae, and provide any required permit is obtained from the Township.
4. Inspection. The Township reserves the right to inspect Non-Tower WCFs to ensure compliance with the provisions noted herein, and with any other provision in Township Code or Federal or State Law. The Township and/or its agents shall have the authority to enter the property upon which a Non-Tower WCF is located at any time, upon reasonable notice to the operator, to ensure such compliance.
- E. The following additional regulations apply to Non-Tower WCFs in Rights-of-Way:
1. Co-location. Non-Tower WCFs shall be co-located on existing Wireless Support Structures.
 2. Design Requirements. Non-Tower WCFs shall meet the following design conditions:

- a. All Non-Tower WCF components located above the surface grade shall be no greater than six (6') feet in height.
 - b. All equipment employed shall be the smallest and least visibly intrusive equipment feasible.
 - c. Antennae and all Related Equipment shall be treated to match the supporting structure, and Non-Tower WCFs and Related Equipment shall be painted, or otherwise coated, to be visually compatible with the Wireless Support Structure on which they are mounted.
3. Time, Place and Manner. The Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all Non-Tower WCFs in Rights-of-Way, based on public safety, traffic management, physical burden on the Right-of-Way, and related considerations, in the sole discretion of the Township.
4. Equipment Location. Non-Tower WCFs and Related Equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the Rights-of-Way, as determined by the Township, in its sole discretion. In addition:
 - a. Ground-mounted equipment, walls, or landscaping shall not be located within eighteen (18) inches of the face of the curb, or within an easement extending onto a privately-owned lot.
 - b. Ground-mounted equipment that cannot be undergrounded shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features, to the satisfaction of the Township.
 - c. Graffiti on a Wireless Support Structure, Non-Tower WCF or Related Equipment shall be removed at the sole expense of the owner within ten (10) business days of the date of notice from the Township of the existence of the graffiti.
 - d. All underground vaults shall be reviewed and approved by the Township.
5. Relocation or Removal of Facilities. Within sixty (60) days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a Non-Tower WCF in the Right-of-Way shall, at his or her own expense, temporarily or permanently remove, relocate, change or alter the position of any Non-Tower WCF when the Township determines that such removal, relocation, change or alteration is reasonably necessary to construct, repair, maintain or install a Township or other public improvement in the Right-of-Way; conduct operations of the Township, or to conduct the operations of another government entity, in the Right-of-Way; vacate a roadway, or to establish or to release a utility or other easement; or, address an emergency as determined by the Township.

6. Any Non-Tower Based WCF located on property owned by Worcester Township shall be exempt from any requirement noted in this section.

SECTION 53-3. Tower-Based Wireless Communication Facilities

- A. The following regulations shall apply to all Tower-Based Wireless Communications Facilities (Tower-Based WCFs):
 1. Standard of Care. Tower-Based WCFs shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to, the most recent editions of the American National Standards Institute (ANSI) Code, National Electrical Safety Code, National Electrical Code, as well as the accepted and responsible workmanlike industry practices of the National Association of Tower Erectors. Tower-Based WCFs shall at all times be kept and maintained in good condition, order and repair by qualified personnel, so that the same shall not endanger the life of any person or any property in the Township.
 2. Permit Application. At the time a permit application is submitted to the Township the applicant shall provide documentation that:
 - a. Demonstrates the proposed height of the Tower-Based WCF is the minimum height required to operate the Tower-Based WCF. No applicant shall have the right under these regulations to erect a tower to the maximum height specified in this Article unless it proves the necessity for such height. The applicant shall demonstrate the Tower-Based WCF is proposed at the minimum height necessary for the service area.
 - b. Demonstrates that the communications system cannot adequately extend or infill its communications system by the use of antennae and/or Non-Tower WCFs.
 - c. Provides a propagation study evidencing the need for the Tower-Based WCF, as well as a description of the type and manufacturer of the proposed transmission/radio equipment.
 - d. Demonstrates the proposed Tower-Based WCF complies with all state and federal laws and regulations concerning aviation safety.
 - e. Provides a written commitment that it will allow other service providers to co-locate Non-Tower WCFs on the Tower-Based WCF where this is technically and economically feasible.
 - f. For a Tower-Based WCF that is located on a property with another principal use, provides documentation that the property owner has granted an easement for the proposed Tower-Based WCF, and that vehicular access will be provided to the facility.

- g. Employ stealth technologies. All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible.
 - i. The Township may require that Related Equipment that houses electrical transmitters and like components be placed underground, unless determined to be detrimental to the functioning and physical integrity of such equipment.
 - ii. In making these determinations, the Township may consider whether that proposed promotes the harmonious and orderly development of the zoning district involved; encourages compatibility with the character and type of development existing in the area; benefits neighboring properties by preventing a negative impact on the aesthetic character of the community; preserves woodlands and trees existing at the site to the greatest possible extent; and encourages sound engineering and land development design and construction principles, practices and techniques.
 - h. Certifies the proposed Tower-Based WCF cannot be accommodated on an existing or approved structure or building. The owner of the Tower-Based WCF shall demonstrate that he or she has contacted the owners of tall structures, buildings, and towers within a one quarter ($\frac{1}{4}$) of a mile radius of the site proposed, and had sought permission to install an Antenna on those structures, buildings, and towers, and was denied for at least one of the following reasons:
 - i. The proposed Antenna and Related Equipment would exceed the structural capacity of the existing building, structure or tower, and its reinforcement cannot be accomplished at a reasonable cost.
 - ii. The proposed Antenna and Related Equipment would cause radio frequency interference with other existing equipment for that existing building, structure, or tower and the interference cannot be prevented at a reasonable cost.
 - iii. Such existing buildings, structures, or towers do not have adequate location, space, access, or height to accommodate the proposed equipment or to allow it to perform its intended function.
 - iv. A commercially reasonable agreement could not be reached with the owner of such building, structure, or tower.
3. Engineer Inspection, Seal and Signature. Prior to the issuance of a permit authorizing construction and erection of a Tower-Based WCF, a structural engineer registered in Pennsylvania shall issue to the Township a written certification of the Tower-Based WCF's ability to meet the structural standards offered by either the Electronic Industries Association or the Telecommunication Industry Association. All

plans and drawings for a Tower-Based WCF shall contain a seal and signature of a professional structural engineer, licensed in the Commonwealth of Pennsylvania.

4. **Permit Required for Modifications.** To the extent permissible under applicable state and federal law, modification of an existing Tower-Based WCF that increases the overall height of the Tower-Based WCF shall require a Township approval and the issuance of a Township permit.
5. **Wind.** Tower-Based WCFs shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA/TIA-222-E, as amended).
6. **Height.** Tower-Based WCFs shall be designed at the minimum functional height. The maximum total height of any Tower-Based WCF shall not exceed one hundred twenty (120) feet, as measured vertically from the ground level, including any base pad, to the highest point on the structure, including Antennae and subsequent alterations. Should the owner of the Tower-Based WCF demonstrate that another provider of wireless communications services has agreed to co-locate facilities on the Tower-Based WCF, and this requires a greater tower height to provide satisfactory service for wireless communications, the total height of the Tower-Based WCF may exceed one hundred twenty (120) feet only if a waiver is granted by the Board of Supervisors.
7. **Related Equipment Building.** Any building or other structure housing Related Equipment shall comply with the required yard and height requirement of the applicable zoning district for an accessory structure.
8. **Public Safety Communications.** Tower-Based WCF shall not interfere with public safety communications or the reception of broadband, television, radio or other communication services enjoyed by occupants of nearby properties.
9. **Maintenance.** The following maintenance requirements shall apply:
 - a. Tower-Based WCFs shall be fully automated and unattended on a daily basis, and shall be visited only for maintenance or emergency repair.
 - b. Maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Township's residents.
 - c. Maintenance activities shall utilize the best available technology for preventing failures and accidents.
10. **Radio Frequency Emissions.** Tower-Based WCF shall not, by itself or in conjunction with other WCFs, generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.

11. Historic Properties and Conservancy Lands. Non-Tower-Based WCFs shall not be located on a property that is (a) listed on the National or Pennsylvania Registers of Historic Places, or is eligible to be so listed, (b) in the historic villages of Cedars, Center Point or Fairview Village, with the boundaries of each historic village as shown on Exhibit A attached hereto, (c) under conservation easement, or (d) within a designated view shed as shown on Exhibit B attached hereto, unless the owner is entitled to such installation by federal rules and regulations.
12. Signs. Tower-Based WCFs shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. The only other signage permitted on the Tower-Based WCF shall be those required by the FCC, or any other federal or state agency.
13. Lighting. Tower-Based WCFs shall not be artificially lighted, except as required by law. If lighting is required, the owner shall provide a detailed plan for sufficient lighting, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations.
14. Noise. Tower-Based WCFs shall be operated and maintained so as not to produce noise in excess of applicable noise standards under state law and the Township Code, except in emergency situations requiring the use of a backup generator, where such noise standards may be exceeded on a temporary basis only.
15. Aviation Safety. Tower-Based WCFs shall comply with all federal and state laws and regulations concerning aviation safety.
16. Timing of Approval. Within thirty (30) calendar days of the date that a permit application for a Tower-Based WCF is filed with the Township, the Township shall notify the applicant in writing of any information that may be required to complete such application. All applications for Tower-Based WCFs shall be acted upon within one hundred fifty (150) days of the receipt of a fully completed application. If additional information was requested by the Township to complete an application, the time required by the applicant to provide the information shall not be counted toward the one hundred fifty (150) day review period.
17. Non-Conforming Uses. Non-conforming Tower-Based WCFs which are hereafter damaged or destroyed due to any reason or cause may be repaired and restored at their former location, but must comply with all applicable terms and conditions of these regulations that are necessary to protect public health and safety. Co-location on existing non-conforming Tower-Based WCFs is permitted.
18. Removal. In the event use of a Tower-Based WCF is planned to be discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned Tower-Based WCFs or portions of Tower-Based WCFs shall be removed as follows:
 - a. All unused or abandoned Tower-Based WCFs and accessory facilities shall be removed within six (6) months of the cessation of operations at the site unless a time extension is approved by the Township.

- b. If the Tower-Based WCF and/or accessory facility is not removed within six (6) months of the cessation of operations at a site, or within any longer period approved by the Township, the Tower-Based WCF and accessory facilities and equipment may be removed by the Township and the cost of removal assessed against the owner of the Tower-Based WCF or against the owner of the property upon which the Tower-Based WCF is located.
 - c. Any unused portions of Tower-Based WCFs, including Antennae, shall be removed within six (6) months of the time of cessation of operations, and the Township must approve all replacements of portions of a Tower-Based WCF previously removed.
19. **Permit Fees.** The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a Tower-Based WCF.
20. **FCC License.** The owner or operator of a Tower-Based WCF shall submit a copy of his or her current FCC license, including the name, address, and emergency telephone number for the operator of the facility.
21. **Reservation of Rights.** In accordance with applicable law, the Township reserves the right to deny an application for the construction or placement of any Tower-Based WCF for numerous factors, including but are not limited to, visual impact, design, and safety standards.
22. **Insurance.** The owner and operator of a Tower-Based WCF greater than forty (40) feet in height shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$5,000,000 per occurrence and property damage coverage in the minimum amount of \$5,000,000 per occurrence covering the Tower-Based WCF. The owner and operator of a Tower-Based WCF forty (40) feet or less in height shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering each Tower-Based WCF.
23. **Indemnification.** The owner and operator of a Tower-Based WCF shall, at his or her sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the Person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the Tower-Based WCF. The owner and operator of a Tower-Based WCF shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of Tower-Based WCF. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, expert fees, court costs and all other costs of indemnification.

24. Financial Security. Prior to permit issuance for a Tower-Based WCF, the owner and operator of a Tower-Based WCF shall provide to the Township financial security deemed by the Township to be sufficient to guarantee the removal of the Tower-Based WCF. Said financial security shall remain in place until the Tower-Based WCF is removed.
- B. The following additional regulations shall apply to Tower-Based WCFs located outside Rights-of-Way:
1. Development Regulations.
 - a. Tower-Based WCFs located outside Rights-of-Way shall be permitted in the following zoning districts only:
 - i. C – Commercial District;
 - ii. SC – Shopping Center; and,
 - iii. LI – Limited Industrial District.
 - b. Tower-Based WCFs shall not be located within fifty (50) feet of any underground utility, with the exception of water and sanitary sewer lines.
 - c. Sole Use on a Lot. A Tower-Based WCF may be permitted as the sole use on a lot, provided that the underlying lot is at least two acres. The minimum distance between the base of a Tower-Based WCF and any adjoining property line or street right-of-way line shall equal not less than 40% of the proposed Tower-Based WCF structure height.
 2. Design Regulations.
 - a. Tower-Based WCFs shall employ stealth technology in order to minimize aesthetic impact. The stealth technology utilized shall be approved of the Township.
 - b. To the extent permissible by law, height extensions to an existing Tower-Based WCF shall require, at a minimum, a Zoning Permit issued by the Township.
 - c. Tower-Based WCFs shall be designed structurally, electrically, and in all respects to accommodate co-locators.
 - d. Tower-Based WCFs forty (40) or more feet in height shall be equipped with an anti-climbing device, as approved by the manufacturer.
 3. Surrounding Environs.
 - a. Existing vegetation, trees and shrubs located within three hundred (300) feet of Tower-Based WCFs shall be preserved to the maximum extent possible.

- b. A security fence constructed of wood or wood-like composite material, and having a minimum height of eight (8) feet, shall completely surround any Tower-Based WCF, guy wires, and Related Equipment for a Tower-Based WCF forty (40) feet or greater in height. The fence shall not be topped with barbed wire.
 - c. Landscaping. Landscaping shall be required to screen as much of a newly constructed Tower-Based WCF and Related Equipment as possible. The Township may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if, in the discretion of the Township, this approach achieves the same degree of screening.
 - 4. Access Road. An access road of at least twenty (20) feet in width, turnaround space and parking shall be provided to ensure adequate emergency and service access to Tower-Based WCF. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and minimize soil erosion. Where applicable, the owner and operator of the Tower-Based WCF shall present documentation to the Township that the property owner has granted an easement for the proposed facility.
 - 5. Parking. For each Tower-Based WCF forty (40) feet or greater in height, there shall be two (2) off-street parking spaces.
 - 6. Inspection. The Township reserves the right to inspect Tower-Based WCFs to ensure compliance with the provisions herein and any other provisions found within the Township Code or state or federal law. The Township and/or its agents shall have the authority to enter the property upon which a Tower-Based WCF is located at any time, upon reasonable notice to the operator, to ensure such compliance.
- C. The following regulations shall apply to Tower-Based WCFs in Rights-of-Way:
 - 1. Development Regulations.
 - a. Tower-Based WCFs forty (40) feet or greater in height are prohibited in Rights-of-Way.
 - b. Tower-Based WCFs less than forty (40) feet in height and located along the following corridors and roadways, regardless of the underlying zoning district:
 - i. Berks Road;
 - ii. Bethel Road;
 - iii. Germantown Pike;
 - iv. Morris Road;
 - v. North Wales Road;
 - vi. Skippack Pike;
 - vii. Township Line Road;
 - viii. Valley Forge Road; and,

- ix. Water Street Road.
 - c. Tower-Based WCFs shall not be situated in any Right-of-Way such that the Tower-Based WCF is directly between a residential dwelling unit and the roadway. However, Tower-Based WCFs may replace poles or other structures existing at the time of the adoption of these regulations, provided the Tower-Based WCF is of the same height, dimensions and location of the pole or other structure placed.
 - d. Tower-Based WCFs shall not be located within fifty (50) feet of any underground utility, with the exception of water and sewer lines.
- 2. Time, Place and Manner. The Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all Tower-Based WCFs in Rights-of-Way, based on public safety, traffic management, physical burden on the Right-of-Way, and related considerations, in the sole discretion of the Township.
- 3. Equipment Location. Tower-Based WCFs and Related Equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of Rights-of-Way as determined by the Township. In addition:
 - a. In no case shall ground-mounted equipment, walls, or landscaping be located within eighteen (18) inches of the face of the curb.
 - b. Ground-mounted equipment that cannot be installed below ground shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.
 - c. Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.
 - d. Any graffiti on Tower-Based WCFs and Related Equipment shall be removed at the sole expense of the owner within ten (10) business days of the date of notice from the Township of the existence of the graffiti.
 - e. All underground vaults shall be reviewed and approved by the Township.
- 4. Design Regulations.
 - a. Tower-Based WCFs shall employ the stealth technology in an effort to blend into the surrounding environment. The Stealth Technology utilized shall be subject to the approval of the Township.
 - b. To the extent permissible under state and federal law, any height extensions to an existing Tower-Based WCF shall require prior approval of the Township.

- c. Any proposed Tower-Based WCF shall be designed structurally, electrically, and in all respects to accommodate co-locators.
5. Relocation or Removal of Facilities. Within sixty (60) days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a Tower-Based WCF in the Right-of-Way shall, at his or her own expense, temporarily or permanently remove, relocate, change or alter the position of any Tower-Based WCF when the Township determines that such removal, relocation, change or alteration is reasonably necessary to: construct, repair, maintain or install a Township or other public improvement in the Right-of-Way; conduct operations of the Township, or to conduct the operations of another government entity, in the Right-of-Way; vacate a roadway, or to establish or to release a utility or other easement; or, address an emergency as determined by the Township.
6. Reimbursement for Use of Rights-of-Way. In addition to fees as described herein, every Tower-Based WCF in a Right-of-Way may be assessed annually fee, payable to the Township, which fee shall constitute fair and reasonable compensation paid to the Township for the use of the Right-of-Way, as established by the Township and included on the Township Fee Schedule. Such fee shall reflect expenses incurred by the Township including, but not limited to, the costs to monitor, inspect and report on the Tower-Based WCFs and Related Equipment located in the Right-of-Way, and the enforcement of applicable regulations.
7. Any Tower-Based WCF located on property owned by Worcester Township shall be exempt from any requirement noted in this section.

SECTION III - Miscellaneous provisions.

1. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
2. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
3. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this _____ day of _____, 20____.

FOR WORCESTER TOWNSHIP

By: _____
Susan G. Caughlan, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JULY 27, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the June 22, 2017 meeting minutes.
4. **PALMER (LD 2017-02)**
 - Review of a preliminary plan of subdivision.
5. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - Update on the proposed Center Point Village Zoning Ordinance.
6. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the August 24 Planning Commission meeting.
7. **OTHER BUSINESS**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

active land development applications before the Planning Commission (*review period expiration*)

- LD 2016-05 – Sparango Construction, Co., Berks Road (*November 16, 2017*)
- LD 2017-02 – Palmer, Skippack Pike & Valley Forge Road (*September 9, 2017*)
- LD 2017-03 – Rhoads 2, Berks Road (*review period waived*)
- LD 2017-04 – Rhoads 3, Berks Road (*review period waived*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JUNE 22, 2017, 7:30 PM**

CALL TO ORDER by Ms. Quigley at 7:33 PM

ATTENDANCE

PRESENT:	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. May 25, 2017 Meeting Minutes – Ms. David motioned to approve the May 25, 2017 Meeting Minutes, second by Mr. Sherr. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – Mr. Ryan noted the Township had received a subdivision plan for the Palmer property. As such the Board of Supervisors requested a copy of this subdivision plan be forwarded to the six firms that responded to the planning services RFP, so that each could incorporate this potential subdivision in their scope of work, and amend their proposals, as needed. Mr. Ryan noted the Board of Supervisors will consider a contract award at the July 19 Business Meeting.
3. Wireless Communication Facilities Ordinance – Mr. Ryan provided an overview of revisions made to this ordinance since the Planning Commission’s last review, and he noted the status of litigation between Crown Castle and the Pennsylvania Public Utility Commission.

Mr. Sherr motioned to recommend the Board of Supervisors approve the proposed Wireless Communication Facilities ordinance, second by Mr. Rotondo.

Michelle Greenawalt, Worcester, commented on litigation between Crown Castle and the Pennsylvania Public Utility Commission.

By unanimous vote the motion was approved.

4. July 27, Meeting Agenda – At its July 27, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance, the Palmer subdivision (LD 2017-02) and a possible land development to be submitted by Meadowood.

5. Other Business – The Planning Commission received an invitation to tour that portion of the Stony Creek Farms property upon which the proposed sanitary sewer main for the Whitehall Estates development will be installed. A tentative meeting was scheduled at this location on Thursday, July 13 at 7:00 PM. Mr. Ryan will advertise this public meeting when the date and time are confirmed.

PUBLIC COMMENT

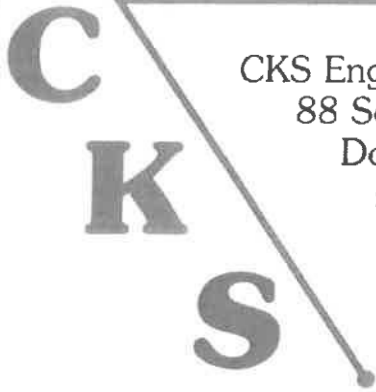
- There was no public comment at this evening’s meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 7:52 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

July 12, 2017
Ref: #7515

Township of Worcester
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Palmer Tract; Preliminary Subdivision Plan
Skippack Pike and Valley Forge Road

Dear Mr. Ryan:

CKS Engineers, Inc. is in receipt of a Preliminary Subdivision Plan prepared by Bohler Engineering, for the property at the northeast corner of Skippack Pike and Valley Forge Road in Worcester Township. The preliminary subdivision plan submission consists of a plan set containing four (4) sheets, dated June 16, 2017, with no revisions.

The plan proposes the subdivision of the existing 50 acre (approximate) parcel into eight (8) lots. The subject parcel is in two zoning districts, with a portion of the tract in the C - Commercial District and a portion in the LPD - Land Preservation District. There appears to be no construction proposed at this time.

CKS Engineers, Inc. has reviewed the plan submission and also the accompanying documents for conformance with the Code of the Township of Worcester. Based on our review of this plan set, we offer the following comments:

1. The "Site Design Requirements" tabulation on sheet 2 does not identify the natural resource areas that affect the lot area. However, the "Exclusions from Lot Area Calculations" tabulations does itemize the respective resources and their subtraction from the proposed lot areas. For consistency, the exclusions should also be included in the "Site Design Requirements" tabulation.(150-9)
2. The plan proposes a single lot in the LPD district, with no improvements shown. We note that there are significant criteria that the Township may wish to consider discussing with the applicant regarding this lot, such as intended use, i.e. single family dwellings, multifamily dwellings, open space, density and street layout, etc. (150-110.24, 150-110.26).

July 12, 2017

Ref: #7515

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3. The plan does not include a tabulation of the respective dimensional requirements of the LPD district. In addition, the yard setbacks shown for Lot 8 do not appear to be consistent with the requirements of the district, specifically the "Neighborhood Setbacks"(150-26.A, 150-26.B, 150-110.26.C, 150-199)
4. Zoning Ordinance Section 150-110.26.A.1 requires a yield plan for the LPD lot. We note that no such plan has been submitted.
5. The submission does not include a proposed street and lot layout, which would specifically apply to the parcel/lot proposed in the LPD District. (130-33.E)
6. The plan should be revised to indicate how the water supply and sanitary sewer requirements of the subdivision will be addressed. (130-26, 130-27, 130-31, 150-110.27)
7. The plan should be revised to identify the required parking setback from a single family residential district for the Commercial District lots. (150-117.B)
8. The plan does not identify any landscape buffers on the Commercial District lots. (150-118.C)
9. The submission does not include the requisite Landscape Plan. Included with the landscaping requirements are buffer requirements. As noted above, buffers have not been identified on the plan. (130-28.B, 130-28.E, 130-28.G)
10. The submission does not include an Existing Resources and Site Analysis plan, which includes the requirement to provide a scenic view shed analysis. (130-33.C, 130-33.G)
11. The plan does not propose any frontage improvements, i.e. road widening, curbing or sidewalk along Skippack Pike and Valley Forge Road. These improvements should be discussed further with the Township and PennDOT.(130-16.A.6, 130-16.C, 130-18, 130-33.F)
12. Although the plan does not currently propose any construction, we remind the applicant of the Steep Slope Conservation District, ZO Sections 150-146.1 – 150-46.4.
13. The plan does not propose any stormwater management facilities, nor indicate conceptual areas where such facilities could be located. Although we recognize that there is no construction proposed at this time, the natural features of the parcel would result in the stormwater management facilities along the front of each of the proposed commercial lots, which may not be desirable. (130-24.A.6, 130-24.B.4.a, 130-33.H, 150-203, 150-203)

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14. The submission does not include a lighting plan. (130-33.J)
15. The proposed driveways will ultimately require a permit from the Pennsylvania Department of Transportation (PennDOT). In addition, any frontage improvements proposed should be coordinated between the Township and PennDOT. (130-14.J)
16. General observations:
 - A. Given the high traffic volumes on Skippack Pike, it would be advisable to limit the number of driveway access points. We acknowledge the 30 ft. cross access easement proposed for the commercial lots, however consideration should be given to providing a more specific site layout for both the commercial and residentially zoned parcels to allow for a conversation about access points, potential traffic signal upgrade(s), road widening, etc.
 - B. The plan provides a 20 ft. access easement over proposed Lot 3 to permit continuous access for the existing driveway serving the residence and outbuildings on proposed Lot 8. The applicant should discuss the intentions of this easement in the long term. We recommend that any further subdivision of Lot 8 require the easement to be extinguished, and access to any buildings that remain to be provided via anticipated internal roadways, to access Skippack Pike, Valley Forge Road or both.
 - C. Future plans should consider a proposed access to Skippack Pike that aligns with the existing commercial driveway on the south side of Skippack Pike.
 - D. The Township may wish to consider requiring a Traffic Impact Study for development of these parcels. (130-52, 130-54)
 - E. It may be beneficial to connect an access road/driveway from the residential portion of the site to the anticipated commercial parking lot(s), to provide a secondary means of accessing Skippack Pike.
 - F. It may be advisable to utilize the area at the southwest corner of the property, between the wetland area and Skippack Pike, as a location for an enhanced stormwater management facilities. Such facilities could provide storage and/or water quality measures while expanding the existing wetland area that is restricted from disturbance.
 - G. Any site layout/circulation issues referenced above should include proposed uses, for both the commercial and residential lots.

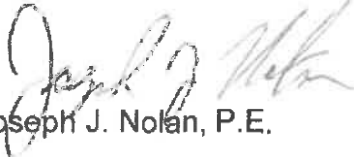
July 12, 2017

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The above represents our comments on this preliminary subdivision plan submission. The applicant's consultant should address the above items and revise the plans accordingly for future submission and review. Please contact this office if you have any questions or need any additional assistance on this project.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor
J. Edwin Mullin, Esq., HRMM & L
Bohler Engineering, Inc.
Bryan McAdam, CKS
File



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

June 30, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
Palmer Tract – Preliminary Subdivision
Worcester Township, Montgomery County, PA
McMahon Project No. 817467.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial review of the proposed subdivision to be located in the northeast corner of the intersection of Skippack Pike (S.R. 0073) and Valley Forge Road (S.R. 0363) in Worcester Township, Montgomery County, PA. The subdivision is proposed to consist of 8 lots, with our understanding that the smaller Lots 1 through 7 will be developed as commercial properties, and the larger remaining lot (Lot 8) will be submitted as a residential subdivision. However, at this time there is currently no specific development plans proposed on any of the lots.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Subdivision Plans for the Palmer Tract, prepared by Bohler Engineering, dated June 16, 2017.

Upon review of the subdivision plans for anticipated or existing transportation access, impacts, and mobility, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. The subdivision for proposed future development is in close proximity to the intersection of Skippack Pike (S.R. 0073) and Valley Forge Road (S.R. 0363), which currently experiences congestion during the weekday morning and weekday afternoon commuter peak periods. The applicant should be aware that in order to alleviate the congestion currently experienced by vehicles at this intersection, long-term roadway improvements at this intersection are likely necessary with any development of the properties. These improvements could include an



additional through lane on one or more approaches, as well as optimizing, improving, or adding auxiliary turn lanes, as stated in the Township Roadway Sufficiency Analysis (Act 209). A detailed transportation impact study of any proposed development of these properties will be required and must be scoped with our office and PennDOT.

2. The applicant and the Township must consider the future access for any potential development on the main portion of this site, Lot #8, as well as the smaller commercial lots that abut Skippack Pike (S.R. 0073). While the plan depicts a 30-foot cross-access easement across the proposed Lots 1 through 7, this area abuts the ultimate right of way along Skippack Pike (S.R. 0073). This close spacing with Skippack Pike (S.R. 0073) would make it difficult to design a connection that could access all of these lots and accommodate vehicle queuing adequately. It is recommended that, at a minimum, that prior to subdivision approval, the applicant/developer, in coordination with the Township, identify one or two future access locations along the Skippack Road frontage for future access points, and more importantly it is recommended to provide the 30-foot cross-access easement at the rear of the lots to provide proper intersection spacing to/from Skippack Pike (S.R. 0073) in order to accommodate vehicle queues and turning movements.
3. The access easement shown for lot #8, which is identified as 20-feet in width on the plan and 25-feet in width in note 3, does not appear wide enough to accommodate an access needed to accommodate potential future traffic volumes. It is recommended that the access easement be wide enough to accommodate a driveway width similar to that directly opposite Skippack Pike (S.R. 0073), which provides a single ingress lane and two egress lanes. That driveway width is approximately 50 feet wide.
4. It is recommended that Lots 3 and 4 be further separated for the possibility of an access onto Skippack Pike (S.R. 0073) that would be opposite the commercial driveway on the south side, and allow for shared access to all lots.
5. If traffic signalization is expected to be utilized at an access intersection, it should be located as far from the intersection of Skippack Pike (S.R. 0073) and Valley Forge Road (S.R. 0363) as possible, since PennDOT generally prefers to maintain at least 1,000 feet between traffic signals.
6. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Any future development of this property will be subject to the Transportation Impact Fee based on the number of vehicular trips anticipated to be generated during the weekday afternoon peak hour.
7. A more detailed review of the site and all transportation-related elements on the plans will be conducted once specific development and land uses are proposed for any of the lots and

Mr. Tommy Ryan

June 30, 2017

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submitted for review. Additional comments could be raised at that point. The applicant/property owner(s) are encouraged to meet with Township staff and consultants in advance of any formal submissions to gain guidance and inputs on what will be needed for review and approvals.

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

Sincerely,



Kenneth D. O'Brien, P.E, PTP
Senior Project Manager

BMJ/lsw

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
VALERIE A. ARKOOSH, MD, MPH, CHAIR,
KENNETH E. LAWRENCE, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



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PLANNING COMMISSION**
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NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

July 7, 2017

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

Re: MCPC #17-0144-001
Plan Name: Palmer Tract
(8 lots on 46.86 acres)
Situate: Skippack Pike (N)/Valley Forge Road (E)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on June 26, 2017. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, Nancy Palmer, is proposing an eight lot subdivision, including seven new lots along the frontage of Skippack Pike and a residential lot that contains the existing dwelling and other structures. The proposal is located in the C-Commercial and the LPD-Land Preservation District, with the lots along the frontage falling within the C-Commercial District and the large residential lot primarily in the LPD-Land Preservation District. The lots along the frontage would range from about 30,000 square feet to just over three acres. No improvements are proposed at this time.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we have identified the following comments for your review:



COMMENTS**ZONING**

- A. Dimensional Requirements - It appears that the proposed lots meet all of the dimensional requirements in their respective zoning districts. This includes a minimum lot size of 25,000 square feet and minimum lot width of 100 feet in the C-Commercial District.
- B. Current Zoning vs Proposed Zoning - Over the past several years MCPC has been working with the Township on a new Center Point Village Zoning Ordinance. Under the current zoning, the applicant would be able to build typical suburban-style commercial uses either by-right, or in some cases, by special exception. We feel that the proposed Center Point Village Zoning District would better serve the community by promoting a better-designed and more connected site with higher quality commercial development and village housing, while preserving the view shed and open space on the rear of this property. We encourage the Township to work quickly to pass the new Center Point Village Zoning Ordinance and work with the applicant to come up with a development that will create the best outcome for everyone involved. Here are some examples of improvements that the new zoning district would create:
1. The frontage along Skippack Pike would be more inviting and attractive by requiring that most parking be placed behind the commercial structures.
 2. The number of driveways along Skippack Pike would be decreased by requiring that shared parking and access agreements be used for the separate commercial structures.
 3. The Township would ensure that buildings are attractive and fit with the surrounding vernacular architecture through the architectural design standards included in the new ordinance.
 4. The Township would ensure that the corner of Valley Forge and Skippack Pike be preserved as a community park that will attract people to the area and create a more pleasant atmosphere at this important corner.
 5. The development would include trail connections to help build out the Township trail system and connect this area to the surrounding trails and sites such as Heebner Park and Peter Wentz Farmstead. There would also be potential for offsite trail connections if the applicant chose to utilize the density bonus for those improvements.
 6. Any new residential development on the site would include a mix of housing types that are all within a short distance of some sort of neighborhood park, which would be distributed throughout the development. This would be in addition to the preservation of the rear of the property.

ROADWAYS AND TRAFFIC

- A. Future Considerations - Even though no improvements are currently being proposed, it may be in the best interest of the applicant to begin a dialogue with PennDOT now if future development is being

considered. Both roads are PennDOT roads and Highway Occupancy Permits will be necessary for access to the new lots. It is unlikely that PennDOT will approve driveways from each lot onto Skippack Pike.

MISCELLANEOUS

- A. Access Easement - The access easement containing the existing driveway that is proposed across lot three to allow access to the residential lot crosses lot three at an awkward angle and would make it hard to develop it in the future. The Township should discuss alternative solutions with the applicant, such as moving the existing driveway.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal provided that it meets the requirements of all local ordinances and provided that our comments have been addressed to the satisfaction of the Township. However, we wish to also reiterate that we feel the newly proposed Center Point Village Zoning Ordinance provides a better alternative to what can be done under current zoning regulations.

Please note that the review comments and recommendations in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

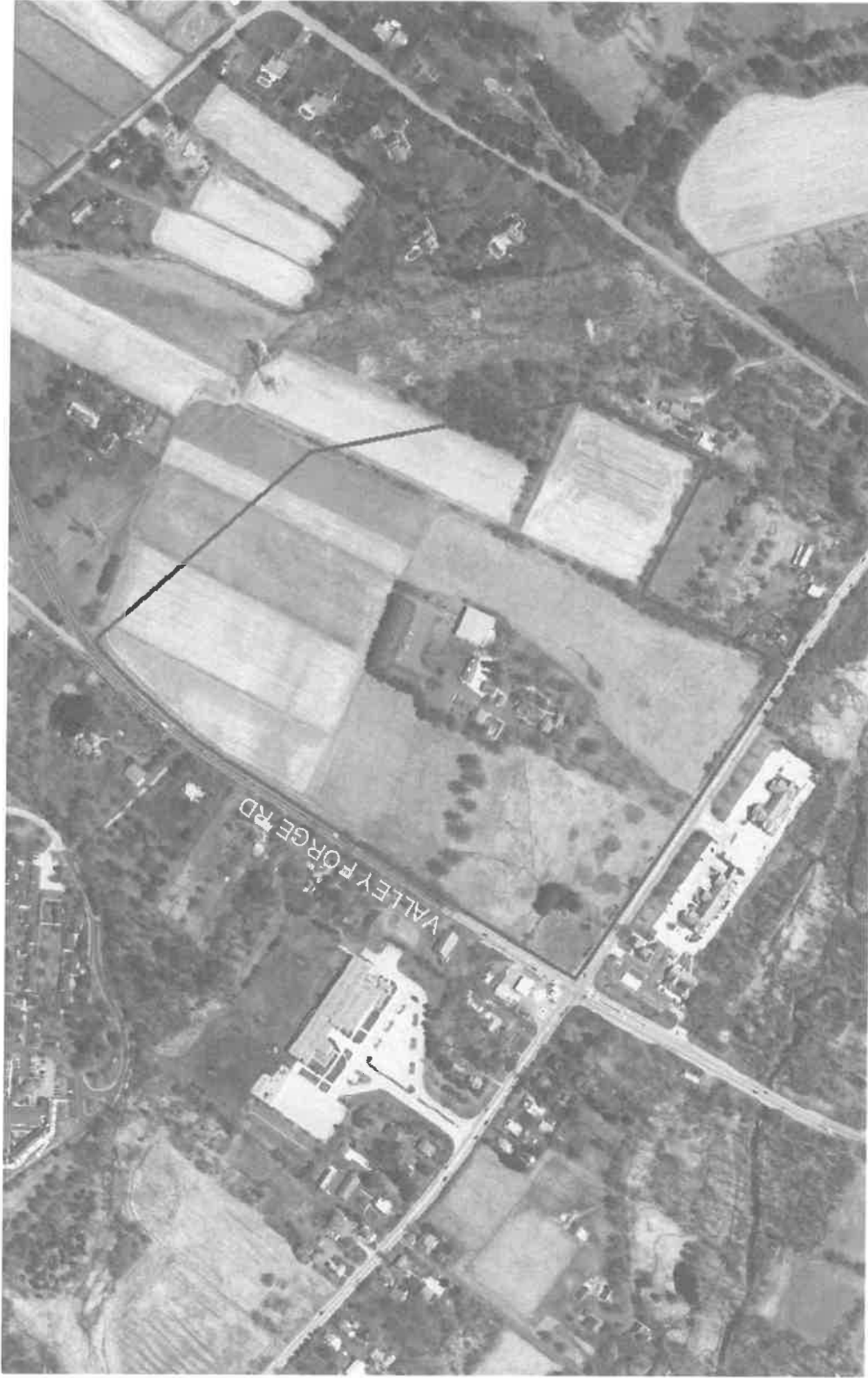
Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

- c: Nancy Palmer, Applicant
- Ronald Klos, Applicant's Representative
- Gordon Todd, Chrm., Township Planning Commission

Attachments: Aerial Photo
Reduced Site Plan



Palmer Tract
170144001

Montgomery
County
Planning
Commission
Montgomery County, Courthouse - Planning Commission
PO Box 311 • Northtown PA 19101-0311
P: 610.278.3722 • F: 610.278.3941
www.montco.org/plncom
Year: 2015 aerial photography courtesy by the
Delaware Valley Regional Planning Commission

Proposal To Prepare The

Worcester Township
Center Point Village
Zoning Ordinance Assessment

Submitted By

Urban Research & Development Corporation
28 West Broad Street
Bethlehem, Pennsylvania 18018

May 2017

Scenes of Worcester Township



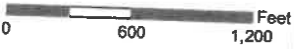
Scenes of Worcester Township





WORCESTER TOWNSHIP CENTER POINT VILLAGE

SOURCE:



AERIAL

Urban Research & Development Corporation
28 West Broad St. • Bethlehem, PA 18016 • 610-865-0701
URDC



Urban Research & Development Corporation

28 West Broad Street • Bethlehem, Pennsylvania 18018 • 610-865-0701 • Fax 610-868-7613 • www.urdc.com

May 26, 2017

Worcester Township Board of Supervisors, Planning Commissioners and Staff
c/o Mr. Tommy Ryan, Township Manager
1721 Valley Forge Road
Post Office Box 767
Worcester, PA 19490-0767

Dear Worcester Township Officials:

We are pleased to submit our proposal for preparing an assessment of the proposed Center Point Village Zoning and SALDO Amendments. URDC has specialized in zoning since our firm was founded in 1968. We appreciated the opportunity in the past to assist Worcester Township with the Heebner Park Master Plan.

Our proposed Project Manager (Charlie Schmehl) has been with the firm since 1985, and has managed over 65 zoning ordinance projects for URDC, as well as multiple reviews of proposed major developments. If the Township selects our firm, Mr. Schmehl will attend all of the meetings. In addition to experience in writing development regulations, Mr. Schmehl also regularly provides expert testimony regarding legal challenges of development regulations.

We have enclosed a CD with examples of our work on zoning ordinances and related projects.

URDC has extensive experience in preparing zoning ordinances in eastern Pennsylvania. In addition to our work for many rural and suburban townships, we prepared new Zoning Ordinances for Reading, Allentown, Bethlehem, Lancaster and Scranton. We prepared neighborhood plans for two areas in Harrisburg, three neighborhoods in Bethlehem, and Comprehensive Plans for Bethlehem and Altoona. We also prepared the bulk of the zoning ordinances for Carlisle, Bridgeport, Camp Hill, Emmaus, Millersville and many other municipalities. We recently completed a Comprehensive Plan and zoning amendments for Royersford. We also wrote the Comprehensive Plan and Revitalization Plan for Hatboro and Revitalization Plans for Malvern, Spring City, Oxford and Royersford.

URDC emphasizes citizen participation as the best way to formulate a consensus around zoning policies. We will fully utilize the results of citizen input obtained in the previous planning processes.

URDC looks forward to discussing our experience and suggested approach with Worcester officials.

Sincerely,

URBAN RESEARCH AND DEVELOPMENT CORPORATION

Charlie Schmehl, Vice-President
cschmehl@urdc.com

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Sample Agreement Format and Invoicing	26
 Example Development Regulations and Projects - A set of example zoning ordinances and a SALDO prepared by URDC and related materials are included on the attached CD.	

Introduction and Summary

We recognize that Worcester Township is a community of uncommon scenic beauty, with a wealth of historic buildings. We also appreciate the fact that Center Point Village is a highly sensitive area, with the Worcester Elementary School, the Meadowood Senior Living development, many other nearby homes, historic buildings, the Zacharias Creek, Heebner Park, the Peter Wentz Farmstead, mature woodlands, and substantial amounts of through-traffic.

The area has the potential of being highly walkable, particularly with the presence of the Elementary School. New roads can be designed to be interconnected, but in a way that discourages speeding and through-traffic. A stronger sense of place can be created, which will also provide a more prominent identity for Worcester Township.

A great amount of work has been put into the proposals over a number of years. This has included a significant amount of public input, including many meetings and the Character Survey. The objective is to now make sure that all of that critical thinking and planning makes it into the development regulations in the most effective manner. The goal is to make sure that critical features of the area remain protected, while compatible new development is allowed in the most responsible manner.

We fully agree with the intent to use Transfer of Development Rights (TDR) to result in compact development that is offset by developers paying to preserve surrounding lands. When designing a TDR program, it is easy to find lands that should be preserved, but a much greater challenge to find locations that should be allowed to receive the higher density. This Plan helps to meet that need. One of the many things that makes Center Point special is that it is surrounded by woods and farmland, as opposed to being absorbed by suburbia. Also, TDR may allow the Township to add land to Heebner Park in an affordable manner, if the Township if the adjacent land becomes restricted from development and therefore has a lower market price.

The TDR system can be used not only to shift the location of housing from farmland to the village, but can also be used to allow bonuses in business development in return for preservation of outlying areas.

To most effectively carry out the Center Point Plan, in this case, it may make sense to require that the land that is being preserved be located within a maximum distance of the location that will receive the higher density.

Instead of having unused "scrub land" preserved, the Plan calls for preservation of useful recreation land, forested areas along waterways, and attractive central greens, with new houses facing onto those central greens. The sense of place will also be enhanced through attractive signs at gateways to the villages and potentially landscaped medians. The Township could also specify certain designs of street lights, that could be used both within road rights-of-ways, as well as being encouraged to be used by developers.

A maximum size of retail establishments can be used, as well as requiring that larger commercial buildings have the appearance of two or more attached buildings. Architectural variety can be required within larger buildings.

We also agree that the draft amendments should take advantage of authority in the Traditional Neighborhood Development provisions of the State Municipalities Planning Code (MPC). The MPC was amended so that those provisions can be used for new development areas. The Township may also wish to use authority to adopt an "Official Map" to reserve land for road connections and trail links, and to designate intended open space areas.

Moreover, it may be worth investigating whether the authority under the “Specific Plans” section of the MPC should also be used. That would be the most effective way of tying new development to the Vision for Center Point Plan. Otherwise, there is not direct authority in the MPC for requiring compliance with specific development layouts.

Where the Township does not have the legal authority to require certain features, those amenities and features can be achieved through incentives and bonuses, including density bonuses.

If the current predominate 80,000 square feet minimum lot sizes and standard “Commercial” and “Shopping Center” zoning is left in place, it will not preserve the most important features of the land, and will not result in a special sense of place.

URDC has written many zoning provisions to address preserving the character of villages and the downtowns of small towns. For instance, we wrote zoning provisions for the village of Linglestown (northwest of Hershey), Carlisle, Camp Hill, Millersville, Emmaus, for Macungie, and for Downtown Hatfield. We also wrote a Village Plan for Fogelsville west of Allentown, as well as Revitalization Plans for Malvern, Royersford, Spring City, Pennsburg, East Greenville and many other historic small downtowns.

URDC Staffing – Our staff of 13 includes community planners, landscape architects, and GIS/computerized mapping staff. Our landscape architects primarily complete land planning of new development. This practical experience is particularly useful to make sure that the zoning provisions will be well-grounded and will be practical to implement. The landscape architects will also provide valuable input regarding streetscape improvements, landscaping and urban design issues.

Organization – Our organization for this project will be simple. Charlie Schmehl will be URDC’s Project Manager. Mr. Schmehl will report directly to the Township staff and officials. He will attend all meetings and will prepare both the ordinance text and the draft map recommendations. He will be assisted on site design, historic preservation, streetscape, urban design and landscaping issues by Drew Sonntag of URDC. Mr. Sonntag will also assist with meetings, as needed. Computerized mapping and GIS work will be completed by Conni Jones of URDC. Sue Ann Alleger of URDC will prepare graphics.

Proposed Scope of Work

Task 1 – Zoning Ordinance Recommendations

URDC will review and compare the Center Point Village Vision Plan and draft Amendments to the current Township Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO). URDC will prepare a written memorandum that will:

- Detail the extent to which the draft Zoning Amendment does and does not satisfy the objectives in the Vision Plan,
- Include a list of recommended amendments to the draft Zoning Amendment and any other relevant parts of the existing Zoning Ordinance to best align the provisions with the Vision Plan, and
- Analyze consistency and effectiveness of the draft Amendment with the Township’s current Transfer of Development Rights zoning provisions.

The memorandum will be a maximum of 10 pages long.

Task 2 – SALDO Recommendations

URDC will review and compare the Center Point Village Vision Plan and draft Amendments to the current Township SALDO. We will prepare a written memorandum that will:

- Detail the extent to which the SALDO and the draft SALDO amendment does and does not satisfy the objectives in the Vision Plan, and
- Include a list of recommended amendments to the SALDO and the draft SALDO amendment to best align the SALDO with the Vision Plan.

The memorandum will be a maximum of 10 pages long.

Task 3 – Recommended Approach

URDC will recommend an approach to most closely realize the objectives of the Vision Plan. This recommended approach is expected to include changes to the zoning ordinance and SALDO. URDC may also recommend adoption of Official Map provisions, such as to provide additional support for trail links, road connections and open space preservation. URDC will explain our recommended approach in detail in a written memorandum to the Township.

The Task 3 memorandum will be no more than 3 pages in length.

Task 4 – Recommendations Regarding Specific Issues

URDC will provide a written discussion of the issues and a recommendation (maximum one page each) regarding the following three issues identified in the RFP:

- 1) URDC will address whether the Township should permit a convenience store with gas pumps on a specific site in the Township. This discussion will address a recommended number of gas pumps and size of canopy over the pumping area. Our response will balance the need for a reasonable development opportunity on the property, current marketplace conditions, and the need to maintain the rural character of Center Point Village. We will include sample graphics and photographs illustrating various sizes of the proposed use in other locations. URDC will also include photos of ways design features can be used to best incorporate gasoline sales into a rural village.

However, it should be realized that most townships do not allow any gasoline sales and do not allow any drive-through uses other than for banks within areas planned as a rural village center.

- 2) URDC will recommend appropriate minimum open space requirements and maximum permitted residential densities to provide realistic development opportunities, while maintaining the rural character of Center Point Village.
- 3) URDC will recommend an appropriate scale of non-residential development in Center Point Village. This section will address maximum building size, height, maximum and minimum setbacks, and massing, as well as the design of any potential gasoline canopy and any potential drive-through facilities that may be allowed. The intent is to balance the desire to offer realistic development opportunities with the need to preserve the rural character of Center Point Village.

Task 5 – Meetings

This scope of work includes the following four meetings, as follows:

- An initial workshop meeting with the Township Staff and other Township officials as appropriate, to gain a better understanding of the issues, after URDC has completed reading of the written

materials and draft ordinances that have been prepared. This meeting is intended to provide an appreciation of issues and concerns that may not have been previously expressed in full in writing.

- Planning Commission (PC) meeting #1 – The first meeting with the Planning Commission will include a discussion of project history and a dialogue between URDC and the PC regarding questions and areas of concern about the project and other issues regarding the Village.
- PC meeting #2 – At the second meeting of the PC, URDC will present a draft of the Assessment for discussion.
- Supervisors’ meeting – URDC will present the Assessment, revised according to PC comments, at a meeting of the Board of Supervisors.

Task 6 – Deliverables

URDC will provide the following deliverables to Worcester Township:

- 10 paper copies and a PDF copy of the draft Assessment for presentation at the second Planning Commission meeting.
- 10 paper copies and a PDF copy of the revised draft Assessment for presentation at the Board of Supervisors meeting.
- 10 paper copies and a PDF and MS Word copy of the final Assessment, including all revisions made as a result of comments received throughout the review process.

Project Completion Schedule

URDC will provide all of the requested revisions and materials so that the Board of Supervisors vote to approve the report could be held within 4 months.

URDC will provide the following materials within the following months after the signing of a contract:

Initial staff meeting held, completion of field work, and review of previously prepared materials	1st month
Draft of Zoning and SALDO Assessment	2 nd month
First Planning Commission meeting (one week after receiving the draft)	2 nd month
Revised draft of the Ordinance Assessment and 2 nd Planning Commission meeting	3 rd month
Board of Supervisors meeting	4 th month
Final version of Ordinance Assessment and Memos	2 weeks after final comments are received

Qualifications and Experience

URDC is well-qualified for the Center Point Village project for several reasons:

- We are a community planning and landscape architecture firm, not an engineering firm. URDC has specialized in preparing zoning and subdivision ordinances since the firm was founded 49 years ago, in 1968. In addition to community planners, URDC includes landscape architects, who regularly complete detailed site engineering of various types of projects. Our practical experience allows us to thoroughly understand how ordinances can encourage or inhibit good design.
- We are experts in land use planning, computerized mapping/GIS, historic preservation, natural resource protection, site planning, economic development and citizen participation.
- URDC has prepared new zoning ordinances or major zoning amendments for over 100 municipalities in Pennsylvania.
- URDC also prepared new zoning ordinances or major amendments for Allentown, Reading, Scranton, Williamsport and Bethlehem. We provided four rounds of zoning ordinance assistance to the City of Lancaster.
- We prepared ordinances for many municipalities experiencing strong development pressures in the Philadelphia, Lehigh Valley, Harrisburg, Lancaster, York and Poconos areas.
- We completed a new zoning ordinance and provided revised zoning maps for 32 municipalities in Schuylkill County.
- We offer experience from “lessons learned” in our zoning work throughout eastern and central Pennsylvania, Maryland and Delaware.
- URDC has prepared new subdivision (SALDO) and stormwater ordinances for over 45 municipalities, including Chester, Riverside, Reading (pending adoption), Scranton, Bethlehem Township and Spring Township (outside of Reading). In many cases, our SALDOs also included the preparation of new stormwater regulations.

The following information summarizes additional relevant URDC experience:

Project Manager – Charlie Schmehl will be the Project Manager for this work, and will attend all meetings. Mr. Schmehl has 32 years of experience with URDC and has always specialized in zoning.

Expert Testimony – URDC regularly provides expert testimony on complex zoning challenges. For example, we successfully defended Forks Township north of Easton from a series of zoning challenges involving 600 acres of prime farmland, which culminated in a recent landmark Commonwealth Court decision. The challenges were against a zoning ordinance that we wrote. This type of work has provided us with an excellent understanding of the vulnerabilities that municipalities face from development regulations that are not carefully drafted. Our expert testimony has provided us with the opportunity to work with many of the leading land use attorneys in Pennsylvania.

Urban Design and Site Planning – Royersford, Gettysburg, Pennsburg, Bethlehem and Spring Township are among the many municipalities for whom URDC has provided urban design services. We have done conceptual plans, detailed engineering and construction monitoring for many streetscape improvements, urban plazas, pedestrian enhancements and similar projects. Our site engineering and

landscape architecture work for private developers provides us with a solid foundation of knowledge about the practicalities of development.

Economic Development – Economic development entities have retained URDC for site design and development assistance with business parks in the Lehigh Valley, Lock Haven, Adams County, the Township of Nanticoke, Union County and elsewhere. For three decades, URDC has provided assistance to the Lehigh Valley Industrial Parks, a non-profit that has developed 1,500 acres of land in seven high-quality major business parks in the Allentown and Bethlehem areas. We also assisted the Stabler Center at Routes 309 and I-78 with several phases of new office, research and lifestyle retail development.

Citizen Participation and Information Programs – In addition to our citizen involvement work for local municipalities, URDC has been involved in larger regional efforts. URDC was part of the public information/public involvement team for the reconstruction of Route 22 through the Lehigh Valley. URDC developed a task force of municipalities, community leaders, and citizens and conducted meetings to inform affected parties of progress on the project. The program won two national honors (Best Overall Program and Best Website) at a competition sponsored by the American Association of State Highway and Transportation Officials (AASHTO).

Geographic Information Systems (GIS) and Computer-aided Design (CAD) – URDC has full in-house capabilities in working with ArcView GIS programs, as well as computer-aided design for site engineering work.

Lack of Conflicts of Interest

We believe it is important to avoid conflicts of interest when writing municipal ordinances. URDC has no current, recent or prospective private sector or institutional clients within Worcester Township.

Staffing

The URDC team for the Center Point project will consist of the following personnel:

- **Charlie Schmehl, Vice President and Project Manager** – In his 32 years with URDC, Mr. Schmehl has written over 60 new zoning ordinances in Pennsylvania and Maryland. He has written the bulk of the Zoning Ordinances for Allentown, Reading, Bethlehem, Lancaster, Scranton, Millersville, Mount Joy, Bridgeport, Camp Hill, Emmaus, Carlisle, and Macungie, as well for as many townships experiencing strong development pressures. For 15 years, he served on a statewide committee of the Pennsylvania Planning Association that recommended and reviewed revisions to the Municipalities Planning Code. He now serves on a Pennsylvania Planning Association statewide committee that is addressing impacts from shale gas development. Mr. Schmehl has frequently provided expert testimony and has been a regular speaker at Pennsylvania Planning Association conferences and seminars.
- **Drew Sonntag, Senior Urban Designer and Landscape Architect** – Mr. Sonntag has 31 years of professional experience in the land planning and engineering of all types of development projects. He also has expertise in the design of streetscape improvements and in historic preservation matters. He will be involved in the technical standards for the ordinance, as well as urban design and streetscape matters.

The project team will be assisted by other members of URDC's 13-person staff, as needed, including professionals in grants applications and administration, computerized mapping, development regulations, site planning, greenways, open space preservation, economic development, design, graphics and community development. More detailed resumes follow.

CHARLIE SCHMEHL
Vice President/Proposed Project Manager

Mr. Schmehl directs URDC's zoning and subdivision regulation projects. Mr. Schmehl's work with URDC since 1984 includes preparing comprehensive plans and ordinances for communities throughout eastern and central Pennsylvania.

Mr. Schmehl recently wrote new Zoning Ordinances for the cities of Reading, Allentown and Bethlehem. He also wrote new zoning provisions to allow the mixed use redevelopment of each of those cities - an area along the Schuylkill Riverfront in Reading, along the Lehigh Riverfront in Allentown, and around the former Bethlehem Steel high-rise headquarters in Bethlehem. He revised most of the Township of Lancaster zoning ordinance during four zoning updates over the last 20 years. Each of these ordinances also included provisions to require that many new types of development be designed with buildings close to the street, with most parking located to the rear or side of buildings.

Mr. Schmehl recently completed a new zoning ordinance and zoning maps for 32 townships and boroughs in Schuylkill County. He also wrote the bulk of the zoning ordinances of Scranton and Carlisle.

His projects have included the development of new, up-to-date zoning ordinances for:

- Township of Lancaster
- Palmer Township (Northampton)
- Upper Macungie Township (Lehigh)
- Lower Nazareth Township (Northampton)
- Bethlehem Township (Northampton)
- Township of Reading
- Township of Scranton
- Township of Williamsport
- Emmaus Borough (Lehigh)
- Spring Township (Berks)
- Bushkill Township (Northampton)
- Swatara Township (Dauphin)
- Lower Paxton Township (Dauphin)
- Columbia Borough (Lancaster)
- Tatamy Borough (Northampton)
- Mount Joy Township (Lancaster)
- Beaver Meadows Borough (Carbon)
- Forks Township (Northampton)
- Mount Joy Borough (Lancaster)
- Bridgeport Borough (Montgomery)
- Bowmanstown Borough (Carbon)
- Deep Creek Watershed (Garrett, MD)
- Lenhartsville Borough (Berks)

Mr. Schmehl was a speaker at the 1995, 1997, 2005, 2006, 2010 and 2011 Statewide Pennsylvania Planning Association conferences, and also provided a presentation at the 2009 conference. He has served for many years on a statewide committee of the Pennsylvania Planning Association that recommended proposed changes to the state's Municipalities Planning Code. Mr. Schmehl is also recognized as an expert in community planning and zoning through testimony he provided in many matters throughout eastern Pennsylvania.

Mr. Schmehl earned a Bachelor of Community Planning degree from the University of Virginia and a Master of Community Planning degree from the University of Pennsylvania.

Mr. Schmehl has also provided officially recognized expert testimony in over 30 different zoning cases. This work included successfully defending the Forks Township Zoning Ordinance, which he wrote, from multiple challenges. That work culminated in a recent major Commonwealth Court decision that extensively quoted Mr. Schmehl's testimony.

DREW SONNTAG
Urban Designer and Site Planner

Mr. Sonntag has over 30 years in urban design, streetscape, urban revitalization planning, landscape architecture, and related neighborhood planning experience. His experience in the engineering of new land developments is particularly useful to provide expertise in writing specific development standards.

Mr. Sonntag has special insights and interests in projects related to site design. He was a long-time board member and past Co-Chairperson of the Allentown Historic Architectural Review Board. He also served on the Board of Directors for the Old Allentown Preservation Association, where he served as Board President. He has also served as a Board member of the Allentown Neighborhood Housing Services for four years.

Mr. Sonntag has been involved in many of URDC's Comprehensive Planning and Zoning projects, including the preparation of the Comprehensive Plan and various zoning amendments for Royersford Borough (along the Route 422 corridor northwest of King of Prussia). He led URDC's completion of a new Comprehensive Plan for Downingtown and a Revitalization Plan for Birdsboro in Berks County. He completed a new Revitalization Plan for the historic town of Coultersport.

Mr. Sonntag brings significant experience in urban design and streetscape enhancement projects to our team. He played the leading role in the streetscape design, pedestrian plaza and park plans for small historic boroughs, such as the thematic Lincoln Square streetscape design project in the center of Gettysburg, and the State Street Enhancement Plan and Union Street Streetscape/ Parking Project in Kennett Square.

He has prepared revitalization plans for Pennsburg, East Greenville, Malvern, Hatboro, Royersford, Spring Borough and Lock Haven. He also led URDC's work on the following projects:

- Township of Bethlehem, Third Avenue and Broad Street Gateway Enhancement Project – Preparation of streetscape enhancement concepts, cost estimates and final construction documents for bidding of the project.
- Township of Bethlehem, Four Block International Neighborhood Improvement Project – Preparation of conceptual plans for the enhancement of this Bethlehem, south side, mixed commercial / residential use area.
- Township of Bethlehem, North Side and West Side Neighborhood Elm Street Plan – One of two lead URDC staffpersons who completed this Plan.
- Township of Easton, West Ward Elm Street Plan – Completion of a combined Elm Street and Neighborhood Partnership Program Revitalization Plan.
- Borough of East Greenville – Preparation of master urban design and streetscape plan and funding program, including construction plans and documents for streetscape improvements.
- Borough of Pennsburg – Preparation of master urban design and streetscape plan and funding program. Preparation of construction plans and documents for streetscape improvements.
- Borough of Bath – Streetscape Enhancement and Town Center Plan currently underway calls for pedestrian and streetscape improvements and the development of a greenway connection through the Borough along the Monocacy Creek.

Mr. Sonntag obtained his Bachelor of Science Degree in Landscape Architecture from Kansas State University.

Urban Research & Development Corporation

Comprehensive Planning & Zoning

Urban Research and Development Corporation has specialized in comprehensive planning, zoning and land development regulations since the firm originated in 1968. We have prepared over 120 comprehensive plans and zoning ordinances.

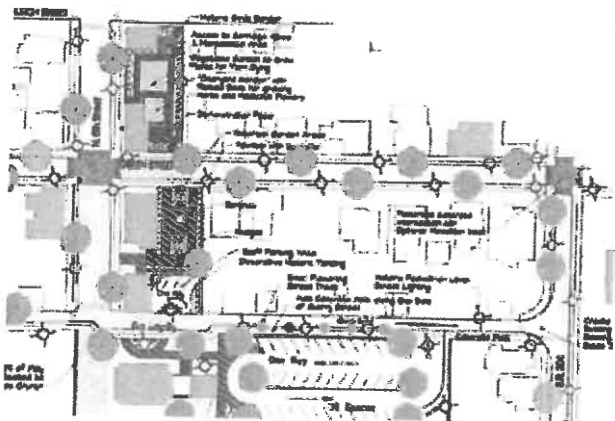
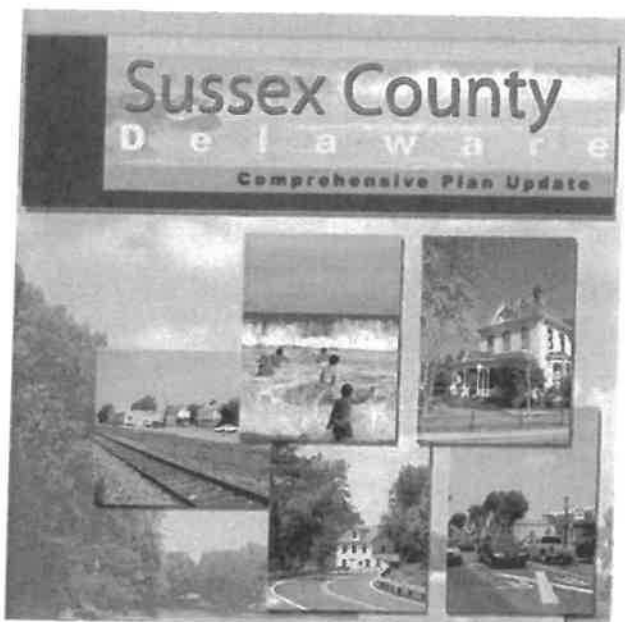
Community Development & Revitalization

URDC has considerable experience in assisting communities under the Community Development Block Grant (CDBG) program. In Pennsylvania, we assist in grant writing for CDBG programs in Slatington Borough, Plainfield Township, and Upper Nazareth Township. We have also provided community revitalization assistance to a variety of municipalities including Bath, Honey Brook, Hatfield, Hatboro, Slatington, Coatesville, and others.

Revitalization Strategies

URDC has completed revitalization plans for areas of Bethlehem, Easton, Harrisburg, Lock Haven, Wilkes-Barre, Lancaster, Norristown, Pottstown, and many other urbanized areas. In addition, we have prepared comprehensive economic development strategies for numerous Pennsylvania communities.

For example, the Southeast Lancaster Commercial and Industrial Revitalization Program involved the collection and analysis of information on sites available for redevelopment. Four sites were used to create new employment opportunities for local residents in addition to meeting commercial, manufacturing, retail, and service needs. Based upon various factors including market potential and financial feasibility, URDC proposed the following four projects: a manufacturing and merchandising complex, a neighborhood and office industrial block, a neighborhood commerce center, and a construction and maintenance trade center.



Urban Research & Development Corporation

Urban Design & Streetscape Services

URDC has designed detailed streetscape improvements for Norristown, Gettysburg, Royersford, Spring City, Pennsburg, and many other communities. Our streetscape and design work has involved designs and detailed engineering for decorative crosswalks, street trees, street furniture, urban plazas, urban walkways, and similar projects.



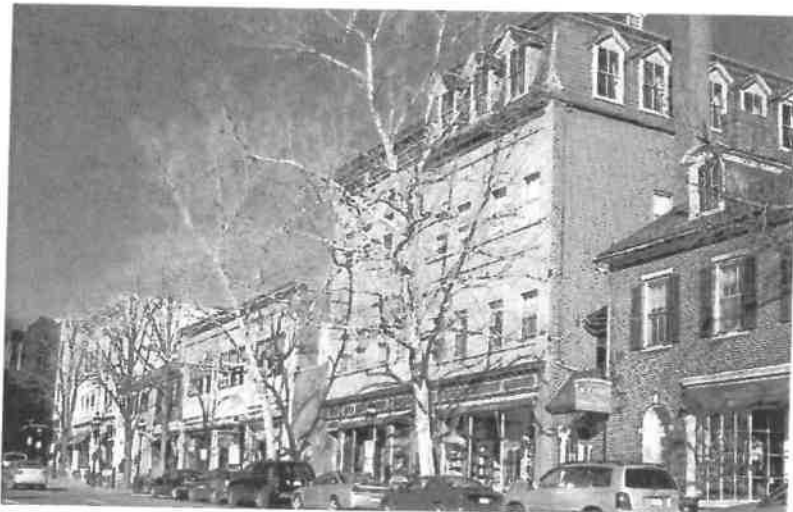
Site Planning & Design

URDC has applied its professional site planning and design expertise on behalf of both public sector and private sector clients—Cities of Bethlehem, Cumberland (MD) and Hagerstown (MD) and the boroughs of Norristown, Kennett Square, Bath, Honey Brook, and Hatfield. Many other municipalities have hired URDC to prepare site plans and urban designs for sub-areas and strategic places. On the private sector side, URDC has worked on behalf of selected land developers to design and secure approvals for both residential and non-residential projects. Our team conducted the analysis and site planning of the new hockey arena, hotel and other businesses in downtown Allentown.



Historic Preservation

URDC has prepared zoning regulations to control the demolition of historic buildings and have completed numerous urban design, streetscape design, and pedestrian plaza plans for historic places, such as the Perkasio Town Center Streetscape Improvements Project, the thematic Lincoln Square streetscape design project in Gettysburg, and the State Street Enhancement Plan and Union Street Streetscape/Parking Project in Kennett Square.



Urban Research & Development Corporation

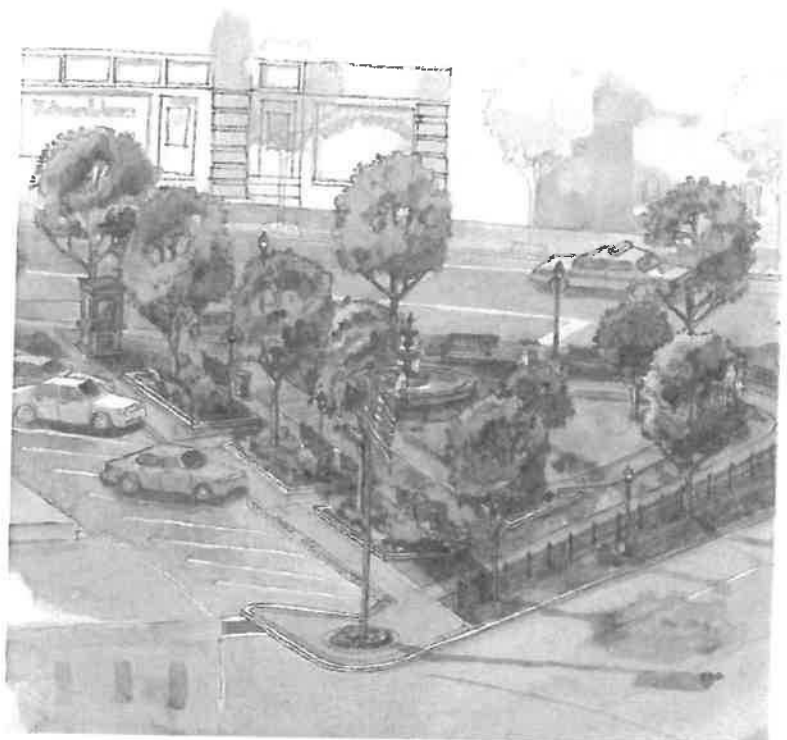


Park and Trail Master Plans, Engineering and Construction Monitoring

URDC has prepared master plans, construction plans and specifications for over 100 parks and many trails in several states. Subject sites have ranged from county and regional facilities, community athletic complexes and nature preserves to neighborhood parks and urban pocket parks. URDC has been instrumental in establishing numerous bikeway and multi-use trails in connection with our park master plan work.

Park, Recreation, Open Space and Greenway Plans, Including Trail Planning

URDC has prepared parks, recreation and open space plans for several large counties in Pennsylvania, Maryland and Delaware. We completed studies for the U.S. Department of Interior and the Maryland Department of Planning. URDC authored the Pennsylvania Department of Community Affairs publication, Recreation Close-to-Home. At the municipal level, we have prepared park, recreation, and open space plans (including several multi-municipal plans) for numerous townships and boroughs in many Pennsylvania counties. Virtually all of these plans feature extensive recommendations on trail corridor delineation, planning, and pre-design.



Urban Research & Development Corporation

Economic Development

Urban Research and Development Corporation (URDC) has 40 years experience in all aspects of economic development, including:

- Site planning and design.
- Economic development strategies.
- Real estate marketing.
- Fiscal impact studies.
- Adaptive reuse.
- Business recruitment and retention.
- Financial feasibility.
- Downtown revitalization planning and design.

Throughout Pennsylvania and Maryland, we have completed economic development studies for municipalities, counties, and numerous non-profit economic development entities. URDC has also been retained by private developers, institutional investors, and public-private partnerships.

Expertise with the Pennsylvania Municipalities Planning Code

URDC has provided expert testimony on landmark zoning cases that were decided before the Commonwealth Court. We are experts on the Pennsylvania State Municipalities Planning Code (MPC) and have a staff member who serves on a statewide committee of the Pennsylvania Planning Association that has recommended revisions to the MPC. Our public and private sector experience has provided an added depth of knowledge to the governmental side of our planning and zoning expertise. We are up-to-date regarding all aspects of the MPC as well as planning and zoning case law in Pennsylvania.

Expertise in Development Regulations

URDC has prepared well over 150 new zoning ordinances and over 50 new subdivision and land development ordinances. Our Ordinance work involved a mix of older communities as well as municipalities that were experiencing high rates of new land development. URDC planners regularly provide expert testimony on complex zoning matters. Most recently, we wrote a new zoning ordinance for Forks Township and then successfully defended that ordinance against a series of substantive and procedural challenges. As a result, court decisions have upheld the township's ordinance.



Urban Research & Development Corporation

Grants & Funding

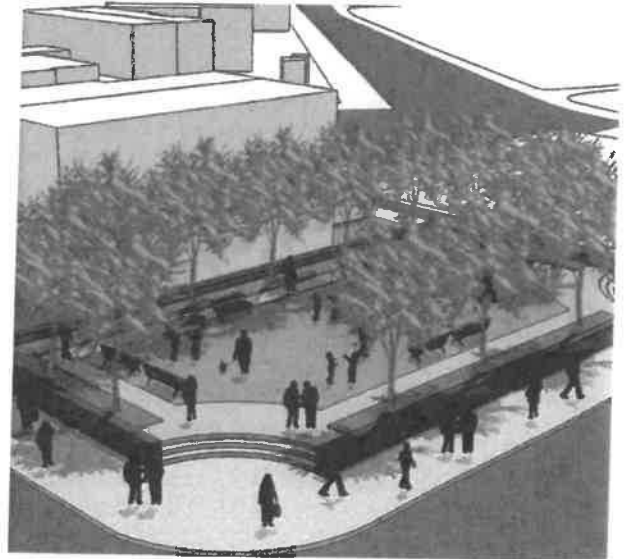
URDC emphasizes implementation. Our firm has obtained numerous federal and state grant funds (including Community and Economic Development, Business / Industrial development grants and loans, Sites in Business, CDBG, Enterprise Zone, Community Conservation, PennVEST, Multi-Modal, and Municipal Assistance among many others) for a variety of community development, recreation, conservation, and private development projects. We have obtained over \$50 million in grants for our client communities.

Graphic Design

URDC's design, engineering, and mapping are done with computer-aided drafting (CAD) and geographical information systems (GIS) software programs. Our software capabilities allow us to convert computer files from all major CAD and GIS programs. We also have the capabilities to produce artistic renderings using Photoshop, SketchUp, and Adobe Illustrator.

Citizen Participation

URDC has extensive experience in citizen participation. Graphics, maps, illustrations, information posters, news releases, public workshops, visioning sessions, questionnaires, community and neighborhood surveys, focus groups, key person/agency interviews and other techniques are used to obtain public input. URDC works closely with clients to review various public participation options that are available for use.





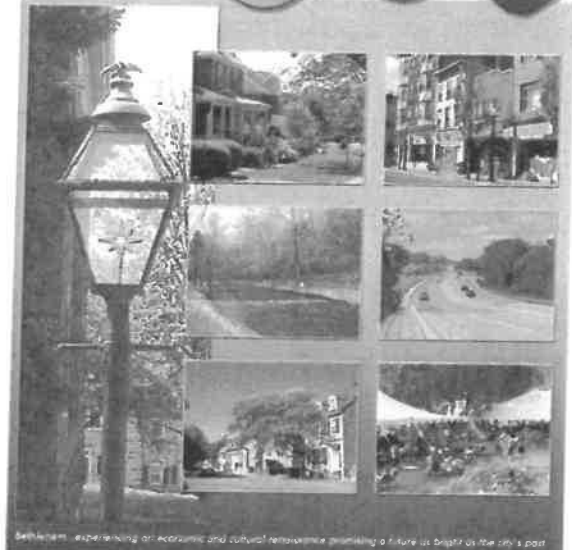
City of Bethlehem Comprehensive Plan & Zoning Ordinance

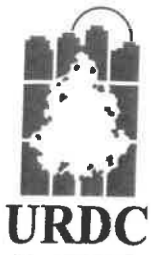
URDC authored the latest city-wide comprehensive plan for this historic Lehigh Valley city of nearly 75,000 residents. Bethlehem's previous comprehensive plan was adopted in 1991. At that time, Bethlehem Steel was the City's largest employer and land owner. Since the steel plant closed in 1998, the city has attracted millions of dollars of commercial and residential development. Bethlehem was a recent Money Magazine choice for one of America's most livable cities.

The 2008 comprehensive plan focuses on how to continue Bethlehem's economic renaissance, including business park development of brownfield sites formerly part of Bethlehem Steel. Strategies featured in the plan deal with how best to sustain the emergence of Bethlehem as a cultural center, how to protect neighborhoods, and how to accommodate the growth of the community's major educational institutions, including Lehigh University and Moravian College. Recommendations to promote affordable housing, preserve open space, and make the City more pedestrian friendly are also important components of this comprehensive plan.

Bethlehem hired URDC to follow up the comprehensive plan with a complete zoning update. This contract was the latest in a long list of assignments URDC has completed for Bethlehem, including streetscape planning, park design along the Lehigh River, an "Elm Street" neighborhood revitalization plan and preparation of the City's current parks and recreation plan.

City of **Bethlehem** Comprehensive Plan





Revitalization Plans and Plan Updates in Chester County and Montgomery County

Both Chester County and Montgomery County required its municipalities to prepare revitalization strategies prior to becoming eligible for grants to urbanized areas. URDC was retained by Coatesville, Spring City, Honeybrook, Malvern and Oxford in Chester County, and by Hatboro, Hatfield, Royersford, East Greenville, and Pennsburg in Montgomery County. These plans show how these municipalities should combine development, conservation and renovation into a workable strategy for stimulating revitalization in four important areas:

- *Economic Development and Redevelopment*
- *Public Infrastructure*
- *Circulation*
- *Housing and Public Safety*

Revitalization task forces were formed in each municipality, public surveys were conducted, key person interviews carried out and public meetings held. These activities led to recommendations on streetscape improvements, pedestrian linkages, facade improvements, and building reuse possibilities now being implemented.

URDC is currently updating revitalization plans for two Chester County communities: Malvern Borough and South Coatesville Borough.





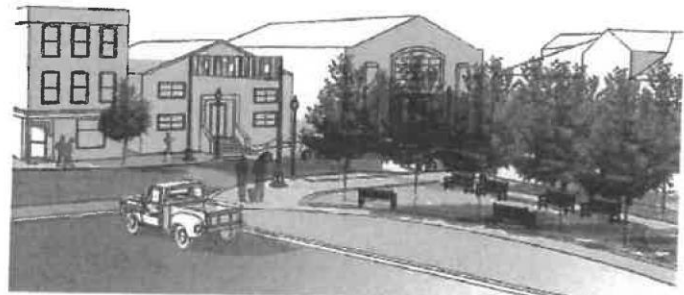
Four Blocks International

City of Bethlehem, Pennsylvania

The Conceptual Streetscape Design Plan for Four Blocks International was developed to its fullest potential using a logical design process.

By compiling background information about the neighborhood and studying existing conditions in the Four Blocks International corridor, a list of proposed improvements was developed. Each of these improvements was classified as either a low or high priority. The list of high priority items was then taken a step further helping to form two conceptual streetscape design alternatives for the area. The Four Blocks International Committee Members held a meeting to voice their opinion on each alternative, and different ideas were selected from each design to reach a final streetscape design scheme.

There are several different design elements in the final plan. Each element plays a role in the overall design scheme and helps to complete the plan as a whole.



Artisit rendering of the Four Blocks International Gateway at 4th Street and Hayes Street



Artisit rendering of a proposed pocket park to be located along 4th Street between Monroe Street and Buchannan Street





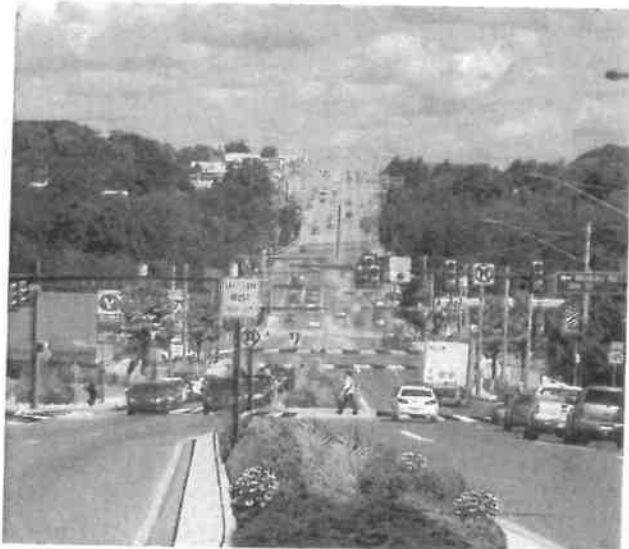
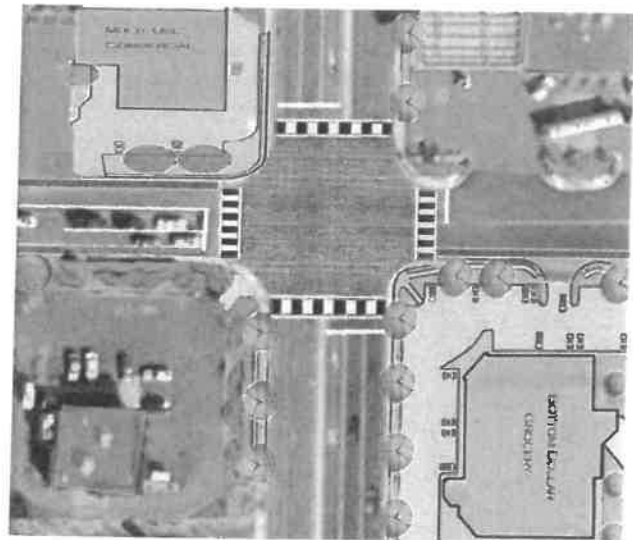
MacArthur Parkway- A Historic Revitalization Plan for Southern MacArthur Road

Whitehall Township, Pennsylvania

TMacArthur Parkway-A Historic Revitalization Plan for Southern MacArthur Road was created to curtail blight and revitalize the Lehigh Valley's first commercial corridor. The corridor, which borders the City of Allentown and Route 22, has an estimated 18,000 residents within a 1/4 mile and an average daily traffic count of 35,400 vehicles. The highly traveled corridor is one of the major gateways to Pennsylvania's third largest city.

Major goals for the plan are:

- help establish a new image and identity
- create an attractive gateway
- create new street alignments
- pedestrian and bicycle safety improvements
- establish a connection to the Jordan Creek Greenway Trail
- install access management techniques
- create viable and long-lasting redevelopment scenarios through adopting a new zoning area
- support the revitalization of the corridor through sustainable design and development techniques and various economic techniques.

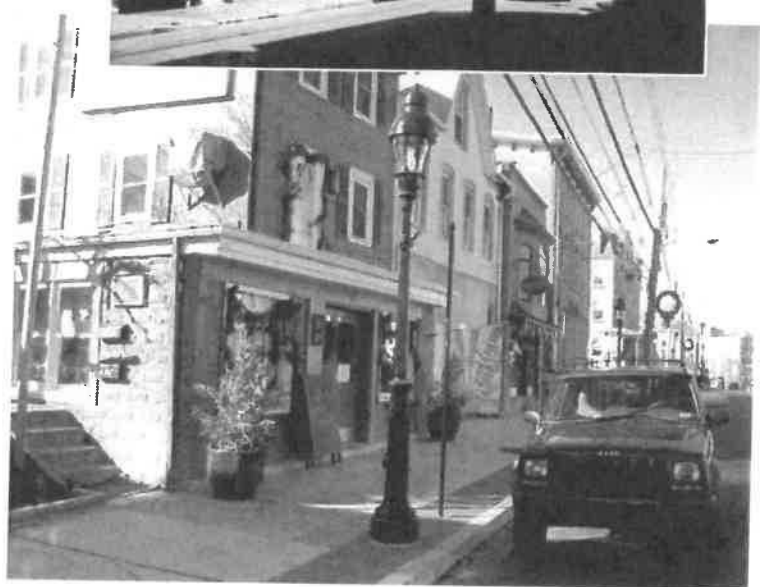




Spring City Borough Streetscape Enhancement Project

Chester County, Pennsylvania

URDC prepared a revitalization plan for the Borough of Spring City in Chester County. This plan identified utility and streetscape needs along Main Street and Bridge Street. URDC then secured Chester County grant funds for infrastructure and streetscape improvements totaling \$999,770. URDC designed Phase I stormwater drainage improvements, decorative sidewalks, period lighting, street trees and tree grates, decorative crosswalks and new signs. URDC also secured Chester County grant funds totaling \$680,000 for Phase II Improvements. Phase II Improvements will continue Phase I Improvements along Main Street and Yost Avenue. URDC was also retained for all construction monitoring on both Phases.





Darby Creek Stream Valley Greenway Park and Trail Master Plan

Delaware County, Pennsylvania

Darby Creek flows into the Delaware River through Delaware County (PA), the county bordering the City of Philadelphia to the west. The county retained URDC to develop a master plan for a park along a three-mile section of the creek from Upper Darby Township to Darby Borough. URDC met with various stakeholders and municipal officials to develop important ideas for the plan.

The park was also the subject of a previous study of the corridor, 20 years earlier, which was not developed because of a change in funding priorities. However, the 1987 study did result in the county obtaining key lands along the creek. As a result, the current study allows for a trail through the entire corridor with a minimum of land acquisition.

URDC examined land ownership, desired activities and facilities, and various trail development standards. The master plan includes:

- *Details on a total of 47 different segments of the park/trail.*
- *Alternative alignments for five segments where choices are available.*
- *Information on miscellaneous park elements and support facilities.*

Detailed mapping for the entire length of the corridor uses aerial photography to allow the reader a greater understanding of the proposals. The plan also includes implementation elements, including:

- *An action plan that identifies key property, construction, and phasing issues and needed actions for each segment*
- *Cost estimates by segment*
- *Recommendations for maintenance and management of the park and trail*
- *Trail design guidelines*

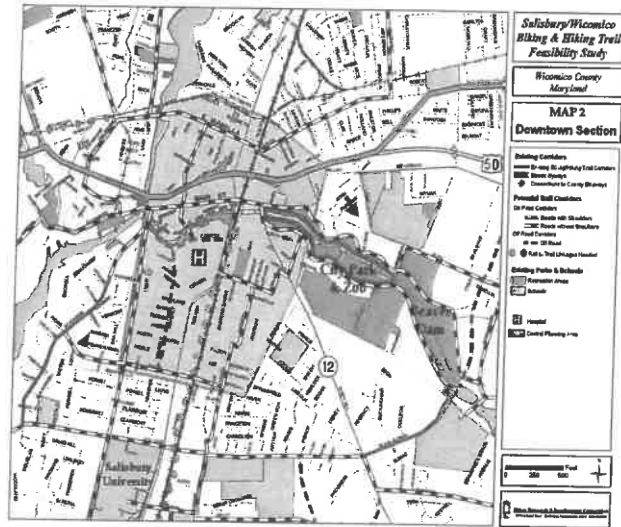




Biking & Hiking Functional Master Plan

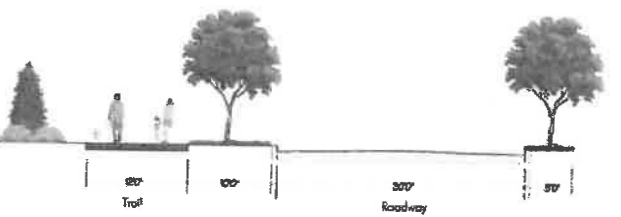
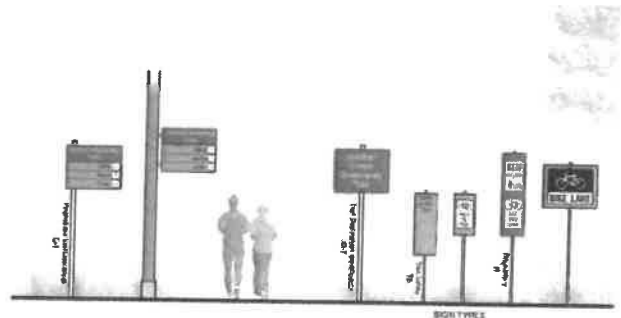
Salisbury / Wicomico, MD Metropolitan Area

The Biking & Hiking Functional Master Plan analyzes the potential for developing a network of biking and hiking trails in the Salisbury/Wicomico metropolitan area. Located on the Eastern Shore of Maryland, the study area consisted of creating a future safe biking and pedestrian network throughout the metropolitan area. The plan capitalizes on the urbanized area of Salisbury and the adjacent rural outlying areas of Wicomico County. The proposed network connects the residential neighborhoods to major entities, such as, Salisbury University, Wor-Wic Community College, Wicomico County Visitors Center, Ward Museum of Waterfowl Art, Peninsula Regional Medical Center, major shopping and employment centers, public schools and county parks.



The Plan outlines:

- An overview of existing biking and hiking trails
- A conceptual plan that identifies potential trail corridors
- Recommended guidelines and specifications for designing and constructing different trail types
- An Implementation and Funding section that suggests next steps and funding opportunities for future implementation.





Wayne A. Grube Memorial Park (formerly known as Weaversville Park) Northampton County, Pennsylvania

The Northampton County Department of Parks and Recreation retained Urban Research & Development Corporation as the Landscape Architectural and Site Plan member of the Consulting Team to prepare the Final Design and Construction Plans for two phases of the Wayne A. Grube Memorial Park development.

The two phases consisted of an initial phase related to site grading, the installation of water, sanitary and electrical service, sports fields, volleyball court, two entrance areas, internal drives and parking areas, extensive pathway / trail system. An extensive "Reforestation Plan" was undertaken for approximately 15 acres of the site to expand the forested area along the park stream area. In addition, two pedestrian bridges across the stream, a roadway underpass for the trail system and linkages to the Nor-Bath Trail system were constructed.

The second phase consisted of two major picnic pavilions, two restroom facilities, a park maintenance building, entrance signage, two playground areas for two separate age groups, a tricycle track and other related recreational facilities.



URBAN RESEARCH & DEVELOPMENT CORPORATION
Representative Zoning and
Subdivision and Land Development Clients

Adams County

Gettysburg Borough ✓
Bonneauville Borough ✓
Mount Pleasant Township

Berks County

Boyertown Borough ✓
Colebrookdale Township
Township of Reading ✓
Heidelberg Township
Jefferson Township
North Heidelberg Township
Robesonia Borough
Spring Township
Womelsdorf Borough

Bucks County

Bridgeton Borough ✓
Quakertown Borough ✓

Carbon County

Beaver Meadows Borough
Bowmanstown Borough ✓
Palmerton Borough

Chester County

East Goshen Township
Westtown Township

Cumberland County

Camp Hill Borough ✓
Carlisle Borough ✓
Silver Spring Township

Dauphin County

Township of Harrisburg ✓
Hummelstown Borough
East Hanover Township
Londonderry Township
Lower Paxton Township
Swatara Township

Delaware County

Township of Chester ✓

Franklin County

Franklin County
Mercersburg Borough ✓

Lackawanna County

Township of Scranton ✓

Lancaster County

East Petersburg Borough ✓
Mt. Joy Borough ✓
Mt. Joy Township
Township of Lancaster ✓
Columbia Borough ✓
West Lampeter Township
Millersville Borough ✓

Lebanon County

Myerstown Borough ✓

Lehigh County

Township of Allentown
Coplay Borough ✓
Upper Macungie Township
North Whitehall Township
Emmaus Borough
Macungie Borough ✓
Slatington Borough ✓

Luzerne County

Fairview Township

Monroe County

Chestnuthill Township
East Stroudsburg Borough ✓
Middle Smithfield Township
Ross Township
Stroudsburg Borough ✓

Montgomery County

Bridgeport Borough ✓
Hatboro Borough ✓
Royersford Borough ✓

Northampton County

Township of Bethlehem
Forks Township
Palmer Township
Plainfield Township
Tatamy Borough ✓
Williams Township ✓
Wind Gap Borough ✓

Pike County

Lehman Township
Westfall Township

Schuylkill County

Township of Pottsville
Schuylkill County
(35 municipalities) ✓

York County

Jacobus Borough ✓
Manchester Township
North Cordorus Township
North York Borough
Yoe Borough

Other Selected Governments

Franklin County, PA
Township of Frostburg, MD
Garrett County, MD
Somerset County, MD
Mineral County, WV
Sussex County, MD

Example Projects and References

The following projects are examples of recent URDC zoning projects. All documents/ordinances were written by URDC's proposed Project Manager for this project, Charlie Schmehl.

City of Chester New Zoning Ordinance, New Zoning Map and Subdivision and Land Development Ordinance (SALDO)

The Chester project involved the preparation of an entirely new zoning ordinance and map for this economically distressed city along the I-95 corridor southwest of Philadelphia. An emphasis was placed upon promoting business development and new housing, while protecting the stable and historic neighborhoods in the Borough. The zoning ordinance featured a number of design standards, some of which were mandatory in selected areas, while others were advisory guidelines. URDC then completed a new SALDO for the Township.

W. Paul Fritz, Former Project Manager for the Township Planning Office, 610-751-8711
wpfritz@oakvalleydesign.com

Latifah Griffin, Former Director of Planning griffin.latifah@gmail.com, 610-930-8774

City of Lancaster Zoning Ordinance - Assistance in Four Sets of Revisions, Including a Comprehensive Revision in 2012

Paula Jackson, Chief of Bureau of Planning 717-291-4754 pjackson@cityoflancasterpa.com

First, URDC was engaged to prepare a zoning amendment to promote sensitive infill development in older neighborhoods. Then, URDC assisted the City staff in preparing two major sets of zoning revisions. More recently, in 2012, URDC prepared a comprehensive revision of the entire zoning ordinance. The project involved a web-based citizen survey and focus groups that discussed key zoning issues. A series of public meetings were also held. In a previous update by URDC, 15 key persons were interviewed to gain their input into the process, including developers and representatives of neighborhood organizations.

City of Bethlehem Comprehensive Plan, New Zoning Ordinance, Two Neighborhood Plans and Streetscape Improvements

Darlene Heller, Director, Planning and Zoning or Tracy Samuelson, Assistant Director, 610-865-7088

This project involved a new zoning ordinance for this city of more than 80,000 residents. The project involved protecting various types of residential areas from incompatible development, while promoting new economic development. The ordinance stresses redevelopment of the former Bethlehem Steel lands, as well design standards for redevelopment of older commercial areas. A major emphasis was placed upon allowing businesses that would be compatible with the historic buildings and the residential areas that are inter-mixed with businesses. Design standards were enacted for neighborhood commercial corridors.

Bethlehem also engaged URDC to prepare a plan for two neighborhoods in the City, as well as a historic mixed-use area in South Bethlehem. URDC also prepared design standards for redevelopment of the major gateway corridor into Bethlehem from I-78.

Schuylkill County New Zoning Ordinance

Susan Smith, Planning and Zoning Director, Schuylkill County, 570-628-1415
ssmith@co.schuylkill.pa.us

URDC prepared a completely new zoning ordinance and updated zoning maps for 35 municipalities in Schuylkill County. The project involved extensive field work throughout the County, and direct input from most of the municipalities. URDC also provided expert testimony to successfully defend

the ordinance against a substantive challenge concerning a strip club. Additionally, URDC was engaged by the County to successfully defend challenges to the County's issuance of group home permits.

City of Reading Comprehensive Plan and Zoning Ordinance

Craig Peiffer, Former Director of Planning, Zoning and Preservation, now Assistant Planning and Zoning Director for Lower Macungie Township, Cpeiffer@Lowermac.com, 610-966-4343

The Comprehensive Plan for Reading recommended many strategies to strengthen older neighborhoods and to revitalize Center City. The Plan emphasized neighborhood-oriented commercial areas within walking distance of all residents. URDC also prepared a new Zoning Ordinance for the City.

Proposed Fees

URDC's fee for completing the Scope of Work is **\$12,400, including all expenses.**

Field Work, Photography and Analysis of Previous Plans and Existing Development Regulations	\$ 1,700
Preparation of Initial Draft of Memos	\$ 3,300
Preparation of Revised Drafts of Memos	\$ 1,500
Preparation of Final Draft of Memos	\$ 900
Preparation of Mapping and Graphics	\$ 1,900
Meetings	\$ 2,400
Expenses, including Mileage, Tolls, Photocopying and Map Reproduction	\$ 700

Total Not to Exceed Costs, including consultant expenses	\$12,400

Payment is expected within 45 days after the successful completion of work described in this Scope.

The Township's RFP requested hourly rates, although we recommend that the project be invoiced based upon percentage completion of each task, using a fixed fee for each task. The standard hourly rate for both Charlie Schmehl and Drew Sonntag is \$96 an hour, who are each principals of the firm. The hourly rate for Sue Anne Alleger or a similar senior professional level staff-person is \$72 an hour. The hourly rate for URDC's GIS staff is \$55, and the hourly rate for clerical staff is \$38.

URDC will not use any sub-consultants.

Meetings

Our fee includes URDC attending a maximum of 4 workshops, meetings and hearings with Township staff, committees, the Planning Commission, or the Board of Supervisors. This is expected to include one meeting with the Township staff, two with the Planning Commission and one with the Board of Supervisors.

If the Township directs URDC to attend additional meetings, we will invoice an additional \$450 for each additional meeting, plus \$0.50 per mile. This additional fee is to cover the costs of additional time for the meeting, meeting preparation and travel.

Invoicing and Sample Agreement

URDC will invoice no more frequently than once per month. We have included a sample invoice, along with a sample agreement on the attached CD.

Before the project is invoiced for more than 75 percent of the total approved cost, URDC will submit written certification to the Township stating that URDC will complete the work described in the Contract with the remaining funds within the not-to-exceed cost.

REQUEST FOR PROPOSALS

Worcester Township, Montgomery County

Center Point Village Zoning Ordinance Assessment

Summary

Worcester Township is soliciting proposals from Professional Planning Consultants to prepare an assessment of the proposed Center Point Village Zoning Ordinance.

Proposals

All proposals must be received at the Township Building not later than 4:30pm on Friday, May 26, 2017. Proposals may be delivered to the Township Building at 1721 Valley Forge Road, Monday to Friday, from 7:00am to 4:30pm, or proposals may be mailed to Township Building at:

Worcester Township
Attn: Tommy Ryan, Township Manager
1721 Valley Forge Road
Post Office Box 767
Worcester, PA 19490-0767

Consultants must submit six hard copies and one electronic copy of the proposal. With the proposal the Consultant shall provide (a) a sample contract for services, (b) and a sample invoice, and confirmation that the project will be billed on a frequency not greater than a monthly basis, (c) proposed project schedule, (d) a not-to-exceed cost for the project, not including out-of-pocket expenses, which shall be reimbursed at actual cost; (e) a statement noting that when the project is billed at 75% the Consultant will submit written certification to the Township stating the Consultant will complete the contract obligations with the remaining funds in the not-to-exceed cost; and, (f) three municipal references for similar projects completed during the previous five years. The Consultant shall also identify the person(s) assigned to work on the project, submit a resume/CV for each individual, and designate one person who shall serve as the project liaison to the Township.

All questions regarding this RFP shall be submitted in writing (by mail or e-mail) to the above address, or to tryan@worcestertwp.com. All updates and amendments to this RFP will be posted on the Township website, worcestertwp.com. Notification of these postings will be e-mailed to those Consultants that request same and provide an e-mail address to tryan@worcestertwp.com.

Schedule of Events

The proposed schedule for the RFP process is as follows:

- April 24, 2017 – Request for Proposals issued
- May 19, 2017, 4:30pm – deadline to submit written questions
- May 26, 2017, 4:30pm – deadline to submit proposal
- *to be determined, if necessary* – review and select interviewees
- *to be determined, if necessary* – conduct interviews
- June 21, 2017 – contract awarded

Scope of Assessment

1. General. The Worcester Township Board of Supervisors is soliciting proposals from Professional Planning Consultants to prepare an assessment of the proposed Center Point Village Zoning Ordinance.
2. Specifications. The Center Point Village Zoning Ordinance Assessment shall include the following four components:

- a. **Component 1** – The Consultant shall review and compare the Center Point Village Vision Plan (“Vision Plan”) to current Township Zoning Ordinance and Subdivision and Land Development Ordinances (“Code”), insofar as the Code relates to those properties located in Center Point Village. The Consultant shall provide a written summary that details the extent to which the Code does and does not satisfy the objectives set forth in the Vision Plan. This narrative shall also include a list of recommended amendments to the Code that will serve to best align the Code and the Vision Plan. Component 1 shall be no more than 10 pages in length.
- b. **Component 2** – The Consultant shall review and compare the Vision Plan to the draft zoning ordinance for Center Point Village (“Ordinance”). The Consultant shall provide a written summary that details the extent to which the Ordinance does and does not satisfy the objectives set forth in the Vision Plan. This narrative shall also include a list of recommended revisions to the Ordinance that will serve to better align the Ordinance to the Vision Plan. Component 2 shall be no more than 10 pages in length.
- c. **Component 3** – The Consultant shall recommend which approach the Township should pursue so to better realize the objectives of the Vision Plan – in specific, should the Township amend the Code or should the Township revise the Ordinance? The Consultant shall provide rationale for the recommendation made. Component 3 shall be no more than 3 pages in length.
- d. **Component 4** – The Consultant shall provide a one-page response to each of the three issues, not including any graphics or photographs.
 1. A Village Property Owner has expressed interest in developing a convenience store with gasoline pumps in this property. The Township is undecided as to whether to permit this use in the Ordinance. To what extent can the Township limit or otherwise regulate this use, in specific the number of filling stations and the size of the canopy atop the filling stations, while (a) providing a realistic development opportunity that meets current marketplace requirements, and (b) protecting the “rural feel” of the Village? Submit graphics or photographs that depict various sized uses of this type.
 2. Recommend an appropriate minimum open space requirement and maximum permitted residential density in the Village. As noted above, the recommended provisions must provide a realistic development opportunity while protecting the “rural feel” of the Village.
 3. Recommend an appropriate scale for non-residential development in the Village. In specific identify an appropriate maximum building size, building height and massing. As noted above, the recommended provisions must provide a realistic development opportunity while protecting the “rural feel” of the Village.

Meetings & Deliverables

1. The Consultant shall attend two meetings with the Planning Commission (PC) and one meeting with the Board of Supervisors (BoS), as noted below:
 - PC meeting #1 – discuss project history, Consultant asks questions on areas of concern to PC;
 - PC meeting #2 – present Assessment; and,
 - BoS meeting #1 – present Assessment, revised to include Planning Commission comments.
2. The Consultant shall deliver:
 - ten copies plus one electronic copy of the Assessment to be presented at the PC meeting #2;
 - ten copies plus one electronic copy of the Assessment to be presented at the BoS meeting #1; and,
 - ten copies plus one electronic copy of the Assessment in its final form, which shall include any revisions made per comments received at the BoS meeting #1.

Other

1. Worcester Township reserves the right to waive any technicalities and/or deficiencies in the proposal submissions, and the Township may select the proposal which it deems, at its sole discretion, to be best suited for the intended purpose, and which best serves the interests of Worcester Township and its residents.
2. Consultants who chose to participate in this RFP process will receive no compensation from Worcester Township for their submissions.

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 24, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the July 27, 2017 meeting minutes.
4. **RHOADS 2 (LD 2017-03)**
 - Review of a Preliminary/Final Plan of subdivision.
5. **RHOADS 3 (LD 2017-04)**
 - Review of a Preliminary/Final Plan of subdivision.
6. **MEADOWOOD – THE GROVE (LD 2017-05)**
 - Review of a Preliminary Plan of subdivision.
7. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the September 28 Planning Commission meeting.
8. **OTHER BUSINESS**
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

active land development applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., Berks Road (*November 16, 2017*)
- LD 2017-02 – Palmer, Skippack Pike & Valley Forge Road (*October 20, 2017*)
- LD 2017-03 – Rhoads 2, Berks Road (*review period waived*)
- LD 2017-04 – Rhoads 3, Berks Road (*review period waived*)
- LD 2017-05 – Meadowood – The Grove, Skippack Pike (*review period waived*)
- LD 2017-06 – Adesso, Hollow Road (*review period waived*)
- LD 2017-07 – Fairview Village Church of the Nazarene, Germantown Pike (*review period waived*)
- LD 2017-08 – Himsworth, Hollow Road & Water Street Road (*review period waived*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JULY 27, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 PAT QUIGLEY [X]
 DOUG ROTONDO [X]
 TONY SHERR [X]
 RICK DELELLO [X]

1. June 22, 2017 Meeting Minutes – Mr. Sherr motioned to approve the June 22, 2017 Meeting Minutes, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Palmer (LD 2017-02) – Joe Nolan, Township Engineer, reviewed the items noted in his July 12 review letter.

Mr. Ryan noted the Applicant was seeking a subdivision plan only; the plan includes seven commercial lots and one residential lot, to be developed at a later date.

There was general discussion regarding the status of this application relative to the proposed Center Point Village Ordinance, in specific the extent to which the application would be required to comply with the ordinance upon the enactment of the ordinance.

Mr. Ryan noted the Applicant had provided an extension to the 90-day review period. This review period now expires on October 20, 2017.

Mr. Rotondo commented on commercial lot size, and on potential uses at these lots.

3. Center Point Village Zoning Ordinance Assessment – Mr. Ryan noted the Board of Supervisors had approved a contract with Urban Research and Development Company to conduct this study. Mr. Ryan noted URDC will include the potential “by right” development of the Palmer property in the study. Mr. Ryan noted URDC is scheduled to attend the August 24 Planning Commission meeting.
4. August 24 Planning Commission Meeting Agenda – At its August 24, 2017 meeting the Planning Commission will meet with URDC, and will review the Palmer subdivision (LD 2017-02), Rhoads 2 subdivision (LD 2017-03) and Rhoads 3 subdivision (LD 2017-04).

The Planning Commission may also review the Meadowood Grove development, if this application is received by the Township.

5. Other Business – There was no other business discussed at this evening’s Business Meeting.

PUBLIC COMMENT

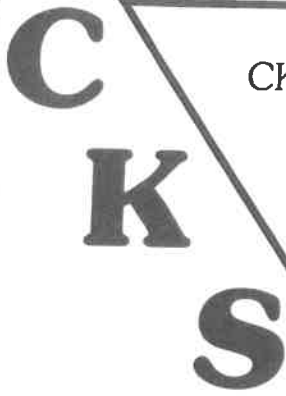
- Michelle Greenawalt, Worcester, commented on the LPD Zoning District, AGR Zoning District and Growing Greener requirements.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 7:30 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

July 28, 2017
Ref: #7517

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

RECEIVED
AUG 02 2017

Attention: Tommy Ryan, Township Manager

Reference: 2119 Berks Road – “Rhoads 2” - Minor Subdivision Plan
(Worcester Township LD 2017-03)

Dear Mr. Ryan:

I am in receipt of the Township’s memorandum requesting review of the proposed minor subdivision plan proposed at 2119 Berks Road. The applicant, Rhoads Real Estate Ventures, of North Wales, Pennsylvania, proposes to subdivide an existing tract of approximately 6.58 acres into 2 lots. Lot No. 1 would contain approximately 3.23 acres (net area) and Lot No. 2 would contain 3.03 acres. The minor subdivision plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of one sheet and is dated June 15, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. A note has been included on the plan stating “This plan was prepared as a parcel subdivision only. No new construction is proposed with this application.” The individual lots, therefore, do not show the proposed location of any buildings or homes on these two lots. However, the plan does not show the location of test pits for a septic system that should be performed in conjunction with this application.

We note that multiple test pit locations had been indicated on the December 18, 2015 subdivision plan that created this parcel. The applicant should verify if those test pits are still viable and accordingly, revise the plan to indicate the locations that are relevant for these proposed lots. This information should be provided to the Township so that we can verify that there is adequate area on each lot to construct an on-lot sewage disposal system in the future if homes are eventually proposed for these lots.

2. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.
3. When building construction is eventually proposed on these building lots, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots.
4. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-16 requiring road frontage improvements.
 - b. Section 130-18.A requiring sidewalks along all road frontages.
 - c. Section 130-18.B requiring curbing to be installed along the street or road fronting the property.
 - d. Section 130-28.G(5) requiring perimeter buffer around the property.
 - e. Section 130-28.G(9) requiring individual lot landscaping requirements.
 - f. Section 130-33.C(1) requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
 - g. Section 130-33.G requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.
 - h. Section 130-28.G(4) requiring street trees. We note that the plan appears to indicate existing trees along the site fronting Berks Road. As shown, these trees would address the requirement to provide street trees. The applicant may wish to indicate the disposition of the trees (existing or proposed) and modify the plan and waiver request accordingly.

The Township Planning Commission and Board of Supervisors should consider these waiver requests in conjunction with their review of these plans.

5. The plan does not offer the area between the legal and ultimate rights of way to the Township; in accordance with the ordinance, this area should be offered for dedication. (SO Section 130-16.C(2)(c))

July 28, 2017

Ref: #7517

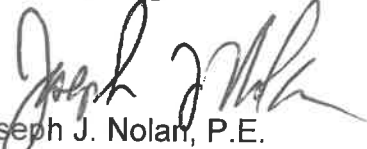
Page 3

7. The "Site Data and Zoning Schedule" correctly identifies the required yard setbacks, and the setbacks as shown are graphically correct, however we recommend that the yards be dimensioned on the plan. (ZO Section 150-13, SO Section 130-1.A(3)(d))
8. Subdivision Ordinance Section 130-17.B(7) requires that all new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a primary, secondary feeder or secondary collector road. Berks Road is a secondary feeder. We recommend that a note be added to the plan stating this requirement.

The above represents all comments on this minor subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq. Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
Rhoads Real Estate Ventures
Justin E. & Lauren Hales, c/o 570 DeKalb Pike North Wales, PA 19464
File



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

July 28, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

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R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
2119 Berks Road – Rhoads 2 (LD 2017-03)
Worcester Township, Montgomery County, PA
McMahon Project No. 817536.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our traffic engineering review of the proposed subdivision to be located at 2119 Berks Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Justin E. & Lauren E. Hales (67-00-00277-00-1) into two smaller lots (lots 1 and 2) with a single-family home proposed on each lot. Access to the two proposed lots is assumed to be provided from a shared access that exists as a stone driveway and currently serves for access to/from the lands of Christopher Bruce and Diane Leigh Esbensen (67-00-03916-41-8).

The following document was reviewed and/or referenced in preparation of our traffic review:

- Minor Subdivision Plans for 2119 Berks Road, prepared by Woodrow & Associates, Inc., dated June 15, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for the proposed driveway(s) to Lots 1 and 2 as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing stone driveway that appears will be the future joint access to the proposed subdivision, as well, and

- the sight distance currently appears to satisfy the minimum safe stopping sight distance or greater.
2. The applicant is requesting a waiver from **Section 130-16** of the **Subdivision and Land Development Ordinance** requiring a 32-foot cartway width along the site frontage. The plans currently show an approximate 23-foot cartway width along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since the 23-foot cartway width along the site frontage is consistent with the cartway width along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
 3. The applicant is requesting a waiver from **Section 130-18.A** of the **Subdivision and Land Development Ordinance** requiring sidewalk to be provided along the site frontage. The plans currently do not show any sidewalk along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since there is currently no sidewalk along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver. However, the Township may desire that the applicant agree to providing the necessary lands in the future along their frontage for the construction and grading of a sidewalk should the Township pursue the provision of sidewalks along Berks Road.
 4. The applicant is requesting a waiver from **Section 130-18.B** of the **Subdivision and Land Development Ordinance** requiring curbing to be provided along the site frontage. The plans currently do not show any curbing along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since there is currently no curbing along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
 5. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Ninth Edition, the 2 single family homes will generate approximately 2 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$7,954.
 6. A more detailed review of the site and all transportation-related elements on the plans can be conducted, if the Township deems necessary, once specific development is proposed for either Lot 1 or 2 and submitted for review. Additional comments may then follow.

Mr. Tommy Ryan

July 28, 2017

Page 3

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

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

BMJ/CAM/lsw

F:\eng\817536\Correspondence\Municipality\Review Letter #1.docx

**MONTGOMERY COUNTY
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KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 16, 2017

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

Re: MCPC #10-0129-007
Plan Name: 2119 Berks Road – South
(2 lots on 6.17 acres)
Situate: Berks Road (W)/South of Pennsylvania Turnpike
Worcester Township

Dear Mr. Ryan:

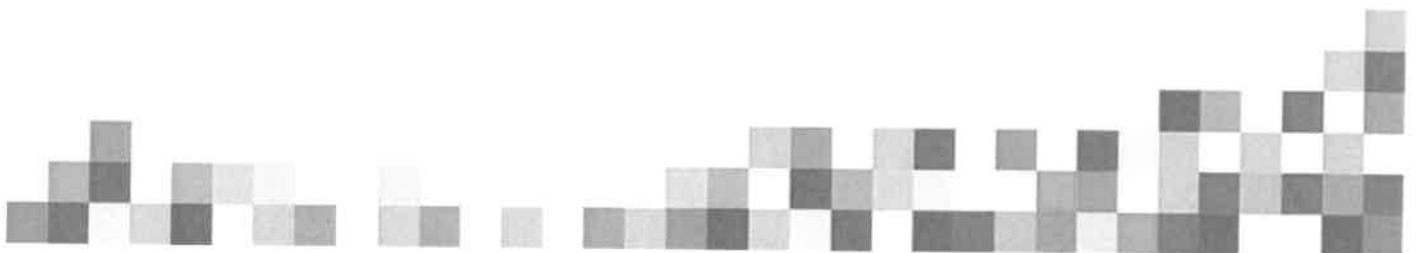
We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicants, Justin E. & Lauren E. Hales, are proposing to subdivide an existing tract of approximately 6 acres on the western side of Berks Road southwest of the Pennsylvania Turnpike into 2 lots. The proposed lots would each be approximately 3 acres. The subject tract is located in the LPD Residential District and no dwelling units or other structures are currently being proposed. We reviewed previous proposals for this tract, most recently on February 9, 2016. At that time, the applicant proposed dividing a larger lot into this lot and one other.

COMPREHENSIVE PLAN COMPLIANCE

Worcester Township Comprehensive Plan – The Township's 2008 Comprehensive Plan Update states its first goal as, "Maintain the Rural Character of the Majority of the Township." As an objective towards that goal, the plan states, "**Encourage cluster development** to help preserve critical natural and farmland resources and to move homes away from roads or behind ridgelines and woodlands to preserve views." (emphasis added) Additionally, the Comprehensive Plan states "Continue to **use conservation subdivision techniques** to ensure new residential development contributes positively to the character of the township and preserves rural resources." (emphasis



added) This proposal is a second subdivision of a previous subdivision, creating large lots instead of cluster development, which does not achieve the stated goals and objectives of Worcester Township's Comprehensive Plan. Since this site has already been subdivided once, there seems to be nothing that can be done to keep it from being subdivided again. However, the Township should consider changes to the Zoning Ordinance to prevent this situation from happening again in the future.

MontCo 2040: A Shared Vision - The proposal is generally consistent with the Montgomery County Comprehensive Plan, Montco 2040: A Shared Vision. This part of Worcester Township is located in the Rural Resource Area. This area should consist of "open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages." One of the primary uses for this area is "low-density residential development that is clustered or has a rural character." This subdivision is still low-density at 3 acres per lot.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that Worcester Township may wish to consider for the future, to better support their stated goals and objectives. Our comments are as follows:

REVIEW COMMENTS

FLAG LOTS

- A. Flag Lots – It appears that the house at 2121 Berks Rd. takes access from the same driveway that these two lots will, as will the two lots 2119 Berks Rd. (North). That is five lots sharing one driveway. This may create potential access issues if all of these lots are developed.

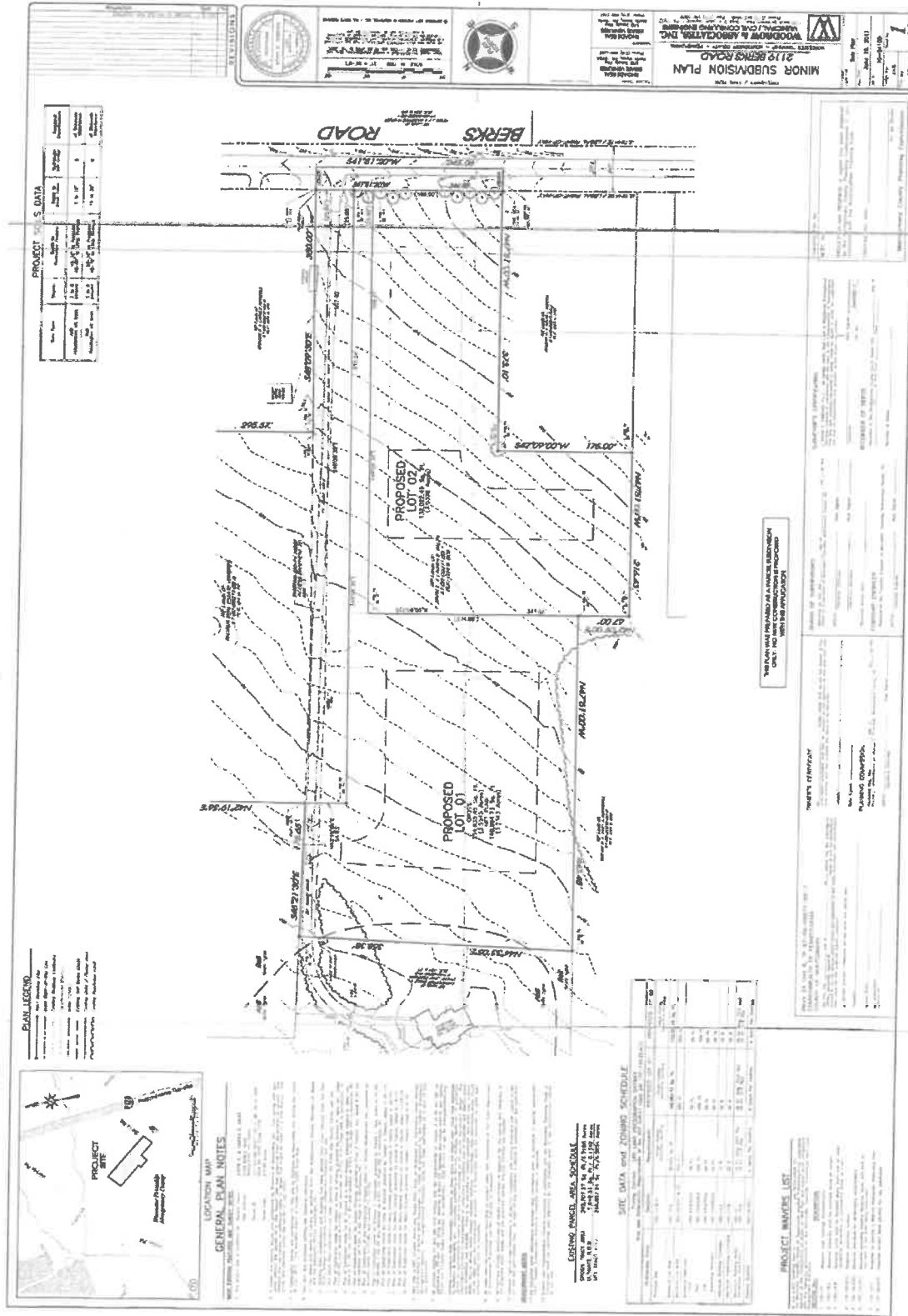
ZONING

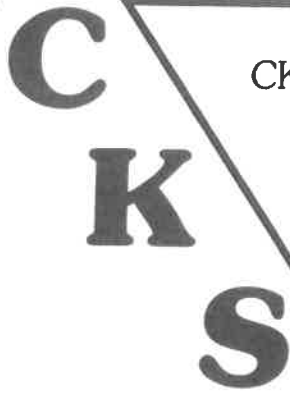
- A. Compliance – This tract is in the LPD Residential District. However, this proposal is for subdivision of a lot less than 8 acres, therefore a Conservation Subdivision or land preservation cluster is not required. This proposal appears to be in compliance with the existing zoning requirements.
- B. Future Revisions – The Township may wish to amend the LPD Ordinance to prohibit developers from evasive maneuvers to avoid clustering development. Two possible strategies are proposed here for the Township's consideration. Note that these strategies are not applicable to the currently proposed subdivision, but would prevent future scenarios of developers using successive subdivisions to avoid clustering development.
- 1) Deed restrictions after initial subdivision – If properties over 8 acres are to be subdivided into two parcels, the Township could require deed restrictions prohibiting additional subdivisions of the same tract of land.
 - 2) Elimination of the 3 lot minimum for Conservation Subdivisions or land preservation cluster – If all subdivisions of land over 8 acres required following one of the township's clustering techniques, even just for two lots, then there would be no way to avoid creating a more conservation-focused subdivision.



2119 Berks Road - South
100129007

Montgomery
County
Planning
Commission
Montgomery County, Courthouse - Planning Commission
200 South 31st Street, 1st Floor, Room 104-0311
Harrisburg, PA 17104-0311
610.278.3722 or 610.278.3941
www.montcopa.org/planning
Year 2015 aerial photography provided by the
Susquehanna Valley Regional Planning Commission





CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

July 28, 2017

Ref: #7518

RECEIVED
AUG 02 2017

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 2119 Berks Road – “Rhoads 3” - Minor Subdivision Plan
(Worcester Township LD 2017-04)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed minor subdivision plan proposed at 2119 Berks Road. The applicant, Rhoads Real Estate Ventures, of North Wales, Pennsylvania, proposes to subdivide an existing tract of approximately 3.88 acres into 2 lots. Lot No. 1 would contain approximately 1.88 acres and Lot No. 2 would contain 1.86 acres. The minor subdivision plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of one sheet and is dated June 15, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. A note has been included on the plan stating “This plan was prepared as a parcel subdivision only. No new construction is proposed with this application.” The individual lots, therefore, do not show the proposed location of any buildings or homes on these two lots. However, the plans do show the location of test pits that were performed in conjunction with this application. The testing information of each of these test pits should be provided to the Township so that we can verify that there is adequate area on each lot to construct an on-lot sewage disposal system in the future if homes are eventually proposed for these lots.
2. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.

July 28, 2017

Ref: #7518

Page 2

3. When building construction is eventually proposed on these building lots, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots.
4. Section 130-28.G(4) requires street trees. We note that the plan does not propose any street trees, however the frontage available is only 50 total feet in width. The Township may wish to require trees, or in the alternate, a waiver request from the applicant.
5. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-16 requiring road frontage improvements.
 - b. Section 130-18.A requiring sidewalks along all road frontages.
 - c. Section 130-18.B requiring curbing to be installed along the street or road fronting the property.
 - d. Section 130-28.G(5) requiring perimeter buffer around the property.
 - e. Section 130-28.G(9) requiring individual lot landscaping requirements.
 - f. Section 130-33.C(1) requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
 - g. Section 130-33.G requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.

The Township Planning Commission and Board of Supervisors should consider these waiver requests in conjunction with their review of these plans.

6. The plan indicates an existing access easement for the parcel behind the tract to be subdivided. The easement and existing driveway are not completely in alignment, and will be further complicated by the addition of the proposed lot lines. We recommend that the easement be revised to account for the new lot lines, so the appropriate access rights are established with the new property owners.
7. The plan does not offer the area between the legal and ultimate rights of way to the Township; in accordance with the ordinance, this area should be offered for dedication. (SO Section 130-16.C(2)(c))

July 28, 2017

Ref: #7518

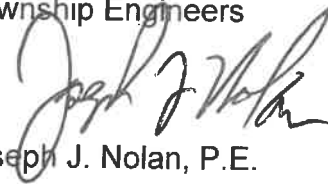
Page 3

8. Subdivision Ordinance Section 130-17.B(7) requires that all new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a primary, secondary feeder or secondary collector road. Berks Road is a secondary feeder. We recommend that a note be added to the plan stating this requirement.
9. The plan indicates two iron pins to be set at the intersection of the proposed property lines and ultimate right of way on Berks Road. These iron pins should be revised to indicate the installation of concrete monuments. (SO Section 130-23.A)

The above represents all comments on this minor subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
Rhoads Real Estate Ventures
File



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

July 28, 2017

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

PRINCIPALS
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R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
2119 Berks Road – Rhoads 3 (LD 2017-04)
Worcester Township, Montgomery County, PA
McMahon Project No. 817537.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our traffic engineering review of the proposed subdivision to be located at 2119 Berks Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Rhoads Real Estate Ventures (67-00-00277-02-5) into two smaller lots (lots 1 and 2) with a single-family home proposed on each lot. Access to the two proposed lots is assumed to be provided from a shared access that exists as a stone driveway and currently serves for access to/from the lands of Christopher Bruce and Diane Leigh Esbensen (67-00-03916-41-8).

The following document was reviewed and/or referenced in preparation of our traffic review:

- Minor Subdivision Plans for 2119 Berks Road, prepared by Woodrow & Associates, Inc., dated June 15, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for the proposed driveway(s) to Lots 1 and 2 as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing stone driveway that appears will be the future joint access to the proposed subdivision, as well, and

the sight distance currently appears to satisfy the minimum safe stopping sight distance or greater.

2. The applicant is requesting a waiver from **Section 130-16** of the **Subdivision and Land Development Ordinance** requiring a 32-foot cartway width along the site frontage. The plans currently show an approximate 23-foot cartway width along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since the 23-foot cartway width along the site frontage is consistent with the cartway width along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
3. The applicant is requesting a waiver from **Section 130-18.A** of the **Subdivision and Land Development Ordinance** requiring sidewalk to be provided along the site frontage. The plans currently do not show any sidewalk along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since there is currently no sidewalk along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver. However, the Township may desire that the applicant agree to providing the necessary lands in the future along their frontage for the construction and grading of a sidewalk should the Township pursue the provision of sidewalks along Berks Road.
4. The applicant is requesting a waiver from **Section 130-18.B** of the **Subdivision and Land Development Ordinance** requiring curbing to be provided along the site frontage. The plans currently do not show any curbing along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since there is currently no curbing along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
5. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Ninth Edition, the 2 single family homes will generate approximately 2 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$7,954.
6. A more detailed review of the site and all transportation-related elements on the plans can be conducted, if the Township deems necessary, once specific development is proposed for either Lot 1 or 2 and submitted for review. Additional comments may then follow.

Mr. Tommy Ryan

July 28, 2017

Page 3

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

Sincerely,

A handwritten signature in black ink, appearing to read "Casey A. Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

Casey A. Moore, P.E

Vice President & Regional Manager

BMJ/CAM/lsw

I:\eng\817537\Correspondence\Municipality\Review Letter #1.docx

**MONTGOMERY COUNTY
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 16, 2017

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

Re: MCPC #10-0129-006
Plan Name: 2119 Berks Road – North
(2 lots on 4.27 acres)
Situat: Berks Road (W)/South of Pennsylvania Turnpike
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, Rhoads Real Estate Ventures, is proposing to subdivide an existing tract of approximately 4.25 acres on the western side of Berks Road southwest of the Pennsylvania Turnpike into two lots. The proposed lots would each be approximately two acres. The subject tract is located in the LPD Residential District and no dwelling units or other structures are currently being proposed. We reviewed previous proposals for this tract, most recently on February 9, 2016. At that time, the applicant proposed dividing a larger lot into this lot and one other.

COMPREHENSIVE PLAN COMPLIANCE

Worcester Township Comprehensive Plan – The Township’s 2008 Comprehensive Plan Update states its first goal as, “Maintain the Rural Character of the Majority of the Township.” As an objective towards that goal, the plan states, “Encourage cluster development to help preserve critical natural and farmland resources and to move homes away from roads or behind ridgelines and woodlands to preserve views.” (emphasis added) Additionally, the Comprehensive Plan states “Continue to use conservation subdivision techniques to ensure new residential



development contributes positively to the character of the township and preserves rural resources.” (emphasis added) This proposal is a second subdivision of a previous subdivision, creating large lots instead of cluster development, which does not achieve the stated goals and objectives of Worcester Township’s Comprehensive Plan. While normally a subdivision of one lot into two in this location would not go against the stated objectives of the Township Comprehensive Plan, it is important to consider the context and history of this property. In the future, the standards for conservation subdivisions would benefit from being strengthened in order to prevent this situation from happening again.

MontCo 2040: A Shared Vision - The proposal is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. This part of Worcester Township is located in the Rural Resource Area. This area should consist of “open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages.” One of the primary uses for this area is “low-density residential development that is clustered or has a rural character.”

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that Worcester Township may wish to consider for the future, to better support their stated goals and objectives. Our comments are as follows:

REVIEW COMMENTS

FLAG LOTS

- A. Flag Lots – It appears that the house at 2121 Berks Rd. takes access from the same driveway that these two lots will, as will the two proposed lots at 2119 Berks Rd (South). That is five lots sharing one driveway. This may create potential issues between neighbors if all of these lots are developed. The applicant should consider alternate designs to promote proper access to all the proposed lots.

ZONING

- A. Compliance – This tract is in the LPD Residential District. However, this proposal is for subdivision of a lot less than eight acres, therefore a Conservation Subdivision or land preservation cluster is not required. This proposal appears to be in compliance with the existing zoning requirements.
- B. Future Revisions – The Township may wish to amend the LPD Ordinance to prohibit developers from evasive maneuvers to avoid clustering development. Two possible strategies are proposed here for the Township’s consideration. Note that these strategies are not applicable to the currently proposed subdivision, but would prevent future scenarios of developers using successive subdivisions to avoid clustering development.
1. Deed restrictions after initial subdivision – If properties over 8 acres are to be subdivided into two parcels, the Township could require deed restrictions prohibiting additional subdivisions of the same tract of land.
 2. Elimination of the three lot minimum for Conservation Subdivisions or land preservation cluster – If all subdivisions of land over eight acres required following one of the township’s clustering

techniques, even just for two lots, then there would be no way to avoid creating a more conservation-focused subdivision.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. Waivers - The applicant is requesting seven waivers for road improvements and landscaping. Considering that this is a simple two lot subdivision with no proposed buildings, we feel that the requested waivers are reasonable.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, as it complies with the existing zoning as written, but we believe that our suggested revisions will better achieve Worcester Township's planning objectives for development in the future.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

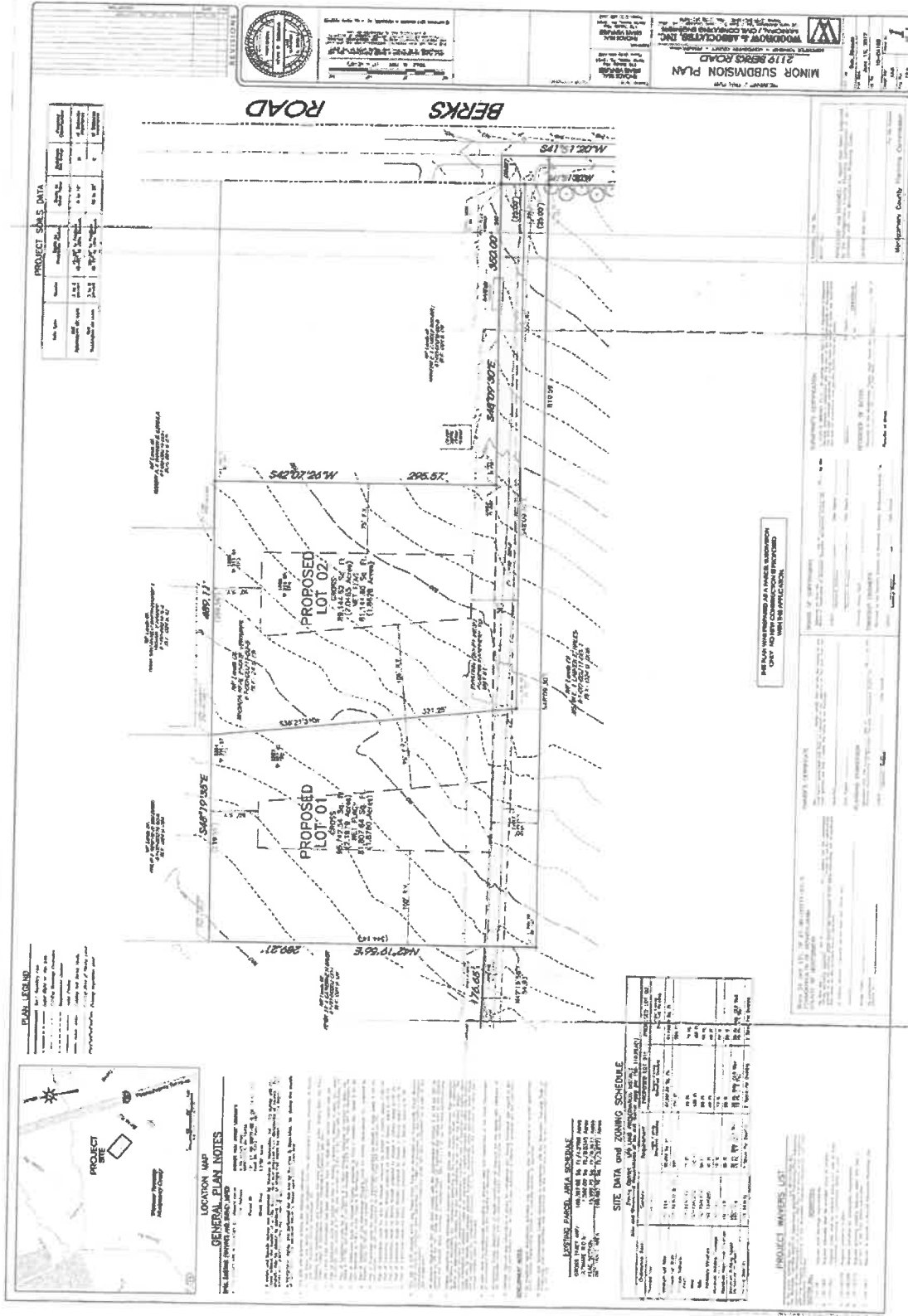
- c: Rhoads Real Estate Ventures, Applicant
Woodrow & Associates, Inc., Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

Attachments: Aerial Map
 Reduced Copy of Applicant's Plan



2119 Berks Road - North
100129006

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
1000 Walnut Street, 1st Floor
PO Box 317
Pottsville, PA 19304-0311
Tel: 610.278.3722 Fax: 610.278.3941
www.montco.pa.gov
Year: 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission





CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340 1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

August 14, 2017
Ref: #7514

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: The Grove at Meadowood – Preliminary Land Development Plan
(Worcester Township LD 2017-05)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed land development plan proposed at the existing Meadowood life care facility. The applicant, the Meadowood Corporation, proposes to construct four three-story buildings (containing thirteen dwelling units each, for a total of 52 new units). The Preliminary Land Development Plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of twenty-two sheets dated July 28, 2017. The submission also includes a "Post Construction Stormwater Management Report", dated July, 2017, also prepared by Woodrow & Associates, Inc. I have reviewed this plan for conformance with Preliminary Plan requirements of the Zoning Ordinance and the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. The plan proposes four, three-story buildings in the northern corner of the Meadowood property, as well as the reconfiguration of a portion of Meadowood Drive. The units will be served by public water and sanitary sewer. The plan also proposes two stormwater management facilities to control the runoff generated by the increase in impervious surface.
2. The plan identifies the proposed buildings as 3-story buildings however the Zoning Ordinance requires a maximum height of 35 feet not exceeding 2.5 stories. The plan should be revised, or zoning relief will be necessary. (ZO Section 150-15)
3. The plan should be revised to identify compliance with the setback and coverage requirements within the side yard (for proposed rain garden). (ZO Sections 150-17.F, 150-203.C)
4. The "Site Zoning Data Schedule" identifies the required parking totals, however the tabulation indicates that there are 48 new units proposed; other areas of the plan indicate that there are 52 new units proposed. The plan should be revised accordingly.

We also note that there are 35 parking spaces required (for 52 units). The plan indicates 25 perpendicular spaces along the driveway, and notes that each building will have ground level parking. The number of spaces provided in the ground level parking should be indicated on the plan to insure compliance. We note that the overall site contains sufficient parking to be

compliant, however we recommend that the immediate area of the proposed buildings be compliant independent of the rest of the site. (ZO Section 150-53.B.3)

5. The applicant should submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. In addition, the applicant should confirm that public water and sanitary sewer capacity is available to serve the project. We note that the applicant's engineer has submitted the Planning Module component that requires Township action. (ZO Section 150-110.27)
6. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-24.B.3.a requiring the storm sewer system to carry a 50-year peak flow rate. We take no exception to this request on the condition that the design is shown to provide a means to adequately convey the 100-year post development storm to the detention facilities.
 - b. Section 130-24.B.3.h requiring that the maximum headwater depth in inlets is not less than 1 foot from the grate. We defer comment on this request until the storm sewer capacity calculations have been provided for review.
 - c. Section 130-24.B.3.j requiring a minimum of three feet of cover over storm sewer piping. Although we generally do not take exception to this request, we defer comment until a complete stormwater management design has been submitted for review.
 - d. Section 130-24.B.3.k requiring the matching of storm sewer pipe crowns in storm sewer structures. We defer comment until a complete stormwater management design has been submitted for review.
 - e. Section 130-24.B.4.f.2 requiring the detention basin to be designed to release no greater than the 10 year predevelopment storm flowrate during the 100 year post development storm. We defer comment on this request until a complete stormwater management design has been submitted for review.
 - f. Section 130-24.B.4.f.7 requiring two feet of freeboard in the emergency spillway of the detention basins. We defer comment on this request until a complete stormwater management design has been submitted for review.
 - g. Section 130-24.B.4.f.7 requiring a minimum distance of 100 feet from the highest free water surface to dwelling unit. We defer comment on this request until a complete stormwater management design has been submitted for review.
 - h. Section 130-28.E.1 requiring an existing tree survey plan.
 - i. Section 130-33.C.1 requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
 - j. Section 130-28.G.4 requiring street trees.
 - k. Section 130-23.A requiring monuments to be placed at changes of direction of rights of way and property lines.

August 14, 2017

Ref: #7514

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7. The sanitary sewer design information is incomplete. The design information should be provided prior to the submission of a Final Plan. (SO Section 130-26)
8. The public water design information is incomplete. It is our understanding that the applicant's engineer is coordinating the design with the North Penn Water Authority. The design information should be provided prior to the submission of a Final Plan. (SO Section 130-31)
9. The width of "Grove Loop Drive" varies from 20 feet to 22 feet. The width should be no less than 24 feet, and be consistent for the entire length, unless widened to provide for pull off areas. (SO Section 130-17.B.3)
10. We have the following comments regarding the propose parking areas:
 - a. The proposed parking spaces are shown at 9 ft. x 18 ft. The ordinance requires parking stalls to be no less than 10 ft. x 20 ft. (SO 130-17.D.7)
 - b. The ordinance requires an area of open space no less than 20 ft. to be provided between the curblineline of any parking area and the outside wall of dwelling units. (SO Section 130-17.4)
11. The submission did not include stormwater piping profiles, drainage area plans or capacity calculations. This information should be provided with the final plan submission at the minimum. (SO Section 130-24.B, 130-33.F)
12. The submission does not include profiles for the proposed utilities, i.e. storm sewer, sanitary sewer, public water. This information should be provided prior to the submission of a Final Plan. (SO Section 130-33.F)
13. The submission includes a "Post Construction Stormwater Management Report" dated July, 2017, prepared by Woodrow and Associates, Inc. As noted above, the stormwater management design is incomplete. Based on discussions with the applicant's engineer, it is our understanding that the main stormwater management feature, the proposed pond, is under consideration with various groups within the Meadowood community as well as coordination with a landscape architect. The feature, as shown, includes two forebay areas for water quality as well as a pond. We defer detailed comment until the complete design has been submitted. In the interim, we have the following observations: (SO Sections 130-24.4, 130-33.H)
 - a. Drainage area plans must be provided for the pre and post development conditions.
 - b. The report includes soil testing information, which indicates that infiltration is not available within the subject area of the overall site. However, the design utilizes runoff curve numbers for a Type A soil. Type A soils are high quality soils that exhibit good infiltration characteristics. In addition, the area under consideration has been subject to significant disturbance and the placement of excess soil materials from prior phases. It is highly unlikely that the qualities found in Type A soils remain. We recommend that the runoff curve numbers be reconsidered using no greater than Type C soils for those areas currently considered as Type A.

August 14, 2017

Ref: #7514

Page 4


- c. Storm sewer pipe capacity calculations need to be provided. We note the waiver request regarding one foot of freeboard in inlet boxes for the 50-year storm. We recommend that the design be prepared to insure that at a minimum, the 100 year storm will not surcharge the storm sewer structures.
 - d. The ordinance requires a restriction on the 100-year post development storm, with a reduction to no greater than a 10-year predevelopment flowrate. However, the pipe layout indicates that the pipe conveying the pond discharge will connect to an existing manhole. The piping calculations must include sufficient information indicating the capacity of the receiving pipe, as well as an analysis of how that pipe will be affected upon the introduction of the revised upstream system and pond discharge. It is possible that the capacity of the existing pipe will govern the allowable discharge from the pond/basin.
 - e. The plan proposes a rain garden to the north of the site, which will control runoff that does not drain to the pond. Given the limited infiltration in other immediate areas, the rain garden design should account for either no infiltration or include supporting information for the immediate area of the rain garden confirming that infiltration is possible.
 - f. The times of concentration, particularly in the post development condition, are not realistic and should be reconsidered.
 - g. The revised plans should include detailed grading information, i.e. spot elevations at high and low points, flow arrows, etc.
 - h. We take no exception to the proposed pond as a means to control runoff. We recommend that the final design include a means to confirm both an impermeable bottom (or need for a synthetic liner) and a water source.
14. The submission does not include design of the necessary erosion control measures. This information should be provided prior to the submission of a Final Plan. In addition, approval will be required from the Montgomery County Conservation District and PADEP (NPDES Permit for construction activities) (SO Sections 130-32, 130-33.H)
 15. The submission does not include a site lighting design plan. This information should be provided prior to the submission of a Final Plan. (SO Section 130-33.J)
 16. The revised plan should include ADA compliant designs for sidewalks and intersection crossings. (SO 130-14.J)
 17. Several of the vertical curves proposed for Meadowood Drive do not comply with the requirements of the ordinance. We recommend that a waiver be requested. We note that although the proposed configurations do not comply with the exact numerical requirements of this section, Meadowood Drive is a private road, and the proposed configuration appears to balance drainage and sight distance concerns. (SO Section 130-16.B.3)
 18. Available and required sight distance should be provided at the proposed intersections with Meadowood Drive. In addition, turning templates should be provided to insure that emergency service vehicles, particularly fire trucks and trash trucks, will be able to adequately navigate Grove Loop Drive. (SO Section 130-16.E)

19. All appropriate construction details should be provided prior to Final Plan submission. (SO Section 130-14.K)
20. The revised plans should include a full landscape plan design, including required plantings for the stormwater management facilities. (SO Section 130-28, 130-24)
21. General comments regarding the sanitary sewer design:
 - a. Sanitary Manhole SA-107 is located in the swale near a low point. The manhole should be relocated so that it is not located directly in a swale.
 - b. Some of the storm sewer and sanitary sections are within 10 feet of each other horizontally. We defer comment until the profiles have been provided, however it is preferred that a minimum of 10 feet of horizontal clearance be provided.

The above represents our comments on this preliminary plan. Due to the limited design information, more detailed comments will be provided upon submission of a full design. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
Paul Nordeman c/o The Meadowood Corp.
File



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

August 14, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
The Grove at Meadowood - (LD 2017-05)
3205 Skippack Pike (Meadowood)
Worcester Township, Montgomery County, PA
McMahon Project No. 817583.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this review letter, which summarizes our traffic engineering review of the proposed development of The Grove to be located along the north side of the Meadowood Drive loop road at the northern end of the property opposite of Wren Court and Founders Village, and south of the on-site maintenance barn proposed for an addition in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development will consist of the construction of four new, 13-unit buildings on approximately 1.25 acres, and they will add a total of 52 new units for independent housing of people 65 years or older. This will bring the total number of dwelling units at the Meadowood property to 409 units (currently at 357 dwelling units of a few varieties). Access to the new phase, The Grove, is proposed to be provided from a reconfiguration of the Meadowood Drive loop road in the area of the development that will create a new T-intersection northeast of Wren Court, and the limits of roadway reconstruction appears to extend from and between the maintenance barn driveway and the eastern Founders Village access.

The following document was reviewed and/or referenced in preparation of our traffic review:

- New Residential Units for the Grove at Meadowood, Preliminary Land Development Plan prepared by Woodrow & Associates, Inc., dated July 28, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for all proposed and relocated driveway(s)/intersections as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**. We would request that existing intersections to remain that will be affected by the relocated Meadowood Drive also be confirmed for adequate sight distance, or modifications made to those intersections adversely affected to achieve it.
2. A list of eleven (11) waivers are being requested and detailed on sheet 2 of 22. Due to their on-site nature and that they are not transportation related, the Township Engineer will comment on the waivers in their review.
3. The applicant has not provided a current traffic study or any trip generation information for the addition of 52 units to the property. Access is being proposed at the existing, single point of ingress/egress at Meadowood Drive and Skippack Pike. Additionally, no crash data has been provided to ascertain the current safety conditions at this access intersection on Skippack Pike.

Based on historic count data that McMahon has from 2008 at the Meadowood Drive intersection and Skippack Pike, there were 50 trips exiting the site and 23 trips entering the site during the weekday afternoon commuter peak hour, totaling 73 trips in and out. It is unknown at that time how many dwelling units and of what types were built and occupied on the site. If 357 units were built and occupied at that time, the traffic generation would equate to 0.2045/trips per unit for the PM peak hour. The addition of 52 units would thus generate an additional 11 trips (combined in and out). However, the applicant is advised to provide the number of units built and occupied in May 2008 on the site and specify the types, as well as provide an updated traffic count of the Skippack Pike access for the 4pm to 6pm period, as well as specify the number of occupied units at the time of an updated/current count, to confirm the rate.

4. The Skippack Pike intersection has been the subject of a signal warrant evaluation over the years, and the necessary access and adjacent roadway improvements that would need to accompany any warranted signal installation. Costs for the design & construction for a signalization project have created a burden of expense in order to complete them, but signal warrants in a study completed nearly 9 years ago were not yet satisfied, and PennDOT has not approved a signal project to date for the access. The signal project would involve desirably realigning Meadowood Drive opposite Hollow Road and adding left-turn lanes for both Meadowood Drive and Hollow Road, as well as adding a right-turn deceleration lane for Meadowood Drive to reduce the number of access points along Skippack Pike, provide the turning lanes for added safety (especially due to the age-restricted nature of the Meadowood residents), and provide the safety of a signal for both minor road approaches to Skippack Pike in this area. However, the signal must satisfy signal warrants and be approved by PennDOT before it is installed. With the addition of The Groves units for this project, the applicant is encouraged to evaluate the access for signal warrants and/or find additional access to/from the Meadowood community in light of growing traffic demands on the abutting state roadway network along the property. Understanding there is a master plan for this project, the Township and Board should decide at

what point in time a traffic/signal warrant study and enhanced access to/from the property should be made, and request this of the applicant to complete.

5. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. ADA ramp design and crosswalk striping details should be included on the detail pages of the plans. McMahon has not reviewed the detailed design of any ramps internal to the site.
6. There are several driveways for proposed Buildings 1 thru 4, and pedestrian crossings of Grove Loop Drive (internal to the parking areas and at the Meadowood Drive intersections), in which current ADA design standards should be addressed. Some driveway crossings and Grove Loop Drive crossings do not have any ADA facilities and/or a DWS where the sidewalk meets the crossing. Furthermore, it is recommended that crosswalk areas currently shown to be striped only with two, white painted lines, either be revised to the stamped asphalt crosswalk markings (brick pattern) as shown internally on Grove Loop Drive, or be modified to a continental cross-hatching for higher visibility.
7. Stop signs are recommended to be provided at every new driveway egress for Buildings 1 thru 4 at its intersection with Grove Loop Drive (3 locations) and relocated Meadowood Drive (1 location).
8. **Section 130-16.B.3 of the Subdivision and Land Development Ordinance** states that the length of a vertical curve must be approximately 25 feet per 1% of grade change. Two vertical curves on Meadowood Drive (west) (PVI STA. 3+04.64 and PVI STA. 3+77.92) and one vertical curve on Meadowood Drive (east) (PVI STA. 0+93.71) do not meet this criteria and a waiver should be requested.
9. It is recommended with the changes to the roadway internally due to the relocation of Meadowood Drive, that the new three-way intersection being created that is east of Wren Court be signed as a 3-way stop. Stop signs, complete with 3-way placards, should be added to the plans for each approach. Additionally, 24-inch white, stop bars should be painted at the stop sign location with the word "STOP" painted on the pavement surface immediately in front of them on the approach.
10. The relocation of Meadowood Drive extends just east of the eastern access in front of the Founders Village building. Unless there is a reason that large design vehicles (trucks) routinely use this access, it is excessively wide at the intersection with the main road. The applicant's engineer should tighten up the width of the access at the relocated Meadowood Drive intersection when doing the design and construction based on the relocated roadway limits. The plans should be modified accordingly.

11. Our office did not receive any stormwater report or calculation for review, as the proposed project is largely internal to the existing site, and thus the Township Engineer's office will be doing review on this aspect.
12. The Township and its engineering consultants must be included in any submissions and meetings with PennDOT and other agencies involving Meadowood with regards to its access, signalization, and/or improvements to the adjacent roadways for the Meadowood site.
13. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based solely on the existing trip generation rate preliminarily calculated using the volumes and possible units built in 2008, the additional 52 dwelling units will generate approximately 11 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$43,747. **NOTE:** Based on recommendations above to verify the information from 2008, as well as update the counts based upon expansion of the property, and possible changes in staff, services, etc., current information will be used to confirm the trip generation rate and calculate the impact fee.

Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. A response letter addressing our comments should accompany the resubmission.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed addition apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me or Stephanie Butler, P.E.

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

WLT/CAM/lsw

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 16, 2017

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

Re: MCPC #17-0040-002
Plan Name: The Grove at Meadowood
Situate: Skippack Pike (N)/Valley Road Rd (W)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 1, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, the Meadowood Corporation, has proposed the construction of four three-story residential buildings as a portion of the Meadowood life care facility project located in the Township's Land Preservation District (LPD). The Grove site is located at the northern edge of the Meadowood development. The proposed buildings would include 13 units each for a total of 52 new units. Each building would contain a ground level parking garage. The proposed Grove buildings comprise a total of 1.2531 acres. A stormwater pond and fountain is proposed for near the entrances of the buildings and a rain garden is proposed in an area near the northwestern corner of the Grove site.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:



REVIEW COMMENTS

STORMWATER

- A. **Waivers**—The applicant is requesting several waivers from the stormwater section of the Subdivision and Land Development Ordinance (SALDO). While the applicant is only proposing a relatively small addition of impervious surface, the Planning Commission should seek the Township Engineer's determination regarding the ability of the existing stormwater system to handle the additional flow caused by these improvements. The Township Engineer should also determine the appropriateness of approving the waiver for **Section 130-24.B.4.f.13** of the SALDO which provides for a minimum 100-foot distance from the highest free water surface to dwelling unit.

OTHER WAIVERS

- A. **Street Trees**—The applicant is requesting a waiver from **Section 130-28.G.4** of the SALDO to provide street trees. There appears to be available space to provide street trees along the northern edge of the proposed Grove Loop Drive. We recommend that the applicant provides street trees in this area as is determined feasible.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Brandon Rudd, Senior Planner
brudd@montcopa.org
610-278-3748

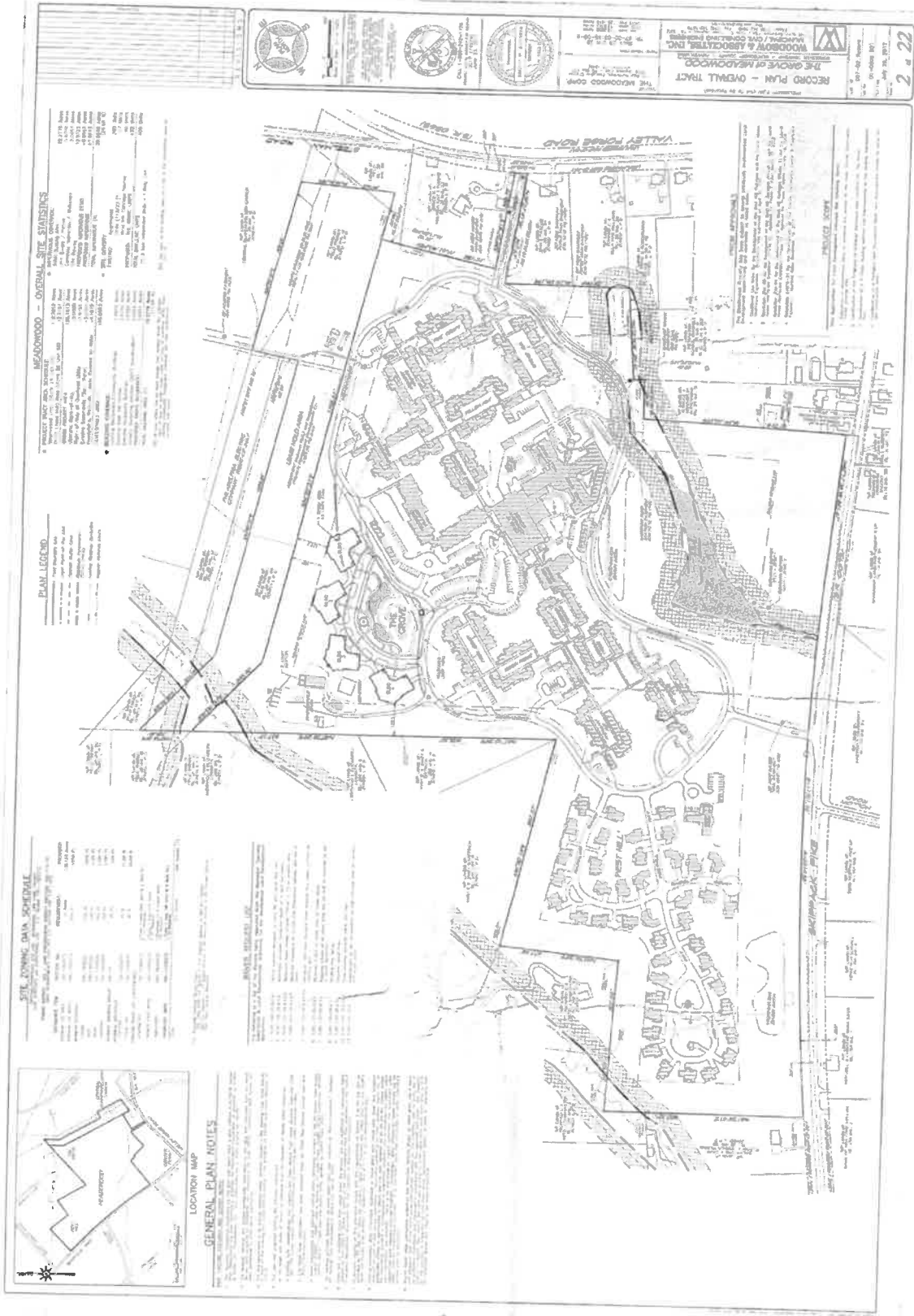
- c: Meadowood Corporation, Applicant
Woodrow & Associates, Inc., Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission

- Attachments: 1. Aerial View of Site
2. Reduced Copy of Plan



The Grove at Meadowood
170040002

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
301 E. 10th St., Room 100
Harrisburg, PA 17104-0311
Tel: 717.637.3722 Fax: 717.637.3941
www.montco.org/planning
Year 2015 aerial photography provided by The
Delaware Valley Regional Planning Commission



AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 28, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the August 24, 2017 meeting minutes.
4. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - Review of the proposed Center Point Village Zoning Ordinance.
5. **ADDESSO (LD 2017-06)**
 - Review of a Preliminary/Final Plan of subdivision.
6. **FAIRVIEW VILLAGE CHURCH OF THE NAZARENE (LD 2017-07)**
 - Review of a revised Final Plan of land development.
7. **HIMSWORTH (LD 2017-08)**
 - Review of a revised Final Plan of land development.
8. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the October 26, 2017 Planning Commission meeting.
9. **OTHER BUSINESS**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**

active land development applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., Berks Road (November 16, 2017)
- LD 2017-02 – Palmer, Skippack Pike & Valley Forge Road (December 21, 2017)
- LD 2017-05 – Meadowood – The Grove, Skippack Pike (review period waived)
- LD 2017-06 – Addesso, Hollow Road (review period waived)
- LD 2017-07 – Fairview Village Church of the Nazarene, Germantown Pike (review period waived)
- LD 2017-08 – Himsworth, Hollow Road (review period waived)
- LD 2017-09 – 2750 Morris Road (December 21, 2017)
- LD 2017-10 – Stony Creek Village, Township Line Road & North Wales Road (review period waived)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 24, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	DOUG ROTONDO	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]

1. July 27, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the July 27, 2017 Meeting Minutes, amended to correct the time of adjournment to 8:06 PM, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Rhoads 2 (LD 2017-03) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Berks Road. Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated July 28, 2017.

Mr. Grosstephan noted the requested waivers.

Mr. DeLello commented on lot sizes, and Mr. Grosstephan confirmed the lot sizes.

Mr. Todd commented on a shared driveway, and Joe Nolan, Township Engineer, addressed this issue.

Mr. Nolan confirmed a grading and stormwater management plan will be submitted at the time of building permit application.

Ms. Quigley commented on required street trees, and Mr. Grosstephan confirmed the Applicant will provide required street trees.

Mr. Todd commented on perimeter buffers.

There was general discussion regarding the requested waiver of sidewalks. The consensus of the Planning Commission was to recommend the Board of Supervisors to defer the requirement to install sidewalks until such time as the Township directs the property owner to install.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Rhoads 2 subdivision as presented, and conditioned upon the Applicant's compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

3. Rhoads 3 (LD 2017-04) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Berks Road. Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated July 28, 2017.

Mr. Grosstephan noted the requested waivers.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Rhoads 3 subdivision as presented, and conditioned upon the Applicant's compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

4. Meadowood (LD 2017-05) – Tim Woodrow, Engineer for the Applicant, provided an overview of the retirement community's master plan, recent project approvals and current improvement projects.

Mr. Woodrow provided an overview of a proposed 52-unit development on the north side of the property. Mr. Woodrow presented building elevations, and he commented on the building height, which will require a variance from the Zoning Hearing Board.

Jim Faber, Landscape Architect for the Applicant, commented on the proposed entry feature, hardscape areas, and stormwater management system.

Ms. Quigley commented on basin capacity. Mr. Woodrow noted the applicable drainage areas.

Mr. Faber commented on proposed landscaping.

Mr. Woodrow noted the requested waivers, and outstanding the outstanding items in the Township Engineer's review letter to be addressed by the Applicant. Mr. Woodrow noted the Applicant will meet with the Township Fire Marshal to review emergency vehicle access.

Mr. DeLello commented on building height calculations and the proposed ground-level dwelling unit.

Mr. Todd commented on parking location and pedestrian connectivity.

Mr. Woodrow noted the Applicant will work to revise the plan, and will resubmit the plan for review at a future Planning Commission meeting.

5. September 28 Planning Commission Meeting Agenda – At its September 28, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance Assessment, review the Adesso (LD 2017-06) and Himsworth (LD 2017-07) subdivisions, and review the Fairview Village Church of the Nazarene (LD 2017-08) land development. The Planning Commission may also review the Meadowood - Grove (LD 2017-05) land development, if this revised plan is received by the Township.
6. Other Business – There was no other business discussed at this evening’s Business Meeting.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:29 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



Urban Research & Development Corporation

28 West Broad Street • Bethlehem, Pennsylvania 18018 • 610-865-0701 • Fax 610-868-7613 • www.urdc.com

September 20, 2017

TO: Worcester Township Planning Commission and Staff

FROM: URDC, Charlie Schmehl (cschmehl@urdc.com)

SUBJECT: **Assessment of Center Point Village Draft Zoning Policies - Part 1 Major Policy Questions**

URDC was engaged to provide an Assessment of the work that has been completed to develop new zoning provisions for the Center Point Village area. We will be meeting with the Planning Commission next Thursday, September 28th.

The Township's Request for Proposals called for URDC to provide a written Assessment of the Vision Plan and the draft Zoning Amendment after a discussion of the issues at the September Planning Commission meeting.

The County Planning Commission staff, Kennedy and Associates, and Township officials have completed great work in the Vision Plan and the draft zoning. Our goal is to find ways to further refine the draft regulations to make sure they achieve the Township's objectives, in a practical way.

We were asked by the Supervisors to initially work with the Planning Commission to seek answers to the following outstanding policy questions. This memo and an accompanying set of illustrations provide information to assist the Planning Commission in this decision-making process. We were directed to hold our comments on each question to approximately one page. The intent is that once there is some consensus on these questions, it will be easier to then address the remaining issues.

- 1. Should a convenience store with gas pumps be allowed in the Village? How can the number, type, canopy and size of this type of use be controlled to satisfy market requirements, while also providing a rural village character?**

It is a real challenge to make a convenience store with gas pumps fit within a rural village, but it is possible. If a gas station convenience store would be allowed, it would require special attention in writing the regulations.

Most chain convenience stores insist on 24-hour operations, which can threaten incompatibilities with nearby homes. These incompatibilities can be reduced with substantial landscaping requirements, large setbacks from homes, wide and thickly planted landscaped buffers, solid fences that help to deflect sound, agreements to limit late night deliveries, and prohibitions on outdoor video broadcasts and outdoor music.

Municipalities have not been successful in convincing chain convenience stores to place their fuel pumps behind the store. We know of only one that was built that way—one of the Sheetz stores in Cranberry Township near Pittsburgh, which was within a Traditional Neighborhood Development.

Many convenience stores have been willing to alter their exterior materials to include stone, brick or similar materials. We have attached a memo that shows some of the newer facade designs. However, other chains insist on prominently using bright trademark colors. A federal court decision ruled that municipalities cannot interfere with the use of a company's trademark colors.

The canopy is a prominent visual feature. The old approach was to try to limit the height of the canopy. However, strict height limits can effectively prohibit an angled canopy, which helps to contain light pollution and which many people find more attractive than a flat canopy. Although zoning regulations do not typically regulate color, an applicant can be requested to use neutral or earth tone colors on the exterior face of a canopy, which is done by Wawa. Also, signs on the canopy can be strictly limited.

There have been great improvements in controlling the lighting of convenience stores. The lighting spillover can be controlled, and lighting is now typically recessed inside the canopy or deflected by an angled canopy.

Convenience stores with gas pumps typically generate substantial amounts of traffic. There have been some studies that claim that the Institute of Traffic Engineering traffic generation estimates are out of date, and undercount the traffic. A high percentage of this traffic is pass-by traffic that is already on the road. However, as convenience stores emphasize prepared foods (and possibly alcohol sales in the future), there will be a greater amount of destination traffic. That is particularly true if there are few other quick-service breakfast and lunch choices in the area and if there are a large number of persons working in the surrounding region during the day.

The draft ordinance proposes to limit gasoline pumps to a maximum of 6. This actually could have an unintended consequence of causing more congestion and long lines of vehicles waiting for an open pump. Internal congestion is a problem at many busy convenience stores with gas sales.

Convenience stores with gas pumps typically attract large numbers of customers in the mornings who are driving oversized delivery trucks, trailers with lawn mowers, and contractor vehicles. That needs to be considered in parking lots.

Tens of new chain convenience stores with gas pumps are being built in the region. On the positive side, they can provide an initial infusion of dollars that can pay many of the up-front costs needed to start a larger development.

Major chain convenience stores often sell their gas at a lower price than existing older gas stations. This is because the convenience stores make most of their profits from food and tobacco products, and not gas. The gasoline sales are an attraction to bring customers into the store for other items. As a result, many existing older gas stations have closed when a major chain gas station/convenience store opened nearby.

Some chain convenience stores with gas are now providing indoor and outdoor seating. Some of this seating is designed to be combined with on-site alcohol consumption. There are some Pennsylvania court cases that appear to limit the ability of a municipality to use zoning to limit alcohol sales.

The Township already meets its legal obligation to allow for gasoline service stations as a special exception use in the C Commercial district. However, that district does not allow the use to operate between 10 pm and 6 am. We did not notice any provisions that would prohibit the gas station use in the C district from being combined with a retail store or restaurant.

The number of gas stations can be limited with a minimum separation distance. The distance could be written in such a manner that only one additional gas station would be possible in the Center Point Village beyond the existing gas station.

2. What should be the minimum open space requirement and maximum permitted residential density in the Village? How can realistic market requirements be meshed with the intent of preserving a rural village character?

The Board of Supervisors adopted a Resolution in 2017 to amend the Vision Plan to limit the base density for residential land areas to 2.5 dwelling units per acre. The Plan previously provided a base density of 2 to 3 dwelling units per acre.

The current draft recommends a base density of one dwelling per acre for the residential portions of a tract, if there is no use of bonuses. If the applicant agrees to comply with various bonus options under the draft, a maximum density of 4 dwellings per acre could be achieved. The draft minimum open space requirement starts out at 35 percent. Through use of the bonuses, the maximum density could be increased to 1.25 homes per acre with 40 percent open space, and 1.5 homes per acre with 45 percent open space. However, there is no provision for incentives beyond 45 percent open space.

The goal should be to offer an initial density that is low enough so that an applicant would be highly motivated to use the density provisions. There are some results that can only be achieved through optional incentive-based bonus provisions. For example, a Township can not require that an applicant maintain 60 percent of a parcel of land in one large area of preserved open space.

Mr. E. Van Rieker provided a sketch plan of the Palmer Tract to the Township, which we understand was favorably received by most persons. It proposed 99 dwelling units on a 48.39 acre residential tract (after deleting the areas proposed for commercial uses). That was an average of 2.04 homes per acre. The density calculation would be lower if the proposed open space on the south side of Skippack Pike would be allowed to be counted together with the northern side of Skippack Pike.

The Van Rieker sketch plan showed 27.4 acres of preserved land north of Skippack Pike within the 48.4 acre residential development area. That would result in 56.6 percent open space. Most notably, the plan proposed to preserve a substantial contiguous area of scenic farmland.

We are uncertain whether a zoning ordinance can require an applicant to follow the conceptual "Land Use Bubble Map" for a permitted by right use. The Township Solicitor could be asked to provide input on the matter. It is more traditional to make greater use of incentives and bonuses to achieve the Township's preferred land use pattern. This could involve making the base average density to be only one dwelling per 2 acres (with large minimum lot widths), which is based upon the current zoning. As a result, the applicant would be strongly discouraged from choosing the conventional option. However, because that more conventional option would be offered, it is easier to legally defend the desired land uses with higher standards, because the applicant will have voluntarily chosen to use the optional standards.

An average base density of one dwelling per acre would then be possible if the applicant followed the conceptual Land Use Bubble Plan Map. The list of allowed commercial uses would also ONLY be allowed if there was compliance with the Land Use Bubble Plan Map. Then, the proposed system of density bonuses would be used. However, instead of allowing a maximum total average density of 4 dwelling units per acre, the maximum density with all of the bonuses could be limited to an average of 3 units per acre. The goal is to make it very practical to achieve an average of 2 to 3 homes per acre, with the open space that is desired by the Township, by following the Vision Plan and the Land Use Bubble Plan Map.

As a result, there should be more emphasis on the percentage open space in the density bonuses. Instead of the density bonuses stopping once 45 percent open space has been achieved, the density bonuses should provide incentives up to 65 percent or higher open space. The highest bonuses should only be possible if the project provided large contiguous areas of open space that are mostly suitable for agricultural uses.

We recommend counting each acre of floodplain land, wetlands or steeply sloped land as one-half or one-quarter acre of open space.

To provide flexibility to relate to the changing real estate market, we recommend offering a little more flexibility in the percentages that can be built of each type of housing.

Also, if townhouses are going to be allowed, we do not see a necessity for requiring single family detached houses to have a lot size that is four times greater, which creates a disincentive to build singles. Compact single family detached homes can be accommodated on 6,000 square feet lots with a 60 feet width, instead of requiring 8,500 square feet lots with an 80 feet width. The width of a lot has great impacts upon infrastructure improvement costs to a developer.

3. What is an appropriate scale for non-residential development in the Village? How should maximum building size, building height and massing be controlled, to meet realistic market requirements with the intent of preserving a rural village character?

It is possible to allow a medium-sized building to have the appearance of connected smaller buildings, through the use of variations in setbacks, materials, rooflines and other features. An example is illustrated on an attachment.

The current market needs to be fully considered in setting maximum building sizes. For example, a chain pharmacy can serve as an essential anchor that helps to attract customers needed to support nearby smaller and independent businesses. A number of chain pharmacies now average 20,000 square feet of floor area in similar locations. We believe a maximum square foot requirement of 20,000 square feet per commercial establishment should apply. A maximum square footage should not apply to offices - such as if one entity wanted to occupy a 2 or 3 story office building.

Also, we believe interconnected buildings can be attractive and desirable if there are proper design standards. Therefore, we do not recommend precluding several commercial businesses from being connected, provided that there is variation in the architectural design within the building.

The draft ordinance includes a number of design standards to provide commercial development with a high level of architectural design. Additional ones could be added; however, we understand a policy decision was previously made to delete some of the previously proposed standards. A balance is needed between necessary standards versus being too prescriptive and thereby tying the hands of architects.

The Township has thoughtfully proposed to place many of the design standards in the Subdivision and Land Development Ordinance (SALDO). A SALDO standard can be modified if an applicant provides an alternative standard that meets the same purpose. In comparison, a zoning provision can only be modified by the Zoning Hearing Board at a hearing, after the applicant provides proof of a hardship.

It is important to have buildings that do not have the appearance of a flat roof. This is often achieved with slanted roofs around the sides of the building, but which have a flat lower interior roof that screens HVAC equipment. An exception to the prohibition of flat roofs should apply if a building has the appearance of a decorative historic cornice along the front.

The height standards should include sufficient exceptions to make sure that they do not preclude good design. The proposed 35 feet height limits for both residential and commercial development is rather limiting. This flexibility could be achieved by allowing a 40 feet height with a maximum of 2.5 stories for residences, and a 50 feet with a maximum number of 3 stories for businesses. As a result, developers would be encouraged to use decorative roof peaks and pitches and higher internal ceilings, but without trying to squeeze in a fourth story.

Some communities require that buildings either include 2 or more stories, or have the appearance of 2 or more stories. That is used to a greater extent in downtowns than in villages. In many cases, developers do not believe it is feasible in a suburban or rural area to build a second story, particularly for uses such as banks. Having a standard of “appearing to have 2 stories” means that there are false second floor windows, which often have the appearance of a dormer on a pitched roof.

Please contact us if there are any questions or comments.

Site Statistics

*Note: All areas to legal right-of-way.

Lot Area - by Location	Size (Acres)
North of Skipack Pike	48.39
South of Skipack Pike	6.39
Total Tract Area:	54.78
Gross Tract Area:	65.87

Land Area - by Zoning Use	Size (Acres)
North of Skipack Pike	8.44
Commercial	39.85
Residential	5.39
South of Skipack Pike	63.78
Residential	45.34
Total Residential Area:	45.34

Open Spaces Calculations	Size (Acres)	Percent of Total
Residentially Developed Area (including streets):	12.48	23.2%
Commercially Developed Area:	9.88	12.8%
Residential:		
Neighborhood Open Space:	2.30	4.3%
General Open Space:	26.19	46.8%
Residential Open Space:	6.39	10.0%
Commercial:		
General Open Space:	0.40	0.7%
Corner Open Space:	1.16	2.2%
Total Open Space:	34.44	64.0%
Total Tract Area:	53.78	100.0%
Residential Open Space (% of 45.34 Ac):	32.88	72.8%

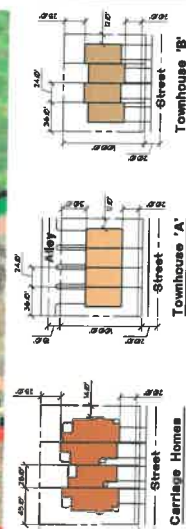
Minimum Required Open Space (35% of 63.78 Ac):	Acres
Min. Neighborhood Open Space (10% of 35%):	1.82
	4.88



**Center Point Mixed Use - Conceptual Master Plan
Overlay over 'Final Land Use Bubble Plan' dated April 15, 2014**



Carriage Homes:	28	=	26.3%
Townhouse 'A':	19	=	19.2%
Townhouse 'B':	54	=	54.5%
Total:	99	=	100%



Project: Center Point

E. VAN RIEKER, AICP
Professional Land Planner
115 OLD CENTER ROAD, NORTH WALKER - PA 19384 283-0273
e.vanrieker@earthlink.net

McCluskey & Faber, P.C.
Landscape Architecture
Land Planning
1000 W. MARKET STREET, SUITE 200
PHILADELPHIA, PA 19102
(215) 777-0000 FAX (215) 777-0005

Center Point Mixed Use
Worchester Township, PA
Skipack Pike & Valley Forge Road
Montgomery County, PA

Sheet No. **MP-1**
Master Plan Land Use
Scale: 1" = 100'-0"
Date: 7/1/14
Drawn By: [Name]
Project No.: 1001

EXAMPLES OF CONVENIENCE STORES WITH GASOLINE SALES



An example of the type of convenience store with gasoline sales that can result without proper standards.



An example of a convenience store with a brick facade and articulation of the facade. Many convenience stores are also built with a facade with the appearance of stone.



An example of elevations of a modern convenience store with gasoline sales, with a pitched roof and a false second floor with dormers.



The two photos to the left illustrate a Wawa north of Bethlehem, which includes substantial landscaping that greatly filters views of the gas pumps and the canopies. The trees have grown on the site for approximately ten years, but were large when they were planted.



EXAMPLES OF MODERN COMMERCIAL BUILDINGS IN A VILLAGE SETTING

Variation in New Construction



Make a new long building appear to be comprised of smaller buildings by varying colors, cornices, awnings and details.



An example of a retail development in central Bucks County that seeks to replicate traditional architecture.



An example of a modern office building in Central Bucks County that seeks to be consistent with traditional styles.



The next two photos are of CVS stores in central Bucks County that attempted to follow traditional styles.



An example of a garden center in a suburban location, near Wayne.



An example of modern construction using some traditional elements.



An example of modern business space in Doylestown using traditional features.



An example of a bank in Doylestown area that uses traditional materials and sets back the drive-through from the street.



This photo is of a medical office complex that was built attached to a restored stone farmhouse along Route 663 in Montgomery County.

C
K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901

215-340-0600 • FAX 215-340-1655

RECEIVED
AUG 31 2017

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

August 28, 2017
Ref: #7519

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 1458 Hollow Road – Minor Subdivision Plan
(Worcester Township LD 2017-06)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed minor subdivision plan at 1458 Hollow Road. The applicant, Michael Adesso, proposes to subdivide the existing parcel of approximately 5.5 acres into 2 lots. Lot No. 2 would contain approximately 2.12 acres (net area) and contains the existing dwelling, which is to remain; Lot No. 1 would contain approximately 2.97 acres. The plan has been prepared for the applicant by Joseph M. Estock, of King of Prussia, Pennsylvania. The plan consists of two sheets and is dated August 4, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. A note has been included on the plan stating "This plan was prepared as a parcel subdivision only. No new construction is proposed with this application." We note that the plan identifies the removal of an existing shed that falls across the proposed lot line as well as the removal of a small section of the existing driveway. The removal of the driveway section is required to achieve compliance with the required parking setback. No new construction or additional impervious surface is proposed.
2. The plan identifies what appears to be the existing septic system for Lot 2 (this should be clarified), but it does not appear that test pit locations for an on-lot septic system, have been indicated for the proposed lot. We recommend that the plan not move forward until suitable testing information supporting the suitability of these locations has been submitted. The testing information should be provided to the Township so that we can verify that there is adequate area on Lot 1 to construct an on-lot sewage disposal system in the future. (SLDO Section 130-26.B, ZO 150-185)

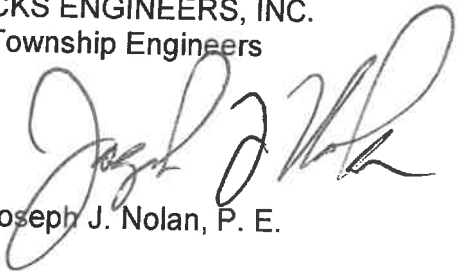
3. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.
4. When building construction is eventually proposed on Lot 1, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of this lot.
5. The plan does not propose frontage improvements, i.e. roadway widening, curbing and sidewalk. The applicant may wish to request a waiver of these requirements. Any waivers requested should be added to the plan. (SLDO Sections 130-16, 130-18.A, 130-18.B)
6. The plan does not propose perimeter buffering or other landscaping. We note that the parent tract is heavily wooded, and that it is likely that no additional or new landscaping could be added at the current time. However, we recommend that a note be added to the plan stating that development of the new lot will require landscaping in accordance with ordinance sections 130-28.G.4, 130-28.G(5) and 130-28.G.9, as necessary.
7. The submission does not include a Natural Resource and Protection Plan in conjunction with this proposed subdivision. The applicant may wish to request a waiver from this requirement. (SLDO Section 130-33.G)
8. The plan offers the area between the legal and ultimate rights of way to the Township; prior to recording of the plan, a legal description of this area should be provided for review. (SO Section 130-16.C.2.c)
9. Based on our calculation, the lot areas indicated on the plan are the net areas to the Ultimate Right of Way. We request that the plan be revised to indicate same.
10. The plan identifies proposed monuments along the ultimate right of way of Hollow Road, however the proposed iron pin along the common property line of Lot 1 and Lot 2 should be a concrete monument rather than an iron pin. (SLDO Section 130-23.)

The above represents all comments on this subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

August 28, 2017
Ref: #7519
Page 3

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P. E.

JJN/paf

cc: Robert Brandt, Esq., Township Solicitor
Joseph Estock, P.E.
Michael Adesso, Applicant
File



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

September 18, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1 – Preliminary/Final Plan of Subdivision**
Addesso Minor Subdivision (LD 2017-06)
Worcester Township, Montgomery County, PA
McMahon Project No. 817606.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed subdivision to be located at 1458 Hollow Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Michael & Concetta Addesso (67-00-01267-00-7) into two smaller lots (lots 1 and 2). There is currently no development proposed on Lot 1 and the existing single-family home is proposed to remain on Lot 2. Access to Lot 2 will continue to be provided via the existing driveway to Hollow Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Preliminary Minor Subdivision Plans for 1458 Hollow Road, prepared by Joseph M. Estock Consulting Engineers and Land Surveyors, dated August 4, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for the existing driveway to Lot 2 as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing Lot 2 driveway and it appears that the sight distance currently satisfies the minimum safe stopping sight distance or greater. When land development plans are submitted in the future for proposed Lot 1, should the subdivision be approved, they must show that adequate sight distances can be achieved and labeled on the plans.

2. According to **Section 130-16 of the Subdivision and Land Development Ordinance**, Hollow Road should have a minimum 32-foot cartway width along the site frontage. The plans currently show an approximate 26-foot cartway width along the site frontage of Hollow Road, thereby not meeting the ordinance requirement. The plans would either need to be revised to show a minimum cartway width of 32 feet along the site frontage or a waiver be requested from this ordinance section. Since the roadway in the vicinity of the site is currently less than 32 feet in width, if the Board desires the roadway to maintain its existing character and narrower width, McMahan is not opposed to the granting of this waiver.
3. According to **Section 130-18.A of the Subdivision and Land Development Ordinance**, sidewalk is required along the site frontage of Hollow Road. The plans currently do not show any sidewalk along the site frontage, thereby not meeting the ordinance requirement. The plans should either be revised to show sidewalk along the site frontage of Hollow Road or a waiver be requested from this ordinance section. It should be noted that there is currently no sidewalk along either side of Hollow Road in the vicinity of the site.
4. According to **Section 130-18.B of the Subdivision and Land Development Ordinance**, curbing is required along the site frontage of Hollow Road. The plans currently do not show any curbing along the site frontage, thereby not meeting the ordinance requirement. The plans should be revised to show curbing along the site frontage of Hollow Road with the appropriate drainage structures placed, or a waiver be requested from this ordinance section. It should be noted that there is currently curbing along other side of Hollow Road in the vicinity of the site.
5. Should the Board of Supervisors consider this to be a deminimus traffic-generating application, thus generation PM peak hour traffic of less than two (2) new vehicular trips using the current version of the Institute of Transportation Engineers (ITE) Trip Generation manual, the transportation impact may be waived. With one (1) additional new lot for a single-family home, this would qualify as deminimus. To qualify for the exemption, the applicant must place a waiver request on their final plat and submit information to support the request for review and approval of the Board.
6. A more detailed review of the site and all transportation-related elements on the plans can be conducted, if the Township deems necessary, once specific development is proposed for Lot 1 and submitted for review. Additional comments may then follow.

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

Sincerely,



Casey A. Moore, P.E
Vice President & Regional Manager

BMJ/CAM/lsw/smd

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Joseph M. Estock, P.E., PLS, (Applicant's Engineer)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 15, 2017

RECEIVED
SEP 18 2017

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

Re: MCPC #17-0199-001
Plan Name: 1458 Hollow Road
(2 lots comprising 5.50 acres)
Situate: Hollow Road (south)/Stump Hall Road (west)
Worcester Township

Dear Mr. Ryan:

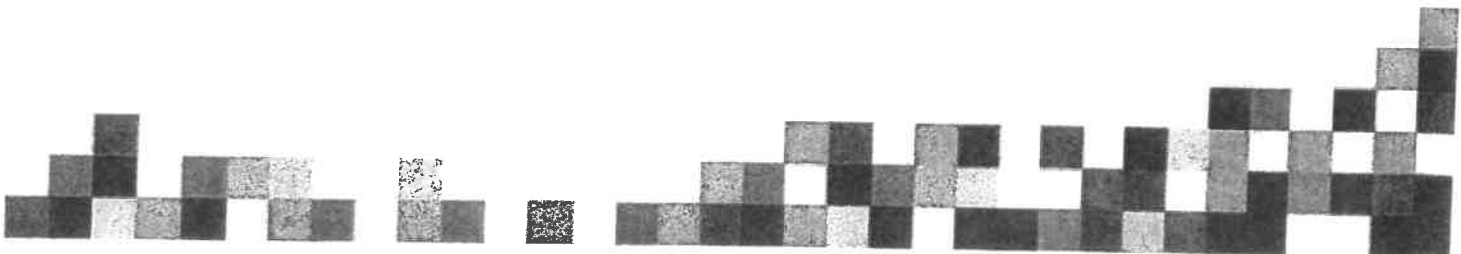
We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 14, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed a two-lot subdivision for a parcel located at 1458 Hollow Road in Worcester Township. The property is located in the Township's AGR (Agricultural) District. The gross tract area of the site is 240,000 square feet with 18,000 of that total being R/W area. Proposed lot 1 is 129,500 square feet (2.9729 acres) and proposed lot 2 is 92,500 square feet (2.1235 acres). No improvements are proposed for the site at this time. One one-story stone dwelling is located on lot 1 and is the only building located on the site. An existing shed encroaches onto proposed lot 2 but it is to be removed along with an adjacent small paved area.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without comment as it adheres to the requirements of Worcester Township's AGR Agricultural District.



CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal without additional comment.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Community Planner
JMagazin@montcopa.org - 610-278-3738

- c: Michael Adesso, Applicant
- Joseph M. Estock, PE, PLS, Applicant's Representative
- Gordon Todd, Chrm., Township Planning Commission
- Joseph Nolan, PE, Township Engineer
- Robert Brant, Township Solicitor

- Attachments: 1. Aerial View of Site
2. Reduced Copy of Plan



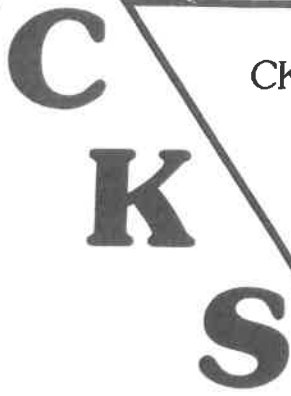
1458 Hollow Road
170199001

Montgomery
County
Planning
Commission

Montgomery County Computer-Aided Mapping Commission
PO Box 311 • Norristown PA 19366-0311
P: 610.278.5722 • F: 610.278.3941
www.montgomeryplanning.com

Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission





CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
AUG 28 2017

August 23, 2017
Ref: #7503

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 3044 Germantown Pike - Church of the Nazarene - Land Development Plan
(Worcester Township LD 2017-07)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting my review of the amended final land development plan proposed at the existing church facility. The applicant is currently proposing two building additions, 3,442 SF and 1,360 SF. The Amended Final Land Development Plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of four sheets dated May 13, 2016, last revised July 26, 2017. The submission also includes a "Post Construction Stormwater Management Report – Addition Size Revision", dated June, 2017, also prepared by Woodrow & Associates, Inc. I have reviewed this plan for conformance with the Zoning Ordinance and the Subdivision and Land Development Ordinance of Worcester Township. Based on my review, I offer the following comments:

1. The plan had previously received final approval from the Worcester Board of Supervisors by 2016-27, which includes a series of twelve waivers from the Subdivision and Land Development Ordinance as well as requiring compliance with Zoning Hearing Board Order 16-04.
2. As noted above, the plan proposes two building additions. This differs from the previous (approved) plan in that the approved plan proposed one 2,100 SF building addition. We note that the ZHB Order permitted the applicant to increase the impervious surface total on the site no greater than 0.27%. The plan proposes two building additions, 3,442 SF and 1,360 SF, as well as proposing to remove approximately 1,394 SF of an existing driveway.

The "Parcel Area Schedule" identifies the existing and proposed building and impervious surface coverage for the site, and indicates a total impervious coverage of 39.32%. The ZHB Order limited the coverage to 39.33% (the existing coverage of 39.06% plus the allowance to increase it by 0.27%).

We request that the plan be revised to further clarify how the proposed impervious surface totals and percentage were achieved. For instance, the areas of the building additions are greater than the prior proposal by 2,700 SF. The existing impervious surface total of 237,800 SF is identified in the tabulation as part of the existing conditions, however it is shown as 236,440 SF in the "Proposed Coverage" portion of the tabulation. The tabulation does identify the removal of 1,394 SF of existing driveway, but it is not clear how or why the existing impervious surface total changes from 237,800 to 236,440 SF.

We suspect that the total percentage is correct and compliance has been achieved, but the discrepancies on the plan should be addressed.

3. The plan does not contemplate any waiver requests that weren't granted with the previous plan approval. All are noted on the plan, as is the Zoning Hearing Board decision and condition.
4. The Stormwater Management Report does not include the correct total of new impervious surface being added. As presented, only the larger of the two building additions are accounted for in calculating the increase in runoff. The calculations should be revised accordingly, and any necessary modifications to the existing stormwater management system should be identified on the plans.
5. The applicant should indicate how comment number 4 from the June 28, 2016 CKS Engineers, Inc. review letter has been addressed, regarding proposed landscaping. We note that compliance with comments in that letter is item 2.A in the approval resolution.
6. Item 2.F from the approval resolution refers to ownership and maintenance responsibilities of the stormwater management facilities. We recommend that a note be added to the Record Plan stating the respective responsibilities, including reference to the access rights to Worcester Township for the purpose of inspecting the facilities, etc.
7. There is sufficient parking provided on the site to comply with the Zoning Ordinance requirements, however we recommend that the applicant confirm whether the two building additions will require changes to the parking summary in the zoning tabulation.

CKS Engineers, Inc.

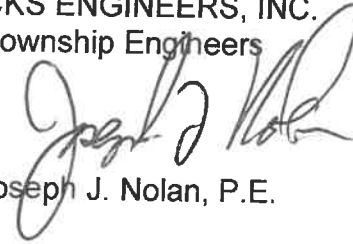
August 23, 2017

Ref: #7503

Page 3

The above represents our comments on this amended final plan. Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers

A handwritten signature in black ink, appearing to read "Joseph J. Nolan".

Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brandt, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
File



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

September 18, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1 – Final Land Development Plan**
Fairview Village Church Addition (LD 2017-07)
Worcester Township, Montgomery County, PA
McMahon Project No. 817608.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed church expansion at 3044 Germantown Pike in Worcester Township, Montgomery County, PA. It is our understanding that the proposed expansion will consist of 3,442 square feet of building space and a 1,360 square-foot courtyard. Currently, access to the site is provided via three full-movement driveways along Germantown Pike. As part of this expansion, it is proposed to remove the westernmost driveway, resulting in two full-movement driveways that will continue to serve the site.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Record Plan for Fairview Village Church Building Expansion, prepared by Woodrow & Associates, Inc., last revised July 26, 2017.

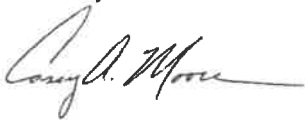
Upon review of the plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. The applicant was granted a waiver from the following ordinance sections at a July 28, 2016 meeting:
 - **Section 130-16** – requiring roadway improvements along the Germantown Pike site frontage.
 - **Section 130-18.A** – requiring sidewalk along the Germantown Pike site frontage. It should be noted that the installation of sidewalk has been deferred until the Township deems it necessary.
 - **Section 130-18.B** – requiring curbing along the Germantown Pike site frontage.

2. Adequate sight distance measurements must be provided on the plans for the two existing driveways that will serve the site as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the two existing full movement driveways and it appears that the sight distance satisfies the minimum safe stopping sight distance or greater at both locations.
3. A stop sign and stop bar must be shown on the plans on both driveway approaches to Germantown Pike.
4. Since Germantown Pike is a County Roadway, a County Highway Occupancy Permit will be required for the closure of the westernmost driveway and any modifications to the two driveways that will serve the site. The Township must be copied on all plan submissions and correspondence between the applicant and the County, and invited to any and all meetings between these parties.

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

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

BMJ/CAM/lsw

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Timothy Woodrow, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)

**MCPC REVIEW LETTER NOT RECEIVED AT THE TIME
OF MEETING PACKET DISTRIBUTION**

C
K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
AUG 28 2017

August 25, 2017
Ref: #7520

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 1325 Hollow Road – Subdivision Plan

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed subdivision plan proposed at 1325 Hollow Road. The applicant, James J. Himsworth, Jr., proposes to subdivide two (2) existing tracts of approximately 9.43 acres into three (3) lots. Lot No. 1 would contain approximately 2.45 acres (net area) and contains the existing structures, which are to remain; Lot No. 2 would contain approximately 3.18 acres and Lot 3 would contain approximately 2.93 acres. The plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of one (1) sheet and is dated August 4, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. The "Site Data and Zoning Schedule" contains a few items that should be addressed:
 - A. The Maximum Impervious Surface Coverage requirement correctly identifies ZO Section 150-14.B for this requirement, however the plan indicates a maximum permitted coverage of 30%. The Ordinance requirement is for a maximum of 20%. The plan should be revised.
 - B. The tabulation includes figures for the building and impervious surface coverage as well as building height for the two proposed lots. However, since no construction is proposed at this time, the tabulation should indicate either N/A or be left blank. The only lot that will contain impervious surface and building coverage and a building height as part of this plan is Lot 1.

2. A note has been included on the plan stating "This plan was prepared as a parcel subdivision only. No new construction is proposed with this application." The new lots indicate test pit locations for on-lot septic systems, however no testing information supporting the suitability of these locations has been submitted. (SLDO Section 130-26.B)
3. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.
4. When building construction is eventually proposed on these building lots, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots.
5. The plan indicates mapped Waters of the Commonwealth as well as mapped Wetland areas (on lots 2 and 3). However, the plan also contains a note stating that there has been no field investigation performed to verify the existence of wetlands, Waters of the US or alluvial soils. This contradictory information should be clarified. If the site was in fact studied, the report produced by the soil scientist should be provided for review.

We also remind the applicant that buildings and other structures are required to be set back twenty-five feet from wetland areas. This setback should be indicated on the plan. (SLDO Section 130-33.C.3.e, 130-32.2.C.1)

6. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-16 requiring road frontage improvements.
 - b. Section 130-18.A requiring sidewalks along all road frontages.
 - c. Section 130-18.B requiring curbing to be installed along the street or road fronting the property.
 - d. Section 130- 28.G (5) requiring perimeter buffer around the property.
 - e. Section 130-28.G(9) requiring individual lot landscaping requirements.

August 25, 2017

Ref: #7520

Page 3

- f. Section 130-33.C(1) requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
- g. Section 130-33.G requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.

The Township Planning Commission and Board of Supervisors should consider these waiver requests in conjunction with their review of these plans.

- 7. The plan does not offer the area between the legal and ultimate rights of way to the Township; in accordance with the ordinance, this area should be offered for dedication. (SO Section 130-16.C(2)(c))

The above represents all comments on this subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brandt, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
James J. Himsworth Jr., Applicant,
File



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

September 18, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

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Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1 – Preliminary/Final Plan of Subdivision**
Himsworth Minor Subdivision (LD 2017-08)
Worcester Township, Montgomery County, PA
McMahon Project No. 817624.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed subdivision to be located at 1325 Hollow Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of James J. Jr. and Patricia Himsworth (67-00-01315-00-4)/(67-00-01315-01-3) into three smaller lots (lots 1, 2, and 3). The existing single-family home is proposed to remain on Lot 1 while there is currently no development proposed on Lots 2 and 3. Access to Lot 1 will continue to be provided via the existing driveway to Hollow Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Subdivision Plans for 1325 Hollow Road, prepared by Woodrow & Associates, Inc., dated August 4, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for the existing driveway to Lot 1 as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing driveway to Lot 1 and it appears that the sight distance currently satisfies the minimum safe stopping sight distance or greater looking to the right. In order to achieve the minimum safe stopping sight distance or greater looking to the left, vegetation along the site frontage of Hollow Road needs to be

removed/trimmed. When land development plans are submitted for proposed Lots 2 and 3 in the future should this subdivision of the property be approved, they must also show sight distances on the plans and be no less than the minimum safe stopping sight distances.

2. Since the applicant's property fronts both Water Street Road and Hollow Road, the Board and Public Works may want to consider having the northwest radius improved by the applicant at the intersection of these roadways if vehicles/buses are tracking outside the pavement on the right-turn from Water Street Road onto Hollow Road or turning into the opposite lane.
3. The applicant is requesting a waiver from **Section 130-16** of the **Subdivision and Land Development Ordinance**, requiring a minimum 32-foot cartway width along Hollow Road and Water Street Road. The plans currently show the existing widths of an approximate 20-foot cartway width along the site frontage of Hollow Road and an approximate 21-foot cartway width along the site frontage of Water Street Road, thereby not meeting the ordinance requirement. Since the 20-foot cartway width along the site frontage of Hollow Road and the 21-foot cartway width along the site frontage of Water Street Road is consistent with the cartway width along these roads in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
4. The applicant is requesting a waiver from **Section 130-18.A** of the **Subdivision and Land Development Ordinance** requiring sidewalk to be provided along the site frontages of Hollow Road and Water Street Road. The plans currently do not show any sidewalk along the site frontages of Hollow Road or Water Street Road, thereby not meeting the ordinance requirement. Since there is currently no sidewalk along either road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
5. The applicant is requesting a waiver from **Section 130-18.B** of the **Subdivision and Land Development Ordinance** requiring curbing to be provided along the site frontages of Hollow Road and Water Street Road. The plans currently do not show any curbing along the site frontages of Hollow Road or Water Street Road, thereby not meeting the ordinance requirement. Since there is currently no curbing along either road in the vicinity of the site, McMahan is not opposed to the granting of this waiver. It should be noted that curbing does exist in the southwestern corner of the intersection of Hollow Road and Water Street Road.
6. Should the Board of Supervisors consider this to be a deminimus, traffic-generating application, thus generating PM peak hour traffic of less than two (2) new vehicular trips using the current version of the Institute of Transportation Engineers (ITE) Trip Generation manual, the transportation impact fee may be waived. With two (2) additional new lots for a single-family home on each lot, each lot itself would qualify as deminimus, but together be at least two. To qualify for the exemption, the applicant must place a waiver request on their final plat and submit information to support the request for review and approval of the Board.

7. A more detailed review of the site and all transportation-related elements on the plans can be conducted, if the Township deems necessary, once specific development is proposed for Lots 2 and 3 and submitted for review. Additional comments may then follow.

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

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

BMJ/CAM/lsw/smd

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
J. Kolb, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 21, 2017

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

Re: MCPC #17-0204-001
Plan Name: 1325 Hollow Road
(3 lots comprising 9.43 acres)
Situate: Water Street Road (south)/Hollow Road (west)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 21, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed the subdivision of a single parcel into 3 lots located at 1325 Hollow Road in the Township's AGR (Agricultural) District. Proposed Lot 1 would be 106,756 square feet, proposed Lot 2 would be 138,633 square feet, and proposed Lot 3 would be 127,700 square feet. The plan includes proposed on lot sanitary systems on each lot. Lot 1 contains an existing dwelling, stone barn and tennis court. The applicant has requested several waivers:

- §130-16 Requires road frontage improvements.
- §130-18.A. Requires sidewalks shall be provided along all streets.
- §130-18.B. Requires curbs shall be installed along each side of every residential, secondary or commercial street or road.
- §130-28.G(5) Requires perimeter buffers.
- §130-28.G(9) Requires individual lot landscaping requirements.

- §130-33.C(1) Requires providing existing features within 400 feet of any part of the land being subdivided.
- §130-33.G Requires to provide a Natural Resources Protection Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

WAIVERS

- A. Perimeter Buffers (§130-28.G(5))—While buffers are existing on proposed Lots 1 and 2, Lot 3 is lacking an existing natural buffer along the proposed property line adjacent to existing residential properties. We recommend that the applicant provides this buffer in order to maintain the residential character of the area, at the discretion of the Township.
- B. Natural Resources Protection Plan (§130-33.G)—We recommend that the applicant provides a Natural Resources Protection Plan due to the presence of woodlands, wetlands, and a stream on the property.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Worcester Township's objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Community Planner
JMagazin@montcopa.org - 610-278-3738

- c: James J. and Patricia E. Himsworth, Applicants
Woodrow & Associates, Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission


Attachments: Aerial View of Site
Reduced Copy of Plan



1325 Hollow Road
170204001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
200 West Jefferson Avenue, 19th Floor
PO Box 278, Silver Spring, MD 20910
www.montgomeryplanning.com
Year 2016 aerial photography provided by the
Delaware Valley Regional Planning Commission

0 100 200 400 600 Feet



AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, OCTOBER 26, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the September 28, 2017 meeting minutes.
4. **HIMSWORTH (LD 2017-08)**
 - Review of a Preliminary/Final Plan of subdivision.
5. **2750 MORRIS ROAD (LD 2017-09)**
 - Review of a revised Preliminary/Final Plan of land development.
6. **STONY CREEK VILLAGE (LD 2017-10)**
 - Review of a revised Preliminary/Final Plan of land development.
7. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the November 9, 2017 Planning Commission meeting.
8. **STORMWATER MANAGEMENT ORDINANCE**
 - Review and public comment on a proposed stormwater management ordinance.
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

active land development applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., Berks Road (*December 21, 2017*)
- LD 2017-02 – Palmer, Skippack Pike & Valley Forge Road (*January 31, 2018*)
- LD 2017-05 – Meadowood – The Grove, Skippack Pike (*review period waived*)
- LD 2017-08 – Himsworth, Hollow Road (*review period waived*)
- LD 2017-09 – 2750 Morris Road (*review period waived*)
- LD 2017-10 – Stony Creek Village (*review period waived*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 28, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	DOUG ROTONDO	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. August 24, 2017 Meeting Minutes – Ms. Quigley motioned to approve the August 24, 2017 Meeting Minutes, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Interim Township Planner – Interim Township Planner Jamie Magaziner, Montgomery County Planning Commission, was introduced.
3. Center Point Village Zoning Ordinance – Charlie Schmehl, the Township’s Consultant Planner for the Center Point Village Zoning Ordinance Assessment, presented his initial comments on the proposed ordinance and relevant portions of the Township Code.

Mr. Schmehl commented on the proposed convenience store and fuel station use. Mr. Schmehl noted typical store size and hours, canopy, and dispenser number and location.

Mr. Todd noted his opposition to this use. Mr. Rotondo commented on police coverage during overnight hours. Mr. DeLello commented on regulations, and the potential impact on use allowance. There was general discussion regarding traffic attributable to the convenience store and fuel station use, and the possible need for infrastructure improvements, such as roadway widening and intersection signalization.

A majority of Planning Commission Members support the allowance of the convenience store and fuel station use in Center Point Village, subject to reasonable controls as recommended by Mr. Schmehl.

Mr. Schmehl commented on minimum open space and maximum residential density.

There was general discussion on the mix of residential uses and the maximum residential density.

A majority of Planning Commission Members was agreeable to allowing a mix of residential uses, and to permitting a maximum residential density up to 1.75 dwelling units per acre, inclusive of density bonuses.

Mr. Schmehl commented on the scale of non-residential structures. Mr. Schmehl commented on the need for an “anchor store”, and stated a convenience store with fuel station can serve as an anchor store.

There was general discussion regarding the size of non-residential structures.

A majority of Planning Commission Members was agreeable to (1) permitting residential uses on a second story above a non-residential use, (2) permitting non-residential structures up to 15,000 square feet, subject to reasonable controls as recommended by Mr. Schmehl, (3) permitting drive-through windows at bank and pharmacy uses, (4) prohibiting drive-through windows at fast food restaurant uses, and (5) prohibiting flat roofs.

Mr. Schmehl will prepare recommendations for review at a future Planning Commission meeting.

4. Addesso (LD 2017-06) – Joe Estock, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Hollow Road. Mr. Estock stated the Applicant will comply with all comments in the CKS review letter dated August 28, 2017. Mr. Estock stated the Applicant is in the process of obtaining required on-lot sewage system approvals.

Ms. David commented on the provision of sidewalks. It was the consensus of the Planning Commission to recommend a deferral of the installation of sidewalks until such time as the Board of Supervisors directs the property owner to install same. Mr. Estock agreed to revise the record plan to include this note.

Mr. Nolan confirmed the Applicant must complete required on-lot sewage system planning before the plan is considered by the Board of Supervisors.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Addesso subdivision as presented, and conditioned upon the Applicant’s compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, with this deferral to be included on the record plan, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

5. Fairview Village Church of the Nazarene (LD 2017-07) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a Revised Preliminary/Final Plan of land development for an addition to the existing church on Germantown Pike. Mr. Grosstephan noted a prior version of the plan was approved by Board of Supervisors, and this approval granted several waivers. Mr. Grosstephan stated no additional relief was requested for the current plan.

Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated August 23, 2017.

Mr. Nolan commented on the removal of a second driveway to Germantown Pike.

Mr. Nolan confirmed the larger addition did not impact stormwater management at the site.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Revised Preliminary/Final Plan of land development for the Fairview Village Church of the Nazarene, conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

6. Himsworth (LD 2017-08) – Mr. Grosstephan, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at Hollow Road. Mr. Grosstephan stated the Applicant is in the process of obtaining required on-lot sewage system approvals.

Ms. David commented on the proposed waiver of perimeter buffers. It was the consensus of the Planning Commission to require the perimeter buffer at lot 3.

Ms. David commented on the provision of sidewalks. It was the consensus of the Planning Commission to recommend a deferral of the installation of sidewalks until such time as the Board of Supervisors directs the property owner to install same. Mr. Grosstephan agreed to revise the record plan to include this note.

Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated August 25, 2017.

Mr. Grosstephan noted the Applicant will work to revise the plan, and will resubmit the plan for review at a future Planning Commission meeting.

7. September 28 Planning Commission Meeting Agenda – At its October 26, 2017 meeting the Planning Commission will review the Himsworth (LD 2017-07) subdivision, and the 2750 Morris Road (LD 2017-08) and Stony Creek Village (LD 2017-08) land developments. The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Meadowood Grove (LD 2017-05) land development, if revised plans are received by the Township. The Planning Commission will also review a proposed stormwater management ordinance.
8. Other Business – There was no other business discussed at this evening's Business Meeting.

PUBLIC COMMENT

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

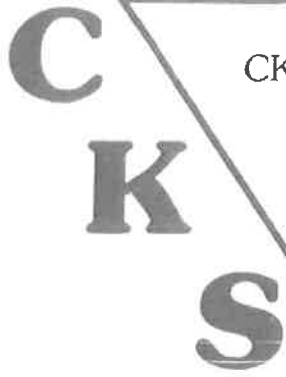
ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:20 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

October 16, 2017
Ref: # 7520

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 1325 Hollow Road - Revised Subdivision Plans

Dear Mr. Ryan:

I am in receipt of revised subdivision plans for 1325 Hollow Road. These plans have been prepared for James J. Jr. And Patricia E. Himsworth, by Woodrow and Associates, Inc. The plans consist of one (1) sheet, is dated August 4, 2017, with a latest revision date of October 11, 2017. The plan proposes to subdivide two (2) existing tracts of approximately 9.43 acres into three (3) lots. Lot 1 would contain approximately 2.45 acres and contain the existing structures on the property which are to remain. Lot 2 will contain approximately 3.18 acres and lot 3 will contain approximately 2.93 acres. CKS Engineers, Inc., previously reviewed the subdivision plan and set forth review comments in a letter dated August 25, 2017. I have reviewed this latest set of plans to determine conformance with Township code. Based on my review, I offer the following comments.

1. All review comments set forth in our previously letter have now been adequately addressed. The additional information requested on the Wetlands Report has been submitted along with the latest set of revised plans.
2. The Montgomery County Planning Commission has reviewed these plans and submitted review comments in a letter dated September 21, 2017. The review letter was discussed at the Township Planning Commission meeting in September, and based on that discussion the latest plans do show a buffer along the south boundary of the property .
3. These plans have also been reviewed by the Township's traffic engineer, McMahon Transportation Engineers and Planners, and review comments were set forth in a letter dated September 18, 2017. All relevant review comments from that letter have been adequately addressed by the applicant's consultant.
4. The applicant's response letter has indicated that a Planning Module Application has already been submitted to the Pennsylvania Department of Environmental Protection for review and approval.

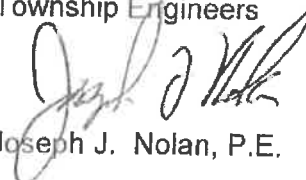
5. The applicant is requesting the following waivers, and deferrals, in conjunction with this subdivision.
 - A. Section 130-16 - Requires Road Frontage Improvements.
 - B. Section 130-18.A - Requires sidewalks. Shall be deferred until requested by the Township for length of Hollow Road fronting the property.
 - C. Section 130-18.B - Requires curbing to be installed along each side of every residential, secondary or commercial street or road.
 - D. Section 130-28.G(5) - Requires perimeter buffers (partial waiver).
 - E. Section 130-28.G(9) - Requires individual lot landscaping requirements.
 - F. Section 130-33.C(1) - Requires providing existing features within 400 feet of any part of the land being subdivided.
 - G. Section 130-33.G - Requires a Natural Resources Protection Plan.

The above waivers were approved by the Township of Worcester Planning Commission at their September meeting, with the deferral of future sidewalks, rather than a waiver.

6. The proposed plan will require landscaping along the south buffer and the road frontage as shown on the plans. The applicant will need to either post construction escrow for the installation of these trees, or proceed to instal the trees immediately in order to eliminate the escrow requirement.

The above represents all comments on this latest plan submission. These plans are now ready for consideration for approval by the Township of Worcester Board of Supervisors pending receipt of the DEP Planning Module and resolution of the escrow issue. Please contact this office if you have any questions or need any further assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Tim Woodrow, Woodrow and Associates, Inc.
James J. Himsworth, Jr., Applicant
File



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

September 18, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1 – Preliminary/Final Plan of Subdivision**
Himsworth Minor Subdivision (LD 2017-08)
Worcester Township, Montgomery County, PA
McMahon Project No. 817624.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed subdivision to be located at 1325 Hollow Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of James J. Jr. and Patricia Himsworth (67-00-01315-00-4)/(67-00-01315-01-3) into three smaller lots (lots 1, 2, and 3). The existing single-family home is proposed to remain on Lot 1 while there is currently no development proposed on Lots 2 and 3. Access to Lot 1 will continue to be provided via the existing driveway to Hollow Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Subdivision Plans for 1325 Hollow Road, prepared by Woodrow & Associates, Inc., dated August 4, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for the existing driveway to Lot 1 as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing driveway to Lot 1 and it appears that the sight distance currently satisfies the minimum safe stopping sight distance or greater looking to the right. In order to achieve the minimum safe stopping sight distance or greater looking to the left, vegetation along the site frontage of Hollow Road needs to be

removed/trimmed. When land development plans are submitted for proposed Lots 2 and 3 in the future should this subdivision of the property be approved, they must also show sight distances on the plans and be no less than the minimum safe stopping sight distances.

2. Since the applicant's property fronts both Water Street Road and Hollow Road, the Board and Public Works may want to consider having the northwest radius improved by the applicant at the intersection of these roadways if vehicles/buses are tracking outside the pavement on the right-turn from Water Street Road onto Hollow Road or turning into the opposite lane.
3. The applicant is requesting a waiver from **Section 130-16 of the Subdivision and Land Development Ordinance**, requiring a minimum 32-foot cartway width along Hollow Road and Water Street Road. The plans currently show the existing widths of an approximate 20-foot cartway width along the site frontage of Hollow Road and an approximate 21-foot cartway width along the site frontage of Water Street Road, thereby not meeting the ordinance requirement. Since the 20-foot cartway width along the site frontage of Hollow Road and the 21-foot cartway width along the site frontage of Water Street Road is consistent with the cartway width along these roads in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
4. The applicant is requesting a waiver from **Section 130-18.A of the Subdivision and Land Development Ordinance** requiring sidewalk to be provided along the site frontages of Hollow Road and Water Street Road. The plans currently do not show any sidewalk along the site frontages of Hollow Road or Water Street Road, thereby not meeting the ordinance requirement. Since there is currently no sidewalk along either road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
5. The applicant is requesting a waiver from **Section 130-18.B of the Subdivision and Land Development Ordinance** requiring curbing to be provided along the site frontages of Hollow Road and Water Street Road. The plans currently do not show any curbing along the site frontages of Hollow Road or Water Street Road, thereby not meeting the ordinance requirement. Since there is currently no curbing along either road in the vicinity of the site, McMahan is not opposed to the granting of this waiver. It should be noted that curbing does exist in the southwestern corner of the intersection of Hollow Road and Water Street Road.
6. Should the Board of Supervisors consider this to be a deminimus, traffic-generating application, thus generating PM peak hour traffic of less than two (2) new vehicular trips using the current version of the Institute of Transportation Engineers (ITE) Trip Generation manual, the transportation impact fee may be waived. With two (2) additional new lots for a single-family home on each lot, each lot itself would qualify as deminimus, but together be at least two. To qualify for the exemption, the applicant must place a waiver request on their final plat and submit information to support the request for review and approval of the Board.

7. A more detailed review of the site and all transportation-related elements on the plans can be conducted, if the Township deems necessary, once specific development is proposed for Lots 2 and 3 and submitted for review. Additional comments may then follow.

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

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

BMJ/CAM/lsw/smd

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
J. Kolb, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)

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BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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NORRISTOWN, PA 19404-0311
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 21, 2017

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

Re: MCPC #17-0204-001
Plan Name: 1325 Hollow Road
(3 lots comprising 9.43 acres)
Situate: Water Street Road (south)/Hollow Road (west)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 21, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed the subdivision of a single parcel into 3 lots located at 1325 Hollow Road in the Township's AGR (Agricultural) District. Proposed Lot 1 would be 106,756 square feet, proposed Lot 2 would be 138,633 square feet, and proposed Lot 3 would be 127,700 square feet. The plan includes proposed on lot sanitary systems on each lot. Lot 1 contains an existing dwelling, stone barn and tennis court. The applicant has requested several waivers:

- §130-16 Requires road frontage improvements.
- §130-18.A. Requires sidewalks shall be provided along all streets.
- §130-18.B. Requires curbs shall be installed along each side of every residential, secondary or commercial street or road.
- §130-28.G(5) Requires perimeter buffers.
- §130-28.G(9) Requires individual lot landscaping requirements.



- §130-33.C(1) Requires providing existing features within 400 feet of any part of the land being subdivided.
- §130-33.G Requires to provide a Natural Resources Protection Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

WAIVERS

- A. Perimeter Buffers (§130-28.G(5))—While buffers are existing on proposed Lots 1 and 2, Lot 3 is lacking an existing natural buffer along the proposed property line adjacent to existing residential properties. We recommend that the applicant provides this buffer in order to maintain the residential character of the area, at the discretion of the Township.
- B. Natural Resources Protection Plan (§130-33.G)—We recommend that the applicant provides a Natural Resources Protection Plan due to the presence of woodlands, wetlands, and a stream on the property.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Worcester Township's objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Community Planner
JMagazin@montcopa.org - 610-278-3738

- c: James J. and Patricia E. Himsworth, Applicants
Woodrow & Associates, Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission

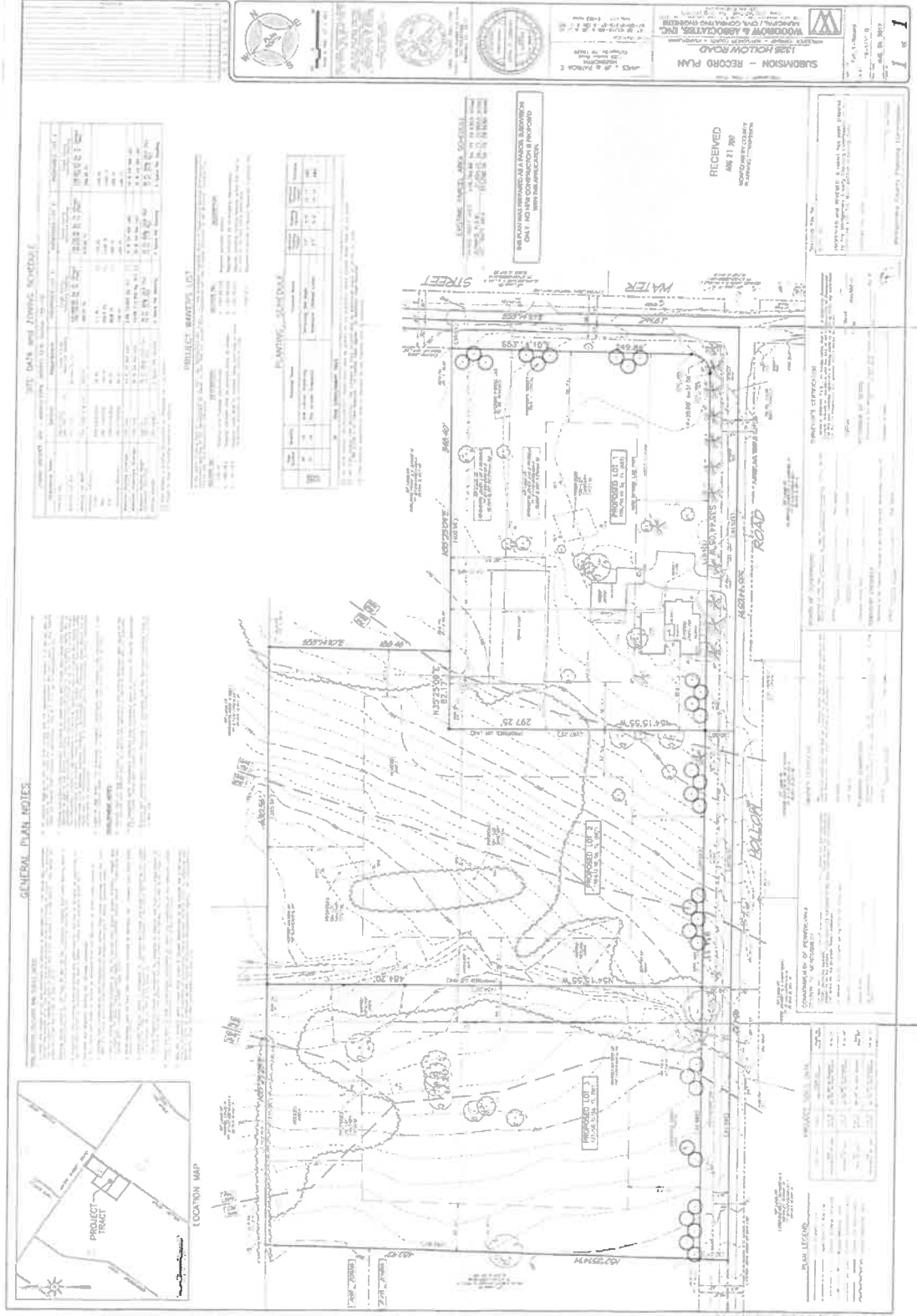
Attachments: Aerial View of Site
Reduced Copy of Plan



1325 Hollow Road
170204001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norwood, PA 19104-0311
P: 610.273.3722 • F: 610.273.3941
www.montco.org/planning
Year 2016 aerial photography provided by the
Delaware Valley Regional Planning Commission





C
K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901

215-340-0600 • FAX 215-340-1655

RECEIVED
OCT 09 2017

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

October 3, 2017
Ref: # 7500

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 2750 Morris Road - Advanced Realty Management Inc.
Phase 1 - Building "E" - North Side - Loading Docks

Dear Mr. Ryan:

I am in receipt of a set of final land development plans as prepared for Advanced Realty Management Inc., by Irick, Eberhardt and Mientus for the continuing development of the property at 2750 Morris Road. These plans consist of 26 sheets, are dated June 17, 2011 with a latest revision date of September 7, 2017. These plans have been submitted as a revision to the land development plans which were reviewed and approved by Worcester Township in 2016. This latest land development plan is proposing twelve (12) loading docks, on the north side of building E. These loading docks were not part of the original land development plan that was approved by the Township in conjunction with the overall improvements to this site.

The original approvals of a land development for this site dates back to 2011. At that time, the then current owners of the property received approval of an overall land development plan from the Township, but always intended to proceed in phases as portions of the existing building were leased. That process has been continuing since the original approval and individual subsequent final approvals and escrows were established for each phase of development. I am therefore considering this latest plan submission as a revision to the original land development plan, which includes new improvements not shown on the original plan. This will require a separate review and approval from the Township, plus a separate escrow in accordance with the original approval resolution and agreement.

Based on my review of this plan submission, I offer the following comments:

1. The plan proposes the removal of an existing grass area and walking path on the north side of building "E". The plan shows two (2) sets of six (6) loading docks, separated by a large grass island. By my calculations, the overall impervious area associated with this development will increase by approximately 2,600 sq. ft. On sheet 1 of the plans, it indicates that the proposed impervious coverage will be 1,471,283 sq. ft. (46.3%). However, the previous land development plan submitted in conjunction with the four (4) loading docks on the west side of building "E", shows a proposed impervious coverage of 1,475,177 sq. ft. (46.5%). Between the two (2) plan sets, it shows a reduction of approximately 4,000 sq. ft. on the land development plan related to the 12 loading docks. I would request that the engineer review the impervious coverages between the two (2) plan sets and verify the accuracy and update the impervious coverage numbers accordingly.
2. The installation of the loading docks as proposed will eliminate approximately 145 parking spaces. The zoning requirements of this district (LI-Limited Industrial) require one (1) parking space per 1,000 square feet of floor area, which equates to 616 required parking spaces. Therefore, the site does have adequate spaces to comply with the zoning requirements of the property, even with the removal of the 145 spaces.
3. There also appears to be a discrepancy between the parking spaces between this plan set, and the previous plan set submitted for Building E - West Loading Dock. It appears that plan set includes the additional proposed parking area in front of Building "B". This plan set (Building E - North Loading Docks) should also provide the proposed parking for the overall site in accordance with the original approved plan. The applicant's engineer should review the differences between these two plan sets and reconcile accordingly.
4. Construction of the loading docks will result in the removal of a portion of an existing walking path along the north side of building "E". Plan sheet 2 shows this path to be removed, but it does not indicate how the terminal point will be handled in conjunction with this removal. The plan should be revised to show the terminal point of the walking path. It is suggested that this path could connect to the parking lot area to the east of the proposed loading docks.
5. The plan should identify the proposed use of the building space associated with the loading docks, so that the Township can verify that the use is in accordance with the zoning requirements of the LI- Limited Industrial Zoning District.

6. The Site Improvement Plan, Sheet 6, shows the replacement of existing stormwater piping to collect stormwater from the impervious area created by the loading docks. This plans show the installation of two (2) inlets, and replacement of existing 21" RCP storm pipe with new RCP storm pipe to provide the necessary stormwater collection requirements of the project. The new piping is shown connecting to an existing storm manhole, which connects to an existing 24" RCP pipe. This pipe is shown, however the end of the pipe is cut off and the note "terminus unknown" is shown on the plan. The applicant's engineer should identify the terminus point of this storm pipe, to verify that it does indeed convey the stormwater flow to existing basin A. Due to the minimal increase in the impervious area in this section of the project, the overall increase to this section of the piping is minimal. However, verification of adequate capacity in the system prior to the 21" pipe should be checked by the applicant's engineer.
7. The land development plans also proposed modification of an end island is the parking area, which wood accommodate the turning radius of tractor trailer trucks. Based on the location of the loading docks, it is assumed that the trucks would exit the site using the exit road which connects to Schultz Road. This would then allow the vehicle to proceed to the intersection of Schultz and Morris Roads where a traffic light currently exists. There has always been a concern for vehicles turning left onto Schultz Road as they exit the site. This was resolved in Phase 1 of this project when modifications were made to the island in Schultz Road to prevent left hand turns. All truck traffic leaving the site should be required to make a right hand turn and proceed on Schultz Road to Morris Road.
8. The Site Improvement Plan, Sheet 6, shows an existing water main passing directly through the area were the new loading dock will be constructed. There is a note on the plan indicating that this water main will be relocated at a lower depth. There is also an existing fire hydrant located behind the existing curbed area which will be removed and converted to the large grass island. The fire marshal should review these plans and determine if the existing fire hydrant should be relocated to a better location to accommodate fire trucks responding to a fire. As it stands now, it would be difficult to get to the fire hydrant if trucks are parked in the loading dock area.
9. The Lighting Plan, Sheet 18, does show the location of existing lights, the existing lights that will remain, and the existing lights that will be relocated. This plan also shows the new lighting that will be attached to the north wall of Building "E", to light this area. The plan lighting schedule shows 36 single lamps, however, the plan only appears to show six (6). This should be reviewed and the quantities adjusted accordingly. It should be noted that the maximum height of these light fixtures is 12 feet, which conforms to the requirements of the Township Zoning Ordinance.

October 3, 2017

Ref: # 7500

Page 4

The above represents all comments on this latest land development plan submission. The applicant's engineer should review these comments and revise the plans accordingly. The plans should then be resubmitted to the Township for further review. Please do not hesitate to contact if you have any questions or need additional assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Estelle Eberhardt, Irick, Eberhardt and Mientius
Duane Horne, Advanced Realty Management Inc.
File



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

October 17, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1 – Final Land Development Plans**
2750 Morris Road (LD 2017-09)
Worcester Township, Montgomery County, PA
McMahon Project No. 817690.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed development to be located at 2750 Morris Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development associated with this submission will consist of installing 12 loading docks on the northern side of Building E. Existing vehicle parking that will be eliminated from the project will be replaced elsewhere on the site. Access will continue to be provided via a signalized full movement driveway to Morris Road (S.R. 2001) and an unsignalized left-in/right-out only driveway to Schultz Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Land Development Plans for Building "E" North, prepared by Irick, Eberhart, & Mientus, Inc., last revised September 7, 2017.

Upon review of the land development plans, McMahon offers the following comments for consideration by the Township and action by the applicant. Please note that these comments pertain only to the installation of the 12 loading docks to the north of Building 'E' and the proposed parking lot to the north of Building 'B'.

1. A general description of the proposed on-site traffic operations should also be provided including employee shift times, number of employees, and the schedule of general truck

Mr. Tommy Ryan

October 17, 2017

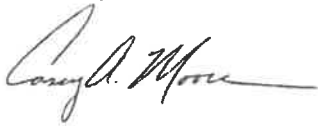
Page 2

operations including how many trucks are expected to enter and leave the site at various hours throughout the day under both existing and future conditions.

2. The applicant should clarify where employees/visitors parking to the south and west of the loading docks will enter/exit the buildings. If these employees/visitors are required to cross the loading dock area, pedestrian accommodations must be provided in the loading dock area.
3. Turning templates should be provided demonstrating the ability of trucks to completely maneuver from the Schultz Road driveway into and out of the proposed loading area, as well as to/from Morris Road if applicable. The turns that are more than 90 degrees must be carefully evaluated. The full routing of trucks through the site to and from the proposed loading docks should be shown on the plans.

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

Sincerely,



Casey A. Moore, P.E
Vice President & Regional Manager

BMJ/CAM

cc: Township Boards (internally distributed)
Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Robert Irick, Irick, Eberhardt & Mientus, Inc.

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**MONTGOMERY COUNTY
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

October 13, 2017

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

Re: MCPC #07-0193-007
Plan Name: 2750 Morris Road – Loading Dock Expansion
Situate: Morris Road (S)/Berks Road (W)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 13, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, Advance Realty Management, Inc., is proposing a loading dock expansion to an existing building located at 2750 Morris Road in Worcester Township. The site is located in the Township's LI - Limited Industrial District. This plan has been submitted for review several times: May 4, 2016, June 11, 2013, July 5, 2011, and June 18, 2007. Previous phases completed for this plan include loading dock installation, parking lot interconnection, completion of a portion of a pedestrian path, and detention basin modification. This phase of the project includes the installation of twelve loading docks along the northeast side of the existing building.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however we wish to reiterate some former comments regarding waivers requested by the applicant.



REVIEW COMMENTS

SALDO WAIVERS

- A. Parking Space Dimensions (§130-17.D.11)—The applicant is requesting a waiver to allow for 18 feet by 9 feet parking spaces instead of the 20 feet by 10 feet required by the Township Code. We support this waiver, as it will help limit impervious surfaces on the site. We feel that 18 feet by 9 feet parking spaces are adequate in this instance.
- B. Number of Parking Spaces in a Row (§130-28G(6)(b))—The applicant is requesting a waiver to allow more than 15 parking spaces in a row. We believe that the applicant should work to comply with this requirement, which is designed to encourage more green space in the lot and provide visual interest.
- C. Steep Slopes (§130-28F(6)(d))—The applicant is requesting a waiver from the requirement that steep slopes greater than 25% must be stabilized with rip rap. We encourage the Township to consider this waiver carefully and ultimately defer to the Township Engineer’s recommendation.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal, but believe our comments will help to create a more attractive and sustainable development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

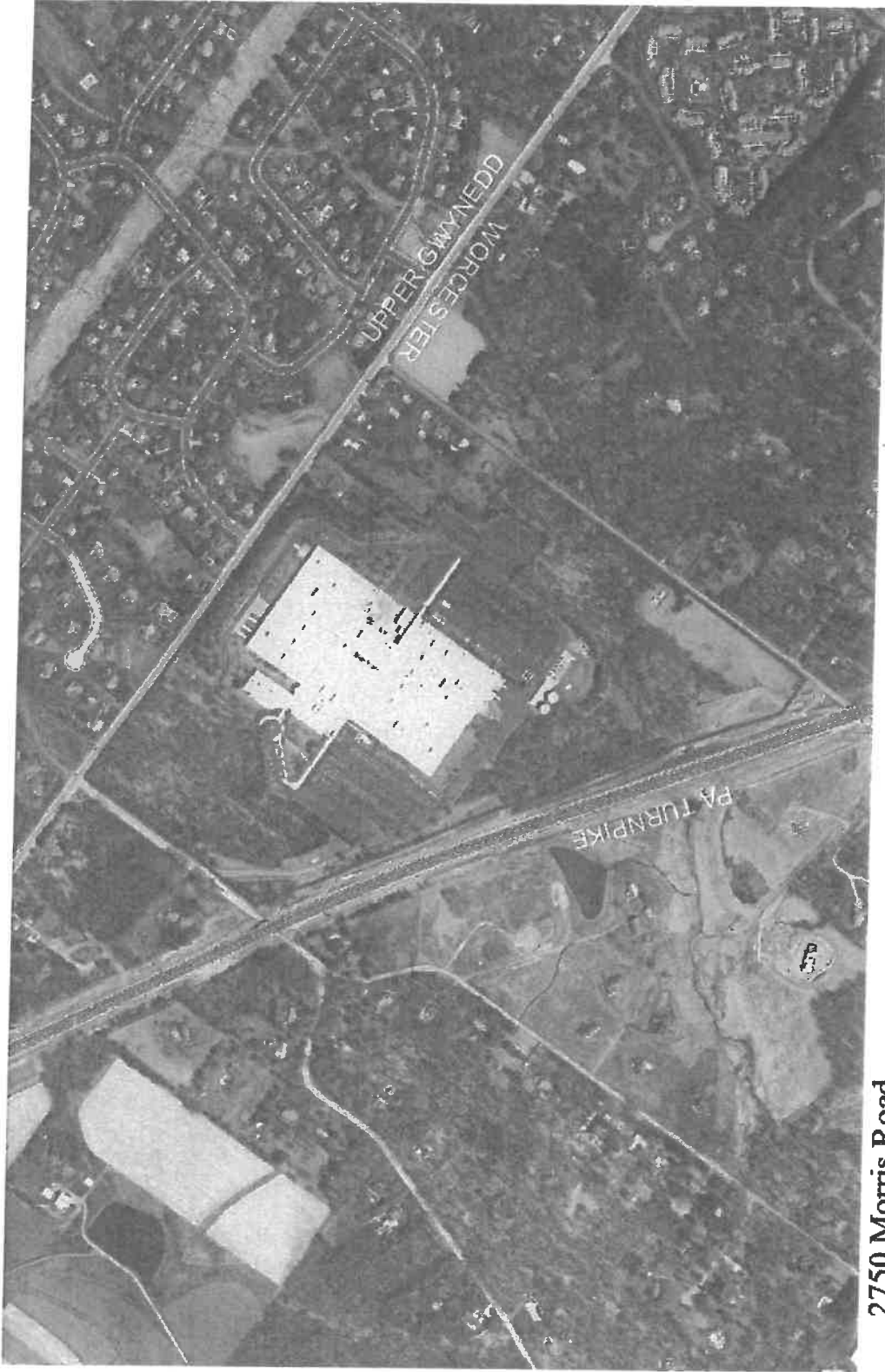
Sincerely,



Jamie Magaziner, Planner II
JMagazin@montcopa.org - 610-278-3738

- c: Advance Realty Management, Inc., Applicant
Rick Zack, Applicant’s Representative
Gordon Todd, Chrm., Township Planning Commission
Robert Brant, Township Solicitor
Joseph Nolan, PE, Township Engineer

- Attachments: 1. Aerial View of Site
2. Reduced Copy of Plan



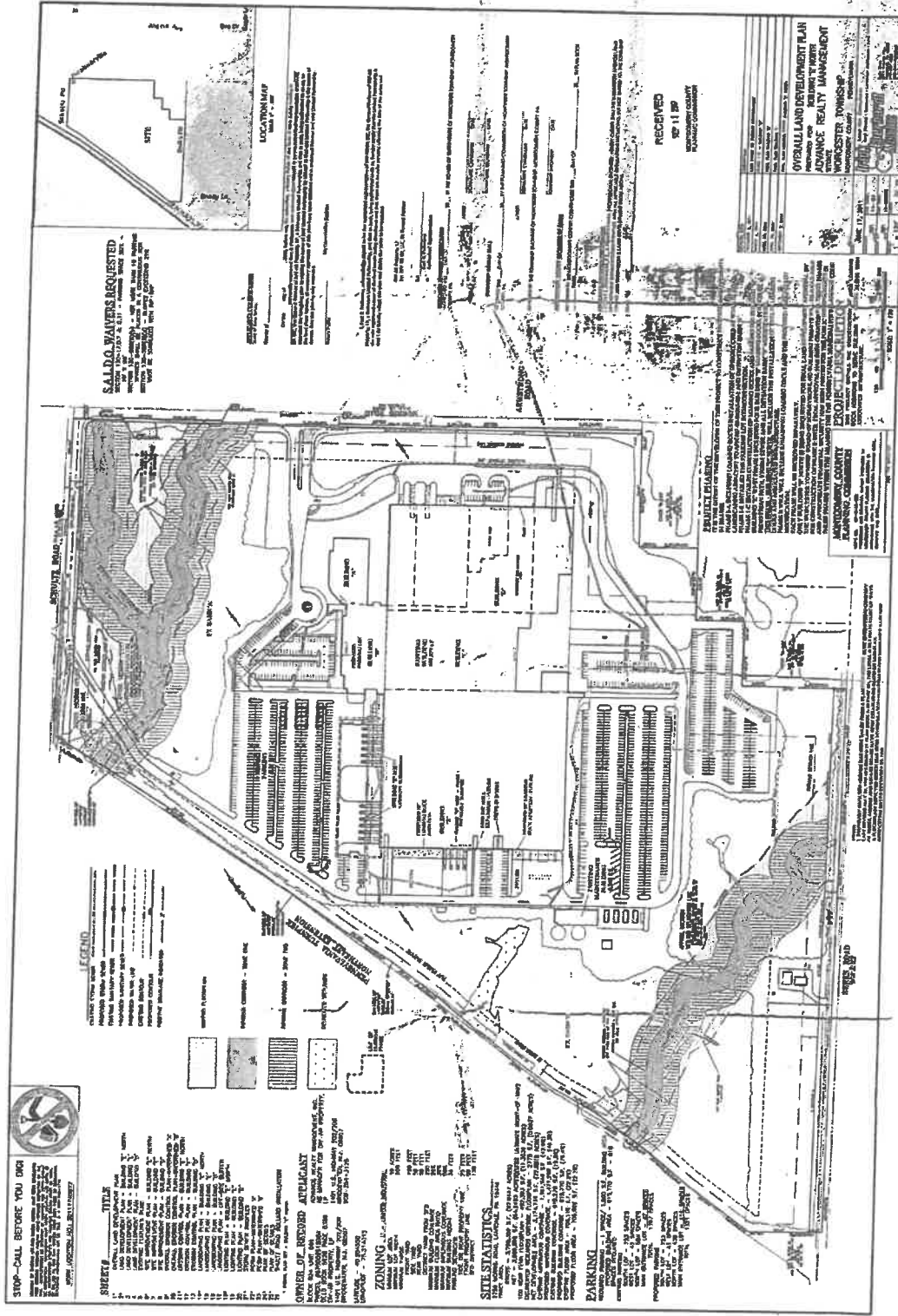
2750 Morris Road
Loading Dock Expansion
070193007

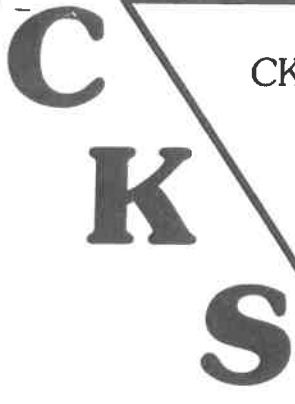
Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
1500 Walnut Street, Suite 1150
PO Box 378, P.O. 378
Harrisburg, PA 17104-0378
Tel: 717.265.3722 Fax: 717.265.3941
www.montco.org/plncom

Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission







CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

RECEIVED
OCT 13 2017

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

October 10, 2017
Ref: # 7380

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Stony Creek Village Land Development
Final Plan Submission

Dear Mr. Ryan:

CKS Engineers, Inc., is in receipt of a revised Final Plan for the Stony Creek Village Land Development. This latest plan submission includes a plan set consisting of 20 sheets which has prepared for Stony Creek Village, LP by Bohler Engineering, Inc., of Philadelphia, Pennsylvania. In addition to the plan set, I am in receipt of two (2) reports prepared for Stony Creek Village, the first report is titled "Post Construction Stormwater Narrative" and the second report is titled "Erosion and Sediment Pollution Control Calculations". Both reports are dated September 21, 2017 and prepared by Bohler Engineering, Inc.

This Final Plan proposes the development of a parcel of land, approximately 4.8 acres in size, at the north corner of the intersection at Township Line Road and North Wales Road. This parcel contains both commercial zoning and agricultural (AGR) zoning on portions of the property. This Land Development Plan previously received preliminary land development approval by Worcester Township. Approval was granted by Resolution No. 05-22, dated December 5, 2005. Since that approval, the applicant has not proceeded with further development of the property. In the interim period between 2005 and the present, the applicant did renew the DEP NPDES Permit relative to the stormwater management for the project. This renewal was obtained by the applicant's engineer in 2013.

The Final Plan submission is identical to what was approved by the Board for the preliminary plan. The project proposes three (3) separate buildings for commercial use which will include office space, retail space, and a proposed restaurant. The project will be provided with both public water and sewer service.

Based on my review of this Final Plan submission, I offer the following comments:

1. The preliminary plans approval resolution (No. 05-22) did not include the waiver requests that were endorsed by the Township Planning Commission, and approved at a Board of Supervisors Meeting on October 3, 2005. These waivers include the following:
 - a. Section 130-17.D.7 - Parking stall dimensions shall be not less than 10 ft. in width and 20 ft. in depth.
 - b. Section 130-24.B.4.f.1 - All detention basins shall be designed as per procedures developed by US Soil Conservation service as outlined in its Technical Release No. 55.
 - c. Section 130-16.C - Sidewalks shall be provided along all streets unless not required by the Board of Supervisors. A waiver was granted on October 3, 2005 to provide a 6 ft. trail as well as a 15 ft. trail easement along North Wales Road in lieu of sidewalk.
 - d. Section 130-24.B.4.f.2 - A 100-Year, 24 Hour Storm under full development conditions should be released at a maximum outflow rate equal to that resulting from a 10-Year, 24 Hour Storm under present conditions.
 - e. Section 130-24.B.3.j - Minimum of 3 ft. of coverage shall be maintained over all storm drain pipes.
 - f. Section 130-33.C.1.n.4 - Show existing features within 400 ft. of the property.
 - g. Section 130-18.B - All curbing to be constructed of concrete. A waiver was granted to allow Belgian Block curb in lieu of concrete curb.

All of the above waiver requests were approved by the Board of Supervisors at their October 5, 2005 meeting. These waivers should be included in the Final Plan Resolution.

2. A traffic analysis report was prepared for this project by McMahon Associates, Inc. That report is dated November 3, 2005 and based on that report, McMahon recommended 96 trips for use in calculation of the traffic impact fee for this project. Since the development of the site has remained unchanged from when it was previously approved, the trip calculations should remain unchanged as well. Therefore, the applicant will be responsible for the traffic impact fee for 96 trips.

3. The site will be served with a sanitary sewer extension which will convey flows through the Stony Creek Farms development for treatment at the wastewater treatment plant within that development. Planning approval has already been obtained for this project. That planning approval was provided by DEP letter of April 25, 2007. A sanitary sewer extension has already been provided to serve this project which was constructed in conjunction with the realignment of the Township Line Road/North Wales Road intersection. There is an existing manhole in front of the entrance drive to the project on North Wales Road. A lateral extension will be provided to connect to this manhole.
4. The project will be served with public water from Pennsylvania American Water Company. A "Letter of Water Service Ability" was obtained by the applicant's engineer and is dated October 17, 2006.
5. The Land Development Plan, sheet 1, shows a 15 ft. trail easement for this project and also a construction of a 6 ft. walking trail within that easement. Metes and Bounds should also be added to the easement and a legal description provided for dedication to Worcester Township.
6. The applicant did appear before the Worcester Township Zoning Board in conjunction with various variances and special exceptions required for this project. Zoning relief was granted by Application No. 03-17 by the Worcester Township Zoning Board dated January 16, 2004. The zoning decision is shown on Sheet 1 of the Land Development Plan. The Township and Township Solicitor should review the status of this zoning decision in conjunction with this project.

The above represents all comments on this final plan submission. The above items should be reviewed and any modifications or changes to the plan should be made as required. The applicant's engineer should prepare a construction cost estimate for use in preparation of a construction escrow for this project which can be used in the development agreement between the Township and the developer.

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

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Cornelius Brown, Bohler Engineering, Inc.
File

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

October 19, 2017

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

Re: MCPC #17-0231-001
Plan Name: Stony Creek Village
Situate: Township Line Road (N)/North Wales Road (W)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 2, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed to develop a property located at Township Line Road and North Wales Road in Worcester Township. The parcel is predominantly located within the Township's Commercial District with a small portion within the AGR-Agricultural District. Three buildings are proposed for the site, two of which are 4,800 square feet and will have retail on the first floor and office on the second floor. The third building is 5,800 square feet and will contain both retail and a restaurant use. Two entrances to the site are proposed, one on North Wales Road and one on Township Line Road. All of the proposed parking is situated behind the buildings with the buildings visible at street level. Extensive landscaping and stormwater management is included on the plan, including a vegetative swale, infiltration trench, and several rain gardens. The applicant was granted several variances on November 25, 2003 under the condition that all businesses on the site will be closed by 11:00 PM. Several variances and waivers were granted to the applicant in 2003 and 2004.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval. We do wish to commend the applicant for several elements of the plan, including the use of mixed use buildings, green parking techniques, stormwater management, landscaping, and the trail on the site. We wish to praise the applicant for the proposed plan and feel it will fit the character of the surrounding AGR-Agricultural and Commercial Districts.

REVIEW COMMENTS

TRANSPORTATION

- A. Coordination with PennDOT – We recommend that the applicant coordinates with PennDOT regarding the site entrance and exit on Township Line Road (a state-owned road). The applicant will need to be issued a highway occupancy permit (HOP) for driveway access on this road.
- B. Intersection on North Wales Road – There may be conflicts for left turns out of the North Wales Road driveway exit with the left-turn lane on North Wales Road. The Township should consider this carefully to ensure the viability and safety of left turns out of the development onto North Wales Road.

We wish to outline the favorable elements of the proposed plan referred to in the recommendation section above. Please see the following review comments:

PARKING

- C. Placement of Parking Areas – All of the parking on the site is located behind the three proposed buildings. This reduces the amount of parking visible from the street and will to create a more attractive development.
- D. Green Parking – The applicant has included landscaping and stormwater management, including a swale and several rain gardens, within the site's parking areas. This will help to manage increased runoff on the site from once construction is complete while adding aesthetic benefits to the parking areas.

STORMWATER MANAGEMENT

- A. The applicant has included comprehensive stormwater management on the site, including seven rain gardens, an infiltration trench, five swales, and water quality filters throughout the site. This stormwater management will help to slow the infiltration of runoff, as well as to remove pollutants from stormwater.

TRAIL CONNECTION

- A. The applicant is providing both a 6' foot trail and a 15' trail across the length of the property on North Wales Road. This segment serves as a stepping stone in connecting local Township trails to the Norristown Farm Park and beyond. We commend the applicant for including this trail segment.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal with minor comment as the applicant incorporated several favorable elements of the plan, including green parking design, the placement of parking behind the buildings, and extensive stormwater management and landscaping.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Planner II
JMagazin@montcopa.org
610-278-3738

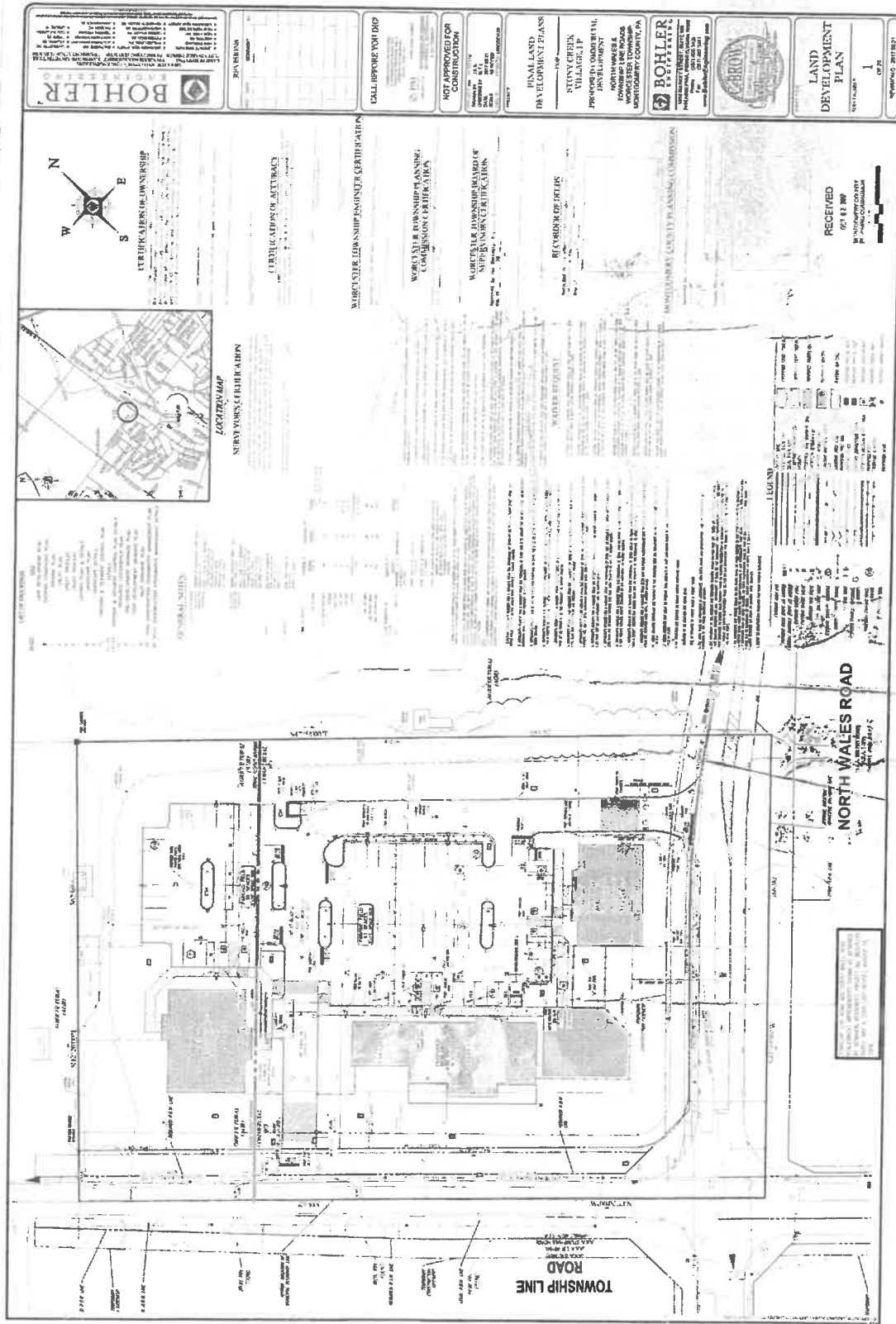
c: Brennan Marion, Applicant
Cornelius Brown, PE, Applicant's Representative
Gordon Todd, Chrm., Municipality Planning Commission

Attachments: 1. Aerial View of Site
 2. Reduced Copy of Plan



Stony Creek Village
170231001

Montgomery
County
Planning
Commission
Montgomery County, Pa. Planning Commission
PO Box 311 • Norristown, PA 19384-0311
P: 610.278.3722 • F: 610.278.3941
www.montco.gov/planning
Year 2015 aerial photography provided by the
Susquehanna Valley Regional Planning Commission



BOHLER

PLANNING & ENGINEERING

1000 W. MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19102
 TEL: 215-578-1100
 FAX: 215-578-1101
 WWW.BOHLERPA.COM

DATE: 10/19/17

PROJECT: [REDACTED]

NOT APPROVED FOR CONSTRUCTION

FINAL LAND DEVELOPMENT PLANS

STONY CREEK
 PROPOSED SINGLE-FAMILY DEVELOPMENT
 NORTH WALES & MONTGOMERY COUNTY, PA

BOHLER

RECEIVED
 OCT 19 2017
 MONTGOMERY COUNTY
 PLANNING COMMISSION

LAND DEVELOPMENT PLAN
 SHEET 1
 OF 21
 NWP/PA/17/0112/21

**WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
STORMWATER MANAGEMENT ORDINANCE
CHAPTER 129**

***** UPDATED *** 9th Version, last revised October 19, 2017 *** UPDATED *****

Prepared by CKS Engineers, Inc.
Ref: #7200-120

Chapter 129. STORMWATER MANAGEMENT

Article 1. General provisions

§ 129-1. Statement of Findings.

The Board of Supervisors of Worcester Township finds that:

- A. ***** DELETED ***** The United States Environmental Protection Agency (EPA) and the Pennsylvania Department of Environmental Protection (DEP) have mandated that certain Pennsylvania municipalities enact the following stormwater regulations, and have done so without giving full consideration to the financial and other impacts these regulations will have on municipalities and their residents. While Worcester Township shares the goal of protecting our community's watershed and natural resources, we believe a "one size fits all" approach mandated by Federal and State Law is not the best way to achieve this goal. Instead, local governments should be allowed to develop effective solutions to local problems. Individuals may contact our Township's State Representative, State Senator and Members of Congress with any concerns about the following mandated regulations. ***** DELETED *****
- B. Inadequate management of accelerated stormwater runoff resulting from development throughout a watershed increases flood flows and velocities, contributes to erosion and sedimentation, degrades water quality, overtaxes the carrying capacity of existing streams and storm sewers, greatly increases the cost of public facilities to convey and manage stormwater, undermines floodplain management and flood reduction efforts in upstream and downstream communities, reduces groundwater recharge, and threatens public health and safety.
- C. A comprehensive program of stormwater management (SWM), including reasonable regulation of development and activities causing accelerated erosion, is fundamental to the public health, safety, welfare, and the protection of the people of the Township and all the people of the Commonwealth, their resources, and the environment.
- D. Through project design, impacts from stormwater runoff can be minimized to maintain the natural hydrologic regime, and sustain high water quality, groundwater recharge, stream baseflow, and aquatic ecosystems. The most cost effective and environmentally advantageous way to manage stormwater runoff is through nonstructural project design, minimizing impervious surfaces and sprawl, avoiding sensitive areas (i.e. stream buffers, floodplains, steep slopes), and designing to topography and soils to maintain the natural hydrologic regime.
- E. Inadequate planning and management of stormwater runoff resulting from land development and redevelopment throughout a watershed can also harm surface water resources by changing the natural hydrologic patterns, accelerating stream flows (which increase scour and erosion of streambeds and streambanks thereby elevating sedimentation), destroying aquatic habitat and elevating aquatic pollutant concentrations and loadings such as sediments, nutrients, heavy metals and pathogens.
- F. The aforementioned impacts happen mainly through a decrease in natural infiltration of stormwater.
- G. Stormwater is an important water resource by providing groundwater recharge for water supplies and base flow of streams, which also protects and maintains surface water quality.

- Y. West Nile Guidance Requirements. All wet basin designs shall incorporate biologic controls consistent with the West Nile Guidance found in Appendix C of this Chapter.

§ 129-13. Stormwater Management Performance Standards.

- A. In the design of stormwater management facilities, post-development rates of runoff from any regulated activity shall not exceed 75% of the peak rates of runoff prior to development for two- and ten-year-frequency storms and 100% of the peak rates of runoff prior to development for the twenty-five-, fifty, and one-hundred-year frequency storms. In all other cases where un-retained stormwater directly discharges from the site by bypassing the stormwater management facilities, the post-development runoff rate shall not exceed pre-development runoff rate. The preceding requirements shall apply to each location of concentrated or diffused drainage discharge from the development site.
- B. Site Areas - Where the area of a site being impacted by a proposed development activity, not associated with a subdivision or land development, differs significantly from the total site area as determined by the Township Engineer, the Township may, but is not required to, permit only the proposed impact area, which includes areas of the site that would be compacted due to construction activity, to be subject to the release rate criteria (performance standards).
- C. Off-Site Areas - Off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates or volume reduction. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site.
- D. Stormwater Conveyance Corridor Protection (Riparian Corridor Preservation and Vegetation) – Runoff from developed areas of the site, including but not limited to areas of impervious surface, shall be managed through a series of riparian corridor vegetation facilities whenever possible. This will be accomplished in a manner satisfactory to the Township, utilizing the “Pennsylvania Handbook of Best Management Practices for Developing Areas”, 1998, Riparian Forested Buffer, and the priority goal of the riparian vegetation will be the reduction of thermal impacts on stormwater runoff associated with impervious areas, with a secondary goal being the protection of capacity of existing stormwater conveyance channels. These goals will be achieved through the use of design criteria in § 129-18.I of this Chapter, and shall be in addition to any other Township ordinance provisions.
- E. For all subdivision and land development applications, the tributary area discharging drainage to any location along the site property boundary shall not increase by more than twenty-five percent (25%) over the predevelopment condition without written notification to the adjacent affected property owner(s) receiving runoff from the site, *** ADDED *** and review and approval by the Township Engineer. *** ADDED ***

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, NOVEMBER 9, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the October 26, 2017 meeting minutes.
4. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - Review of the proposed Center Point Village Zoning Ordinance.
5. **STONY CREEK VILLAGE (LD 2017-10)**
 - Review of a Final Plan of land development.
6. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the December 14, 2017 Planning Commission meeting.
7. **OTHER BUSINESS**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

active applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., Berks Road (*December 21, 2017*)
- LD 2017-02 – Palmer, Skippack Pike & Valley Forge Road (*January 31, 2018*)
- LD 2017-05 – Meadowood – The Grove, Skippack Pike (*review period waived*)
- LD 2017-10 – Stony Creek Village, Township Line Road & North Wales Road (*review period waived*)
- LD 2017-11 – Montgomery County / Rothenberger, Skippack Pike (*review period waived*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, OCTOBER 26, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	DOUG ROTONDO	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]

1. September 28, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the September 28, 2017 Meeting Minutes, conditioned on corrections made to page 1, “Ms. David and Mr. Rotondo noted their opposition”, and to page 3, “October 26 Planning Commission”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Himsworth (LD 2017-08) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed Preliminary/Final Plan of subdivision for three lots on Hollow Road.

Mr. Grosstephan noted the plan was revised to include perimeter landscaping at Lot 3.

Ms. Quigley inquired as to site wetlands. Mr. Grosstephan noted he had provided the information requested by the Township Engineer.

Ms. Quigley inquired as to the deferral of sidewalks. Joe Nolan, Township Engineer, stated the deferral would be included in the approval resolution, and a note added to the record plan.

Ms. Quigley motioned to recommend the Board of Supervisors approve the Himsworth subdivision as presented, and conditioned upon the Applicant’s compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, with this deferral to be included on the record plan, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

3. Advanced Realty (LD 2017-09) – Robert Irick, Engineer for the Applicant, provided an overview of a proposed revised Preliminary/Final Plan of land development at an existing industrial facility at 2750 Morris Road.

Mr. Irick reviewed items included in the review letters issued by the Township Engineer, Township Traffic Engineer and Montgomery County Planning Commission.

Mr. DeLello commented on the proposed loading dock improvements. Duane Horne, Property Manager, commented on tenant fit-out requirements at this portion of the facility. Mr. Ryan commented on permitted uses in this zoning district, and the use and occupancy permitting process.

Mr. Todd commented on previously-required landscaping. Mr. Nolan confirmed the landscaping had been installed as required.

Ms. Quigley commented on steep slope locations. Mr. Irick confirmed steep slopes are not situated in the application's area of improvement.

Mr. DeLello commented on the review letter issued by the Township Traffic Engineer. Mr. Irick stated the Applicant will comply with all items in this review letter.

Ms. David motioned to recommend the Board of Supervisors approve the Advanced Realty land development as presented, and conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. David.

Michelle Greenawalt, Worcester, commented on development impact to neighboring properties.

By unanimous vote the motion was approved.

4. Stony Creek Village (LD 2017-10) – Carl Weiner, Attorney for the Applicant, provided an overview of a proposed Final Plan of land development for an office, restaurant and retail development at Township Line Road and North Wales Road.

Cornelius Brown, Engineer for the Applicant, noted that proposed was the same as that approved as a preliminary plan, absent revisions required by the NPDES permit and possible frontage and site access configuration.

Mr. Brown reviewed items included in the review letters issued by the Township Engineer and the Montgomery County Planning Commission.

Mr. Brown noted that McMahon Associates was the project's traffic engineer. Mr. Brown commented on traffic-related issues to be addressed, which include frontage and site access configuration.

Mr. Brown confirmed there is no proposed revision to the sanitary sewer connection.

Mr. Weiner commented on the status of relief previously-granted by the Zoning Hearing Board.

Mr. DeLello commented on projected sanitary sewer flows. Mr. Weiner commented on the data submitted to the Pennsylvania Department of Environmental Protection, and on past Planning Module studies.

Mr. DeLello commented on the relief previously-granted by the Zoning Hearing Board.

Kim McClintock, Worcester, commented on right-of-way and frontage improvements. Mr. Nolan will review the approved preliminary plan, proposed final plan, and existing site conditions in this regard.

Michael Holsonback, Worcester, commented on as-built plans.

Bill Goulding, Worcester, commented on the provision of sidewalks, and on the sanitary sewer oversight agreement between the Township and AQUA.

Review of the application will continue at a future Planning Commission meeting.

5. November 9 Planning Commission Meeting Agenda – At its November 9, 2017 meeting the Planning Commission discuss the Center Point Village Zoning Ordinance assessment, and will review the Stony Creek Village (LD 2017-10) land development. The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Meadowood Grove (LD 2017-05) land development, if revised plans are received by the Township.
6. stormwater management ordinance – Mr. Ryan provided an overview of revisions made to this ordinance subsequent to the Members' previous recommendation to the Board of Supervisors.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the proposed stormwater management ordinance, the 9th version dated October 19, 2017, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

7. Other Business – There was no other business discussed at this evening's Business Meeting.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:25 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT



Urban Research & Development Corporation

28 West Broad Street • Bethlehem, Pennsylvania 18018 • 610-865-0701 • Fax 610-868-7613 • www.urdc.com

October 16, 2017

TO: Worcester Township Planning Commission and Staff

FROM: URDC, Charlie Schmehl (cschmehl@urdc.com)

SUBJECT: **Assessment of Center Point Village Vision Plan and Draft Development Regulations**

URDC was engaged to provide an Assessment of the work that has been completed to prepare the Center Point Village Vision Plan and to develop new Zoning and Subdivision and Land Development (SALDO) provisions for the Center Point Village area.

The County Planning Commission staff, Kennedy and Associates, and Township officials have completed great work in the Vision Plan and the draft zoning. Our goal is to find ways to further refine the draft regulations to make sure they achieve the Township's objectives, in a practical and realistic way.

There are many sections of the Plan and the draft regulations that we have not commented upon, because we agree with them as written.

We were first asked by the Supervisors to initially work with the Planning Commission to seek answers to three outstanding policy questions. The intent was that once there is some consensus on these questions, it will be easier to then address the remaining issues. This memo incorporates an updated version of the text of the first memo, with descriptions of tentative policy decisions made by the Planning Commission at their September meeting.

Current Zoning

We do not believe the current zoning should remain in place, unless there is an extremely attractive alternative option for landowners. The current zoning is geared towards strip commercial development. The current zoning would not only fail in creating a village environment, but also the current Commercial zone could cause land use conflicts with homes and access management problems along Valley Forge Road. It also does not make sense to have much of the floodplain to be currently commercially zoned along the east side Valley Forge Road.

Adopting the New Draft vs. Revising the Current Zoning Ordinance

A great deal of work, thought and input has been expended on the Vision Plan and the draft amendments. We believe the adopted Vision Plan is appropriate, and that adjustments should be made to the draft amendments to address ideas and concerns expressed in this memo.

Issues and Suggestions Regarding the Draft Development Regulations

1. Zoning Map

A zoning map was prepared showing CPV-1 and CPV-2 boundaries. It should be attached to the draft.

2. Convenience Store with Fuel Sales

A policy question was: Should a convenience store with gas pumps be allowed in the Village? How can the number, type, canopy and size of this type of use be controlled to satisfy market requirements, while also providing a rural village character?

It is a real challenge to make a convenience store with gas pumps fit within a rural village, but it is possible. If a gas station convenience store would be allowed, it would require special attention in writing the regulations.

Most chain convenience stores insist on 24-hour operations, which can threaten incompatibilities with nearby homes. These incompatibilities can be reduced with substantial landscaping requirements, large setbacks from homes, wide and thickly planted landscaped buffers, solid fences that help to deflect sound, agreements to limit late night deliveries, and prohibitions on outdoor video broadcasts and outdoor music.

Municipalities have not been successful in convincing chain convenience stores to place their fuel pumps behind the store. We know of only one that was built that way—one of the Sheetz stores in Cranberry Township near Pittsburgh, which was within a Traditional Neighborhood Development.

Many convenience stores have been willing to alter their exterior materials to include stone, brick or similar materials. We have attached a memo that shows some of the newer facade designs. However, other chains insist on prominently using bright trademark colors. A federal court decision ruled that municipalities cannot interfere with the use of a company's trademark colors.

The canopy is a prominent visual feature. The old approach was to try to limit the height of the canopy. However, strict height limits can effectively prohibit an angled canopy, which helps to contain light pollution and which many people find more attractive than a flat canopy. Although zoning regulations do not typically regulate color, an applicant can be requested to use neutral or earth tone colors on the exterior face of a canopy, which is done by Wawa. Also, signs on the canopy can be strictly limited.

There have been great improvements in controlling the lighting of convenience stores. The lighting spillover can be controlled, and lighting is now typically recessed inside the canopy or deflected by an angled canopy.

Convenience stores with gas pumps typically generate substantial amounts of traffic. There have been some studies that claim that the Institute of Traffic Engineering traffic generation estimates are out of date, and undercount the traffic. A high percentage of this traffic is pass-by traffic that is already on the road. However, as convenience stores emphasize prepared foods (and possibly alcohol sales in the future), there will be a greater amount of destination traffic. That is particularly true if there are few other quick-service breakfast and lunch choices in the area and if there are a large number of persons working in the surrounding region during the day.

The draft ordinance proposes to limit gasoline pumps to a maximum of 6. This actually could have an unintended consequence of causing more congestion and long lines of vehicles waiting for an open pump. Internal congestion is a problem at many busy convenience stores with gas sales. One option would be to allow a maximum of 8 fuel dispensers. In comparison, the larger Wawas typically have 12 fuel dispensers (at 3 islands). A provision should also prohibit fueling for large trucks (some gas stations have one set of pumps for cars, and another set of pumps for large trucks).

Convenience stores with gas pumps typically attract large numbers of customers in the mornings who are driving oversized delivery trucks, trailers with lawn mowers, and contractor vehicles. That needs to be considered in parking lots.

Tens of new chain convenience stores with gas pumps are being built in the region. On the positive side, they can provide an initial infusion of dollars that can pay many of the up-front costs needed to start a larger development.

Major chain convenience stores often sell their gas at a lower price than existing older gas stations. This is because the convenience stores make most of their profits from food and tobacco products, and not gas. The gasoline sales are an attraction to bring customers into the store for other items. As a result, many existing older gas stations have closed when a major chain gas station/convenience store opened nearby.

Some chain convenience stores with gas are now providing indoor and outdoor seating. Some of this seating is designed to be combined with on-site alcohol consumption. There are some Pennsylvania court cases that appear to limit the ability of a municipality to use zoning to limit alcohol sales. Additional parking should be provided when there is any seating, but some flexibility could be provided for outdoor seating, which is not used during much of the year.

The Township already meets its legal obligation to allow for gasoline service stations as a special exception use in the C Commercial district. However, that district does not allow the use to operate between 10 pm and 6 am. We did not notice any provisions that would prohibit the gas station use in the C district from being combined with a retail store or restaurant.

The number of gas stations can be limited with a minimum separation distance. The distance could be written in such a manner that only one additional gas station would be possible in the Center Point Village beyond the existing gas station.

At their September meeting, by a 3-2 vote, the Township Planning Commission provided an initial vote that they would favor allowing a convenience store with gasoline sales if the proper standards are put into place. However, a separation distance between gasoline sales uses should be added so that no more than one new gasoline sales use is allowed in the Village.

Also, if the existing gas station would be redeveloped, it also should be required to meet modern standards.

3. Residential Density

A question was asked: What should be the minimum open space requirement and maximum permitted residential density in the Village? How can realistic market requirements be meshed with the intent of preserving a rural village character?

The Board of Supervisors adopted a Resolution in 2017 to amend the Vision Plan to limit the base density for residential land areas to 2.5 dwelling units per acre. The Plan previously provided a base density of 2 to 3 dwelling units per acre.

The current draft recommends a base density of one dwelling per acre for the residential portions of a tract, if there is no use of bonuses. If the applicant agrees to comply with various bonus options under the draft, a maximum density of 4 dwellings per acre could be achieved. The draft minimum open space requirement currently starts out at 35 percent (Draft Section 150-249.12.A.(1)) for most major projects. Through use of the bonuses, the maximum density could be increased to 1.25 homes per acre with 40 percent open space, and 1.5 homes per acre with 45 percent open space. However, there is no provision for incentives beyond 45 percent open space.

The goal should be to offer an initial density that is low enough so that an applicant would be highly motivated to use the density provisions. There are some results that can only be achieved through optional incentive-based bonus provisions. For example, a Township can not require that an applicant maintain 60 percent of a parcel of land in one large area of preserved open space.

Mr. E. Van Rieker provided a sketch plan of the Palmer Tract to the Township. It proposed 99 dwelling units on a 48.39 acre residential tract (after deleting the areas proposed for commercial uses). That was an average of 2.04 homes per acre. (The density calculation would be lower if the proposed open space on the south side of Skippack Pike would be allowed to be counted together with the northern side of Skippack Pike, but that area to the south is mostly flood-prone and wetlands).

The Van Rieker sketch plan showed 27.4 acres of preserved land north of Skippack Pike within the 48.4 acre residential development area. That would result in 56.6 percent open space. Most notably, the plan proposed to preserve a substantial contiguous area of scenic farmland.

We are uncertain whether a zoning ordinance can require an applicant to follow the conceptual "Land Use Bubble Map" for a permitted by right use. The Township Solicitor could be asked to provide input on the matter. It is more traditional to make greater use of incentives and bonuses to achieve the Township's preferred land use pattern. This could involve making the base average density to be only one dwelling per 2 acres (with large minimum lot widths), which is based upon the current zoning. As a result, the applicant would be strongly discouraged from choosing the conventional option. However, because that more conventional option would be offered, it is easier to legally defend the desired land uses with higher standards, because the applicant will have voluntarily chosen to use the optional standards.

At the September 2017 meeting, the Township Planning Commission provided an initial indication that they favor maintaining the current minimum lot size of two acres for areas that are not currently

commercially zoned, if the applicant does not meet all of the standards for the Village development. However, the ordinance should state that existing lawful lots can be used for a permitted by right use without needing to meet additional requirements as a nonconforming lot.

An average base density of one dwelling per acre would then be possible if the applicant followed the conceptual Land Use Bubble Plan Map. The list of allowed commercial uses would also ONLY be allowed if there was compliance with the Land Use Bubble Plan Map. Then, the proposed system of density bonuses would be used. However, instead of allowing a maximum total average density of 4 dwelling units per acre, the Planning Commission recommended that the maximum density with the use of a reasonable set of bonuses should be limited to 1.75 units per acre. The goal is to make it very practical to achieve an average of 1.75 homes per acre, with the open space that is desired by the Township, by following the Vision Plan and the Land Use Bubble Plan Map.

As a result, there should be more emphasis on the percentage open space in the density bonuses. Instead of the density bonuses stopping once 45 percent open space has been achieved, the density bonuses should provide incentives up to 65 percent or higher open space. The highest bonuses should only be possible if the project provided large contiguous areas of open space that are mostly suitable for agricultural uses.

We recommend counting each acre of floodplain land, wetlands or steeply sloped land as one-half or one-quarter acre of open space.

To provide flexibility to relate to the changing real estate market, we recommend offering a little more flexibility in the percentages that can be built of each type of housing.

4. Scale and Height of Development.

A question was asked: What is an appropriate scale for non-residential development in the Village? How should maximum building size, building height and massing be controlled, to meet realistic market requirements with the intent of preserving a rural village character?

It is possible to allow a medium-sized building to have the appearance of connected smaller buildings, through the use of variations in setbacks, materials, rooflines and other features. An example is illustrated on an attachment.

The current market needs to be fully considered in setting maximum building sizes. For example, a chain pharmacy can serve as an essential anchor that helps to attract customers needed to support nearby smaller and independent businesses. A number of chain pharmacies now average 14,000 to 16,000 square feet of floor area in similar locations. The Township Planning Commission made an initial recommendation that a maximum square foot requirement of 15,000 square feet per commercial establishment should apply. That would require an adjustment to draft Sections 150-249.11.B. and 150-250.4, which would otherwise require a strict 5,000 square foot floor area limit for many commercial uses.

We do not believe that any maximum square footage should apply to offices. If an entity wanted to occupy more than 15,000 square feet of office space in a 2 or 3 story building, that could provide a beneficial anchor to help support commercial uses.

Also, we believe interconnected buildings can be attractive and desirable if there are proper design standards. Therefore, we do not recommend precluding several commercial businesses from being connected, provided that there is variation in the architectural design within the building.

The intent is to allow upper story apartments or offices above commercial uses. An applicant could use a false second story (such as with dormers), but it should not be required.

We recommend that drive-through facilities should be limited to pharmacies and financial institutions (such as banks). To the maximum extent feasible, the drive-through facilities should be at the back of a building.

The draft ordinance includes a number of design standards to provide commercial development with a high level of architectural design. Additional ones could be added; however, we understand a policy decision was previously made to delete some of the previously proposed standards. A balance is needed between necessary standards versus being too prescriptive and thereby tying the hands of architects.

The height standards should be written to make sure they do not preclude good design. The current method of measuring “building height” is based upon the average between the eave the ridge of a roof. This method does allow some flexibility for peaked and pitched roofs and decorative roof extensions. However, the proposed 35 feet height limit may still be limiting for commercial development, which may have higher ceilings. One option would be to allow a 45 feet height with a maximum number of 3 stories for businesses. As a result, developers would be encouraged to use decorative roof peaks and pitches and higher internal ceilings, but would not be allowed to squeeze in a fourth story.

Some communities require that buildings either include 2 or more stories, or have the appearance of 2 or more stories. That is used to a greater extent in downtowns than in villages. In many cases, developers do not believe it is feasible in a suburban or rural area to build a second story, particularly for uses such as banks. Having a standard of “appearing to have 2 stories” means that there are false second floor windows, which often have the appearance of a dormer on a pitched roof.

5. Land Use Bubble Plan

In the previous section, we described why the bulk of the new provisions for higher density should be regulated as an option. This is to allow a more defensible requirement that applicants must comply with the Land Use Bubble Plan. Because the applicant would have the option of creating 2-acre single family detached lots, it will be easier to legally require compliance with the Bubble Plan because it will be an option.

6. Allowed Uses

We recommend simplifying the housing types, and instead using the housing types in the current zoning ordinance. That would involve merging carriage house into townhouse, for example. A definition needs to be added for “Twin Homes,” which we recommend be limited to side-by-side homes

7. Commercial Depth

The draft limits commercial uses to a 300 feet depth from Skippack Pike and Valley Forge Road. A 400 feet depth would provide more room for internal shared circulation and more of a village vs. strip layout.

8. Drive-Through Uses

The draft would prohibit all drive-through uses in CPV-1, but allow almost all types of drive-through uses in CPV-2. We recommend drive-throughs in CPV-2 be limited to pharmacies and financial institutions. The drive-through window should be required to be placed on the rear of the building. The main change would be to not allow restaurant drive-throughs, which are more likely to generate conflicts with pedestrian traffic and are more likely to generate noise and litter.

9. Offices

Offices are proposed to be limited to “small scale” in converted dwellings. We believe all sizes of offices should be allowed, in new and old construction. Also, the draft allows apartments above commercial uses, but should also allow offices above commercial uses.

10. Residential Density

It is recommended that the base density be changed from one unit per acre to two acres per unit. However, by complying with the Land Use Bubble Plan, the design standards, and providing certain amenities, it should be practical to achieve 1.75 units per acre. The current maximum density in the draft is 4 units per acre.

We recommend that land that is separated by a pre-existing public street not be counted towards density of a tract.

11. Transfer of Development Rights

The current draft offers a bonus for transfer of development rights. The largest property owner was quoted at a meeting as saying they were not interested in using it. It may be advisable to delete the TDR option of sending additional density into the village to allow a more predictable maximum density.

12. Density Bonuses

For larger tracts, the minimum open space should be increased from 35 percent. Currently, a bonus can only be achieved for an additional 10 percent, up to a total of 45 percent open space. The goal should be to achieve a higher total percentage of open space on larger tracts, and to have most of that open space be contiguous.

13. Woodland Bonus

The draft proposes a 0.25 per acre density bonus for preservation of 50 percent of the woodlands. Most of the woodlands appear to be along the creek, where they will be protected by the existing Riparian Conservation Overlay. Therefore, this bonus may not be needed.

14. Off-Site Pedestrian Improvement Bonus

This bonus would mainly be valuable if the Township determines it would like sidewalks to be built within the street right-of-way but beyond the borders of a development site. As written, the developer of the Palmer Tract would have to build 1,600 feet of sidewalk along the properties of other landowners. We do not believe that bonus would be used as proposed. It may be found that the proposed trail system along the creek and the power lines would be cheaper and easier to construct, without the disruption and high expense of building sidewalks within a PennDOT right-of-way.

A more fair method would be to provide that for every X square feet of sidewalk that is constructed off-site, the applicant is allowed one additional dwelling unit.

15. Historic Building Bonus

There is a valuable proposed provision that the preservation of a historic building does not count towards density. Otherwise, a historic house might be demolished so that a much more profitable house could be built in its place. However, we do not believe an entire tract should receive a 0.5 increase in density because one historic building is preserved. Instead, it might be tied to a specific increase in number of dwelling units (such as 2).

16. Trail Bonus

The trails are important features. Some municipalities interpret the MPC provisions for pedestrian improvements to mean that trail links can be required in any case.

17. Housing Types

The draft says that at least two housing types are required, with each of those types comprising at least 20 percent and no one type comprising more than 60 percent. To allow flexibility for the market, we recommend that 60 percent be increased to 75 percent. One of the main results would be that a project could be comprised of up to 75 percent townhouses, which can make it much easier to achieve higher percentages of contiguous preserved open space.

We recommend that the term “carriage houses” not be used, and that attached side-by-side units be required to meet the townhouse standards. The building and impervious coverages for townhouses should be able to be met for the entire townhouse project area, as opposed to each lot, which allows condominium layouts. If a condominium arrangement is used, the townhouse dimensional standards should be only used for spacing purposes, and not require the creation of individual lot lines.

18. Non-Residential Percentage

As written, any Mixed Use Development must contain at least 5 percent non-residential uses. Mixed Use Development is proposed to be required on tracts of more than 3 acres. We suggest this minimum non-residential requirement only apply for larger tracts.

19. Single Family Detached Houses

The draft dimensional provisions discourage the construction of single family detached houses, by requiring four times the lot size for a single vs. a townhouse. We believe a properly designed single can work well on a 5,000 or 6,000 square foot lot with a 50 or 60 feet lot width. This compares to the draft requirement of 8,500 square feet lots with an 80 feet width. The width of a lot has great impacts upon infrastructure improvement costs to a developer. We recommend applying the “village single” design features (draft Section 150-249.11.B.2.d) to all singles within the Center Point Village.

We do not believe “maximum net lot area” requirements are needed.

20. Multi-Family

It is unclear why apartments need four times the net density as townhouses. Instead, we recommend a minimum one acre lot area for any new multi-family construction, so that a small lot is not converted into an apartment building where it would not be expected. The current draft is also strict in only allowing four apartments per building. That would make it harder to promote apartments above commercial uses.

21. Live Work Units

Consideration should be given to allowing Live Work Units. They involve a person conducting a business in the same building as they reside. The types of businesses would be limited, such as arts galleries, offices, electronics repair, and personal services. They function similar to a home occupation, except there is no limit to the percentage of the unit that can be used for the business. The division between the business and residential spaces can remain very flexible and can change over time. State Construction Codes were updated to make it easier to develop Live Work units, without needing fire separation walls between the spaces.

Live-Work Units often function is a townhouse-type of arrangement, with a street-level entrance for each business, and with the bulk of the upper story used as a residence.

22. Flexibility in Home Occupations

For the existing homes that are along Valley Forge Road or Skippack Pike, one option is to be more flexible in home occupation regulations. These specific homes could be allowed to have a “Major Home Occupation.” Compared to the current home occupation requirements, this could allow a second non-resident employee (vs. the current limit of one), a sign of 2 square feet (vs. the current prohibition on all signs), more than 2 off-street parking spaces (vs. the current maximum of 2), and a floor area of up to 30 percent of the total building floor area (vs. a current limit of 500 square feet or ½ the first floor, whichever is more restrictive).

The current home occupation provisions could remain in place for the rest of the Township.

23. Non-Residential Use Setbacks

The proposed front yard setbacks are proposed to be measured from a sidewalk. Since not every property may have a sidewalk, we recommend using the right-of-way line. The side and rear setbacks for a non-residential use should vary, depending upon whether the adjacent lot is in a residential use or a residential district. We believe in relatively small setbacks between business uses, and larger setbacks (with buffers) between business uses and an existing or potential adjacent residential use.

The proposed non-residential use setbacks in both CPV-1 and CPV-2 include a maximum building length of 100 feet for facades facing a street, except for a “shopping center”. We believe interconnected buildings, or buildings that appear to be inter-connected buildings, can be attractive and very pedestrian friendly. Instead of a strict 100 feet length limit in the zoning ordinance, we recommend emphasizing requirements for variations in setbacks, rooflines and other features along a longer building.

24. Open Space Restrictions

Draft Section 150-249.10.D. states that all open space shall be permanently deed restricted from “future subdivision and development.” For land that is intended to become recreation land, there should be an exception for customarily accessory non-commercial recreation structures, such as pavilions. For land that is intended to be preserved in agricultural uses, there should be exceptions for customarily accessory structures, such as fences and small accessory agricultural buildings.

25. Number of Driveways

Draft Section 15-249.11.E.(1) is a zoning provision that limits a commercial lot in CPV-1 to only one driveway. In many situations, it is advisable to have one access point that allows right hand turns only, to relieve stress from the main driveway. That is customary for multi-use or higher traffic commercial properties. PennDOT will strictly control the number and location of driveways along the main roads. An alternative would be to say that only one driveway from a lot may permit left hand turns, unless specifically approved otherwise by the Supervisors.

26. Driveway Materials

Draft Section 150-249.11.E.(2) prohibits residential driveways visible from a street from being constructed of asphalt. We believe this is overly restrictive.

We do like the encouragement in this section of only hard-surfacing the two tire treads of a residential driveway, which reduces impervious coverage.

27. Loading Docks and Trash Disposal Areas

Draft Sections 150-249.11.F.(1) and 150-250.C.(1) require loading docks to be setback 25 feet from a residential lot. Draft Sections 150-249.11.F.(3) and 150-250.C.(3) have a similar setback for trash disposal areas. We believe a larger setback is needed, particularly since loading docks and trash disposal areas are usually unattractive and major sources of noise, odors and insects.

28. **Outdoor Storage**

Draft Section 150-249.11.F.(2) says that no outdoor storage or display is permitted “overnight.” We suggest it only apply to hours when the business is not open. The goal is avoid over-regulating an outdoor display during evening hours when a business is open.

29. **CPV-2 District**

The above provisions mainly address the CPV-1 provisions, but most of the above comments also apply to CPV-2. The CPV-2 area is proposed to allow a convenience store with fuel sales, which is addressed in a previous section of this report.

30. **SALDO Design Standards**

The Township has thoughtfully proposed to place many of the design standards in the Subdivision and Land Development Ordinance (SALDO). A SALDO standard can be modified if an applicant provides an alternative standard that meets the same purpose. In comparison, a zoning provision can only be modified by the Zoning Hearing Board at a hearing, after the applicant provides proof of a hardship.

Section 130-66 should be identified as a new section that is being added to the ordinance. Also, the new sections should start with A., not D.

We generally felt that the draft SALDO design standards were appropriate (draft Section 130-66). For low-traffic shorter residential streets, we believe sidewalks should only be required on one side. For the volumes of pedestrian traffic that are likely to occur, we believe the proposed 8 feet wide sidewalks in front of non-residential uses would be excessive. We believe 5 feet widths would be sufficient in all cases.

The draft provisions that require pitched roofs should be revised (draft Section 130-66.E.C(1)). It is important to have buildings that do not have the appearance of a flat roof. This is often achieved with slanted roofs around the sides of the building, but which have a flat lower interior roof that screens HVAC equipment. That exception should be included. Another exception to the prohibition of flat roofs for both non-residential and residential buildings should apply if a building has the appearance of a decorative historic cornice along the front. For example, some attractive townhouses have been built with a historic style top cornice.

Please contact us if there are any questions or comments.



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October 31, 2017
Ref: # 7380

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Stony Creek Village Land Development
Final Plan Submission - Review of Right-of-Way

Dear Mr. Ryan:

There was a question raised at the Worcester Township Planning Commission Meeting on October 26, 2017 regarding the Right-of-Way that was part of the plans that received preliminary approval from the Township by Resolution No. 05-22 on December 5, 2005. As a result of this question, I reviewed the plans that received preliminary approval from the Board of Supervisors, and the current plans which have been submitted for final approval.

The plan set that received preliminary approval was originally dated March 29, 2004. The plans that have been submitted for final plan approval are dated September 21, 2017. I have reviewed the ultimate right-of-way on both plan sets and found that they are identical. There have been no changes to the ultimate right-of-way between the plans approved in 2005 and the latest final plan submission. In addition, all the waiver requests remain the same, and the Zoning Hearing Board decision which is shown on the plans is still valid.

Please contact me if you have any questions or need any further assistance with these plans.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Cornelius Brown, Bohler Engineering, inc.
File

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Executive Summary

McMahon Associates, Inc. has completed a transportation impact study for the proposed mixed-use Stony Creek Village development which includes approximately 11,350 square feet of retail space, a 5,600 square-foot high-turnover sit-down restaurant, and 9,600 square feet of office space. This development is proposed to be located on the northwest corner of Township Line Road (S.R. 3001) and North Wales Road (T-377) in Worcester Township, Montgomery County, Pennsylvania (**Figure 1**). Access to the development is proposed to be provided via one full-movement access along Township Line Road (S.R. 3001) and one full-movement access along North Wales Road (T-377). A conceptual site plan, prepared by Bohler Engineering and dated September 21, 2017 is shown in **Figure 2**.

The scope of this transportation impact study is based on PennDOT's guidelines, per the Department's publication Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permits, dated January 28, 2009, and the requirements of the Township Ordinance.

The purpose of this transportation impact study is to evaluate the traffic impacts of the proposed development. The scope of this study includes an evaluation of the existing weekday morning, weekday afternoon, and Saturday midday peak hours as well as the future 2019 build-out year both without and with the development at the site-adjacent intersections of Township Line Road (S.R. 3001) and North Wales Road (T-377).

Trip generation data compiled for the proposed development includes Shopping Center (ITE Land Use Code 820), General Office Building (ITE Land Use Code 710), and High-Turnover (Sit-Down) Restaurant (ITE Land Use Code 932). This trip generation data is based on the Institute of Transportation Engineers (ITE) publication entitled, *Trip Generation Manual, 10th Edition*. Both the proposed shopping center as well as the high-turnover (sit-down) restaurant draws upon "pass-by" traffic which is already on the roadway heading to another primary destination. The "pass-by" trips at the driveways are combined with "new" trips to comprise total site trips. ITE data, accepted by PennDOT, indicates the proposed development will generate approximately 51 "new" trips during the weekday morning peak hour, 47 "new" trips during the weekday afternoon peak hour, and 55 "new" trips during the Saturday midday peak hour.

Per the traffic evaluation, the following traffic improvements are recommended to mitigate the proposed development impacts. Since some of these improvements are within the state's right-of-way, coordination with PennDOT will be required to implement these improvements:

Site Accesses

Access 1: Full Movement Site Access along North Wales Road (T-377)

- Classified as a low-volume driveway based on the anticipated daily traffic volumes.
- Provide a minimum cartway width of 26 feet, striped to provide one ingress and one egress lane
- Provide curb radii appropriate for the accommodation of trucks that will utilize the driveway;
- Provide stop-control on the egress approach to North Wales Road (T-377); and
- Provide ADA compliant curb ramps and crossings with connections to sidewalks along the property frontages.

Access 2: Full Movement Site Access along Township Line Road (S.R. 3001)

- Classified as a low-volume driveway based on the anticipated daily traffic volumes.
- Provide a minimum cartway width of 26 feet, striped to provide one ingress and one egress lane
- Provide curb radii appropriate for the accommodation of trucks that will utilize the driveway;
- Provide stop-control on the egress approach to Township Line Road (S.R. 3001); and
- Provide ADA compliant curb ramps and crossings with connections to sidewalks along the property frontages.

We believe that the exiting left-turn movement at the North Wales Road access is appropriate due to the relatively low traffic volume that is expected to utilize that access, the adequate sight distance, the projected acceptable operation of each access intersection, as well as difficulty that any restrictions would create on site traffic that would be affected by such restrictions. During the weekday morning peak hour, the through/right-turn lane traffic queue on North Wales Road, will extend from Township Line Road past the access, but during this peak hour the volume of traffic exiting the site left onto North Wales Road is minimal, only five vehicles during the entire hour. It should be noted that the southbound North Wales Road left-turn queue is not expected to extend to the site access. Additionally, during other periods of the day, the traffic queues from either of the North Wales Road traffic queues are not expected to extend to the access location. As a result, we believe that the left-turn egress on North Wales Road is an acceptable movement.

The traffic analyses contained herein reveal that efficient access to and from the proposed development can be provided, and furthermore, site-generated traffic can be accommodated at the study area intersections.

Detailed results of the level-of-service and queueing analysis are contained in the matrices provided at the end of this report in **Tables 5 and 6**.

Existing Transportation Settings and Conditions

The proposed development will be located at the northwest corner of Township Line Road (S.R. 3001) and North Wales Road (T-377) in Worcester Township, Montgomery County, PA (**Figure 2**). The existing roadways and intersections in the vicinity of the site, which comprise the study area roadway network, are described in this section.

Roadway Characteristics

The study area roadway network and characteristics are summarized below in **Table 1**.

Table 1. Existing Roadway Characteristics

Roadway Name (Jurisdiction)	Average Daily Traffic Volumes (vehicles per day)	Roadway Classification		Travel Lanes (per direction)	Posted Speed Limit (mph)
		Smart Transportation ⁽¹⁾	PennDOT/ Township ⁽²⁾		
Township Line Road (PA Route 3001, seg. 90)	9,909 ⁽³⁾	Community Arterial	Urban – Minor Arterial	1	40
North Wales Road (T-377)	7,442 ⁽³⁾	Community Collector	Urban – Minor Arterial	1	35

(1) Based on Table 5.1 – Roadway Categories in the PennDOT publication, *Smart Transportation Guidebook*.

(2) Based on the roadway classifications provided on PennDOT's Internet Traffic Monitoring System (iTMS) website.

(3) Based on traffic data from PennDOT's Internet Traffic Monitoring System (iTMS) website. Based on traffic data from PennDOT's Internet Traffic Monitoring System (iTMS) website.

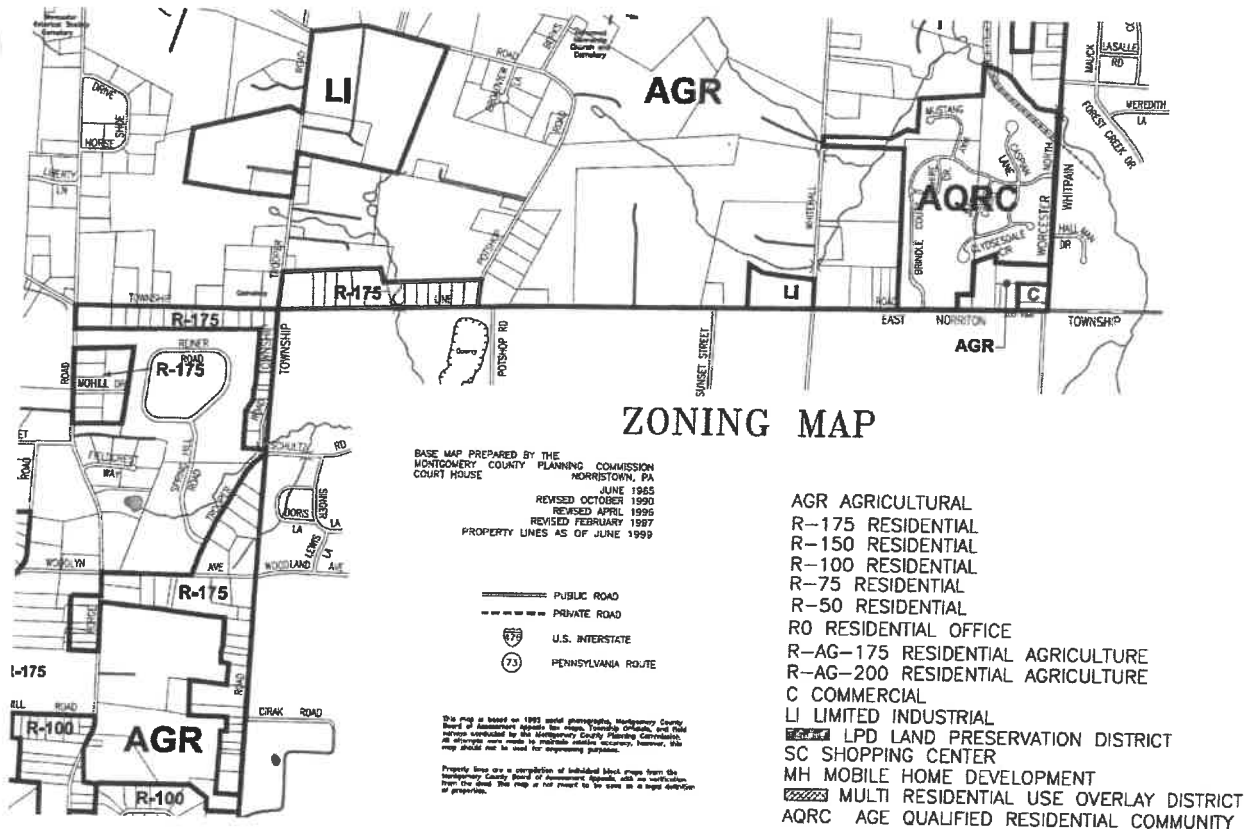
The following key intersection in the vicinity of the site comprise the study area:

- Township Line Road (S.R. 3001) and North Wales Road (T-377)

The existing characteristics of the study intersections, including photographs, field sketches, and signal permit plans are provided in **Appendix A**.

Land Use Context

The proposed mixed-use development in Worcester Township, Montgomery County is located within the C Commercial District and partly in the AGR District of Worcester Township.



Area Transit Services

There are currently no Transit services in the area.

Pedestrian-Bicycle Facilities

There are limited Pedestrian-Bicycle Facilities within the project area.

Traffic Count Data

Daily traffic counts were obtained from PennDOT’s Internet Traffic Monitoring System (iTMS) website. The traffic count data is provided in **Appendix B**.

Manual turning movement traffic counts were conducted at the study intersections during October 2017 during the weekday morning (7AM – 9AM), weekday afternoon (4PM – 6PM) and Saturday mid-day (11AM to 2PM) peak periods. The results of these traffic counts are tabulated by 15-minute intervals in **Appendix C**. The four-highest consecutive 15-minute peak intervals during these traffic count periods constitute the peak hours that are the basis of this traffic analysis.

The resultant peak hour traffic volumes are depicted in **Figure 3A** for the weekday morning (7AM – 9AM), weekday afternoon (4PM – 6PM) and Saturday mid-day (11AM to 2PM) peak periods. The traffic

volumes in Figure 3A were then analyzed to determine the existing operating conditions, and the results of this analysis are shown in **Figure 3B**. Specific details regarding the analysis results and traffic operations are provided later in this report.

Site Characteristics

This section presents the details regarding the proposed site, including the incremental increase in traffic volumes generated by the development during the peak hours and the distribution of site traffic to the study area roadways, as well as the proposed site access configuration, traffic control, and sight distance requirements.

Trip Generation

Traffic volumes generated by the proposed development were prepared based on trip generation data compiled from numerous studies contained in the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 10th Edition*. Table 2 presents the anticipated vehicular trip generation for the proposed development.

Table 2. Vehicular Trip Generation ⁽¹⁾

Land Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Saturday Midday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center ⁽²⁾	11,350 Sq. Ft	428	7	4	11	21	22	43	27	24	51
<u>Internalization</u> ⁽³⁾			-1	-1	-2	-11	-6	-17	-13	-7	-20
<u>Pass-By</u> ⁽⁴⁾			-1	-1	-2	-4	-5	-9	-4	-4	-8
New Trips			5	2	7	6	11	17	10	13	23
General Office Building ⁽⁵⁾	9,600 Sq. Ft.	94	9	2	11	2	9	11	3	2	5
<u>Internalization</u> ⁽³⁾			-1	-1	-2	-1	-2	-3	-1	-0	-1
New Trips			8	1	9	1	7	8	2	2	4
High-Turnover (Sit-Down) Restaurant ⁽⁶⁾	5,600 Sq. Ft.	628	31	25	56	34	21	55	32	31	63
<u>Internalization</u> ⁽³⁾			-2	-2	-4	-6	-10	-16	-7	-14	-21
<u>Pass-By</u> ⁽⁷⁾			-9	-8	-17	-11	-6	-17	-8	-6	-14
New Trips			20	15	35	17	5	22	17	11	28
Total All Uses		1,150	47	31	78	57	52	109	62	57	119
<u>Internalization</u>			<u>-4</u>	<u>-4</u>	<u>-8</u>	<u>-18</u>	<u>-18</u>	<u>-36</u>	<u>-21</u>	<u>-21</u>	<u>-42</u>
<u>Pass-By</u>			<u>-10</u>	<u>-9</u>	<u>-19</u>	<u>-15</u>	<u>-11</u>	<u>-26</u>	<u>-12</u>	<u>-10</u>	<u>-22</u>

Total Vehicular Trips			33	18	51	24	23	47	29	26	55
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- (1) Based on ITE's *Trip Generation Manual, 10th Edition*.
- (2) ITE Land Use Code 820 for Shopping Center based on the square footage of the shopping center.
- (3) Internalization was calculated based on the NCHRP 684 Internal Trip Capture Estimation Tool (worksheets available in Appendix E)
- (4) According to the Trip Generation Manual, for LU Code 820 approximately 24% of the total trips during the weekday morning peak hour after pass-by and 34% of the total trips during the weekday afternoon peak hour are pass-by. A rate of 26% was utilized for the Saturday midday peak hour.
- (5) ITE Land Use Code 710 for General Office Building based on the square footage of the building.
- (6) ITE Land Use Code 932 for High-Turnover (Sit-Down) Restaurant based on the square footage of the restaurant.
- (7) According to the Trip Generation Manual, for LU Code 932 approximately 33% of the total trips during the weekday morning peak hour after pass-by and 43% of the total trips during the weekday afternoon peak hour are pass-by. A rate of 33% was utilized for the Saturday midday peak hour.

Internal trip calculations were used to determine the amount of trips that would be served within the development (i.e.: to/from the office building to the restaurant and retail). Those calculations and details are provided in **Appendix D**.

Trip Distribution and Assignment

Site-generated traffic will approach and depart the site via different routes depending on factors such as the existing traffic patterns, location of major roadways, and the location of the development's site access. The distribution percentages for the anticipated directions of approach and departure and traffic assignment percentages are illustrated in **Figure 4A**. Application of the percentages illustrated in **Figure 4A** to the new peak hour trips contained in **Table 2**, provides an estimate of site traffic to be added to the study area. The site-generated traffic is also shown in **Figure 4B** for the weekday morning, weekday afternoon, and Saturday midday peak hours.

Figure 4C illustrates the pass-by distribution percentages and **Figure 4D** illustrates the pass-by trip assignment for the entire site for the weekday morning, weekday afternoon, and Saturday midday peak hours. The new and pass-by trips for the proposed development are then illustrated in **Figure 4E** for the weekday morning, weekday afternoon, and Saturday midday peak hours.

Site Access Configuration and Traffic Control

Access to the site is proposed via two unsignalized full-movement driveways, one along Township Line Road (S.R. 3001) and one along North Wales Road (T-377). The recommendations for the proposed access designs, including traffic control and geometric design, were based on industry accepted criteria and guidelines.

Additionally, the geometric design of the proposed site accesses were preliminarily evaluated based on guidelines contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads*, as well as local PennDOT District policies.

Based on the results of this evaluation, the following access configurations and traffic controls are recommended, subject to the detailed engineering of the site accesses:

Access 1: Full Movement Site Access along North Wales Road (T-377)

- Classified as a low-volume driveway based on the anticipated daily traffic volumes.
- Provide a minimum cartway width of 26 feet, striped to provide one ingress and one egress lane
- Provide curb radii appropriate for the accommodation of trucks that will utilize the driveway;
- Provide stop-control on the egress approach to North Wales Road (T-377); and
- Provide ADA compliant curb ramps and crossings with connections to sidewalks along the property frontages.

Access 2: Full Movement Site Access along Township Line Road (S.R. 3001)

- Classified as a low-volume driveway based on the anticipated daily traffic volumes.
- Provide a minimum cartway width of 26 feet, striped to provide one ingress and one egress lane
- Provide curb radii appropriate for the accommodation of trucks that will utilize the driveway;
- Provide stop-control on the egress approach to Township Line Road (S.R. 3001); and
- Provide ADA compliant curb ramps and crossings with connections to sidewalks along the property frontages.

We believe that the exiting left-turn movement at the North Wales Road access is appropriate due to the relatively low traffic volume that is expected to utilize that access, the adequate sight distance, the projected acceptable operation of each access intersection, as well as difficulty that any restrictions would create on site traffic that would be affected by such restrictions. During the weekday morning peak hour, the through/right-turn lane traffic queue on North Wales Road, will extend from Township Line Road past the access, but during this peak hour the volume of traffic exiting the site left onto North Wales Road is minimal, only five vehicles during the entire hour. It should be noted that the southbound North Wales Road left-turn queue is not expected to extend to the site access. Additionally, during other periods of the day, the traffic queues from either of the North Wales Road traffic queues are not expected to extend to the access location. As a result, we believe that the left-turn egress on North Wales Road is an acceptable movement.

Sight Distance

Sight distance field measurements and an evaluation were performed at the proposed access intersections along Township Line Road (S.R. 3001) and North Wales Road (T-377). Generally, the prevailing (85th percentile) travel speed, roadway grades and profiles, and the number of travel lanes play a role in determining if safe sight distances are available for egress and ingress at the proposed accesses. The existing sight distances at the proposed access intersections were measured and compared

to PennDOT's sight distance requirements. These sight distance requirements are contained in *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads*.

Table 3 summarizes the available sight distance measurements, as well as PennDOT's sight distance requirements at the proposed access locations. Please note these are for the locations listed on the current concept plan, if these locations change, the sight distance measurements will be updated accordingly.

Table 3. Sight Distance Measurements

Full-Movement Site Access and Township Line Road (S.R. 3001)

Movement	Direction	Posted Speed (mph)	Approximate Grade	PennDOT Requirements (feet)		Available Sight Distance (feet)
				Desirable ⁽¹⁾	Acceptable ⁽²⁾	
Exiting	Looking Left	40	+4%	440	295	515
	Looking Right	40	-7%	460	360	
Left turn Entering	Looking Ahead	40	+4%	300	295	530
	From the Rear	40	-7%	300	360	

- (1) Based on the desirable sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit, unless otherwise noted.
- (2) Based on the safe stopping sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit.

Full-Movement Site Access and North Wales Road (T-377)

Movement	Direction	Posted Speed (mph)	Approximate Grade	PennDOT Requirements (feet)		Available Sight Distance (feet)
				Desirable ⁽¹⁾	Acceptable ⁽²⁾	
Exiting	Looking Left	35	-3%	440	260	370
	Looking Right	35	+3%	350	239	
Left turn Entering	Looking Ahead	35	-3%	372	260	385
	From the Rear	35	+3%	372	260	

- (1) Based on the desirable sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit, unless otherwise noted.
- (2) Based on the safe stopping sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit.
- (3) Distance measured to the intersection of North Wales Road and Township Line Road (S.R. 3001).

As shown in Table 3, all of the existing available sight distances at the site access intersection meet PennDOT's acceptable sight distance criteria. Proper landscaping must be maintained along the site frontage on Township Line Road (S.R. 3001) for provision of sight distances according to the above table. The actual available sight distances should be verified during detailed engineering of the site access. The PennDOT M-950S forms are completed and provided in **Appendix E** for both site access intersections.

Future Traffic Conditions

This section presents the future build-out year 2019 traffic conditions, both without and with the proposed development, which is anticipated to be completed and occupied by 2019. The future 2019 build-out year without-development traffic volumes were estimated by increasing the existing 2017 traffic volumes to account for regional growth, as described below. The incremental increase due to the anticipated trip generation for the site was then added, resulting in the future 2019 build-out year.

Regional Traffic Growth

To account for regional traffic growth, the existing traffic volumes were increased by an annual traffic growth rate of 0.41 percent per year compounded for 2 years to 2019, or 0.82 percent total to 2019. This growth rate is consistent with the traffic growth rate recommended by the PennDOT Bureau of Planning and Research *Growth Factors for August 2017 to July 2018* for similar urban, non-interstate roadways in Montgomery County.

Local Traffic Growth

To account for local traffic growth, surrounding municipalities were contacted to identify any other nearby future developments. Based upon coordination with Worcester Township, the existing traffic volumes were also increased to include the traffic to be generated by nearby approved developments in the vicinity of the Worcester. Specifically, the following development was included:

- **Center Square Golf Club Residential Development** – approximately 125 single family homes and 125 townhomes being built just south of Skippack Pike between Berks Road (S.R. 3004) and Whitehall Road

Planned Roadway Improvements

There are no known planned roadway improvement plans in the vicinity of the site.

Future Traffic Conditions

The total background growth and nearby approved development traffic volumes were then added to the existing 2017 traffic volumes, resulting in the future 2019 without-development traffic volumes. Next, the site generated traffic volumes, as shown in **Figure 4B**, were added to the future 2019 without-development traffic volumes, resulting in the future 2019 with-development traffic volumes. Detailed spreadsheets summarizing the traffic volumes are provided in **Appendix F**.

The resultant future 2019 build-out year peak hour traffic volumes without development are illustrated in **Figure 5A**, and the future 2019 build-out year with-development peak hour traffic volumes are illustrated in **Figure 5B** for the weekday morning, weekday afternoon, and Saturday peak hours. These traffic volumes were then analyzed to determine the future 2019 build-out year without and with development traffic operating conditions, and the results of this analysis are shown in **Figures 5C and 5D**. The analyses worksheets for the 2017 existing conditions and the 2019 build-out year without- and with-development conditions are then provided in **Appendices G, H, and I**, respectively.

Capacity/Level-of-Service Results

The peak hour traffic volumes were analyzed to determine the existing and future traffic operating conditions, both without and with the proposed development, in accordance with the standard techniques contained in the current *Highway Capacity Manual (2010)* for both signalized and unsignalized intersections. The HCM 2010 Methodology within Synchro 10.0 (build 806, rev. 77) traffic analysis software was utilized in the traffic analyses.

These standard capacity/level-of-service analysis techniques, which calculate total control delay, are described in **Appendix J** for both signalized and unsignalized intersections, as well as the correlation between average total control delay and the respective level-of-service (LOS) criteria for each intersection type.

According to PennDOT's *Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permit Plans*, the following procedures and assumptions were utilized:

- For signalized intersections, the Pennsylvania base saturation flow rate (Exhibit 10-9) and Pennsylvania traffic signal control calibration parameters (Exhibit 10-10) outlined in PennDOT's *Publication 46, Traffic Engineering Manual*, were used.
- For unsignalized intersections, the base critical headways at TWSC intersections (Exhibit 10-11) and base follow-up headways at TWSC intersections (Exhibit 10-12) outlined in PennDOT's *Publication 46, Traffic Engineering Manual*, were used.
- All traffic signal timings at signalized intersections were optimized in without-development conditions.
- If the evaluation of without development to with development indicates that the overall intersection level-of-service has dropped, the applicant will be required to mitigate the level-of-service if the increase in delay is greater than 10 seconds. If the overall intersection delay increase is less than or equal to 10 seconds, mitigation of the intersection will not be required.

The existing and future build-out year 2019, both without and with the proposed development, are summarized in **Figures 3B, 5C, and 5D** respectively. As stated in the executive summary, the level-of-service and queue matrices are provided in **Tables 5 and 6**.

As illustrated in **Figures 3B, 5C, and 5D** with the proposed site and with the site related improvement recommendations, all study intersections will satisfy PennDOT's level-of-service criteria. **Table 4** below summarizes the overall levels of service for the study, and the detailed results of the level-of-service analysis are contained in the matrices provided in **Tables 5 and 6**.

Table 4. Overall Intersection Levels-of-Service

Weekday Morning Peak Hour

Intersection	Overall Level-of-Service (Delay in Seconds)		Delay Increase	Mitigates with Improvements
	2019 Without Development	2019 With Development		
Township Line Road (S.R. 3001) and North Wales Road (T-377)	C (22.4)	C (22.9)	+0.5 seconds	NA

Weekday Afternoon Peak Hour

Intersection	Overall Level-of-Service (Delay in Seconds)		Delay Increase	Mitigates with Improvements
	2019 Without Development	2019 With Development		
Township Line Road (S.R. 3001) and North Wales Road (T-377)	C (22.7)	C (23.3)	+0.6 seconds	NA

Saturday Midday Peak Hour

Intersection	Overall Level-of-Service (Delay in Seconds)		Delay Increase	Mitigates with Improvements
	Without Development	With Development		
Township Line Road (S.R. 3001) and North Wales Road (T-377)	A (9.1)	A (9.2)	+0.1 seconds	NA

Township Line Road (S.R. 3001) and North Wales Road (T-377)

Since the overall level of service will remain the same from without- to with-development conditions, mitigation is not required. However, the timings have been optimized within the parameters of the future permit plans to optimize future operations.

Township Line Road (S.R. 3001) and Site Access

This intersection will operate at overall LOS A with all movements operating at LOS C or better with development during all three peak hours.

North Wales Road (T-377) and Site Access

This intersection will operate at overall LOS A with all movements operating at LOS C or better with development during all three peak hours.

Conclusions and Recommendations

The following improvements are proposed in conjunction with the proposed development:

Site Accesses

Access 1: Full Movement Site Access along North Wales Road (T-377)

- Classified as a low-volume driveway based on the anticipated daily traffic volumes.
- Provide a minimum cartway width of 26 feet, striped to provide one ingress and one egress lane
- Provide curb radii appropriate for the accommodation of trucks that will utilize the driveway;
- Provide stop-control on the egress approach to North Wales Road (T-377); and
- Provide ADA compliant curb ramps and crossings with connections to sidewalks along the property frontages.

Access 2: Full Movement Site Access along Township Line Road (S.R. 3001)

- Classified as a low-volume driveway based on the anticipated daily traffic volumes.
- Provide a minimum cartway width of 26 feet, striped to provide one ingress and one egress lane
- Provide curb radii appropriate for the accommodation of trucks that will utilize the driveway;
- Provide stop-control on the egress approach to Township Line Road (S.R. 3001); and
- Provide ADA compliant curb ramps and crossings with connections to sidewalks along the property frontages.

The traffic analyses contained herein reveal that efficient access to and from the proposed development can be provided, and furthermore, site-generated traffic can be accommodated at the study area intersections.



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

RECEIVED
OCT 13 2017

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

October 10, 2017
Ref: # 7380

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Stony Creek Village Land Development
Final Plan Submission

Dear Mr. Ryan:

CKS Engineers, Inc., is in receipt of a revised Final Plan for the Stony Creek Village Land Development. This latest plan submission includes a plan set consisting of 20 sheets which has prepared for Stony Creek Village, LP by Bohler Engineering, Inc., of Philadelphia, Pennsylvania. In addition to the plan set, I am in receipt of two (2) reports prepared for Stony Creek Village, the first report is titled "Post Construction Stormwater Narrative" and the second report is titled "Erosion and Sediment Pollution Control Calculations". Both reports are dated September 21, 2017 and prepared by Bohler Engineering, Inc.

This Final Plan proposes the development of a parcel of land, approximately 4.8 acres in size, at the north corner of the intersection at Township Line Road and North Wales Road. This parcel contains both commercial zoning and agricultural (AGR) zoning on portions of the property. This Land Development Plan previously received preliminary land development approval by Worcester Township. Approval was granted by Resolution No. 05-22, dated December 5, 2005. Since that approval, the applicant has not proceeded with further development of the property. In the interim period between 2005 and the present, the applicant did renew the DEP NPDES Permit relative to the stormwater management for the project. This renewal was obtained by the applicant's engineer in 2013.

The Final Plan submission is identical to what was approved by the Board for the preliminary plan. The project proposes three (3) separate buildings for commercial use which will include office space, retail space, and a proposed restaurant. The project will be provided with both public water and sewer service.

October 10, 2017

Ref: # 7380

Page 2

Based on my review of this Final Plan submission, I offer the following comments:

1. The preliminary plans approval resolution (No. 05-22) did not include the waiver requests that were endorsed by the Township Planning Commission, and approved at a Board of Supervisors Meeting on October 3, 2005. These waivers include the following:
 - a. Section 130-17.D.7 - Parking stall dimensions shall be not less than 10 ft. in width and 20 ft. in depth.
 - b. Section 130-24.B.4.f.1 - All detention basins shall be designed as per procedures developed by US Soil Conservation service as outlined in its Technical Release No. 55.
 - c. Section 130-16.C - Sidewalks shall be provided along all streets unless not required by the Board of Supervisors. A waiver was granted on October 3, 2005 to provide a 6 ft. trail as well as a 15 ft. trail easement along North Wales Road in lieu of sidewalk.
 - d. Section 130-24.B.4.f.2 - A 100-Year, 24 Hour Storm under full development conditions should be released at a maximum outflow rate equal to that resulting from a 10-Year, 24 Hour Storm under present conditions.
 - e. Section 130-24.B.3.j - Minimum of 3 ft. of coverage shall be maintained over all storm drain pipes.
 - f. Section 130-33.C.1.n.4 - Show existing features within 400 ft. of the property.
 - g. Section 130-18.B - All curbing to be constructed of concrete. A waiver was granted to allow Belgian Block curb in lieu of concrete curb.

All of the above waiver requests were approved by the Board of Supervisors at their October 5, 2005 meeting. These waivers should be included in the Final Plan Resolution.

2. A traffic analysis report was prepared for this project by McMahon Associates, Inc. That report is dated November 3, 2005 and based on that report, McMahon recommended 96 trips for use in calculation of the traffic impact fee for this project. Since the development of the site has remained unchanged from when it was previously approved, the trip calculations should remain unchanged as well. Therefore, the applicant will be responsible for the traffic impact fee for 96 trips.

October 10, 2017

Ref: # 7380

Page 3

3. The site will be served with a sanitary sewer extension which will convey flows through the Stony Creek Farms development for treatment at the wastewater treatment plant within that development. Planning approval has already been obtained for this project. That planning approval was provided by DEP letter of April 25, 2007. A sanitary sewer extension has already been provided to serve this project which was constructed in conjunction with the realignment of the Township Line Road/North Wales Road intersection. There is an existing manhole in front of the entrance drive to the project on North Wales Road. A lateral extension will be provided to connect to this manhole.
4. The project will be served with public water from Pennsylvania American Water Company. A "Letter of Water Service Ability" was obtained by the applicant's engineer and is dated October 17, 2006.
5. The Land Development Plan, sheet 1, shows a 15 ft. trail easement for this project and also a construction of a 6 ft. walking trail within that easement. Metes and Bounds should also be added to the easement and a legal description provided for dedication to Worcester Township.
6. The applicant did appear before the Worcester Township Zoning Board in conjunction with various variances and special exceptions required for this project. Zoning relief was granted by Application No. 03-17 by the Worcester Township Zoning Board dated January 16, 2004. The zoning decision is shown on Sheet 1 of the Land Development Plan. The Township and Township Solicitor should review the status of this zoning decision in conjunction with this project.

The above represents all comments on this final plan submission. The above items should be reviewed and any modifications or changes to the plan should be made as required. The applicant's engineer should prepare a construction cost estimate for use in preparation of a construction escrow for this project which can be used in the development agreement between the Township and the developer.

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

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Cornelius Brown, Bohler Engineering, Inc.
File

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BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

October 19, 2017

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

Re: MCPC #17-0231-001
Plan Name: Stony Creek Village
Situate: Township Line Road (N)/North Wales Road (W)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 2, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed to develop a property located at Township Line Road and North Wales Road in Worcester Township. The parcel is predominantly located within the Township's Commercial District with a small portion within the AGR-Agricultural District. Three buildings are proposed for the site, two of which are 4,800 square feet and will have retail on the first floor and office on the second floor. The third building is 5,800 square feet and will contain both retail and a restaurant use. Two entrances to the site are proposed, one on North Wales Road and one on Township Line Road. All of the proposed parking is situated behind the buildings with the buildings visible at street level. Extensive landscaping and stormwater management is included on the plan, including a vegetative swale, infiltration trench, and several rain gardens. The applicant was granted several variances on November 25, 2003 under the condition that all businesses on the site will be closed by 11:00 PM. Several variances and waivers were granted to the applicant in 2003 and 2004.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval. We do wish to commend the applicant for several elements of the plan, including the use of mixed use buildings, green parking techniques, stormwater management, landscaping, and the trail on the site. We wish to praise the applicant for the proposed plan and feel it will fit the character of the surrounding AGR-Agricultural and Commercial Districts.

REVIEW COMMENTS

TRANSPORTATION

- A. Coordination with PennDOT – We recommend that the applicant coordinates with PennDOT regarding the site entrance and exit on Township Line Road (a state-owned road). The applicant will need to be issued a highway occupancy permit (HOP) for driveway access on this road.
- B. Intersection on North Wales Road – There may be conflicts for left turns out of the North Wales Road driveway exit with the left-turn lane on North Wales Road. The Township should consider this carefully to ensure the viability and safety of left turns out of the development onto North Wales Road.

We wish to outline the favorable elements of the proposed plan referred to in the recommendation section above. Please see the following review comments:

PARKING

- C. Placement of Parking Areas – All of the parking on the site is located behind the three proposed buildings. This reduces the amount of parking visible from the street and will to create a more attractive development.
- D. Green Parking – The applicant has included landscaping and stormwater management, including a swale and several rain gardens, within the site's parking areas. This will help to manage increased runoff on the site from once construction is complete while adding aesthetic benefits to the parking areas.

STORMWATER MANAGEMENT

- A. The applicant has included comprehensive stormwater management on the site, including seven rain gardens, an infiltration trench, five swales, and water quality filters throughout the site. This stormwater management will help to slow the infiltration of runoff, as well as to remove pollutants from stormwater.

TRAIL CONNECTION

- A. The applicant is providing both a 6' foot trail and a 15' trail across the length of the property on North Wales Road. This segment serves as a stepping stone in connecting local Township trails to the Norristown Farm Park and beyond. We commend the applicant for including this trail segment.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal with minor comment as the applicant incorporated several favorable elements of the plan, including green parking design, the placement of parking behind the buildings, and extensive stormwater management and landscaping.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Planner II
JMagazin@montcopa.org
610-278-3738

c: Brennan Marion, Applicant
Cornelius Brown, PE, Applicant's Representative
Gordon Todd, Chrm., Municipality Planning Commission

Attachments: 1. Aerial View of Site
 2. Reduced Copy of Plan



Stony Creek Village
170231001

Montgomery
County
Planning
Commission
1000 Walnut Street, 3rd Floor, Montgomery, PA 19104-6011
PO Box 311, Norristown, PA 19304-0311
215.610.2783 ext. 215.610.2783 ext. 1
www.montco.org/planning
Year 2015 aerial photography provided by the
Cabrera Valley Regional Planning Commission

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 14, 2017, 7:30 PM

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
 - A motion to approve the November 9, 2017 meeting minutes.
4. **MONTGOMERY COUNTY / ROTHENBERGER (LD 2017-11)**
 - Review of a Preliminary/Final Plan of subdivision.
5. **PLANNING COMMISSION AGENDA**
 - Discussion on the agenda for the January 25, 2018 Planning Commission meeting.
6. **OTHER BUSINESS**
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

active applications before the Planning Commission (review period expiration)

- LD 2016-05 – Sparango Construction, Co., Berks Road (*February 22, 2018*)
- LD 2017-02 – Palmer, Skippack Pike & Valley Forge Road (*January 31, 2018*)
- LD 2017-05 – Meadowood – The Grove, Skippack Pike (*review period waived*)
- LD 2017-11 – Montgomery County / Rothenberger, Skippack Pike (*review period waived*)

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, NOVEMBER 9, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. October 26, 2017 Meeting Minutes – Mr. Sherr motioned to approve the October 26, 2017 Meeting Minutes, conditioned on corrections made to page 2, item 3, to denote that Mr. Rotondo made the motion, and to page 3, item 6, the capitalization of “stormwater”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – Charlie Schmehl, the Township’s Consultant Planner for the Center Point Village Zoning Ordinance Assessment, presented his recommendations for Member comment.

Ms. Quigley commented on the convenience store and gas use. Mr. Schmehl commented on the allowance of this use in an historic district, and noted controls needed to better site this use in these districts. Mr. Todd expressed his opposition to the gas pump use. Mr. DeLello commented on the use allowance under current Township Code, and the potential to more effectively control the use under the proposed ordinance. Ms. David expressed her opposition to the gas pump use. The consensus of the Members was to not include a convenience store and gas pump use in the proposed ordinance, and to revise current Township Code to address any development concerns on this front.

Ms. Quigley commented on methods to “break-up” the appearance of larger buildings and groups of buildings. Mr. Schmehl noted the use of different materials, staggered setbacks and breezeways.

The Members commented on multi-use structures. The consensus of the Members was to permit residential uses atop non-residential uses.

Mr. Todd commented on the residential density bonus. Mr. Schmehl noted the allowance of 1.75 dwelling units per acre, when utilizing certain bonus criteria, was appropriate. Mr. Schmehl commented on the location of preserved open spaces on larger parcels.

Mr. Schmehl commented on major home occupations in larger dwelling units. Mr. Todd commented on owner-occupation requirements at these units.

Mr. DeLello commented on the permitted residential density and the percentage of open space the Township may require to be preserved. Mr. Schmehl noted the Township Solicitor need review this matter.

Mr. Todd commented on the location of the proposed townhome units at the Palmer property. Mr. Schmehl noted that, based on the concept plan, a good portion of these units will be hidden from the Valley Forge Road and Skippack Pike viewsheds given existing topography and the proposed non-residential structures, respectively. Mr. Schmehl noted architectural features that may be utilized to further soften the impact of these buildings.

Ms. David commented on open space encumbered by wetlands. Mr. Schmehl noted these areas should be credited toward the open space requirement, but recommended this be calculated at a discounted rate to be established by the Township.

Mr. DeLello commented on permitted building height for non-residential structures. Mr. Schmehl recommended a forty-five foot height limit, so to allow for a third story.

There was general discussion regarding appropriate yield for residential uses.

Jim Mollick, Worcester, commented on the viability of the proposed ordinance, current and past planning efforts and expenses, the allowance of a convenience store and gas use, current development in other municipalities, and Supervisor-Elect DeLello serving on the Planning Commission.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on the allowance of a convenience store and gas use. Mr. Rieker noted the utilization of fencing, knee walls, period-appropriate street lamps, canopies, berms and landscaping. Mr. Rieker stated his client was agreeable to residential density of 1.75 dwelling units per acre, with a total yield of 85 dwelling units at the property.

Kim David, Worcester, commented on mixed-use development, and on the convenience store and gas use.

Michelle Greenawalt, Worcester, commented on the convenience store and gas use, and on Supervisor-Elect DeLello serving on the Planning Commission.

Mr. Schmehl will revise his assessment to incorporate comments at this evening's meeting, and he will present the assessment at a future Board of Supervisors meeting.

3. Stony Creek Village (LD 2017-10) – Carl Weiner, Attorney for the Applicant, provided an overview of a proposed Final Plan of land development for an office, restaurant and retail development at Township Line Road and North Wales Road. Mr. Weiner commented on relief previously-granted by the Zoning Hearing Board.

Joe Nolan, Township Engineer, confirmed the proposed Final Plan and the approved Preliminary Plan were identical as to right-of-way and associated frontage improvements.

Dean Carr, Traffic Engineer for the Applicant, commented on trip generation, site access at North Wales Road, and possible improvements to Township Line Road recently proposed by PennDOT.

Ms. Quigley motioned to recommend the Board of Supervisors approve the Stony Creek Village Final Plan of land development as presented, and conditioned upon the Applicant's compliance with the most recent review letters, second by Mr. Sherr.

Kim McClintock, Worcester, commented on the property's lot area, right-of-way at the North Wales Road frontage, proposed Township Line Road improvements, site lighting, existing vegetation, proposed berms, and sidewalks at the North Wales Road frontage. Sharon Hoffman, Worcester, commented on traffic volumes on North Wales Road.

By unanimous vote the motion was approved.

4. December 14 Planning Commission Meeting Agenda – At its December 14, 2017 meeting the Planning Commission will discuss the Meadowood Grove land development (LD 2017-05) and the Montgomery County / Rothenberger subdivision (LD 2017-11). The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05), if this revised plan is received by the Township, or if a review period extension is not received.
5. Other Business – There was no other business discussed at this evening's Business Meeting.

PUBLIC COMMENT

- Dr. Mollick commented on Supervisor-Elect DeLello serving on the Planning Commission.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:10 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

Worcester Twp



- Abc Site Names
- Abc Addresses
- Dev Par
- Streets
- ParcelHighlight
- Parcels
- Twp Bndry





CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

December 4, 2017
Ref: # 7510

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Montgomery County / Rothenberger Subdivision (LD 2017-11)

Dear Mr. Ryan;

I am in receipt of the Township's memorandum requesting my review of a minor subdivision prepared by Montgomery County for the Rothenberger property at 2865 Skippack Pike. The subdivision plan consists of one (1) sheet, is dated October 6, 2017, and has been prepared by Bursick Engineers, for Montgomery County. The plans show the subdivision of the existing parcel totaling 2.15 acres into two (2) lots. Proposed Lot No. 1 will be retained by the existing property owner. Lot No. 2 will be conveyed to Montgomery County, which currently owns all of the properties surrounding the lot, with the exception of the PECO Right-of-Way. No development of either lot is proposed as part of this subdivision.

The proposed subdivision was also subject to a Zoning Hearing Board review (No. 2017-03) which was granted to Montgomery County and Allen and Kim Rothenberger by order dated April 18, 2017. This zoning decision allowed for a change of non-confirming use of the existing wood working and manufacturing use to a warehouse storage use by the County.

I have reviewed this subdivision plan for conformance with the code of Worcester Township, and offer the following comments:

1. Reference to the zoning hearing board decision should be added to the subdivision plan.
2. The County currently owns parcels surrounding proposed Lot 2, however on the subdivision plan, the information provided lists the Rothenberger's as owning

December 4, 2017
Ref: # 7510
Page 2

these properties. The proper ownership should be designated on the plan to eliminate the issue regarding all lots having frontage on public streets. This is not an issue if the adjacent properties are owned by the same owner.

3. An access easement is proposed along Lot 1 for Lot 2. A copy of the executed access agreement should be provided to the Township to verify that this access easement has been obtained by the County.
4. The existing properties is accessed from Skippack Pike. This paved driveway does cross the existing PECO Right-of-Way. It is assumed that an access easement currently exists for this property. The applicant should verify that the subdivision of the property will not impact the access easement across the PECO Right-of-Way, and that access to Lot 2 will also be allowed under the existing access easement agreement.
5. The Township's transportation consultant has issued a letter dated December 1, 2017. All applicable comments set forth in that review letter should also be addressed by the Applicant's Engineer in conjunction with finalizing this subdivision plan.

The above represents all comments on this subdivision plan submission. Please contact this office if you have any questions or need any further assistance on this project.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq. Township Solicitor
Tom Bonner, Montgomery County
File



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

December 1, 2017

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
Rothenberger Minor Subdivision (LD 2017-11)
Worcester Township, Montgomery County, PA
McMahon Project No. 817832.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed subdivision to be located to the north of West Skippack Pike (S.R. 0073) and east of Landis Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Alvin K. Rothenberger, Jr. (67-00-03238-11-5) into two smaller lots (lots 1 and 2). The existing single-family home is proposed to remain on Lot 1 while no development is proposed on Lot 2 which is intended to be conveyed to Montgomery County. Access to Lot 1 will continue to be provided via the existing driveway to West Skippack Pike (S.R. 0073) while access to Lot 2 will be provided through an access easement on Lot 1.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Minor Subdivision Plan for the Rothenberger Property, prepared by Bursich Associates, dated October 6, 2017.

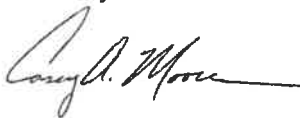
Upon review of the subdivision plan, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. A portion of the driveway serving Lots 1 and 2 is located on the adjacent property to the south which is owned by PECO. The applicant should provide documentation that legally-permitted access to this property is permitted in the current access location through joint access or access easement.

2. It should be noted that there is currently a large building just west of the proposed Lot 2 and it appears as though the proposed western property line for Lot 2 is located through an entrance door/building area of this building that may extend across the property line. The applicant should provide details on what the County is proposing to do in the future with Lot 2 and how access to the existing building to the west of proposed Lot 2 will be provided once the land is subdivided.
3. Adequate sight distance measurements must be provided on the plans for the existing driveway to Lots 1 and 2 as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing driveway to proposed Lots 1 and 2 and it appears that the sight distance currently satisfies the minimum safe stopping sight distance or greater for all ingress and egress movements.
4. This proposed subdivision alone is expected to have minimal impact on traffic operations in the area. However, if development on either lot occurs in the future, a more detailed review of the site will be conducted and additional comments could be raised at that point.
5. Since West Skippack Pike (S.R. 0073) is a State Roadway, a State Highway Occupancy Permit will be required for any modifications to the West Skippack Pike driveway. The Township must be copied on all plan submissions and correspondence between the applicant, PennDOT and the County, and invited to any and all meetings between these parties.

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

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

BMJ/CAM

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Dane Moyer, Bursich Associates (Applicant's Surveyor)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

December 6, 2017

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

Re: MCPC #17-0258-001
Plan Name: Rothenberger Subdivision
(2 lots comprising 2.15 acres)
Situate: Skippack Pike (east)/Shearer Road (south)
Worcester Township

Dear Mr. Ryan:

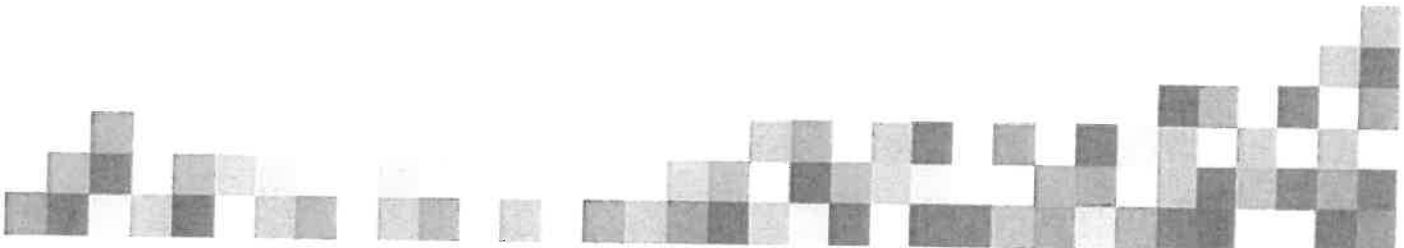
We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 6, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed to subdivide one parcel into two parcels at a site on West Skippack Pike in Worcester Township. The site is located in the Township's Land Preservation District (LPD). Proposed lot 1 is 53,847 square feet (gross) and proposed lot 2 is 39,643 square feet. There is a proposed access easement located in proposed lot 2 which is 7,484 square feet in size. This easement would give access to Skippack Pike from proposed lot 2. There is an existing paved driveway on the side that connects both lots.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without further comment as it meets the requirements of the LP District.



CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal without comment as it meets the requirements of a minor subdivision plan in the LP District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Planner II

JMagazin@montcopa.org - 610-278-3738

c: Montgomery County, Applicant
Tom Bonner, Applicant's Representative
Gordon Todd, Chrm., Municipality Planning Commission

Attachments: 1. Aerial View of Site
2. Reduced Copy of Plan



Rothenberger Subdivision
170258001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Leesport, PA 19644-0311
p) 610.278.3722 • f) 610.278.3941
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Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission



